

DEVELOPMENT PROJECTS – OCTOBER 1, 2019 UPDATE

Ace Solid Waste ****Now Under Construction****

The City Council approved the Transfer Station Expansion for Ace Solid Waste located adjacent to Commercial Asphalt. This project is now under construction. Wall panels and roofing have been installed.

Anderson Dahlen

The City Council approved this [75,000 +/- square foot manufacturing facility](#) adjacent to the Future Public Works Campus. The Developer is working through final plan preparations and submittal of Building Permit. Construction is anticipated for later this year, but could slide into early 2020. The Developer has paused on the project for now, but Staff is hopeful this will still pick up later this fall or early next spring.

Armstrong West Retail Mall ****Now Under Construction****

The City Council [approved this project](#) located at the southwest intersection of Armstrong Boulevard and 147th Avenue (Sunwood Drive). Construction has now started with work on the footings and foundation.

Cottages at The COR

A detached townhome development (small lot single family with HOA) is under construction by Centra Homes at the southwest intersection of Ramsey Boulevard and Bunker Lake Boulevard. This project is often being confused with the Ramsey Storage Center being constructed at the northeast corner of the same intersection.

Delta ModTech ****Now Under Construction****

The City Council approved this [220,000 +/- square foot manufacturing/research and development facility](#) bringing nearly 135 jobs to the community in the Bunker Lake Industrial Park (west of Armstrong Boulevard on the north side of Bunker Lake Boulevard). The Council also approved a Tax Increment Financing (TIF) Assistance Package. The City Council also approved an appeal to the Variance denial, as the Developer provided additional information and background at the appeal. The project has now started.

Highway 10 Community Signs ****Now Under Construction****

The City Council approved upgrades/rebranding of the Highway 10 Community Signs (Ramsey Boulevard and Rail Station). View the [City Council Case](#) for more details. Construction has now started.

M & G Trailer ****Now Under Construction****

The City Council [approved this project](#). Construction has now started, with wall sections being installed.

Name Brand Self Storage

The City Council [approved this project](#) located on the western end of Highway 10. Staff is awaiting final agreements and payments before construction can commence.

Old ICO Gas Station ****Now Under Construction****

A renovation project is underway at 6021 Highway 10 NW. This project will bring a facelift to a long vacant site. A user has not yet been identified for the front building.

Ramsey Storage Center ****Now Under Construction****

The City Council [approved this project](#) at the northeast intersection of Ramsey Boulevard and Bunker Lake Boulevard. Footings are complete, and wall sections will be installed soon. Note – this project is often being confused with a detached townhome at the southwest corner of the same intersection by Centra Homes.

River Walk Village – Village Bank

The City Council [approved the final plat](#) for this 14 lot single-family subdivision. Additionally, the Metropolitan Council recently awarded a \$902,000 cleanup grant with a \$87,000 local match from the Anoka County Housing and Redevelopment Authority for cleanup costs of a previous landfill (brownfield contamination). The Developer will need to complete final agreements, but hopes to begin the cleanup project this fall.

The Sapphire ****Now Under Construction****

The City Council [approved this 117 unit multifamily building](#) in The COR (across from City Hall). Initial site work has now commenced.

Suite Living Assisted Living and Memory Care

The City Council [approved this 33 unit project](#) on the south side of Highway 10 between Sunfish Lake Boulevard and Ramsey Boulevard (essentially next to Village Bank). Staff is awaiting application of the Building Permit.

Trott Brook Farms

The City Council approved a non-profit horse riding arena at 17902 Armstrong Blvd NW. Final approvals are still being considered, but construction is expected to begin this fall.

OTHER PROJECTS OF NOTE

Ramsey Gateway – Ramsey Highway 10/169 Plan

The City continues to progress on its future plans for Highway 10/169 improvements, and has selected preferred alternatives with Anoka County. The City Council has recommended the Right-In/Right-Out with Rail Grade Separation at Sunfish Lake Boulevard and the Folded Diamond at Ramsey Boulevard. The City is now working with Anoka County to finalize preferred alternatives.

For more information, please visit www.ramseygateway.com. This website will be updated soon to prominently display the recommended vision for Highway 10.

Additionally, work is planned to begin on a major reconstruction of Highway 10 through Anoka beginning in 2022. For more information on this project, please visit the [Anoka Project Website](#).

Regional Stormwater Improvement – The COR ****Now Under Construction****

This project is now under construction, and is generating a number of questions from the public. The City Council recently approved plans for a new regional stormwater system in The COR to address newer stormwater regulations and proximity to public wells. The Lower Rum River Watershed Management Organization (LRRWMO) implemented a ‘volume reduction’ requirement that attempts to allow runoff to infiltrate back into the groundwater supply, reducing the demand on the stormwater system and hopefully reducing certain flooding implications. However, when in close proximity to public wells, as is the case within the COR, this infiltration needs to occur in areas further away from public wells. Addressing stormwater on a regional approach also maximizes the development potential of individual sites. This project is located behind Casey’s General Store along Ramsey Boulevard.

There was a slight pause in construction, but construction has now recommenced.

Comprehensive Plan

The City Council authorized Staff [to submit the 2040 Comprehensive Plan](#) for Metropolitan Council Review. Staff has received initial feedback from the Metropolitan Council and expects an update to the City Council on October 22.

STAY INFORMED

Did you know that the City Administrator provides a Weekly Update to the City Council? This information is available online at <http://www.cityoframsey.com/477/Public-Data-Transparency>.

Additionally, the City continues to build its notification center through our website. Find out more at <http://www.cityoframsey.com/list.aspx>.

DATES/EVENTS OF INTEREST

- October – Community Planning Month
- Thursday, October 3 – Community Planning Day [tentative]
- Thursday, November 7, 14, or 21 (TBD) – Business Networking Event

COMMON LINKS AND RESOURCES

- [City’s Agenda Page](#)
- [QCTV Live Stream and On Demand Video](#)
- [Ramsey Comprehensive Plan](#)
- [Ramsey Zoning Code](#)

- [GTS Planning Commissioner Training](#)
- [League of Minnesota Land Use Resources](#)