

# Ramsey Town Center, Ramsey

TOD Setting: Commuter Town/Joint-Use Park-and-Ride

## Project Location and Description

- The Ramsey Town Center is a 400-acre, mixed use center located north of Highway 10 and the BNSF railroad line in the City of Ramsey.

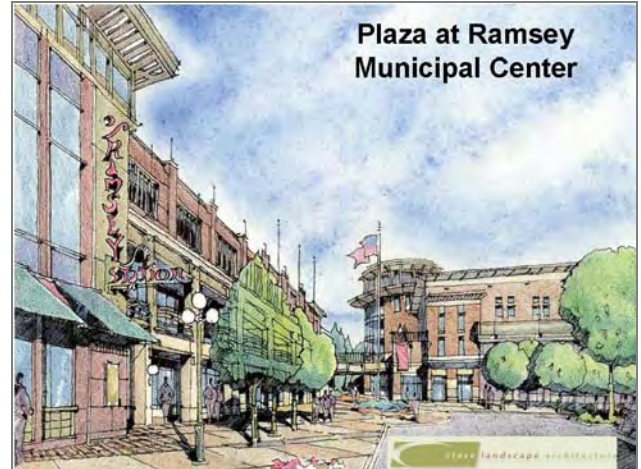


- The Town Center will encompass:
  - ♦ More than 2,400 housing units
  - ♦ 775,000 square feet of commercial, retail, office, and civic uses, including a new Municipal Center
  - ♦ 25 acres of new parkland, and
  - ♦ A station for the future Northstar Commuter Rail. In 2006 a park-and-ride stop will open when a parking ramp is completed.



## Area Features

- Ramsey is a northwestern Metro Area suburb located in Anoka County with a population of 20,040 (estimate 04/01/04). The city is expected to grow to 44,000 in 2030.
- Highway 10 is the major transportation corridor connecting the city to the rest of the metro area.



## Project Features

- The Ramsey Town Center design emphasizes pedestrian orientation, a mix of land uses, and connections to existing trails and neighborhoods in Ramsey.
- The park component of the Town Center will include trails, meeting facilities, plazas, alternative stormwater infrastructure, and passive and active open space.
- The Town Center was originally envisioned in the Comprehensive Plan process begun in 1998, and has an extensive history of citizen involvement and partnership with Anoka County, the Metropolitan Council and State of Minnesota.
- A Town Center Task Force was established as a resource for the review and approval process to ensure that individual buildings and projects meet the Town Center Development Guidelines and the city's overall vision for the Town Center.
- Planned overall density is 15 units/acre with a minimum of 15 in the core of the Town Center.
- Approximately 15 to 20 percent of the new housing is planned to be affordable.



## Lessons Learned and Benefits

### ▪ Be prepared for the long haul.

- ♦ A mixed-use development will not happen overnight. Be prepared to take at least 1 to 2 years to set the stage for the development and before any actual dirt is turned.
- ♦ Educate stakeholders on mixed-use development principles.
- ♦ Prepare a concept plan and vision.
- ♦ Create new zoning and development guidelines to foster the developments.



### ▪ Create tools to foster the development.

- ♦ Development guidelines and mixed-use codes should be used as both a “carrot” (flexible controls that are applied on a case-by-case basis) and “stick” approach (absolute standards that must be met).
- ♦ Set minimum residential density that must be met with no cap on how dense a project can go.

### ▪ Be prepared to hear about “market realities.”

- ♦ Find developers who understand mixed-use developments and who will implement the development guidelines.

### ▪ Parking, Parking, Parking.

- ♦ An overall master plan on parking is critical.
- ♦ The plan should include requirements for shared parking and realistic parking standards.
- ♦ While expensive to construct and maintain, parking structures will get people to park once and get out to experience many parts of the development.

### ▪ Make sure the developer is able to pull it off

- ♦ An overall master developer can bring together the various types of development expertise (residential, owner and rental; commercial retail and office; and industrial) critical to the success of a mixed-use development.
- ♦ The developer should have experience in working with both commercial and residential lending professionals.

### ▪ Partnerships

- ♦ The city forged partnerships with the Metropolitan Council, Anoka County, and the State of Minnesota.



Construction of a stormwater retention pond for park



Construction of 103 townhomes, built by D.R. Horton, began in the fall of 2004



Townhomes being built adjacent to Town Center Park (Chazin Homes' Parkside Village at Ramsey Town Center)



A 95,000 sq. ft. of commercial/retail, anchored by a 60,000 sq. ft. Coborn's grocery store, opened in fall of 2005.