

2015
Anoka Area
Chamber of Commerce
Annual
State of the Cities

WELCOME TO THE CITY OF ANOKA AND GREEN HAVEN GOLF COURSE & EVENT CENTER



Mayor Phil Rice (center)

Council Members
(L to R):

- Mark Freeburg
- Steve Schmidt
- Jeff Weaver
- Carl Anderson

February 10, 2015

*Tim Cruikshank
City Manager*



Thank You Anoka Area Chamber of Commerce

- Established in 1952
- Ranked #13 in the “Chambers of Commerce – Top 25”

- Source: 2013 Business Information Guide (chamber reps and websites)

- Serving Nine Cities
- 600+ members strong!





State of the City of Anoka

Very Good!

2014



Development Highlights



RUM RIVER SHORES

44 single family home
subdivision

\$400K - \$800K values

26 homes currently
under construction



HOMESTEAD AT ANOKA – PHASE II

65 Senior Apartments
and 24 Memory Care
Beds

Broke ground in Dec.
\$25 million+ project



MAIN MOTORS

New express lube,
service facility and
expanded showroom
and parking

Completion
Spring 2015

2014



Development Highlights *cont'd*



ANOKA TOWNHOMES

Two eight-unit buildings
Underground parking
Included removal of two dilapidated houses
Located at 1028 and 1046 Lincoln Street



ROUND LAKE COMMONS

3201 Round Lake Blvd
1,800 sq. ft. retail bldg.
4,000 sq. ft. tunnel car wash
Construction underway



MAD HATTER TEA ROOM

Opened in April
National Register Property
Rehab of interior and exterior
Parking next to property on site-owned lot
Enhances gateway into Anoka

2014



Development Highlights *cont'd*

210 MONROE STREET HOUSE RELOCATION

HRA purchased in Aug. 2012 for
redevelopment/SCBD

Request for Proposal resulted in
one submission

January 2014 property sold and
house moved to 314 Monroe in
August



2014



Development Highlights *cont'd*

Industrial Expansions



**Poly-
Cam**



**RMS
Surgical**

Pentair

**Federal
Premium**

2014



Public Improvements

- ✓ CSAH 116 / Castle Field Boulevard Project
- ✓ River Front Park Trail Way
- ✓ Castle Field – Phase II Project
- ✓ Street Renewal Program: E. of 9th/Main St /Jefferson
- ✓ Kings Island Channel Restoration Project
- ✓ Anoka Station Parking Facility
- ✓ Woodbury House Restoration



2015

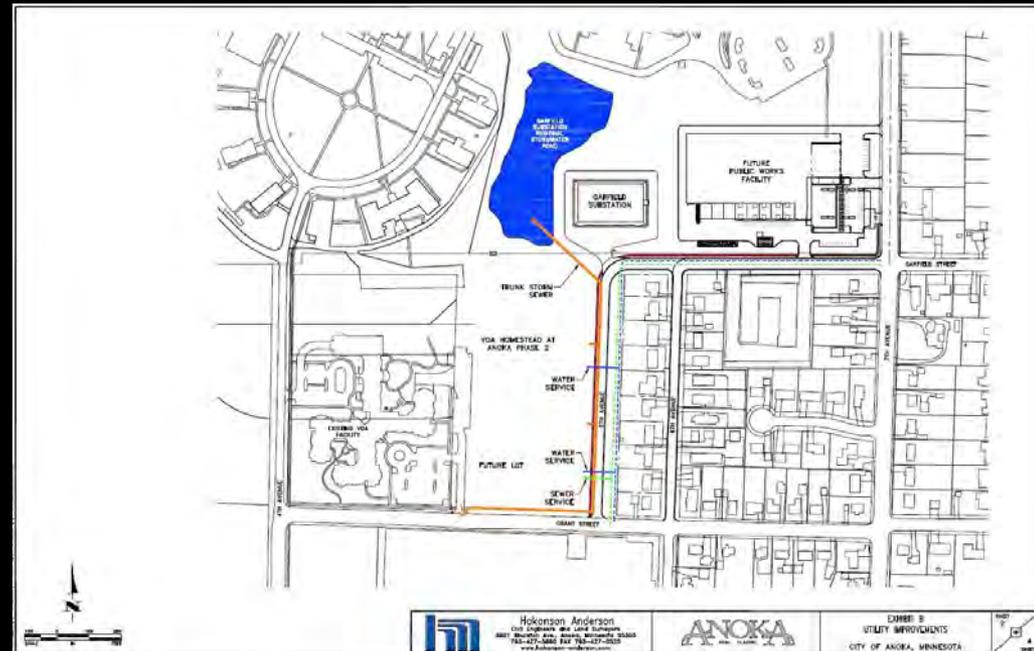


Public Improvements

GARFIELD STREET EXTENSION/5TH AVE PROJECT

Will serve VOA Phase
II Development, and
Rum River Shores
Development

Total Project Cost:
\$1.13M



2015



Public Improvements *cont'd*

STREET RENEWAL PROGRAM - Monroe St.

0.80 miles of street

Replacement of all neighborhood infrastructure

Total Project Cost: \$1.64M

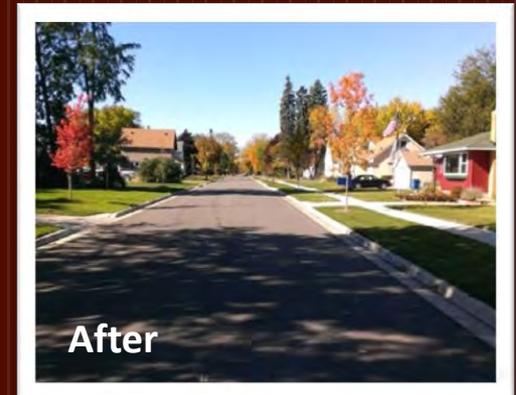
STREET RENEWAL PROGRAM - Slab Town

South of railroad tracks, west of 47

1.95 miles of street

Replacement of all neighborhood infrastructure

Total Project Cost: \$3.63M



2015



Development Projects



RUM RIVER SHORES NORTH

Spring 2015 project

67 single family lots

Ryland Group and Landmark of Anoka acting as developers

Homes \$335k-\$500k

GLADSTONE COOPERATIVE

59-Unit Senior Cooperative by Hearth Development

Located in the Historic Rum River District

Construction in spring/summer 2015

2015



Development Projects *cont'd*

WALKER PLAZA II

The HRA is redeveloping the old River Way Clinic and Goodrich Pharmacy sites in downtown Anoka.

It is likely that Walker Methodist will build approx. 70-units of senior housing with a mix of assisted living, memory care, and care suites.

Groundbreaking is anticipated for early summer once approved by the City Council and Planning Commission.

WALKER PLAZA II SENIOR LIVING

Preliminary Plans

Unit Schedule (Gross SF - Overall)					Unit Schedule (Gross SF - by Flr)				
Unit Type	Name	Count	Gross SF	Unit Type	Name	Count	Gross SF		
1BR	A1	14	695 SF	1BR	A1	3	695 SF		
1BR	A2	4	809 SF	1BR-D	B1	1	973 SF		
1BR	A2	1	753 SF	2BR	C1	1	1,022 SF		
1BR-15				STUDIO	S1	10	459 SF		
				Level 1: 15					
1BR-D	B1	3	973 SF	1BR	A1	4	695 SF		
1BR-D	D2	1	738 SF	1BR	A2	2	809 SF		
1BR-D-4				2BR	C1	1	1,022 SF		
2BR	C1	3	1,022 SF	STUDIO	S1	21	459 SF		
2BR	C2	1	972 SF	Level 2: 29					
2BR-4				1BR	A1	7	695 SF		
				1BR	A2	2	809 SF		
STUDIO	S1	45	459 SF	1BR	A3	1	753 SF		
STUDIO 45				1BR-D	B1	2	973 SF		
Grand total: 72				1BR-D	D2	1	738 SF		
				2BR	C1	1	1,022 SF		
				2BR	C2	1	972 SF		
				STUDIO	S1	14	459 SF		
				Level 3: 29					
				Grand total: 72					

Walker Plaza II Senior Living
 228 W. Anoka St., Suite 3
 Anoka, MN 55420
 Tel: 763-434-4400
 Fax: 763-434-4400

Project Name: 14-010 Planner/Author:
 Date: 08/14/14 12/10 Planner/Date

Cover Page
SD_000

2015



Development Projects

Madison/Jefferson Residential Project



City demolished former Volunteers of America nursing home

Creation of four single family lots where nursing home was located

Tollberg Homes selected as builder for the lots

Construction to begin in May

City's continued success with infill housing development

2015



Development Projects *cont'd*

COTTAGES PROJECT

To provide veteran housing
in vacant buildings 2, 3, & 4

Analyzing financial and
construction feasibility

Interest by private
developers

Housing needs to include
veteran services



Construction & Public Improvement Values



2014 Construction Values = \$28,203,207

2014 Public Improvement Values = \$20,912,000

2015 Construction Values (approx.) = \$76,000,000

2015 Public Improvement Values = \$10,679,000

Planned Development

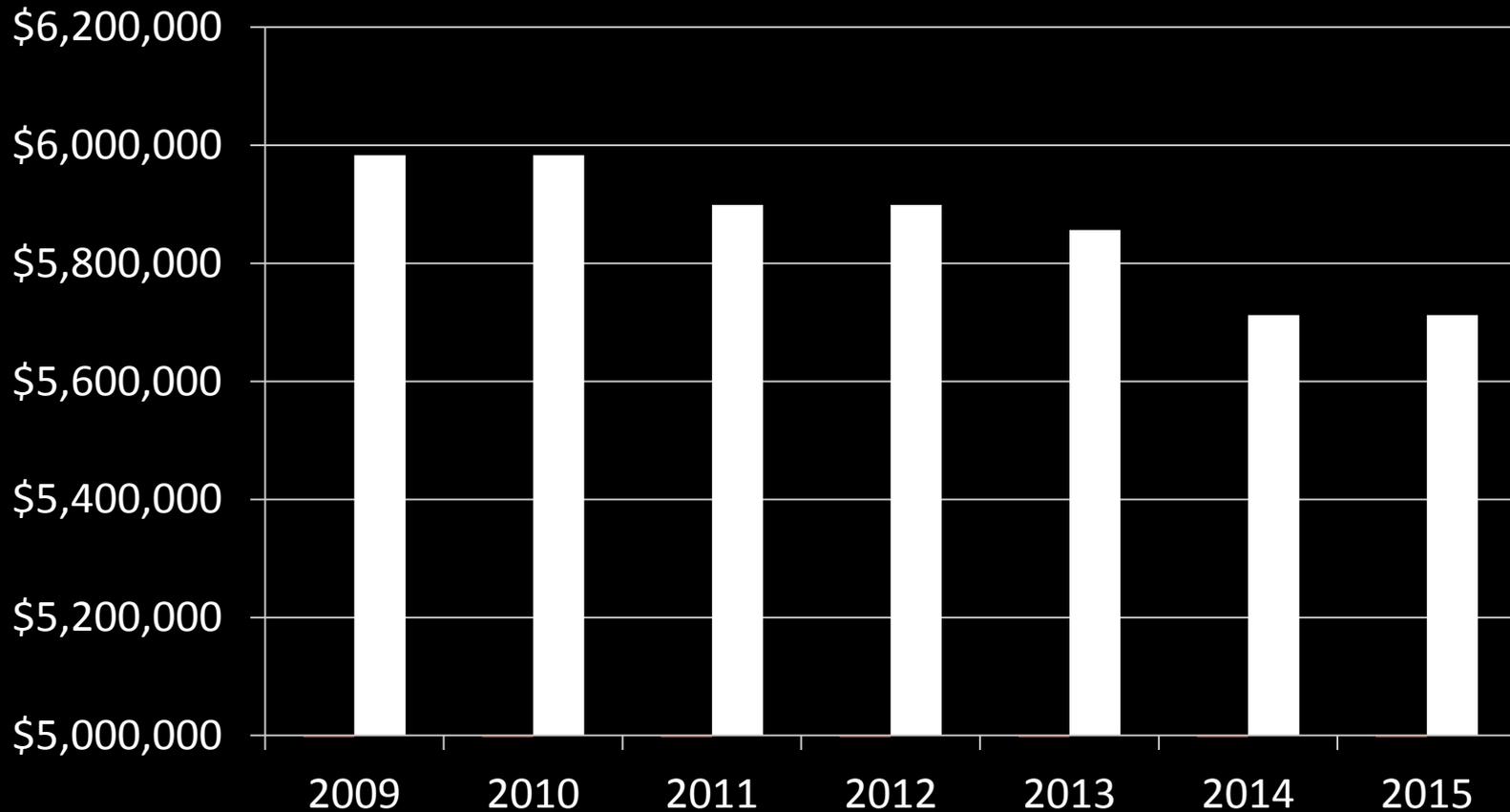


Location	Residential Units	Office Sq. Ft.	Commercial Acres	Industrial Sq. Ft.	Retail Sq. Ft.
Greens of Anoka	489				
Anoka Station	831	255,000		68,000	36,000
Anoka Enterprise Park				906,500	
So. of Anoka High School	80				
11 th Ave/Sunny Acres	45				
No. of CSAH 116	111		12.5		
Historic Rum River District	120	5,000	2.44		18,000
TOTAL	1,676	260,000	14.94	974,500	54,000



Tax Levy 2009 - 2015

HISTORIC LEVY





REAL. CLASSIC.

REAL. CLASSIC.

ANOKA
REAL. CLASSIC.

REAL. CLASSIC.