

STATE OF THE CITY

February 11, 2014





In 2013, Anoka continued its success from the previous year.



2013
DEVELOPMENT
HIGHLIGHTS

VOLUNTEERS OF AMERICA – Phase I



- 59 senior congregate / assisted living apartments – Grand Opening April 2013
- State-of-the-Art 120-bed skilled nursing facility – opened March 2013
- \$30 million investment
- 110+ jobs created

HEALTH PARTNERS / RIVERWAY CLINIC



- New 60,000 sq. ft. clinic at Green Haven Road & Hwy. 10
- Expanded services from existing RiverWay Clinic
- Stimulate Greens of Anoka redevelopment plan
- Opened in September 2013
- Anoka HRA purchased existing clinic at 2nd Ave. & Monroe for redevelopment

CARIBOU COFFEE

NW Corner of Main & Ferry Streets



- 1,800 sq. ft. building
- Historic Storyboards telling history of the corner
- Opened in October 2013
- Completes downtown gateway intersection

RUM RIVER SHORES



- 44 single family home subdivision
- \$400K - \$800K values
- Six homes currently under construction



RMS SURGICAL/JUNO, INC.

Renovation



- \$4 million purchase of Pioneer Packaging building
- \$10 million renovation
- \$3-4 million equipment purchase
- 75+ medical manufacturing jobs



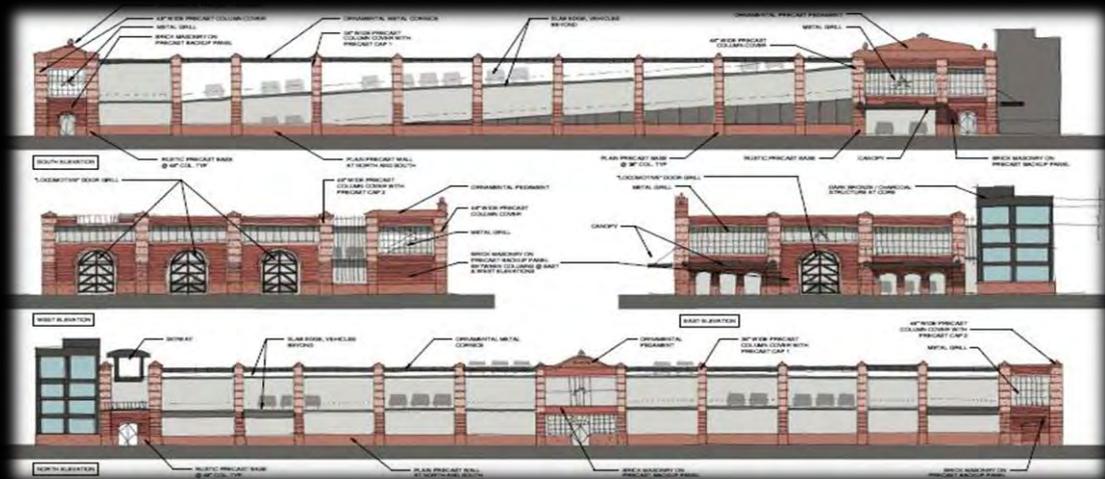
2013

**PUBLIC IMPROVEMENT
PROJECTS**

ANOKA STATION – Parking Ramp



FUNDING SOURCE	AMOUNT
CMAQ Grant	\$5,820,000
CTIB	\$2,000,000
ACRRA	\$575,000
City of Anoka	\$1,965,000
TOTAL	\$10,360,000



CASTLE FIELD – Phase I



- 205-seat stadium bleacher with overhead canopy and press box
- Sunken field and sunken dugouts

GREENHAVEN ROAD



- Phase III of Main Street Improvement Project
- Roadway completely reconstructed; grades lowered to improve sight distances
- Streetscape & landscape amenities; brick maintenance edge, lighting
- Parking lot reconstruction

RIVER FRONT PARK TRAIL

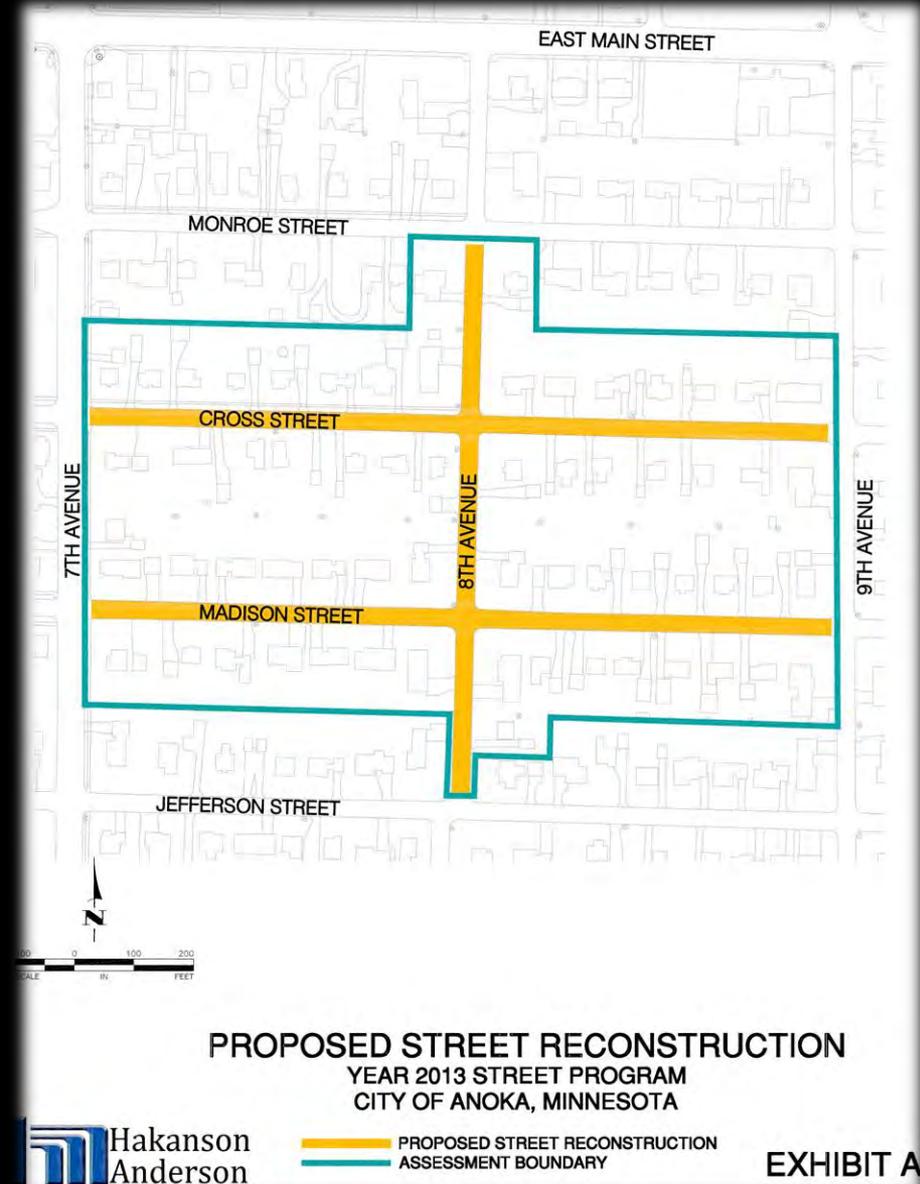
Phase 1



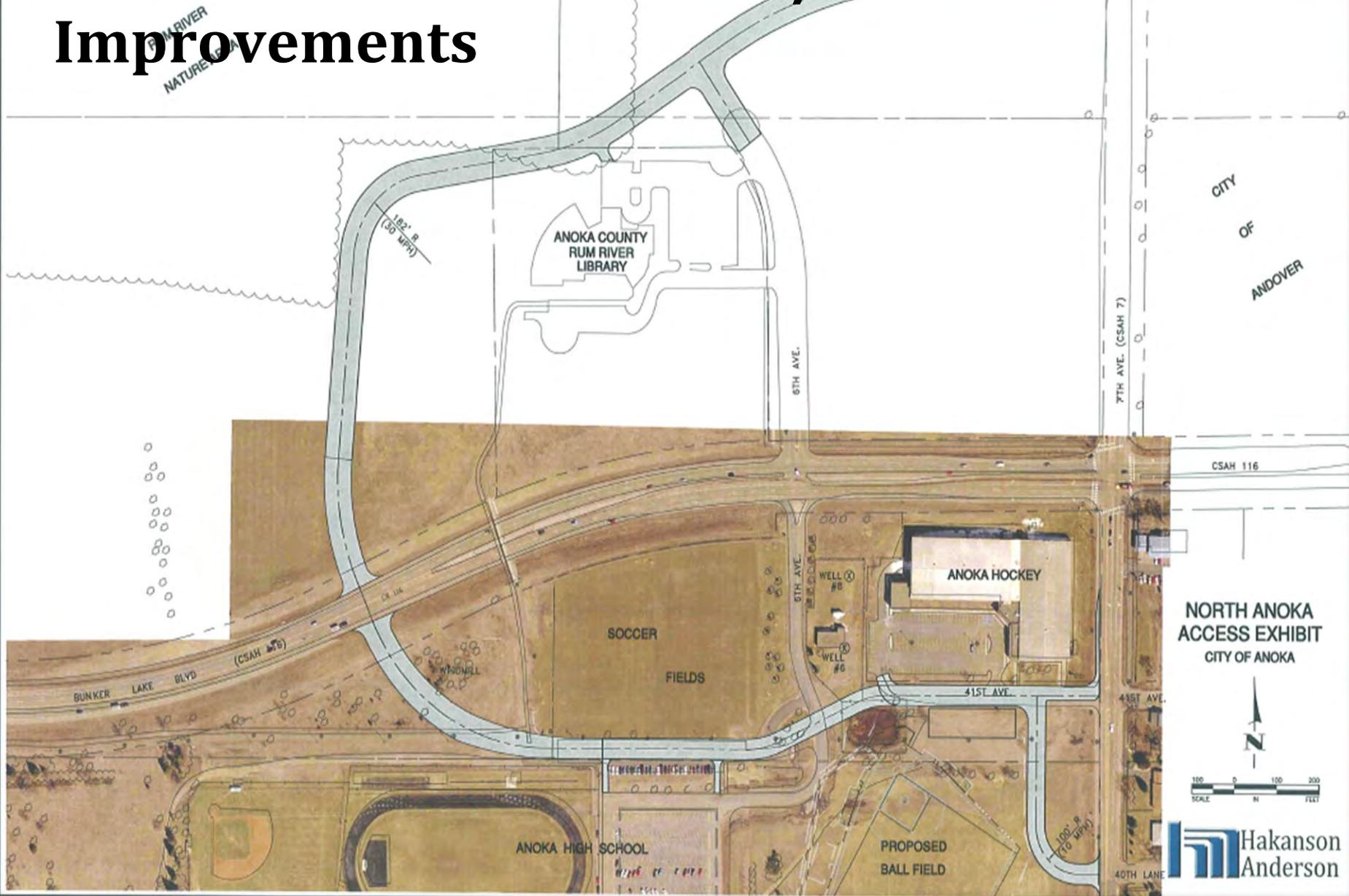
- Trail, 3 overlooks, docks
- \$760,000 Federal Transportation Enhancement Grant
- 13 interpretive panels detailing Anoka's industrial history

STREET RENEWAL

- Approx. 3400 lineal feet or 6 city blocks
- Impacted 64 households
- Est. cost of \$1.4 million (property owners pay about 25% or \$343,000)



BUNKER LAKE BLVD / 7TH AVE Improvements





2014
DEVELOPMENT
PROJECTS

ROUND LAKE COMMONS



Round Lake Commons
Perspective Sketch
April 2013

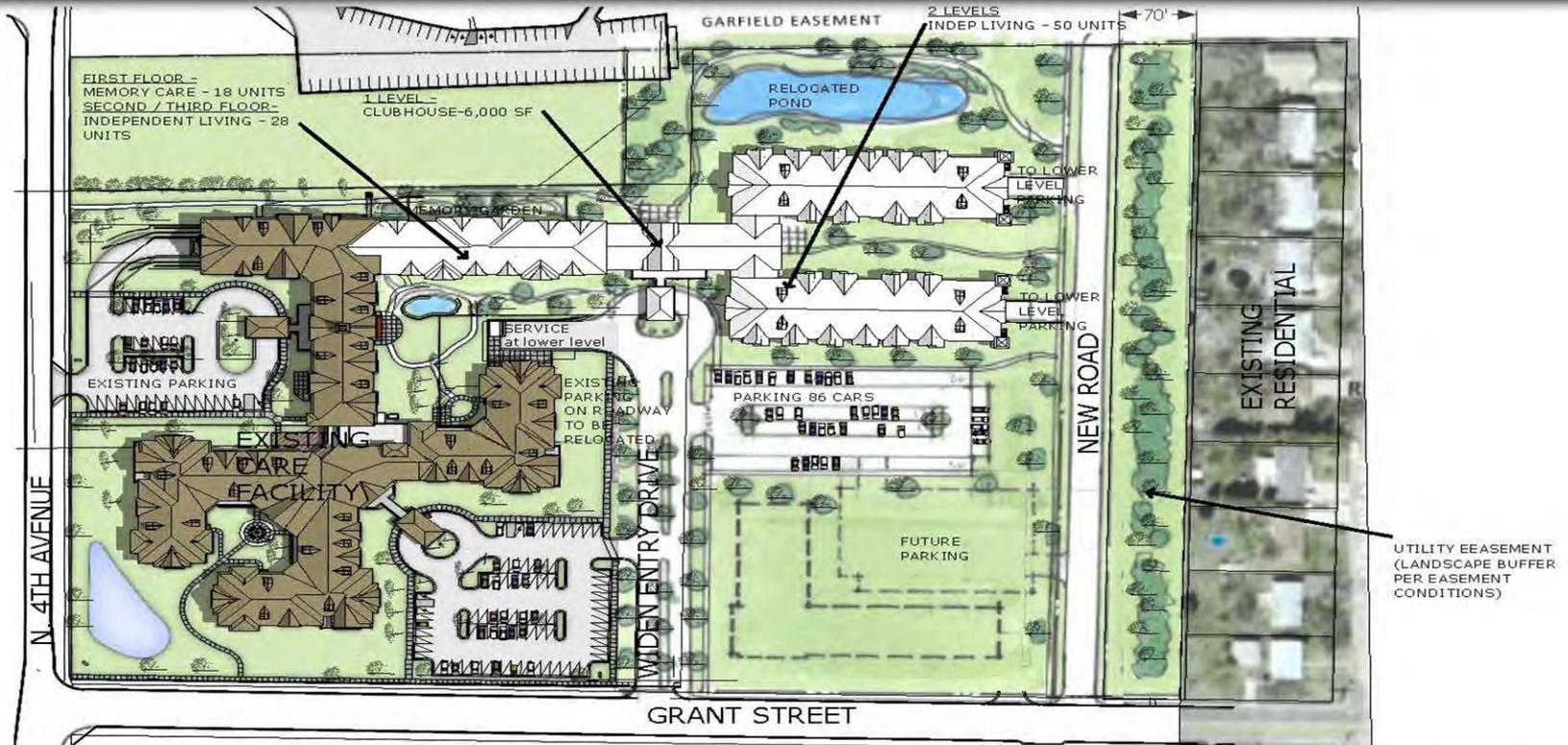
- 3201 Round Lake Boulevard
- 1,800 sq. ft. retail building
- 4,000 sq. ft. tunnel car wash
- Construction begins spring of 2014

WOODBURY HOUSE & TEA ROOM



- Mad Hatter Tea Room open for business in April
- National Register Property
- Rehab of interior and exterior of property
- Parking at old Carpenter's Hall site
- Enhances gateway into Anoka

HOMESTEAD AT ANOKA - Phase II



MASTER PLAN
The Homestead at Anoka

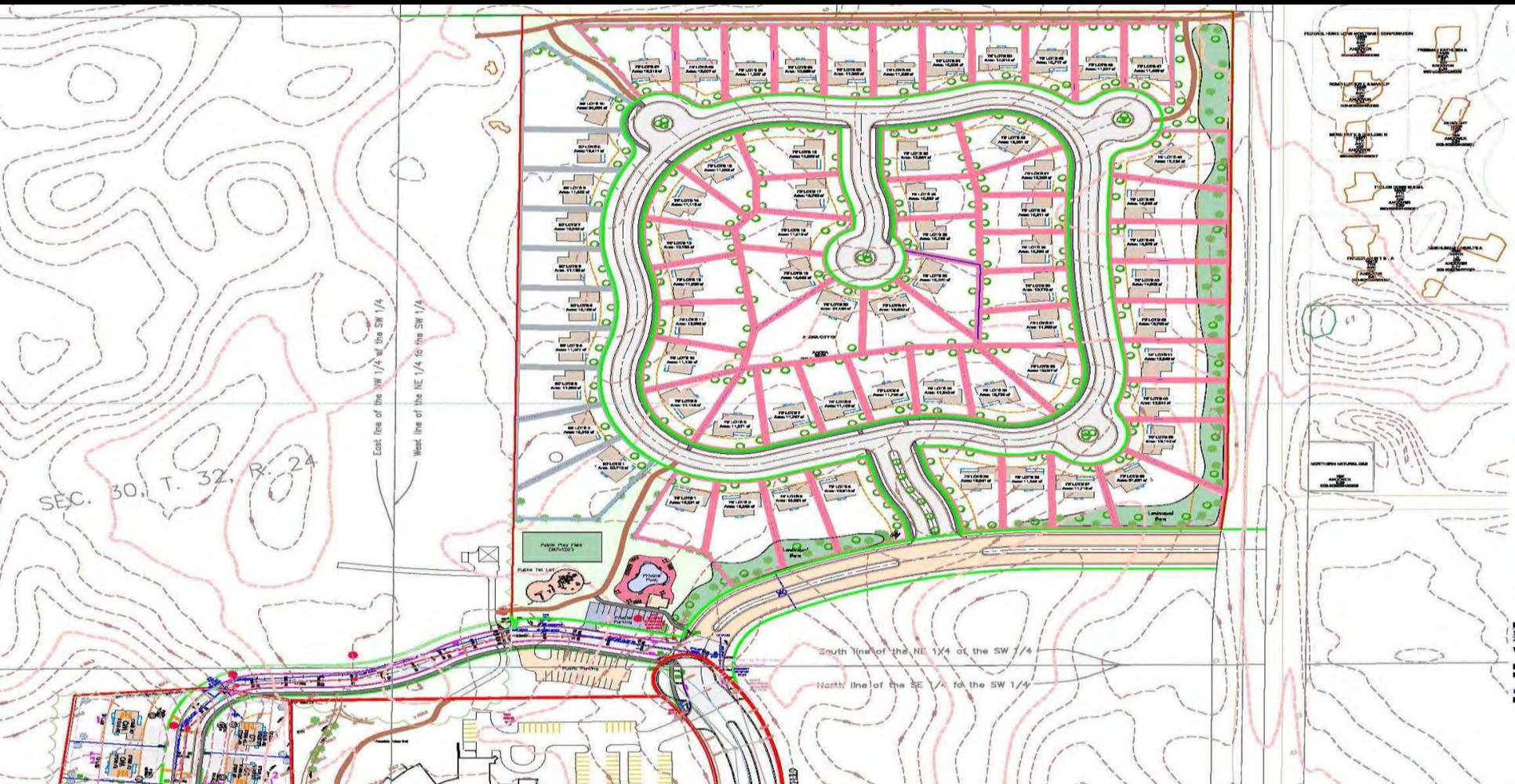
09/12/2013

POPE
ARCHITECTS



- 70-90 senior apartments & 18 memory care beds
- Construction expected to begin October 2014
- Includes construction of new public street

RUM RIVER SHORES – Phase II



- Potential 2014 project
- 67 single family lots
- Hanson Builders, Jonathan Homes



2014 PUBLIC PROJECTS

CASTLE FIELD – Phase II



- Concessions stand & restrooms
- Plaza and gateway
- Fundraiser in progress

KINGS ISLAND

Channel Dredging



- Restore water flow through oxbow on Mississippi River
- Trees & debris removal from channel
- Dredging to establish 3' average depth
- Developing spawning pools & fish habitat
- Bank restoration & spring flood erosion control

KINGS ISLAND MRT Trail



- Joint project with City of Ramsey
- Multiple funding sources including City, Anoka County, and TE Grant
- Trail route has been cleared of trees
- Grading and pedestrian bridge installation to occur in the fall
- Trail section helps complete the MRT route through Anoka County

STREET RENEWAL

- 74 benefited properties
- 3700 lineal feet of street improvement
- \$1.73M project cost
Assessment \$386,000 – 22.3%



CSAH 116/CASTLE FIELD BOULEVARD

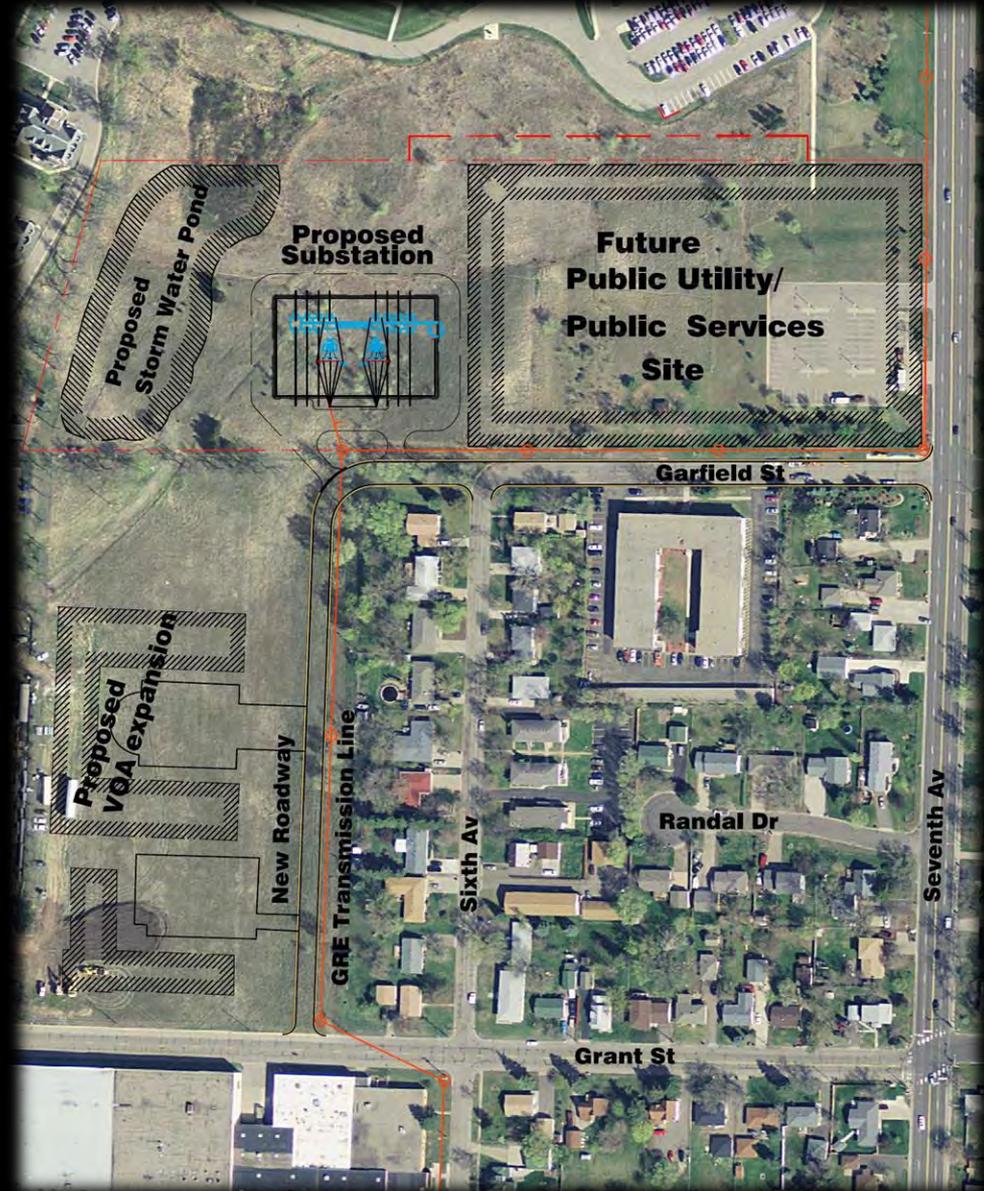


- Add signalized intersection at CSAH 116/Castle Field Boulevard
- Includes center median, sidewalks, commercial street lighting, two parking lots
- Spring 2014 construction; completion August 2014
- \$2.3M project cost

GARFIELD STREET & 6TH AVENUE

Improvements

- Public Services / Electric facility
- Electrical substation
- Extension of Garfield St. and addition of 5th Ave.
- Regional pond



GREAT RIVER ENERGY

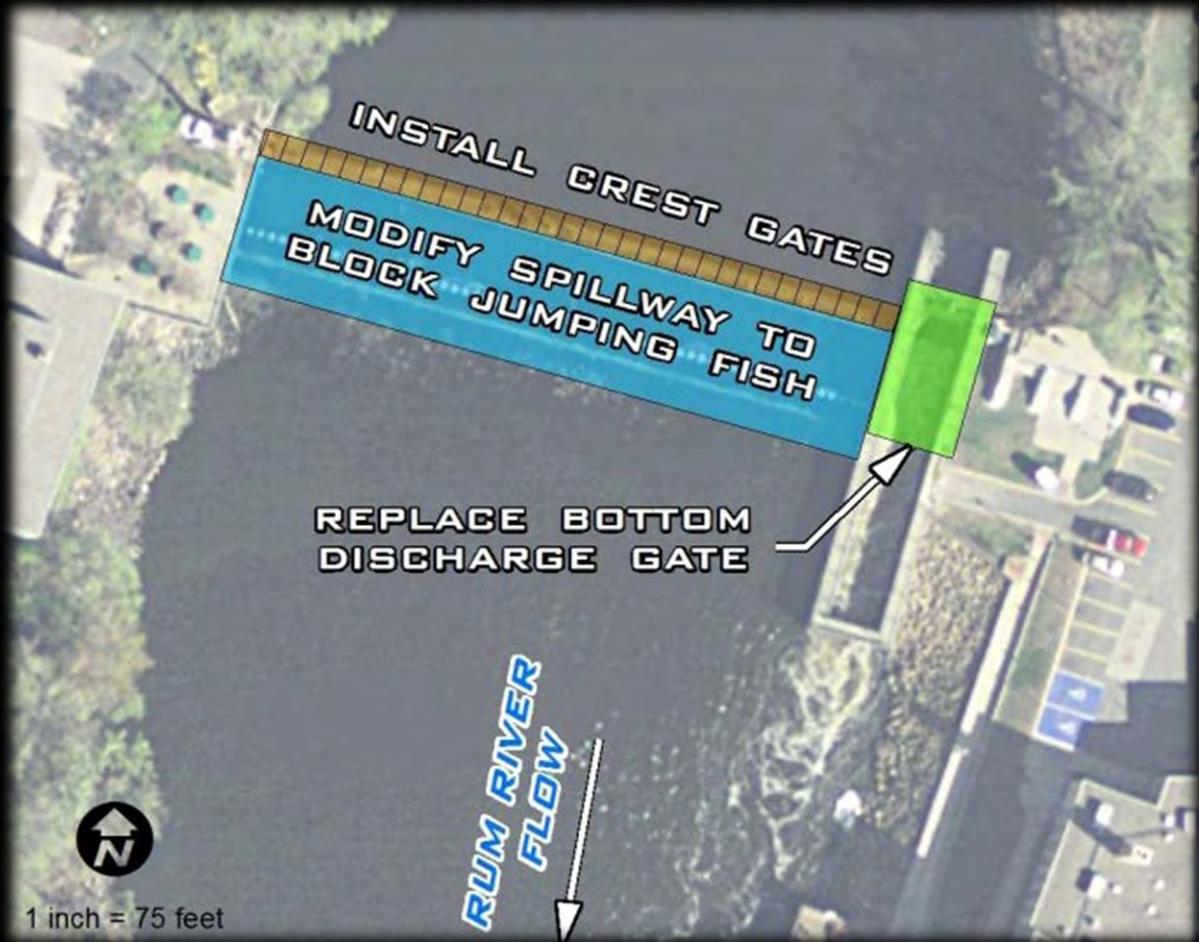
115-KV Project



- 115-kV single circuit overhead electric transmission line
- Connecting existing Crooked Lake substation to existing Enterprise Park substation
- Supplied to Connexus and 27 other cooperatives
- Upgrade capacity

UPGRADE THE RUM RIVER DAM

- Replace bottom discharge flood gate with top discharge flood gate.
- Replace flashboard pool control with adjustable crest gate pool control.
- Alter operating plan to maintain summer pool for longer periods of the year.





PLANNING AREAS & SITE MARKETING

GREENS OF ANOKA - Master Plan



- 167 townhome/twin home units
- 322 apartments condos
- 102,500 sq. ft. commercial space

ANOKA STATION – Master Plan



- 831 residential units
- 36,000 sq. ft. retail
- 255,000 sq. ft. office
- 68,000 sq. ft. light industrial



ANOKA STATION – Master Plan

- Marketing tool
- 25-year redevelopment plan
- 100+ acre development area
- Livable Communities Transit Oriented Development Grant

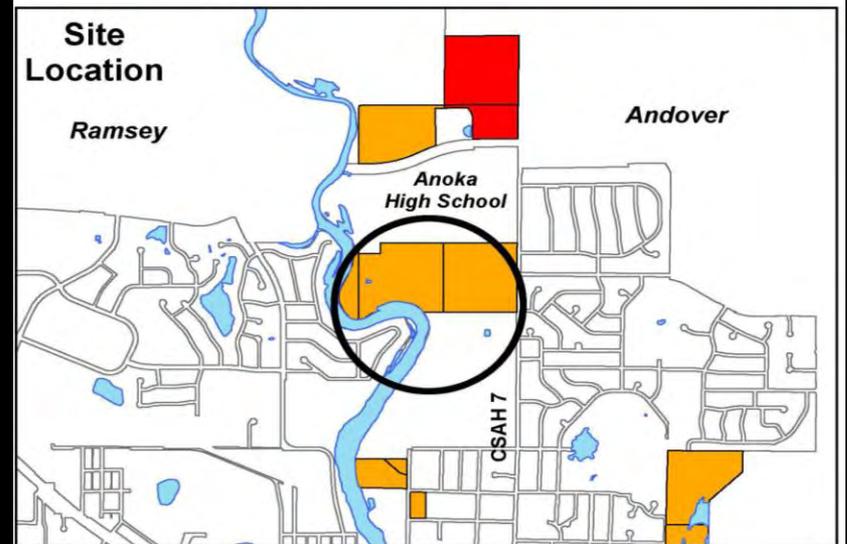
Development Summary Table:

<i>Residential</i>	<i>Units</i>
<i>Twin Homes</i>	14
<i>Townhomes / Rowhouses</i>	33
<i>Apartments</i>	246
<i>Condominiums</i>	170
<i>Senior Housing Units</i>	348
<i>Live Work Units</i>	20
<i>TOTAL:</i>	831
<i>Commercial</i>	<i>Sq. Ft.</i>
<i>Stand Alone Retail</i>	18,000
<i>Ground Level Retail</i>	18,000
<i>Office</i>	105,000
<i>Office / Flex</i>	150,000
<i>Light Industrial</i>	68,000
<i>TOTAL:</i>	359,000

SOUTH OF ANOKA HIGH SCHOOL

State Land – Residential

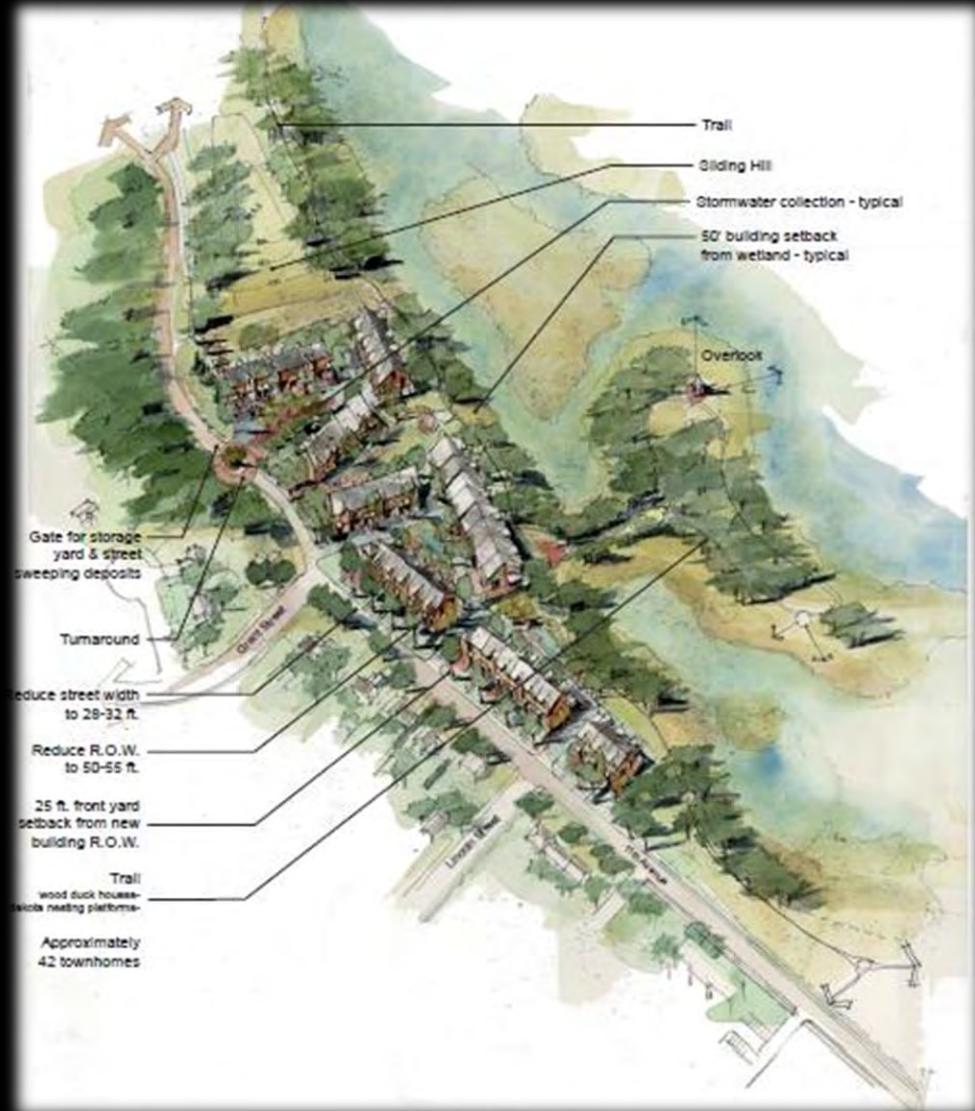
- Overall approximately 80 acres
- 26.8 acres along the Rum River
- 80 single-family homes OR 45 single-family homes and 60 townhomes



11th AVE/SUNNY ACRES

Development Site

- 40-45 townhome unit site
- Recreational opportunities next to wetlands
- Near Sunny Acres Park



NORTH OF 116 - Commercial



location and layout



forest preserve

active farmland

county library

development area

high school campus

- 44.5 acres available
- Square footages dependant on building type and heights

HISTORIC RUM RIVER DISTRICT

- Three sites available
- 1.10 acre and 1.34 acre commercial sites
- 1.57 owner occupied high-density residential site
- Adjacent to new Riverfront Park and Rum River
- Riverfront restaurant site available



SOUTH CENTRAL BUSINESS DISTRICT

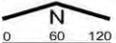


Legend

-  Proposed Building Blocks
 -  Mixed Use
 -  Senior Housing
 -  Row Houses
- First Floor Commercial
Floors 2 - 4 Residential
Underground Parking
Ramp Parking
- First Floor Commercial
First Floor Communal Space
Floors 2 - 4 Residential
Underground Parking
Surface Parking
- Multiple Floors
Underground Parking
Surface Parking

ANOKA SCBD - Phase 2

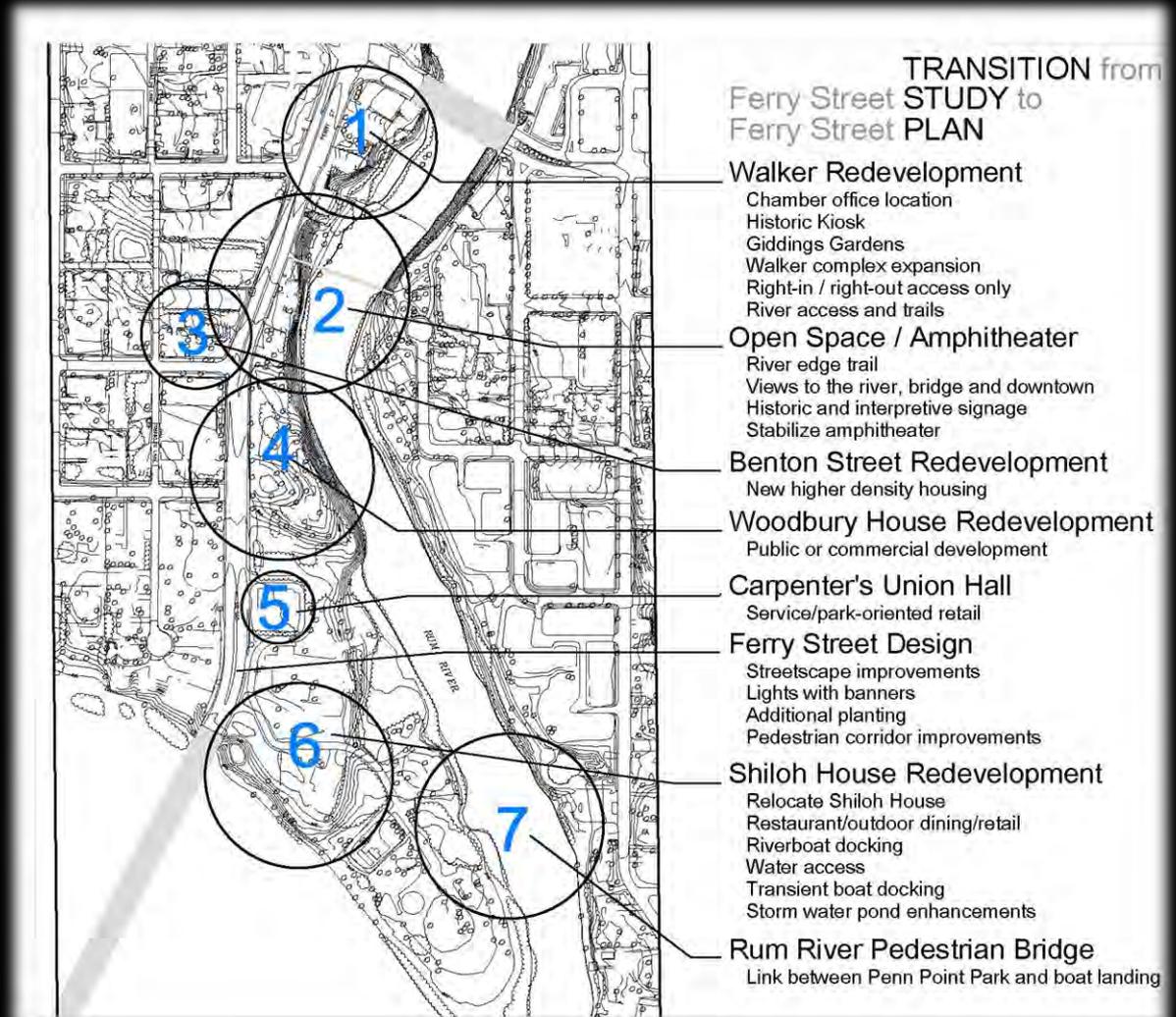
Proposed Land Uses **14**

04 NOV 2013 

- Housing and commercial redevelopment areas identified
- Identified need for up to 250 stall ramp for Sandburg Education Center use

SOUTH FERRY STREET – Study Area

- Recently rezoned to allow mix of public, residential and commercial use
- Plan to include recognition of historic properties and recreational opportunities promoting use of river and scenic views
- Evaluating riverboat docking



PLANNED DEVELOPMENT

Total of all locations

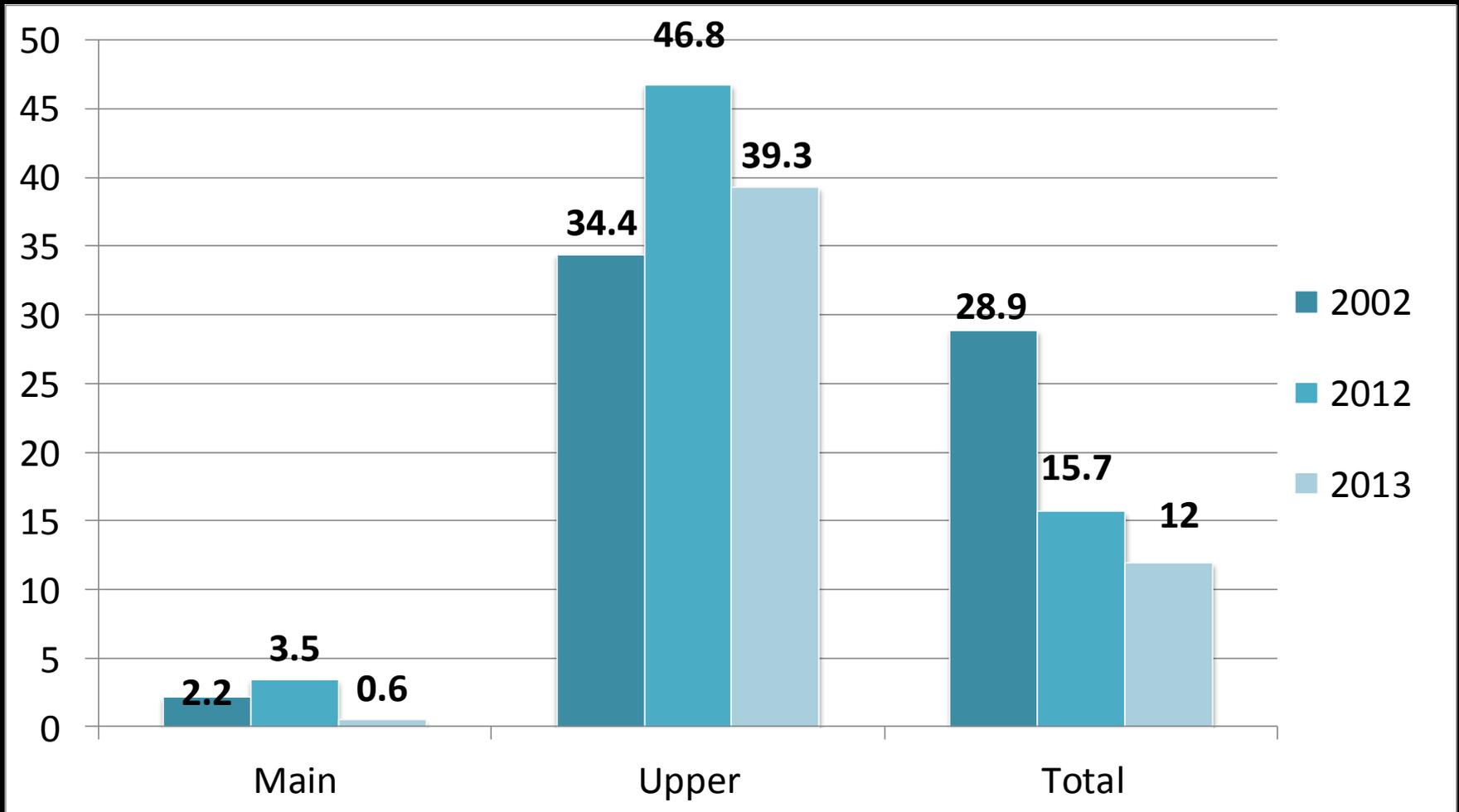
Location	Residential Units	Office Sq. Ft.	Commercial Acres	Industrial Sq. Ft.	Retail Sq. Ft.
Greens of Anoka	489				
Anoka Station	831	255,000		68,000	36,000
Anoka Enterprise Park				906,500	
So. of Anoka High School	80				
11 th Ave/Sunny Acres	45				
No. of CSAH 116	114		12.5		
Historic Rum River District	40-60	18,000	2.44		18,000
TOTAL	1,619	273,000	14.94	974,500	54,000



DOWNTOWN OCCUPANCY

CENTRAL BUSINESS DISTRICT

Vacancy Rate



CENTRAL BUSINESS DISTRICT

Historic Core Area (Blocks 1-5)

Location	Sq. Ft.	% Occupied	% Vacant
Upper Level	91,890	60.7%	39.3%
Main (Street)	121,624	99.4%	0.6%
TOTAL	213,514	83.0%	17.0%



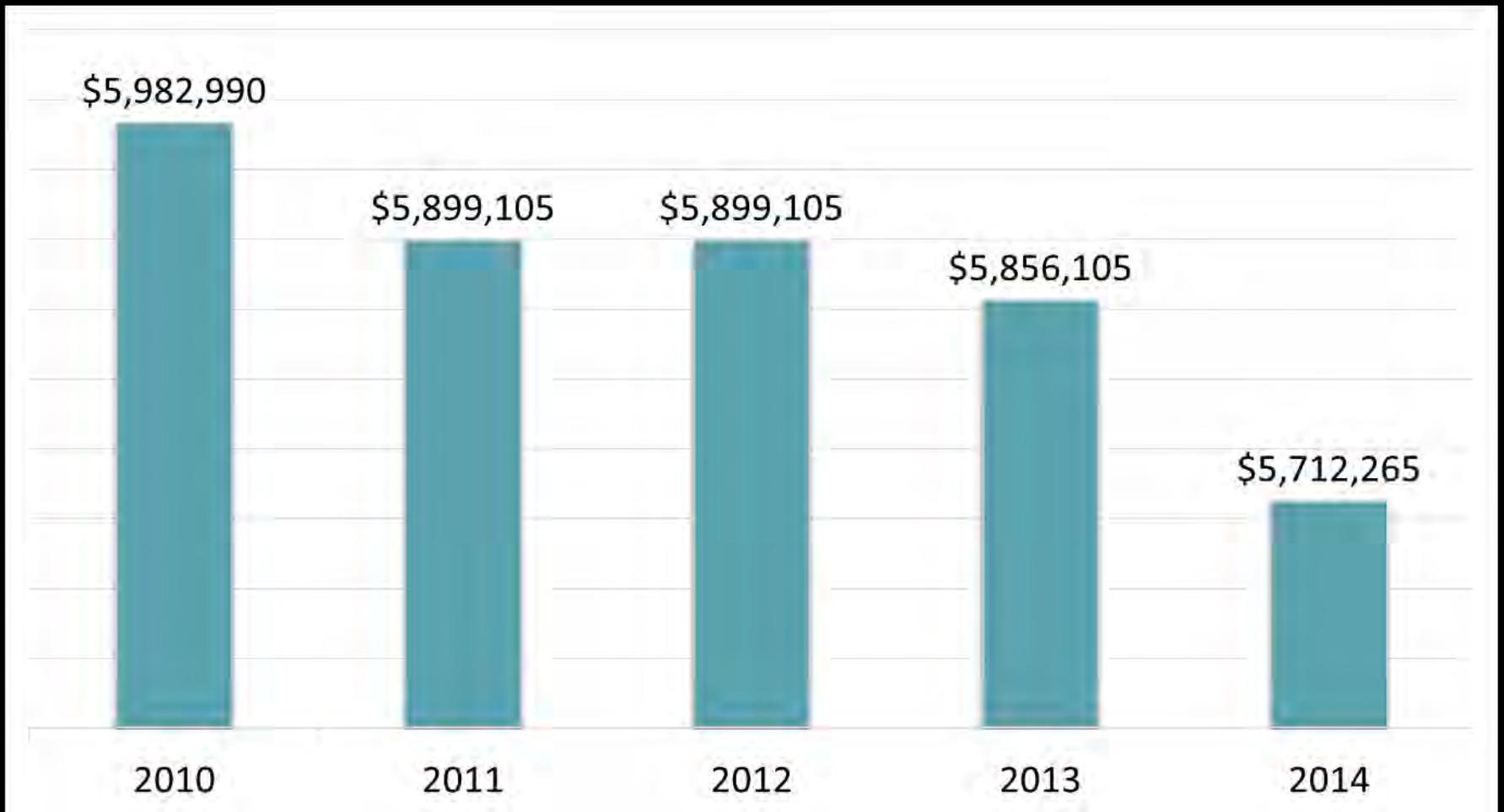
ANOKA ENTERPRISE PARK OCCUPANCY

ANOKA ENTERPRISE PARK

Industrial Sector

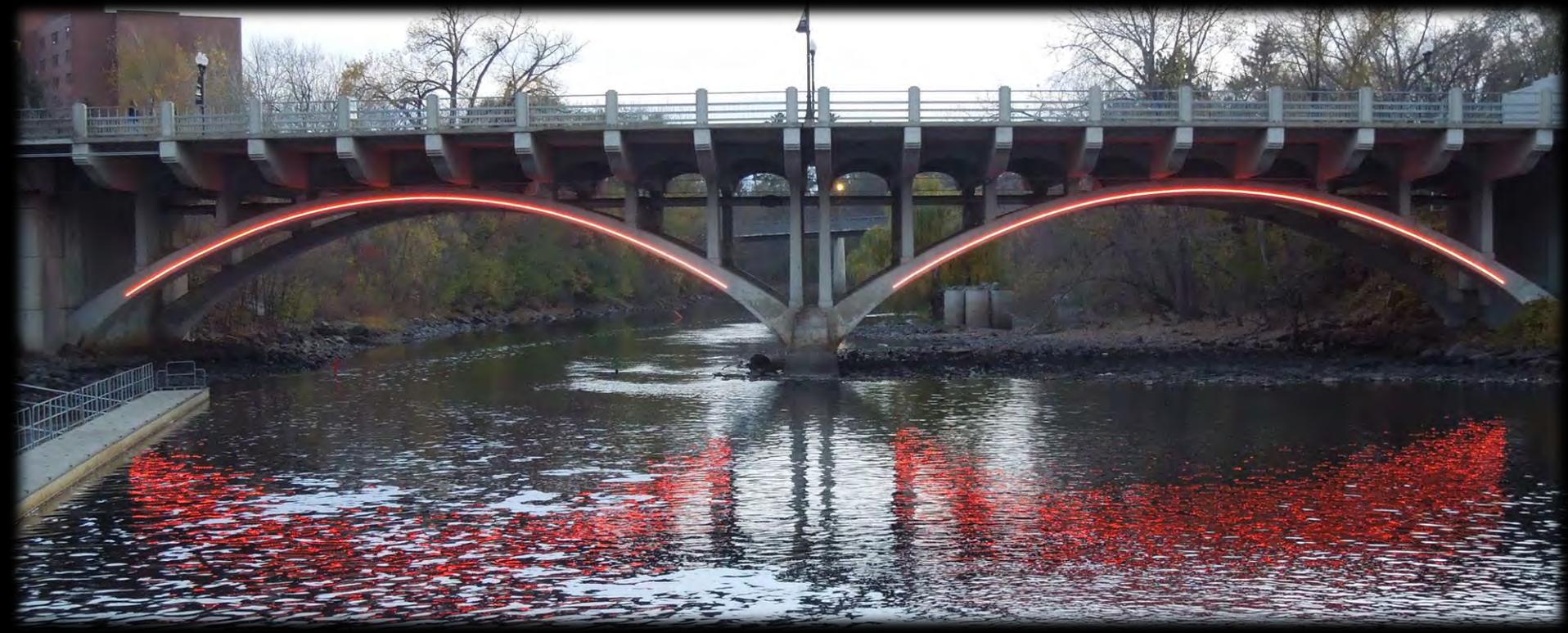
Location	Sq. Ft.	% Occupied	% Vacant
AEP	2,624,675	96.2%	3.8%
Other Industrial Areas	2,586,422	99.5%	.5%
TOTAL	5,211,097	97.8%	2.2%
As of 12/31/13			

LEVY CHANGES



ANOKA

REAL. CLASSIC.



MOVING FORWARD