



Planning Commission Work Session
Anoka City Hall Committee Room
Tuesday, March 15, 2016
6:00PM

AGENDA

1. Update: River Walk and South Ferry Riverfront District
2. Update: City Development Opportunity Booklet
3. Other Staff Updates
 - a. Upcoming Meeting - Annual Boards & Commissions Appreciation Dinner on Thursday, April 14th at 5:00 PM at Green Haven Golf Course & Event Center
4. 7:00 PM – Attend Park & Recreation Board Meeting for Update on Preliminary Anoka Station Park Plans



MEMORANDUM

To: Planning Commission
From: Chuck Darnell, Associate Planner
Subject: March 15, 2016 Work Session; River Walk & South Ferry Riverfront District Update
Date: March 10, 2016

Background - South Ferry Street Plan

In 2011 and 2012, the City conducted a study of the South Ferry Street Corridor. The study area included the segment of Ferry Street between Main Street and the Mississippi River crossing. Completed in July of 2012, the study identified a number of goals and associated projects within the corridor. Overall goals for the corridor included:

- Improving the first impression of Anoka
- Increasing pedestrian usage
- Increasing use of the area as a recreational corridor with trails and access to the rivers
- Increasing recognition and use of Peninsula Point Park
- Increasing recognition as a historic resource corridor

Since that time, the City has completed the following tasks related to the corridor plan:

- Created a new overlay zoning district (South Ferry Riverfront District) and standards for the corridor
- Added parking to Peninsula Point Park
- Acquired and demolished Carpenter's Hall; improved site for area for area parking
- Acquired, upgraded and leased the historic Woodbury House, now used as the Mad Hatter Tea Room and Restaurant

In the last couple of months, based on Council direction and consistent with the South Ferry Street Plan, staff has been working with Riverplace Counseling Center on a plan to relocate that facility.

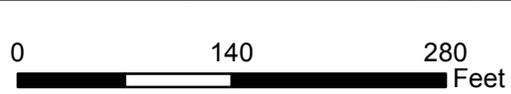
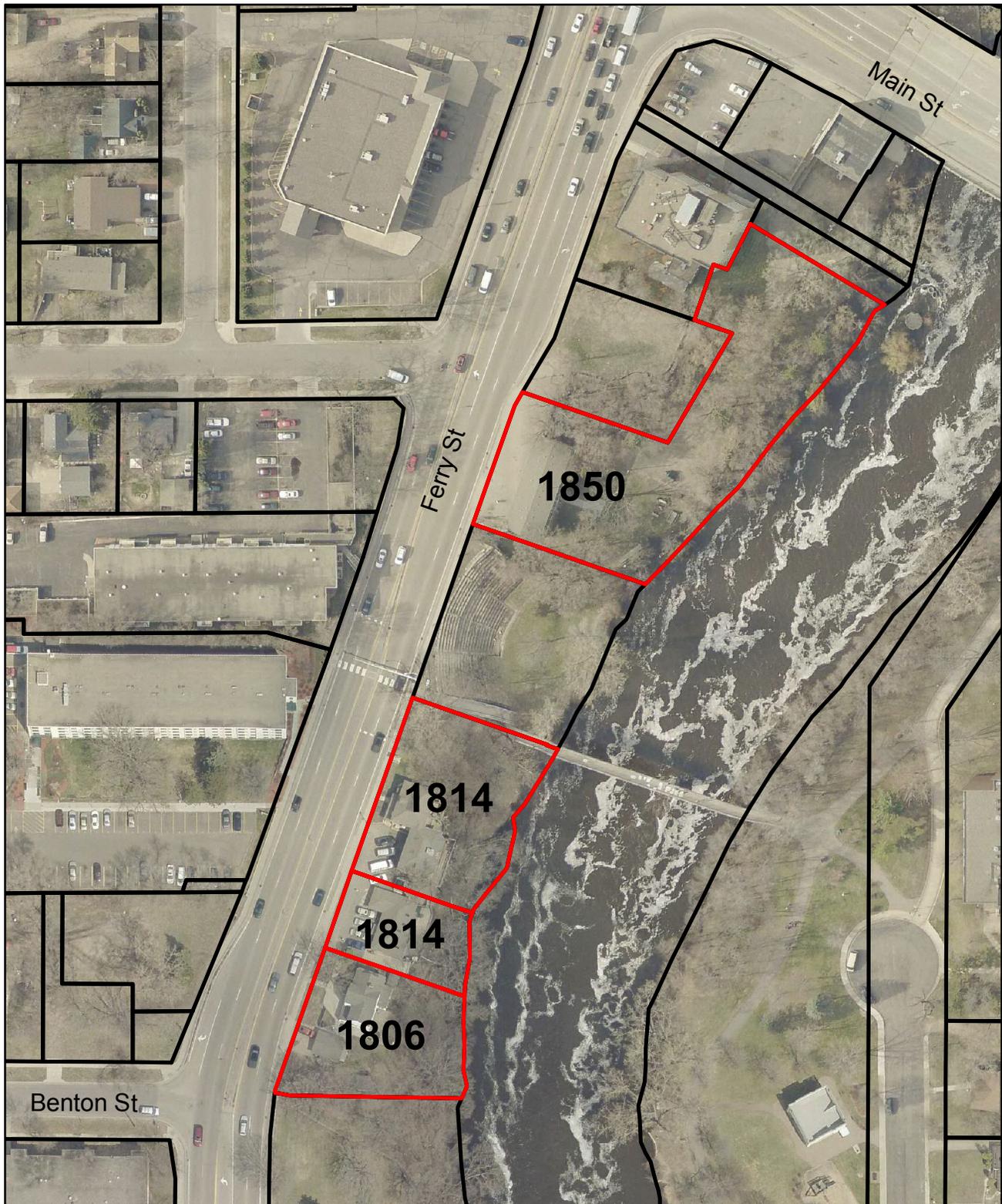
River Walk Concept Plan

Staff will provide an update on the most recent River Walk concept plan, and how the plan will move forward following the Riverplace Counseling Center relocation.

Attachments

- Map showing the existing location of the Riverplace Counseling Center properties
- Sketch from the South Ferry Street Plan that proposes removal of the buildings and creation of open space
- New sketch plan for this area recently developed by Geoff Martin of Kimley-Horn
- Presentation recently given to City Council showing renderings of building removal

Existing Riverplace Properties 1806, 1814 & 1850 Ferry Street



Map Created: February 10, 2016

OPEN SPACE / AMPHITHEATER

FREMONT ST.

AMPHITHEATER BACKDROP

FERRY ST.

BENTON ST.

098

870

860

850

840

860

840

830

WALKER EXPANSION

RIVER/PARK TRAIL

STABILIZED AMPHITHEATER

LIMITED FUTURE USE

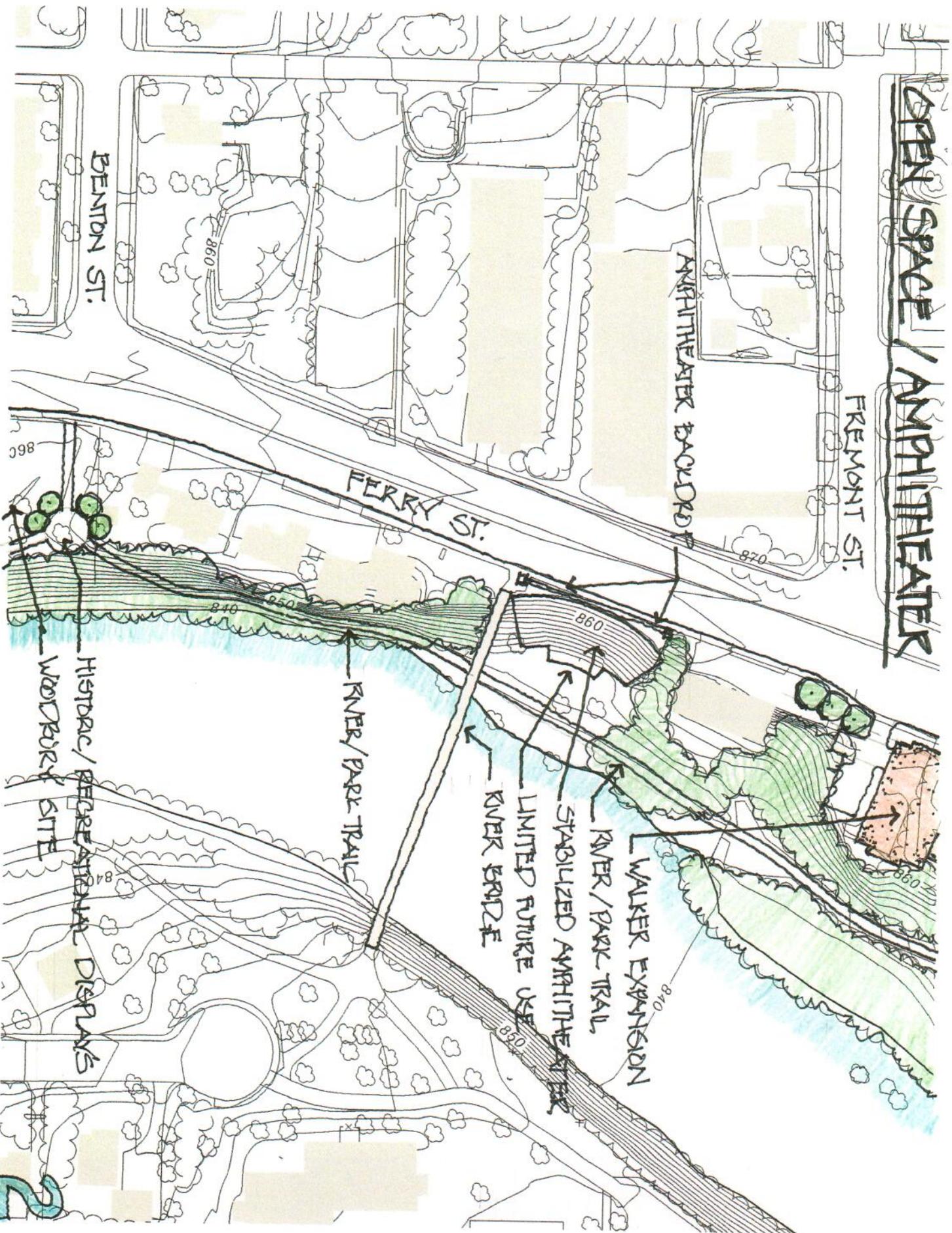
RIVER BRIDGE

RIVER/PARK TRAIL

HISTORIC/RECREATIONAL DISPLAYS

WOODWORK SITE

2





- Existing Trail
- Proposed Trail
- Proposed MRT

Terraced Overlook

Boardwalk

Walker Expansion

Park Expansion
• Terraced Access to Riverfront

Stabilized Amphitheatre

River's Edge Trail

Parl Expansion w/ Terracing

Trail Head

River Overlook
• Historic Displays

River Bluff Trail

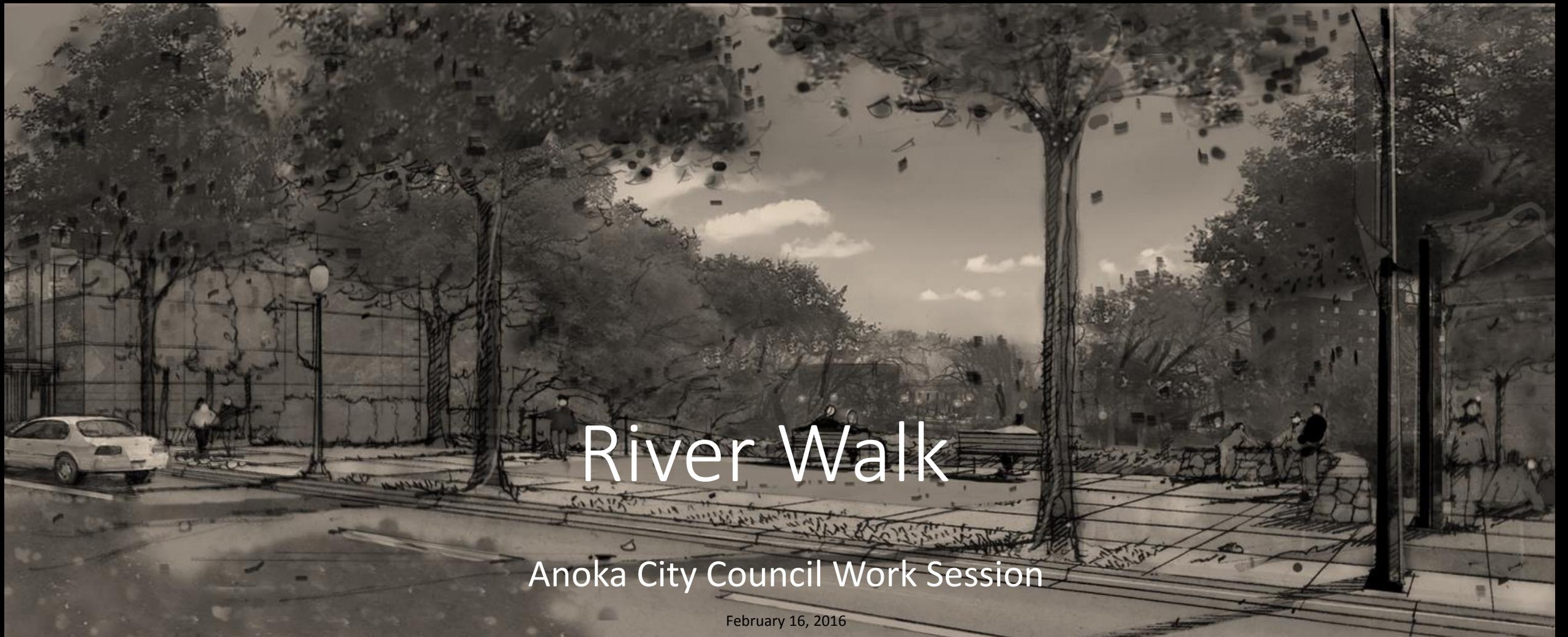
River Overlook
• Interpretive Displays



RIVER WALK CONCEPT PLAN

2.08.16 | Anoka, MN



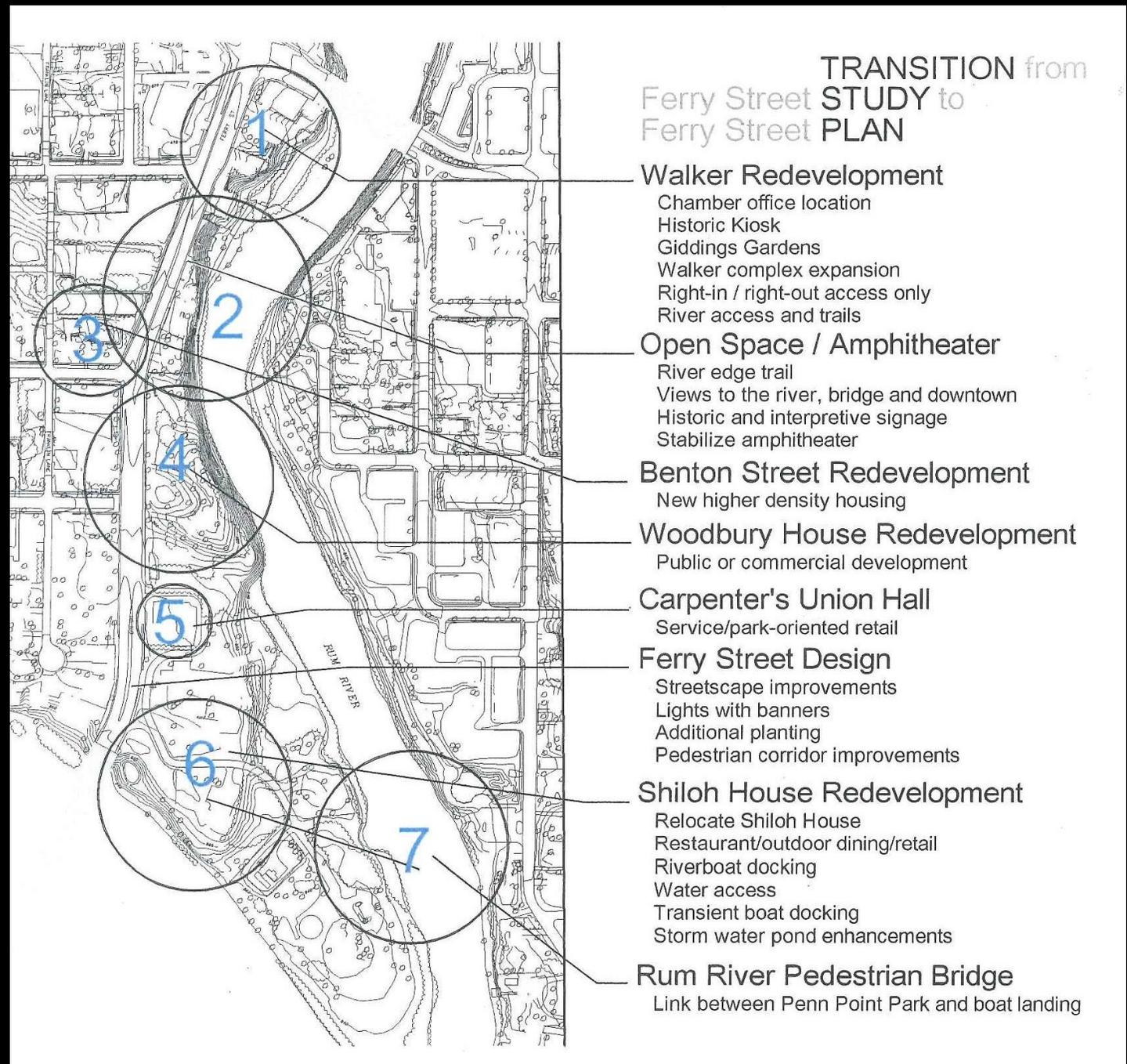
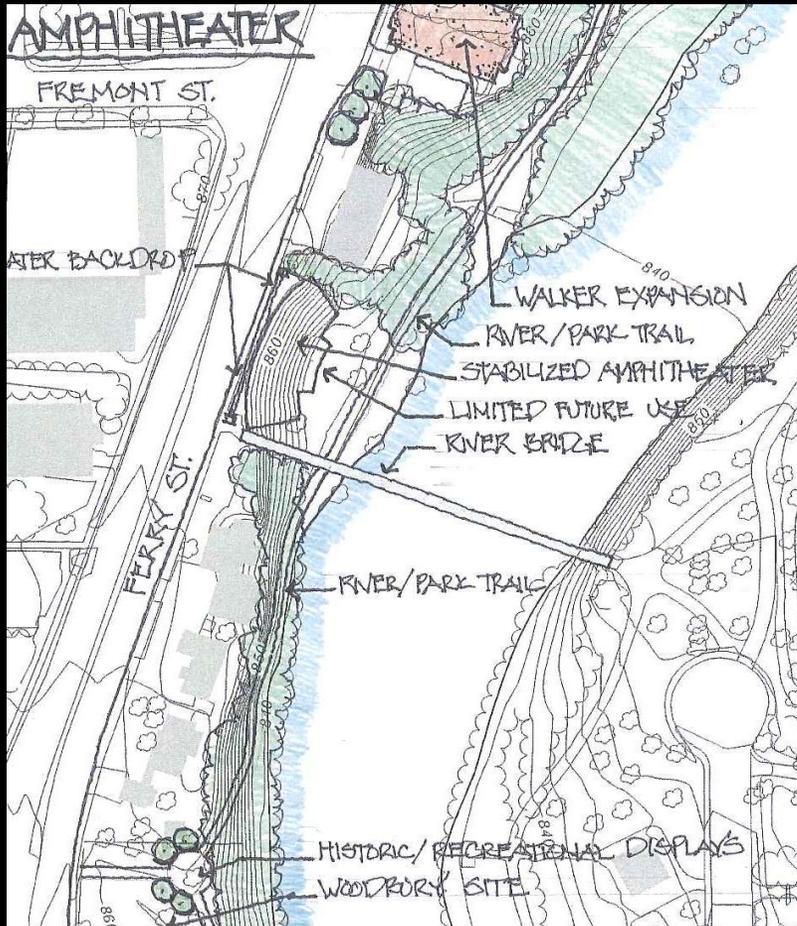


River Walk

Anoka City Council Work Session

February 16, 2016

2013 South Ferry Street Plan



TRANSITION from Ferry Street STUDY to Ferry Street PLAN

- Walker Redevelopment**
 - Chamber office location
 - Historic Kiosk
 - Giddings Gardens
 - Walker complex expansion
 - Right-in / right-out access only
 - River access and trails
- Open Space / Amphitheater**
 - River edge trail
 - Views to the river, bridge and downtown
 - Historic and interpretive signage
 - Stabilize amphitheater
- Benton Street Redevelopment**
 - New higher density housing
- Woodbury House Redevelopment**
 - Public or commercial development
- Carpenter's Union Hall**
 - Service/park-oriented retail
- Ferry Street Design**
 - Streetscape improvements
 - Lights with banners
 - Additional planting
 - Pedestrian corridor improvements
- Shiloh House Redevelopment**
 - Relocate Shiloh House
 - Restaurant/outdoor dining/retail
 - Riverboat docking
 - Water access
 - Transient boat docking
 - Storm water pond enhancements
- Rum River Pedestrian Bridge**
 - Link between Penn Point Park and boat landing

2015 Trail Plan



2016 River Walk Concept Plan



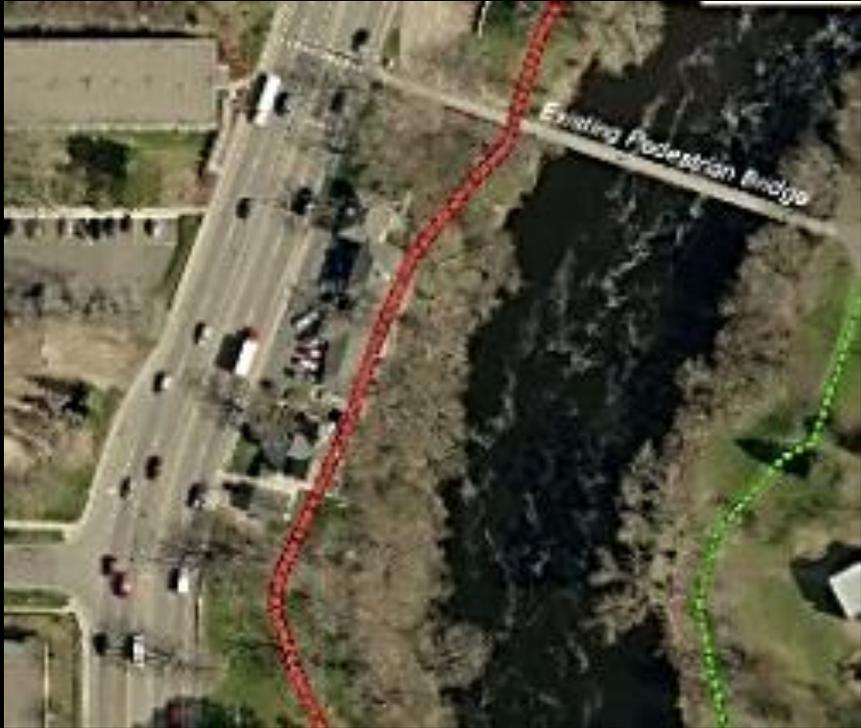
South Segment 2016 River Walk Concept Plan



South Segment
2016 River Walk Concept Plan



South Riverplace Site
2016 River Walk Concept Plan



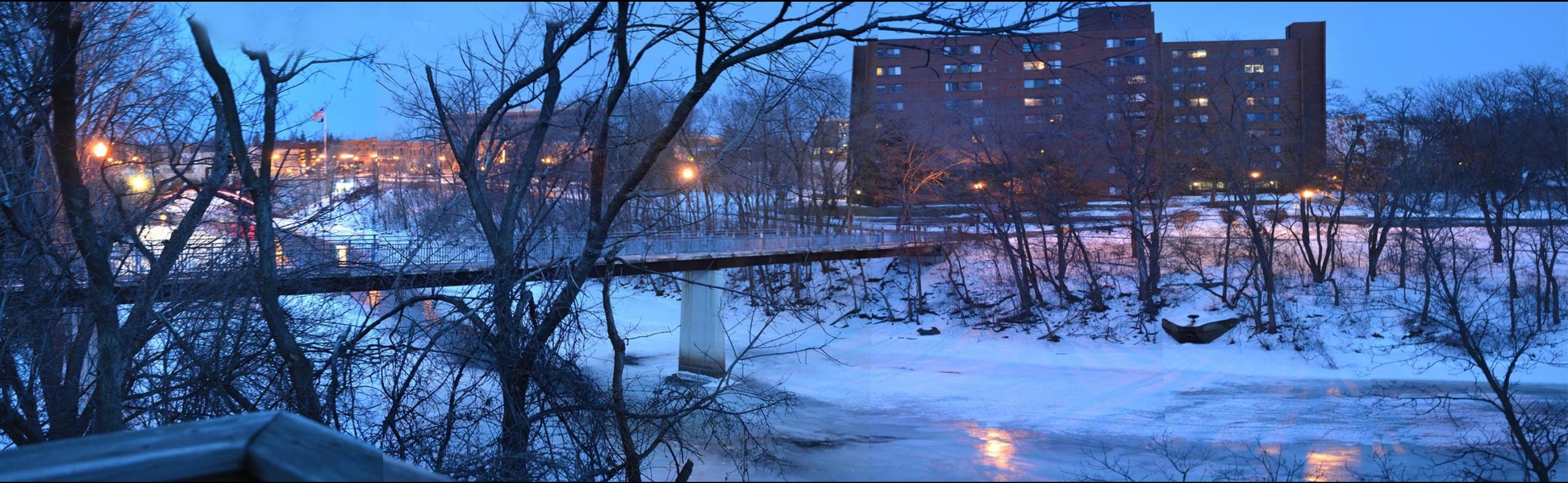
Existing Conditions

South Riverplace Site
2016 River Walk Concept Plan



Existing Conditions

South Riverplace Site
2016 River Walk Concept Plan



Existing Conditions

South Riverplace Site

2016 River Walk Concept Plan



Walker Expansion

Park Expansion
• Terraced Access to Riverfront

Refined Lane Widths and Expanded Boulevard

Stabilized Amphitheatre

River's Edge Trail

Park Expansion w/ Terracing

Trail Head

River Overlook
• Historic Displays

South Riverplace Site
2016 River Walk Concept Plan



South Riverplace Site
2016 River Walk Concept Plan



any concern with this image

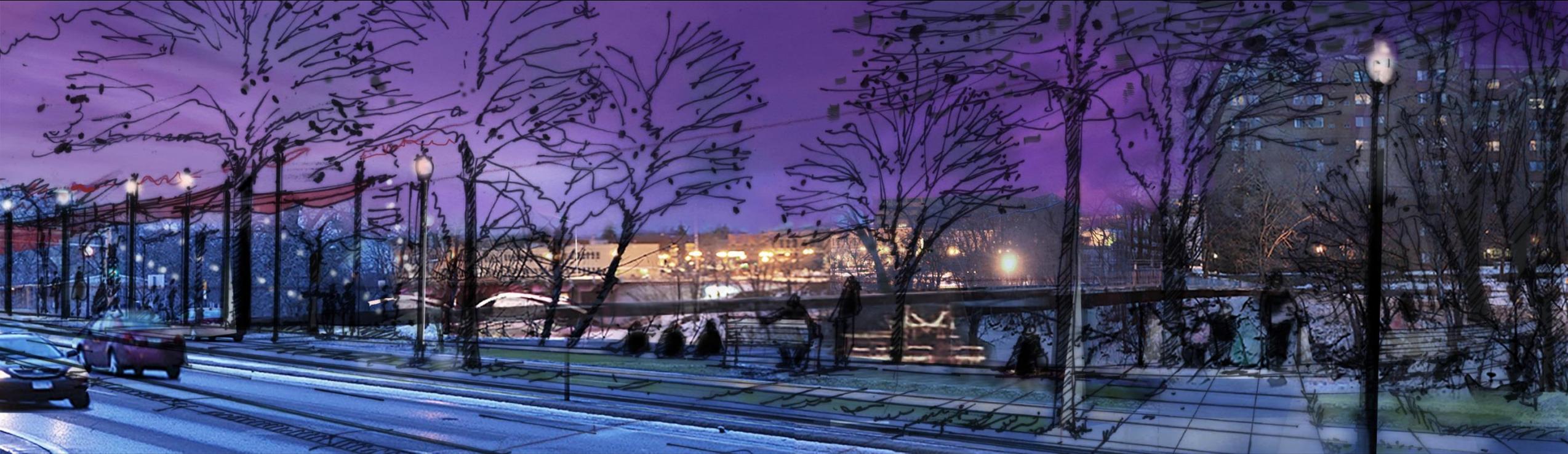
South Riverplace Site
2016 River Walk Concept Plan



South Riverplace Site
2016 River Walk Concept Plan



South Riverplace Site
2016 River Walk Concept Plan



North Riverplace Site
2016 River Walk Concept Plan



North Riverplace Site

2016 River Walk Concept Plan



North Riverplace Site
2016 River Walk Concept Plan



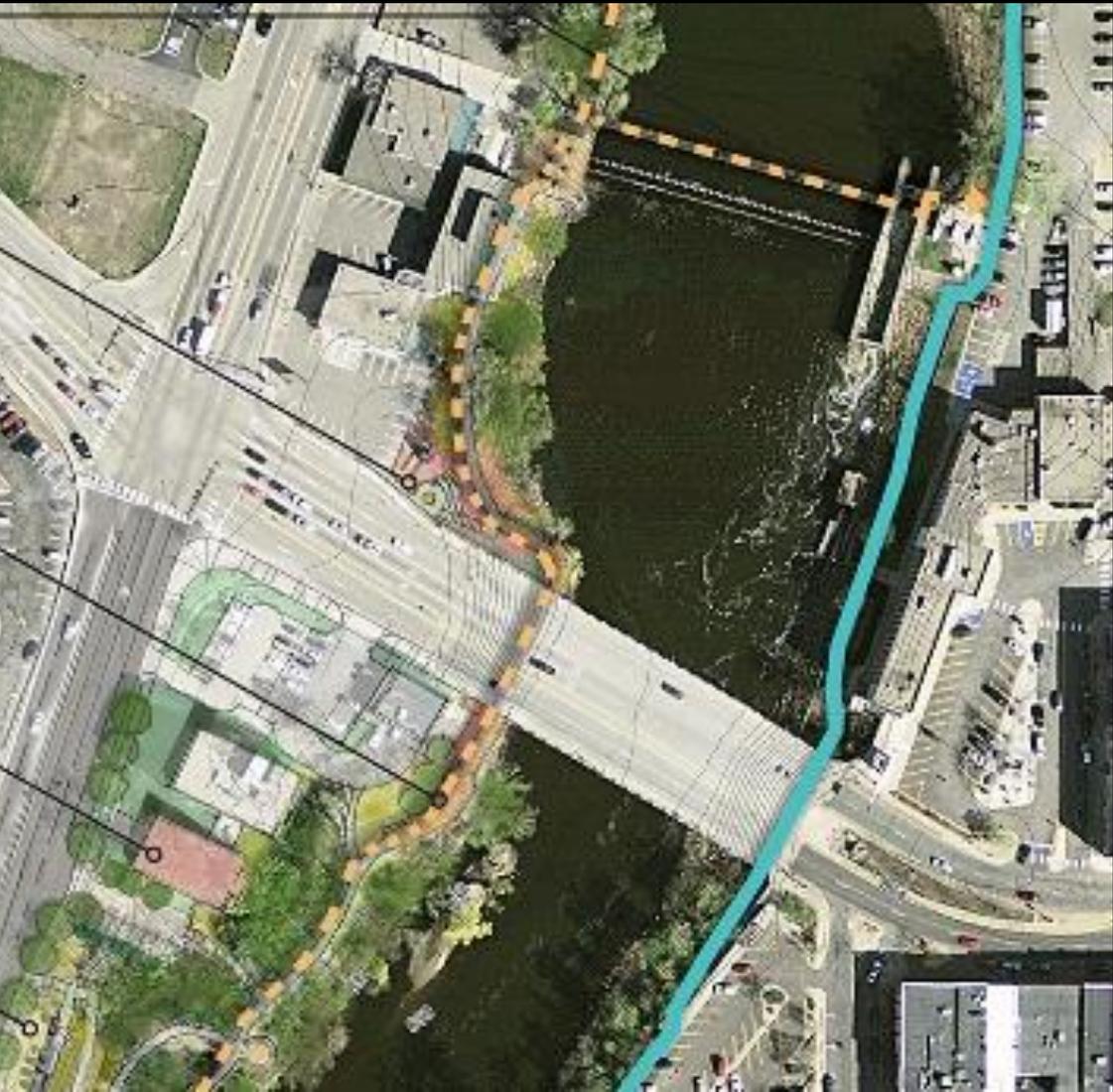
North Riverplace Site
2016 River Walk Concept Plan



North Riverplace Site
2016 River Walk Concept Plan



North Segment
2016 River Walk Concept Plan



North Segment
2016 River Walk Concept Plan



North Segment
2016 River Walk Concept Plan



North Segment



North Segment



North Segment
2016 River Walk Concept Plan



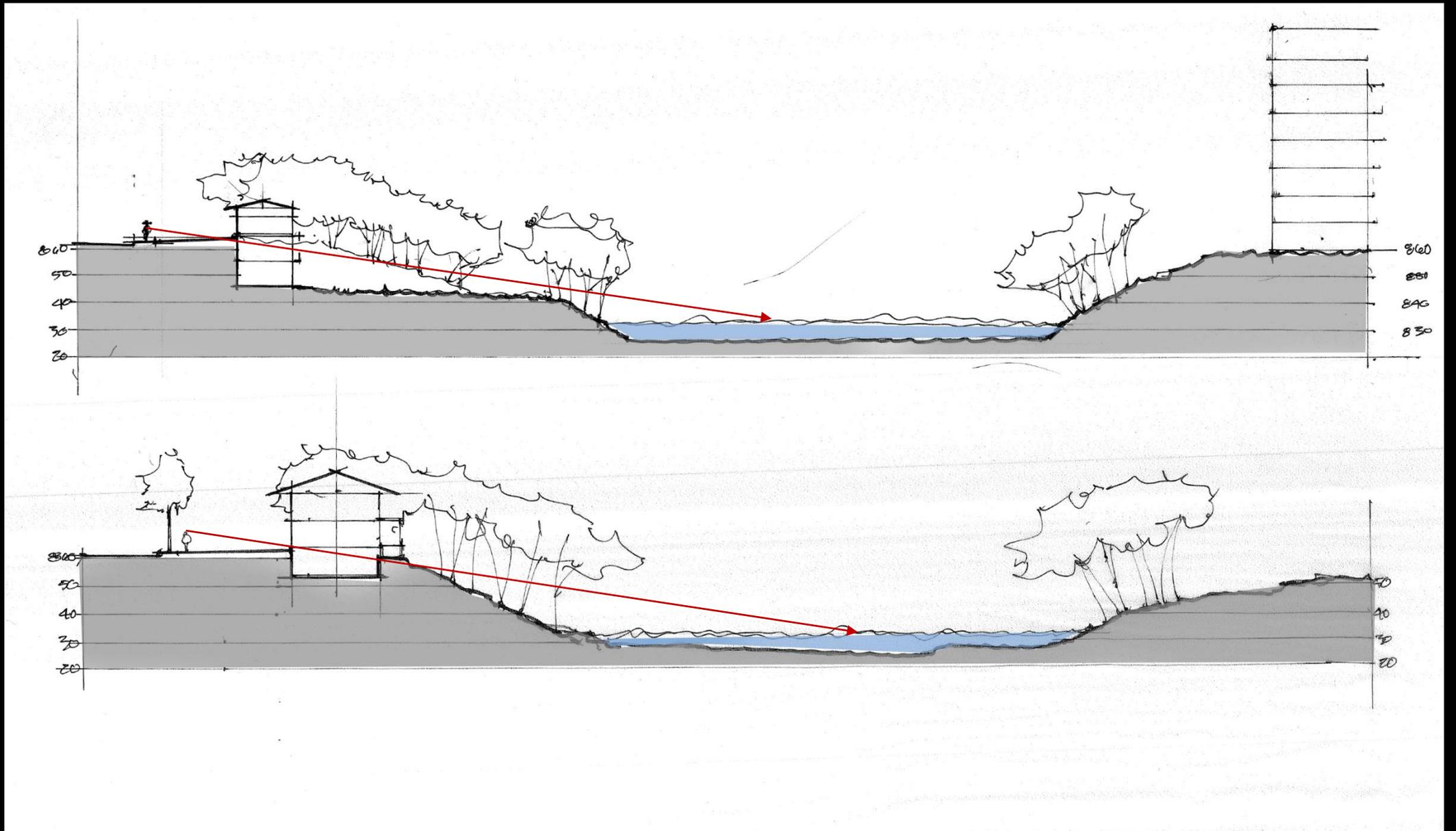
North Segment
2016 River Walk Concept Plan



Questions and Comments?



Sight Lines



Funding Options

2016 River Walk Concept Plan

Metropolitan Council and the Transportation Advisory Board (TAB) Regional Solicitation for Federal Transportation Funds

Solicitation is in DRAFT form: <http://www.metrocouncil.org/Transportation/Planning-2/Transportation-Funding/Regional-Solicitation.aspx>. Solicitation should be open in May and applications are due by July 2016. Available funding is:

- Multiuse Trails and Bicycle Facilities Min request: \$250,000 Max request: \$5,500,000
- Pedestrian Facilities Min request: \$250,000 Max request: \$1,000,000
- Safe Routes to School Min request: \$150,000 Max request: \$1,000,000

Funding Options

2016 River Walk Concept Plan

Local Trail Connections Program

Grant purpose is to provide grants to local units of government to promote relatively short trail connections between where people live and desirable locations, not to develop significant new trails. Available funding is \$150,000 and requires 25% local match. Total available grant funds are \$800,000 for 2016. More information: http://www.dnr.state.mn.us/grants/recreation/trails_local.html

Federal Recreational Trail Program

Grant purpose is to encourage the maintenance and development of motorized, non-motorized, and diversified trails by providing funding assistance. Available funding is \$150,000 and requires 25% local match. More information: http://www.dnr.state.mn.us/grants/recreation/trails_federal.html

Funding Options

2016 River Walk Concept Plan

DNR Legacy Trails Grants

No longer available. Ended in 2015.

Minnesota Historical and Cultural Heritage Grants

Grant purpose is to preserve and enhance access to Minnesota's cultural and historical resources and to support projects of enduring value for the cause of history and historic preservation across the state. The restoration of the amphitheater could possibly compete for this grant. Large project grants are considered over \$100,000 and require a pre-application process. Largest grant I saw awarded in the past few years was about \$250,000. More information: http://www.mnhs.org/legacy/grants/docs_pdfs/MHCHG_Manual_FY2016-2017.pdf



MEMORANDUM

To: Planning Commission
From: Chuck Darnell, Associate Planner
Subject: March 15, 2016 Work Session; City Development Opportunity Booklet Update
Date: March 10, 2016

Background

The City of Anoka owns a number of properties around the city that are desirable redevelopment locations. The properties are located in all different areas of the City, including the transit station area, around Green Haven Golf Course and Event Center, and in areas north and south of Main Street in close proximity to our downtown.

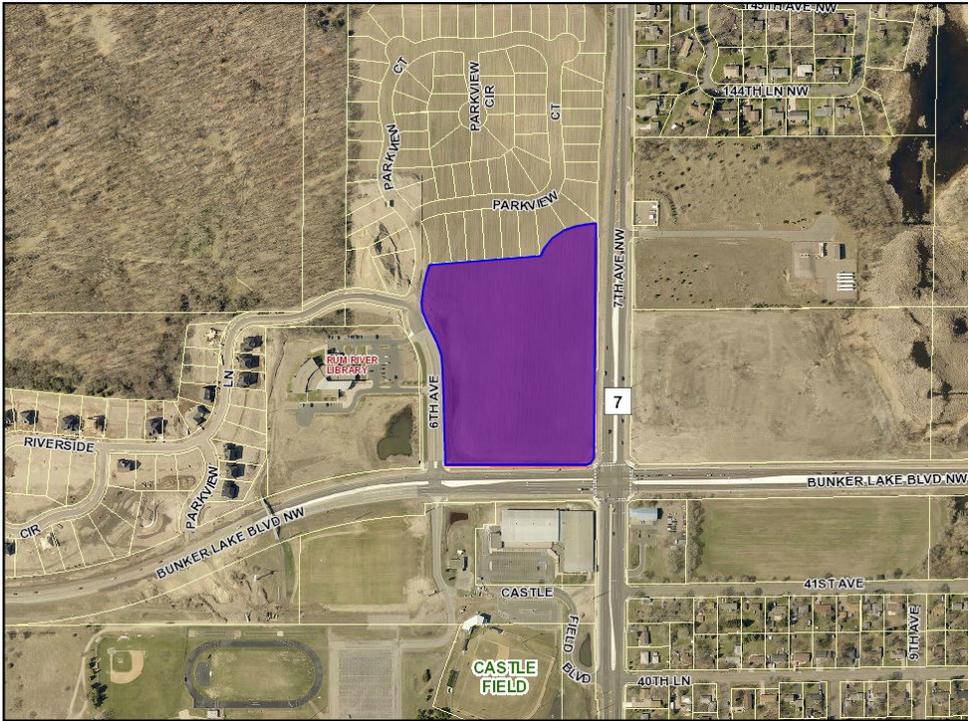
In 2015, the City created a marketing booklet that included information on all of the city-owned properties, as well as a few privately owned properties that are guided for redevelopment. Staff has been working on updating this booklet, and will be bringing forward all of the development sites that will be included in the booklet to the City Council on March 21st for their input and guidance on how the sites should be marketed. After the March 21st meeting, staff will begin to actively market sites that are immediately available for redevelopment.

Update

Staff will provide an update on the development sites that are included in the Development Opportunity booklet. Staff would like for the Planning Commission to be aware of the sites in the book, and provide staff with any input that could be considered during discussions with the City Council on March 21st.

Attachments

- Draft pages of each development site that will be included in the Development Opportunity booklet



PID -
30-32-24-34-0007

Zoning -
General Commercial

Size (Acres) -
14.2

Desired Land Use -
Restaurant/Retail/Office

Other Site Characteristics -

- Highly Visible Location
- New Access/Stoplight Approved for North Side of Site onto 7th Ave.
- Stormwater Capacity Available in Library Pond

QUESTIONS FOR CITY COUNCIL:

- 1) Any changes to the marketing of this site?

Current Owner - City of Anoka

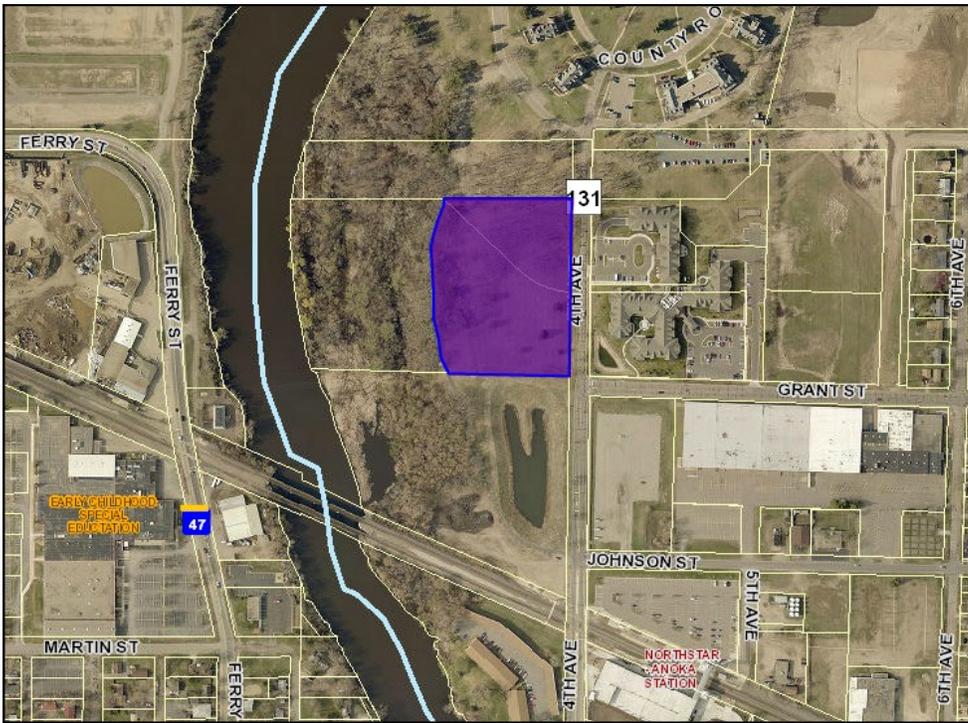
City Contact - Chuck Darnell, 763-576-2716

Broker Contact - None

Asking Price - Negotiable

Appraiser's Opinion of Value - \$

Site 3 Rum River and 4th Avenue



PID -

06-31-24-22-0035

06-31-24-22-0018

Zoning -

Transit Oriented Development

Size (Acres) -

6.96

Desired Land Use -

Owner occupied condos or townhomes

Other Site Characteristics -

- Located adjacent to Rum River and in close proximity to Northstar Station
- City improvements to be completed in near future include Anoka Station Park and invasive species removal
- Utilities: Gas and sanitary sewer lines run north-south through property. Would have to be re-located or avoided.



QUESTIONS FOR CITY COUNCIL:

- 1) Move forward with marketing the site for owner occupied condos or townhomes?

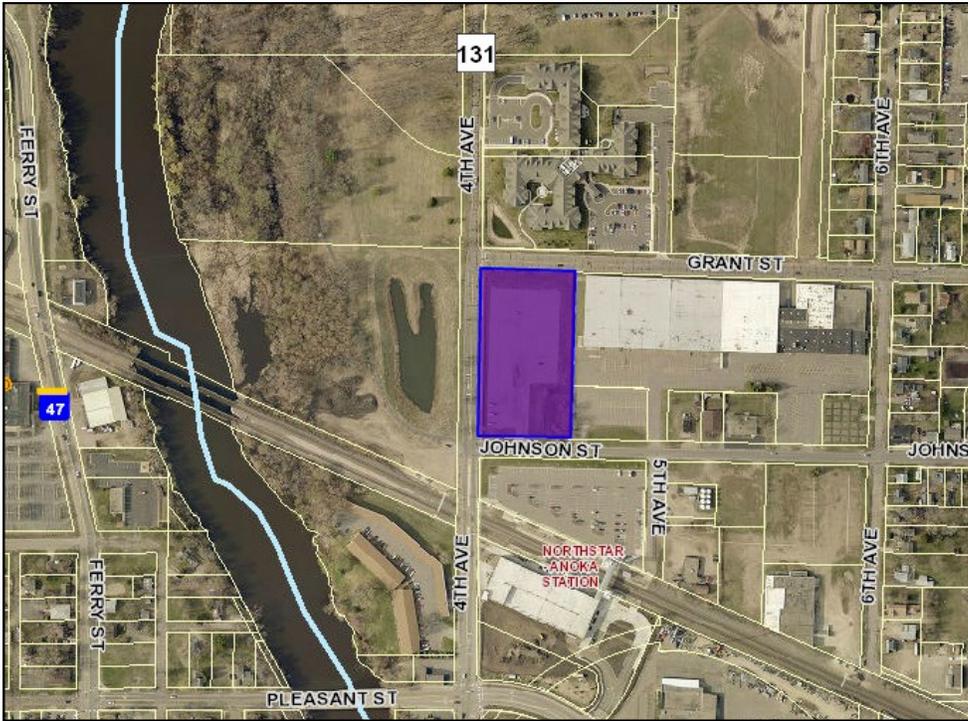
Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
 06-31-24-22-0009

Zoning -
 Transit Oriented Development

Size (Acres) -
 3.09

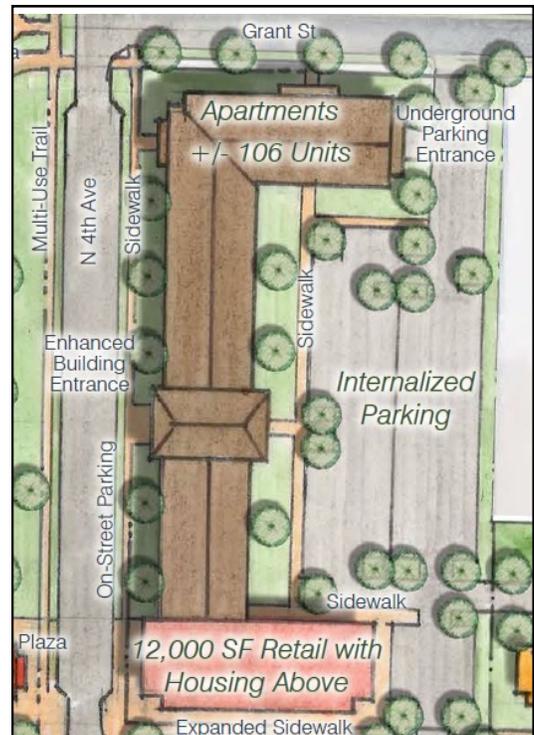
Desired Land Use -
 Apartments or Rowhomes

Other Site Characteristics -

- Adjacent to Northstar Station
- Stormwater capacity available in pond across 4th Ave.
- Access to site available from Grant St. and Johnson St.
- Utilities in place to serve the site

QUESTIONS FOR CITY COUNCIL:

1) Would we consider a project that would utilize Low Income Housing Tax Credits at this site?
 We do have interest from a developer.



Current Owner - City of Anoka

Asking Price - \$500,000

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
06-31-24-23-0074

Zoning -
Transit Oriented Development

Size (Acres) -
2.55

Desired Land Use -
Market Rate Apartments

Other Site Characteristics -

- Adjacent to Northstar Station
- Utilities in place to serve the site
- Existing surface parking lot can be vacated with a 30 day notice

QUESTIONS FOR CITY COUNCIL:

1) Any changes to the marketing of this site?



Current Owner - City of Anoka

Asking Price - \$720,000

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
06-31-24-23-0103

Zoning -
Transit Oriented Development

Size (Acres) -
1.07

Desired Land Use -
Retail/Office/Showroom

Other Site Characteristics -

- Adjacent to Northstar Station
- Utilities in place to serve the site

QUESTIONS FOR CITY COUNCIL:

1) Should we reserve space at this location for the west liquor store relocation? Market study identified this as potential successful location.



Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - Rod Lee & Myles Borstad,
763-862-2005

Site 7 Pierce Street and 6th Avenue



PID -
06-31-24-24-0089
06-31-24-24-0088

Zoning -
Transit Oriented Development

Size (Acres) -
6.56

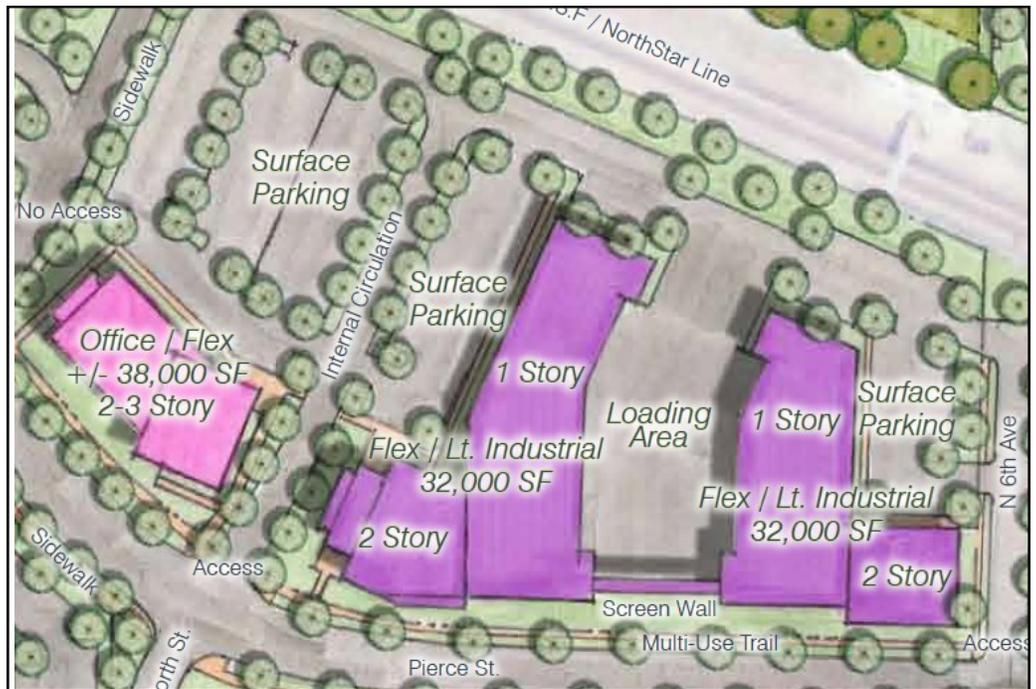
Desired Land Use -
Office/Light Manufacturing/
R&D

Other Site Characteristics -

- Adjacent to Northstar Station
- Existing Public Services shop able to relocate

QUESTIONS FOR CITY COUNCIL:

1) Should we plan for the relocation of the Public Services shop in our CIP process now? Design-build for the new building would take 18 months.



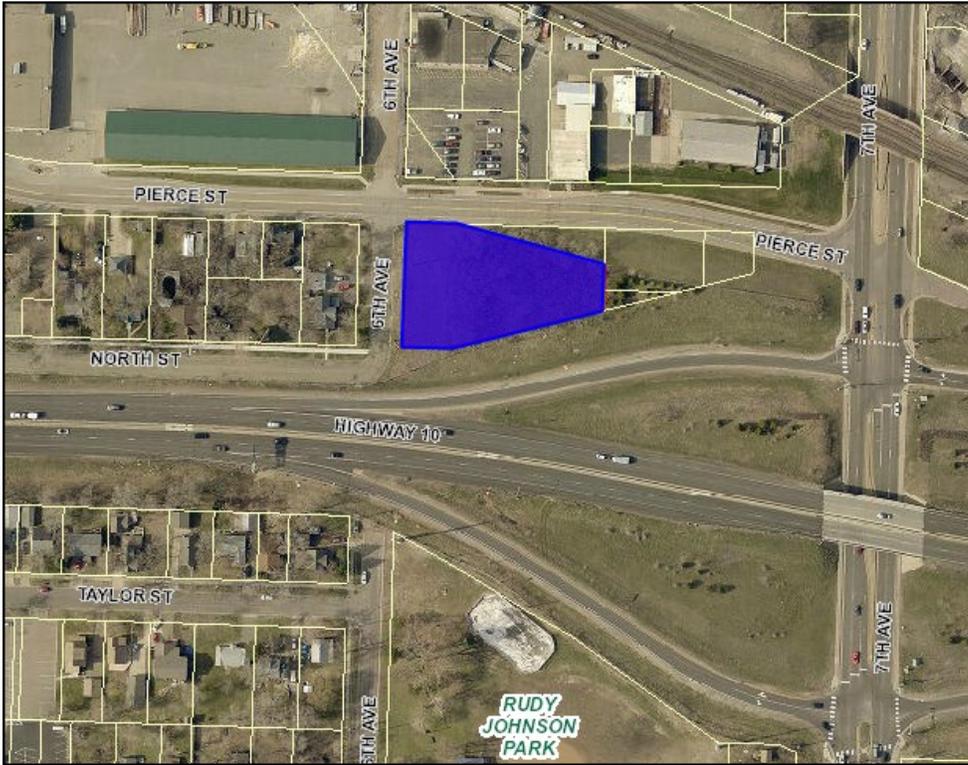
Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
 06-31-24-24-0072

Zoning -
 Transit Oriented Development

Size (Acres) -
 0.75

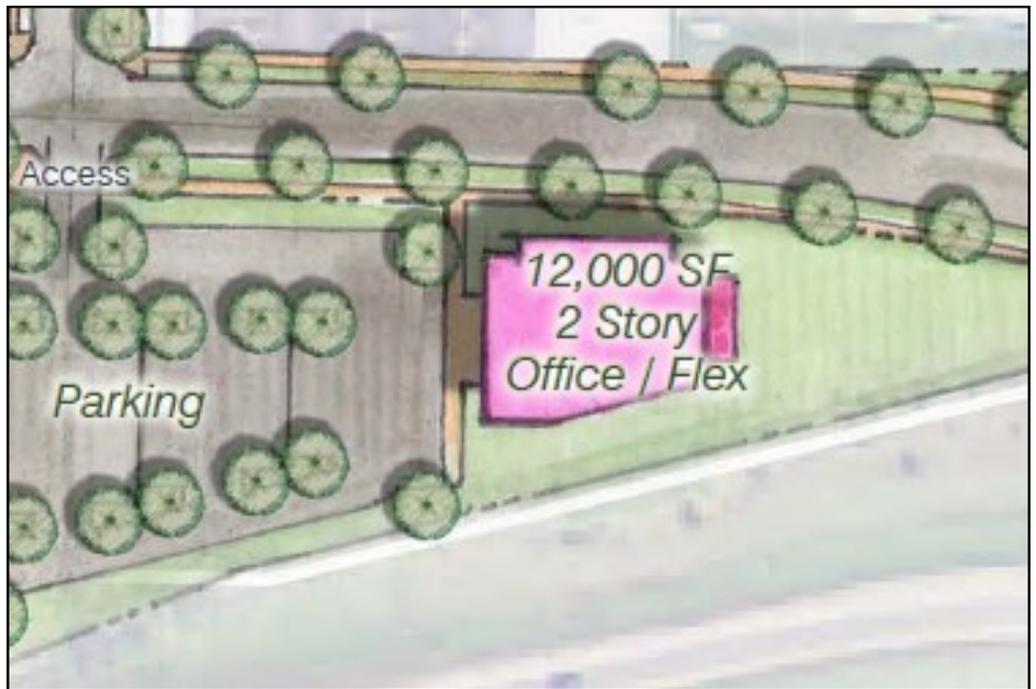
Desired Land Use -
 Mixed Use/Residential/Retail/
 Office

Other Site Characteristics -

- Near Northstar Station
- Highway 10 visibility
- Near Highway 10 access

QUESTIONS FOR CITY COUNCIL:

1) Any changes to the marketing of this site?



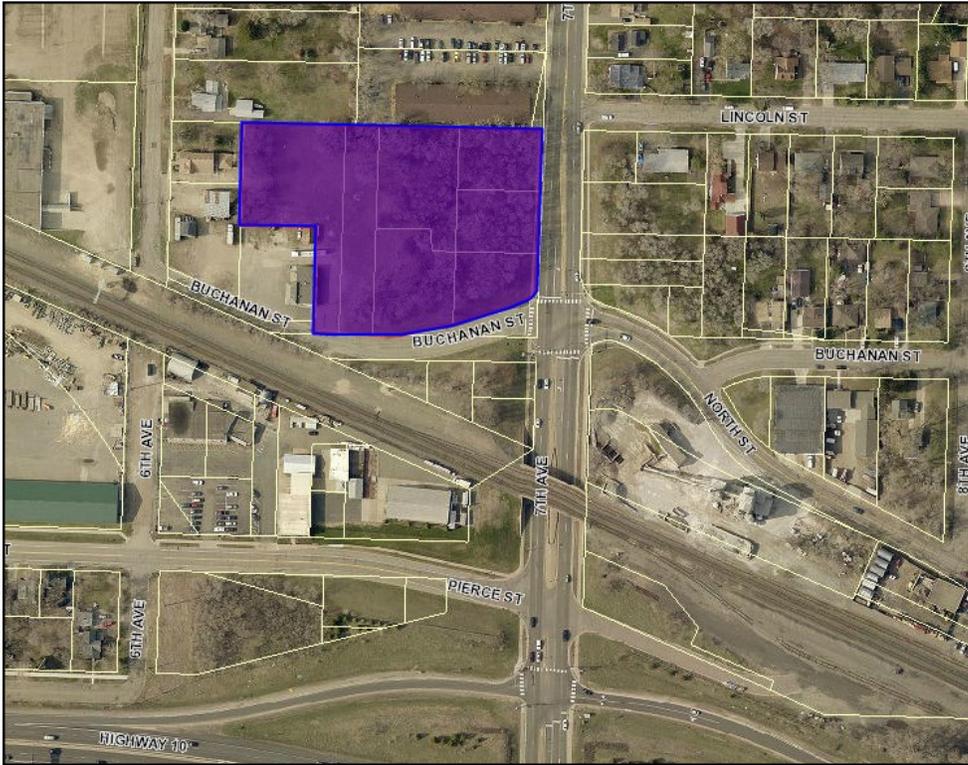
Current Owner - Private

Asking Price - \$225,000

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - Randi Erickson, 612-701-9800



PID -

- 06-31-24-24-0034
- 06-31-24-24-0035
- 06-31-24-24-0003
- 06-31-24-24-0075
- 06-31-24-24-0076
- 06-31-24-24-0002
- 06-31-24-24-0001

Zoning -

Transit Oriented Development

Size (Acres) -

3.07

Desired Land Use -

Mixed Use/Residential/Retail/Office

Other Site Characteristics -

- Near Northstar Station
- Visibility and access from 7th Avenue & Highway 10
- Access would be from Buchanan Street only

QUESTIONS FOR CITY COUNCIL:

- 1) Should the City acquire two county-owned parcels to create larger development site?



Current Owner - City of Anoka/Anoka County

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
05-31-24-23-0002

Zoning -
R-3 Medium Density Residential

Size (Acres) -
1.2

Desired Land Use -
Commercial

Other Site Characteristics -

- Highway 10 visibility

QUESTIONS FOR CITY COUNCIL:

1) Any changes to the marketing of this site? Currently marketing for commercial, but based on zoning, someone could propose townhomes for the site.

Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
05-31-24-23-0002

Zoning -
R-3 Medium Density Residential

Size (Acres) -
4.69

Desired Land Use -
Attached or Detached Townhomes

Other Site Characteristics -

- Development density of approximately ## town-home units
- Adjacent to wetland
- Scenic natural setting



QUESTIONS FOR CITY COUNCIL:

- 1) Any changes to the marketing of this site?

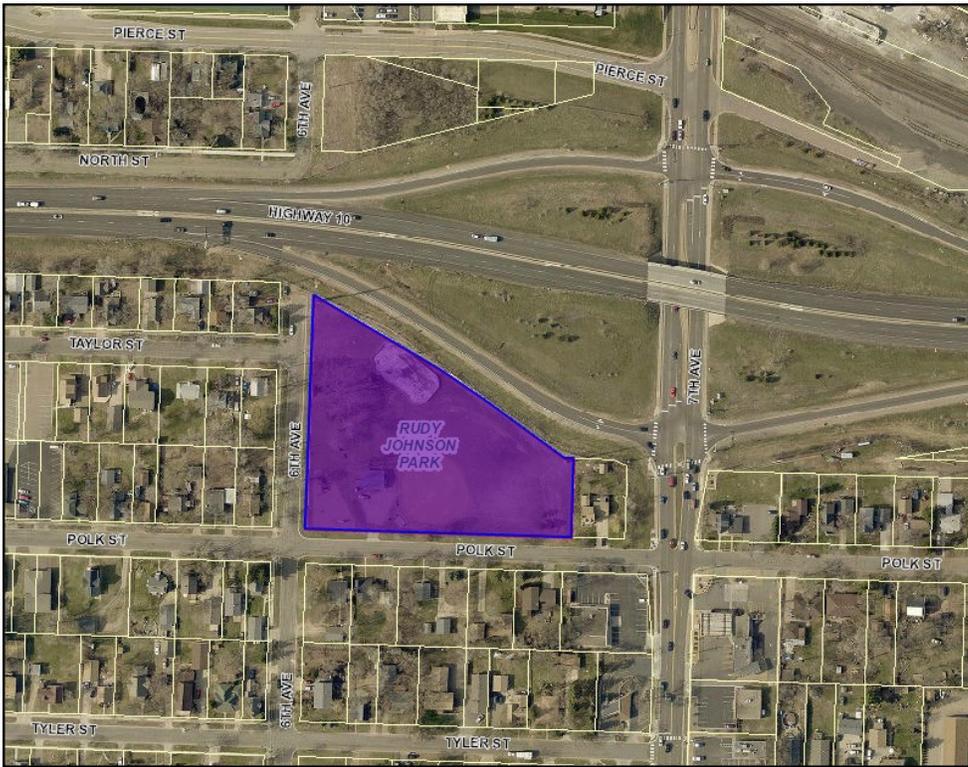
Current Owner - City of Anoka

Asking Price - \$420,000

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
06-31-24-31-0142

Zoning -
R-1 Single Family

Size (Acres) -
2.81

Desired Land Use -
Office

Other Site Characteristics -

- Visibility and access from Highway 10

QUESTIONS FOR CITY COUNCIL:

- 1) Any changes to the marketing of this site?
- 2) Should the redevelopment site include the parcel to the east on the corner of Polk Street and 7th Avenue?

Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



Site 13
8th Avenue and Main Street



PID -

- 06-31-24-43-0029
- 06-31-24-43-0030
- 06-31-24-43-0031
- 06-31-24-43-0032
- 06-31-24-43-0033
- 06-31-24-43-0034
- 06-31-24-43-0035

Zoning -

Main Street Mixed Use

Size (Acres) -

2.02

Desired Land Use -

Commercial/Residential

Other Site Characteristics -

- Located on Main Street just east of Downtown Anoka
- Visibility from Main Street
- High traffic
- Anoka County has plans to update stoplight at intersection of Main Street & 9th Avenue
- Utilities will be upgraded to serve site in the City of Anoka’s 2020 Street Renewal Project

QUESTIONS FOR CITY COUNCIL:

- 1) Any changes to the marketing of this site?

Current Owner - Private

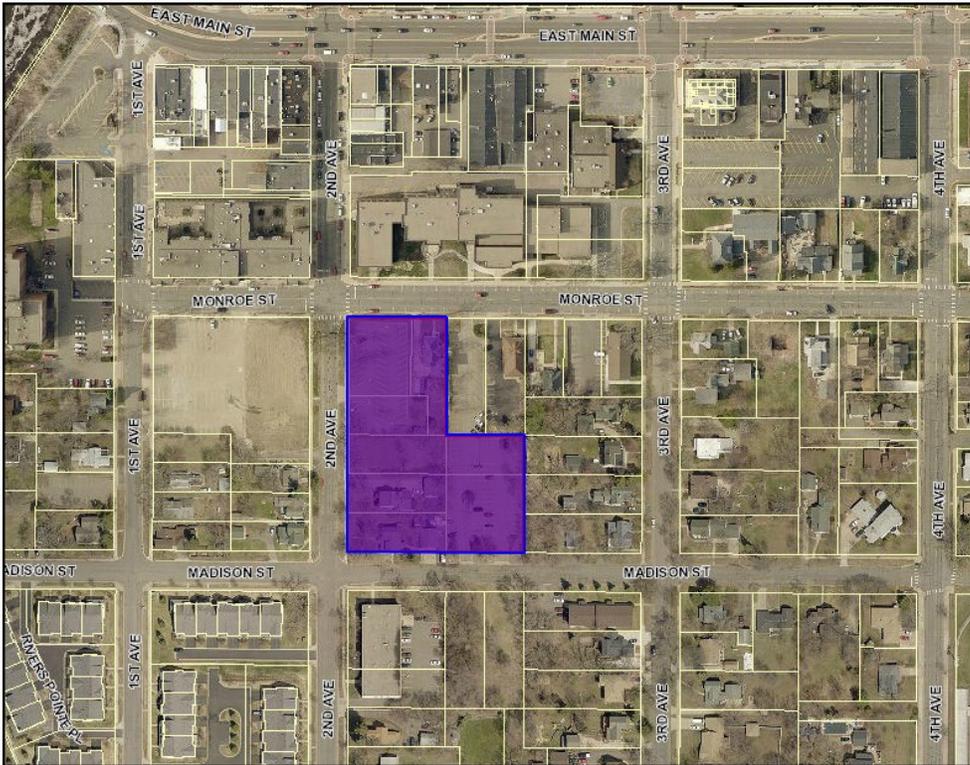
Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser’s Opinion of Value - \$

Broker Contact - AREA Real Estate, 612-460-4400

Site 14 2nd Avenue and Monroe Street



PID -

- 12-31-25-11-0053
- 12-31-25-11-0054
- 12-31-25-11-0055
- 12-31-25-11-0111
- 12-31-25-11-0112
- 07-31-24-22-0088
- 07-31-24-22-0105
- 07-31-24-22-0106

Zoning -

B-4 Limited Business/ R-1 Single Family

Size (Acres) -

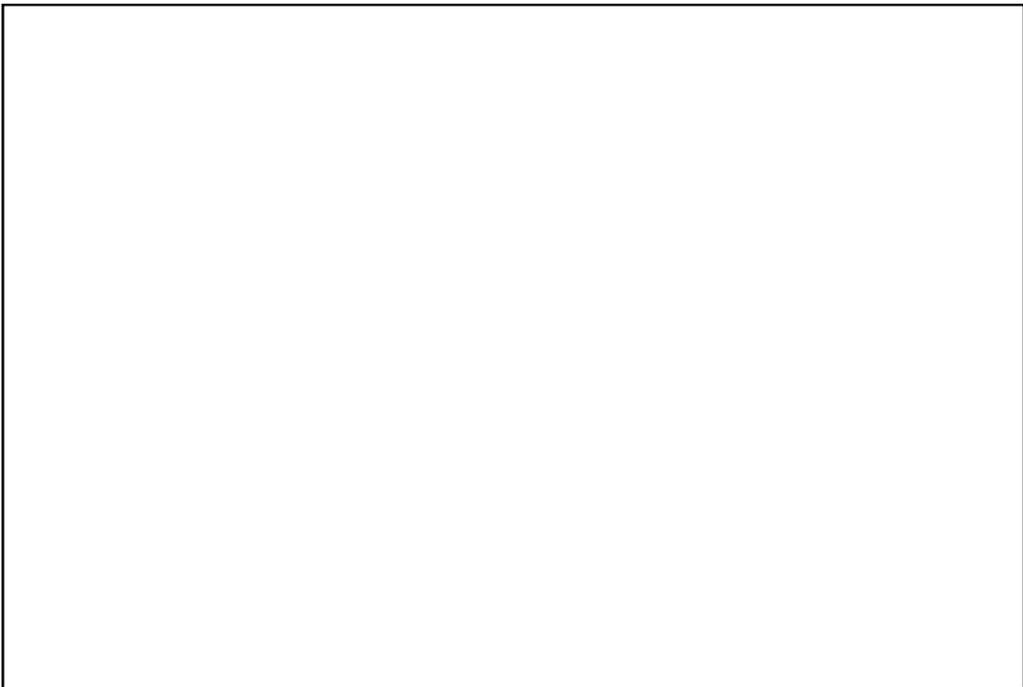
2.1

Desired Land Use -

Residential/Office

Other Site Characteristics -

- Located just south of downtown
- Across from Anoka-Hennepin ISD offices



QUESTIONS FOR CITY COUNCIL:

- 1) Any changes to the marketing of this site?

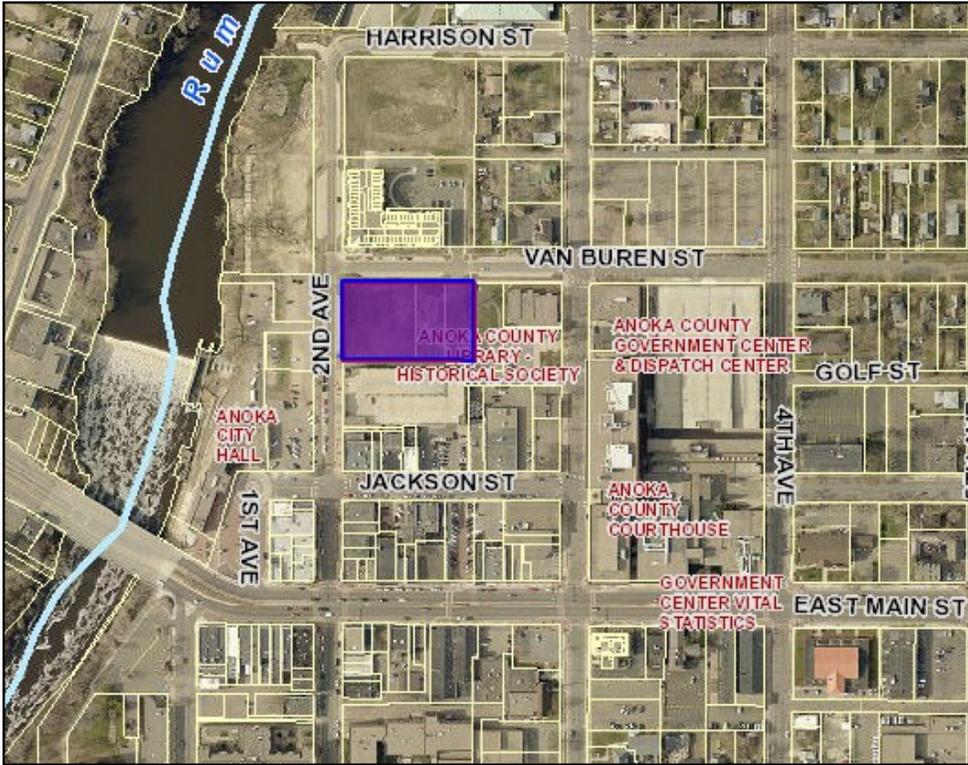
Current Owner - City of Anoka HRA

Asking Price - Negotiable

City Contact - Darin Berger, 763-576-2724

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -

01-31-25-44-0117
 06-31-24-33-0113
 06-31-24-33-0114

Zoning -

Planned Residential Development

Size (Acres) -

1.23

Desired Land Use -

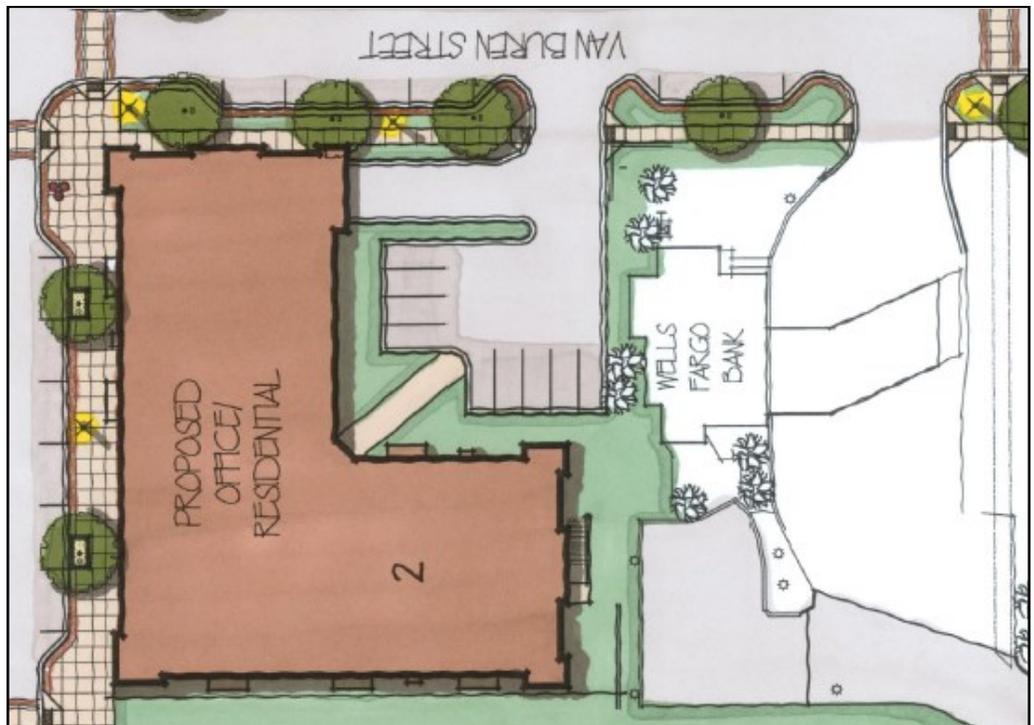
Residential

Other Site Characteristics -

- Located in Historic Rum River District
- Close to Downtown and view of Rum River
- Riverfront park located across 2nd Avenue

QUESTIONS FOR CITY COUNCIL:

1) Should we hold off on marketing this site until more details known on potential project?



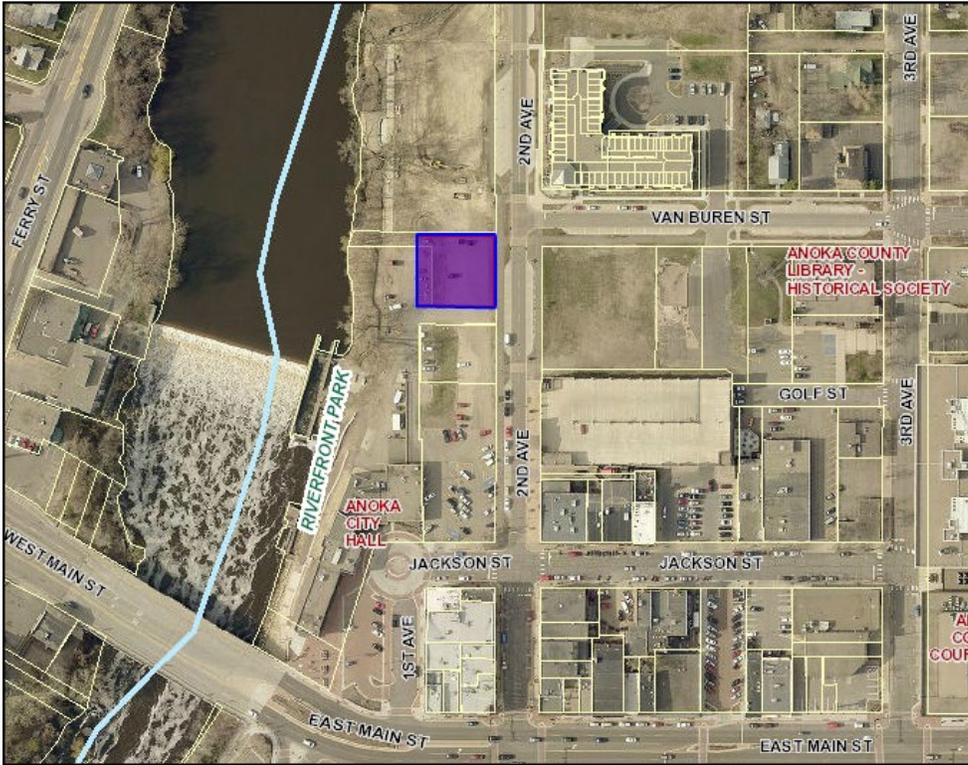
Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - Rod Lee & Myles Borstad,
 763-862-2005



PID -

01-31-25-44-0119

Zoning -

Planned Residential Development

Size (Acres) -

Approx. 10,000 sf.

Desired Land Use -

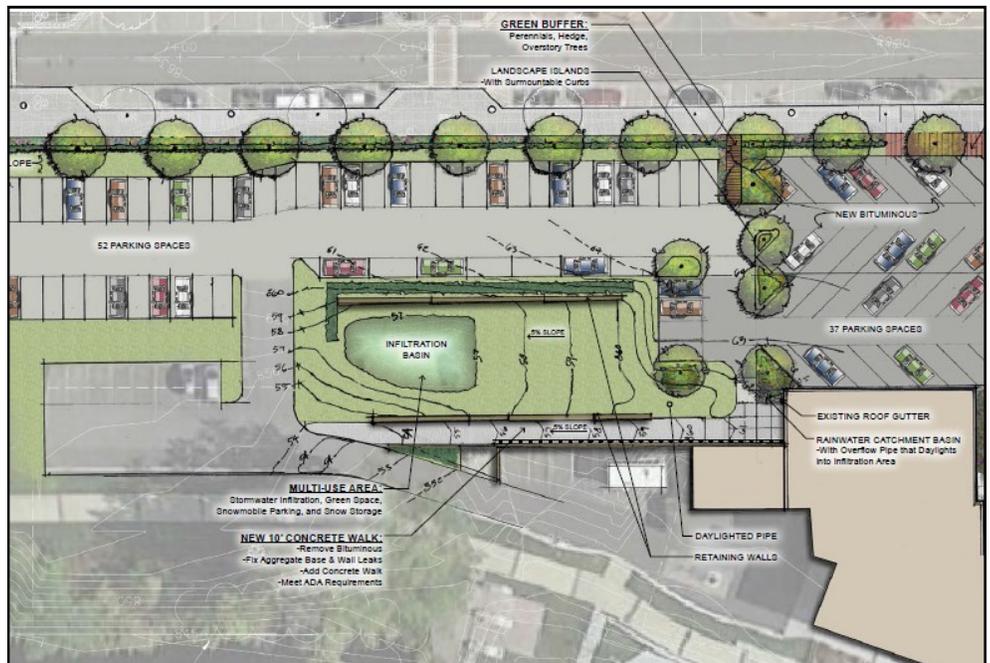
Riverfront Restaurant

Other Site Characteristics -

- Located in Historic Rum River District
- Close to Downtown and view of Rum River
- Adjacent to Riverfront Park
- Structure setback of 50' from Rum River - size of site could be adjusted

QUESTIONS FOR CITY COUNCIL:

- 1) Any changes to the marketing of this site?



Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None

Site 17 Benton Street and Ferry Street



PID -

- 12-31-25-12-0049
- 12-31-25-12-0050
- 12-31-25-12-0051
- 12-31-25-12-0052

Zoning -

R-4 High Density Residential

Size (Acres) -

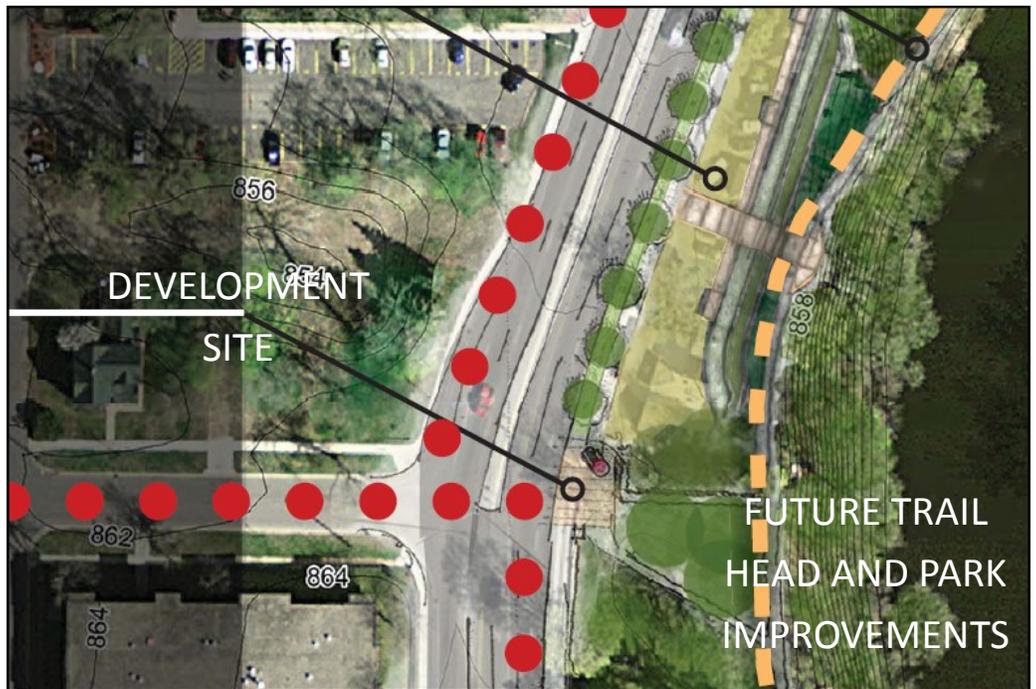
0.71

Desired Land Use -

Residential/Office

Other Site Characteristics -

- High visibility on Ferry Street
- Future city park on east side of Ferry Street will provide views of the Rum River.



QUESTIONS FOR CITY COUNCIL:

1)

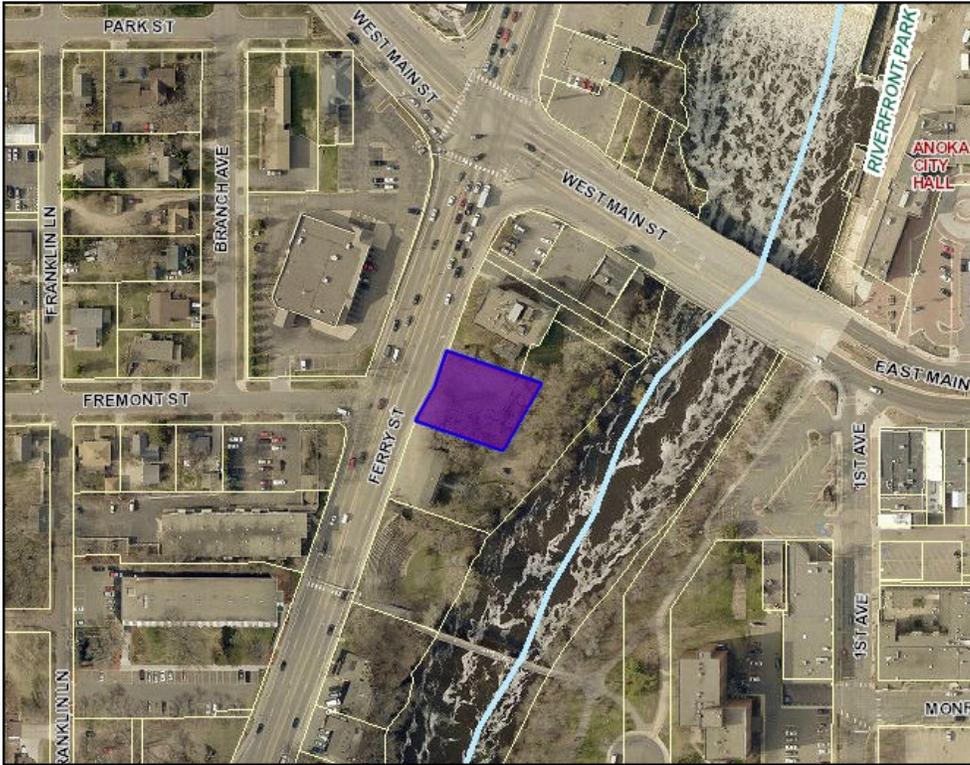
Current Owner - City of Anoka HRA

Asking Price - Negotiable

City Contact - Darin Berger, 763-576-2724

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
 12-31-25-11-0002

Zoning -
 South Ferry Riverfront District

Size (Acres) -
 0.31

Desired Land Use -
 Residential/Commercial/Office

Other Site Characteristics -

- High visibility on Ferry Street/ Hwy 169
- Adjacent to Rum River
- Future city park on east side of Ferry Street



QUESTIONS FOR CITY COUNCIL:

1)

Current Owner - City of Anoka HRA

Asking Price - Negotiable

City Contact - Darin Berger, 763-576-2724

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -

01-31-25-31-0049

Zoning -

Main Street Mixed Use

Size (Acres) -

2.15

Desired Land Use -

Grocery/Senior Housing/
Townhomes

Other Site Characteristics -

- Located on Main Street
- Visibility from Main Street
- Located on same site as West Main Shopping Center
- Vacant land at the rear of site is available
- Utilities to serve the site to cost approximately \$75,000

QUESTIONS FOR CITY COUNCIL:

1) Any changes to the marketing of this site?

Current Owner - Private

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - Heidi Brownlee, 612-310-3133



PID -
01-31-25-13-0001

Zoning -
R-1 Single Family Residential

Size (Acres) -
1.61

Desired Land Use -
Villas/Townhomes

Other Site Characteristics -

- Adjacent to Green Haven Golf Course
- Stormwater capacity available in Loch Lake
- Access to the site from State Avenue

QUESTIONS FOR CITY COUNCIL:

1) Any changes to the marketing of this site?



Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
 01-31-25-24-0037

Zoning -
 R-1 Single Family Residential

Size (Acres) -
 Approx. 3.75

Desired Land Use -
 Residential/Medical/Office

Other Site Characteristics -

- Adjacent to Green Haven Golf Course
- Access to the site from Green Haven Road
- Existing maintenance facility to relocate

QUESTIONS FOR CITY COUNCIL:

- 1) Should the City hold off on cooperative interest until Gladstone moves forward?



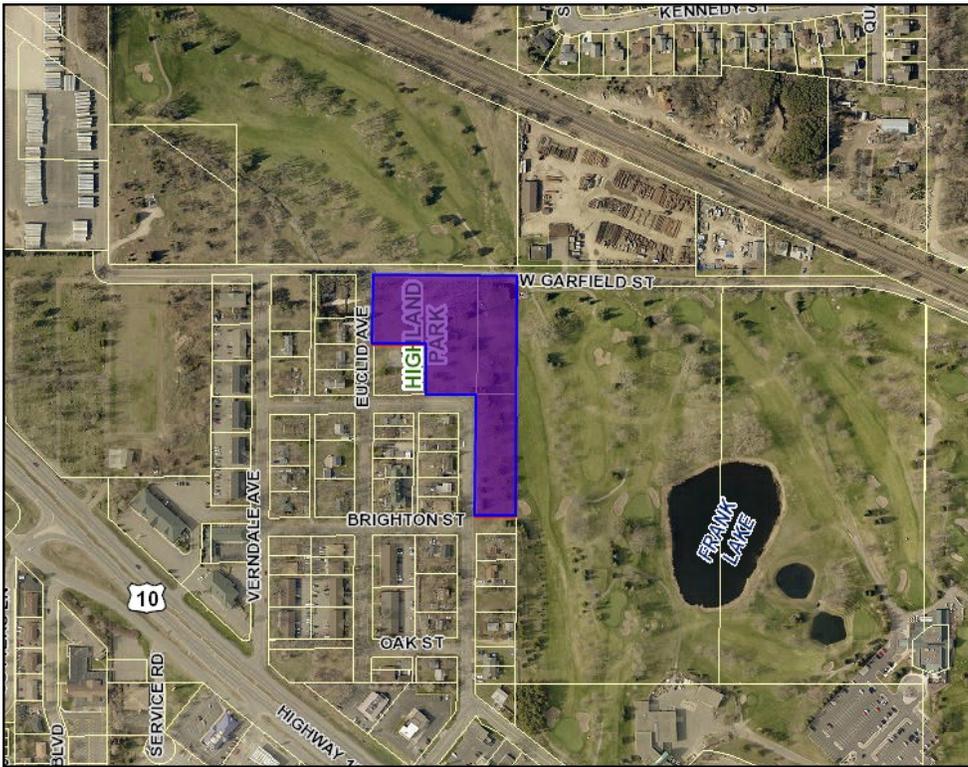
Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - Rod Lee & Myles Borstad,
 763-862-2005



PID -

- 01-31-25-22-0001
- 01-31-25-22-0002
- 01-31-25-22-0037

Zoning -

R-1 Single Family Residential

Size (Acres) -

4.7

Desired Land Use -

Villas/Townhomes

Other Site Characteristics -

- Adjacent to Green Haven Golf Course



Concept A

Concept B



QUESTIONS FOR CITY COUNCIL:

- 1) Any changes to the marketing of this site?

Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
36-32-25-32-0004

Zoning -
M-1 Light Industrial

Size (Acres) -
9.3 Acres

Desired Land Use -
Office/Manufacturing/
Warehouse

Other Site Characteristics -

- Located in the Anoka Enterprise Park
- Large vacant site
- Build to suit

QUESTIONS FOR CITY COUNCIL:

- 1) Any changes to the marketing of this site?

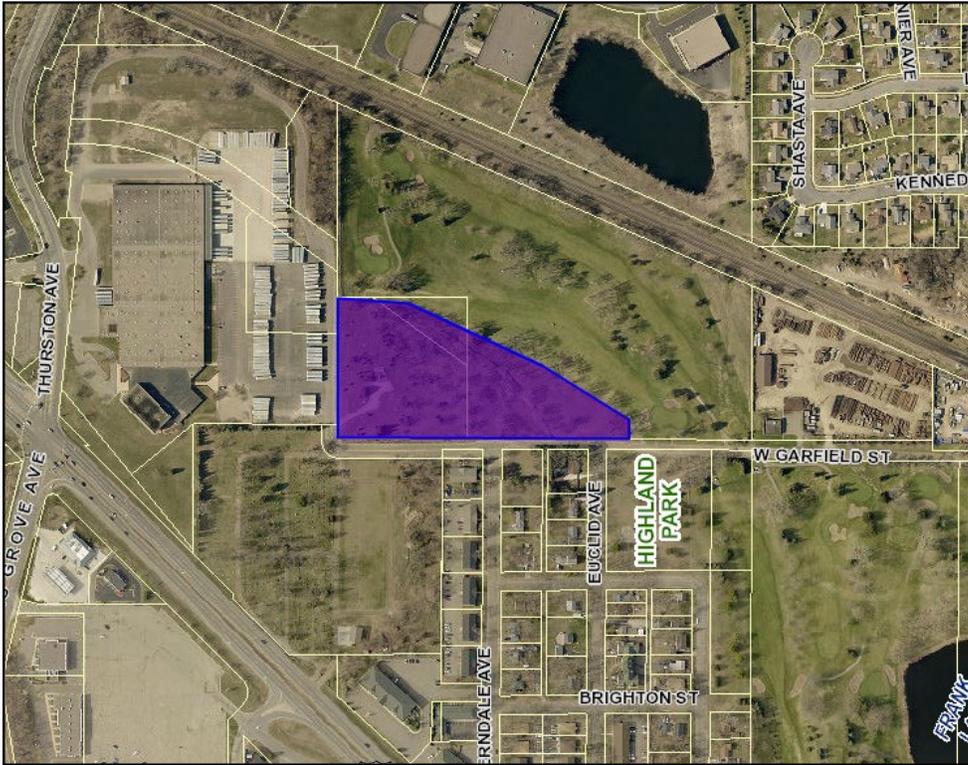
Current Owner - Private

Asking Price - Unknown

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - Sherman Malkerson
952-525-1000



PID -
36-32-25-33-0014

Zoning -
R-F Rural Farm/
R-1 Single Family Residential

Size (Acres) -
Approx. 6.1

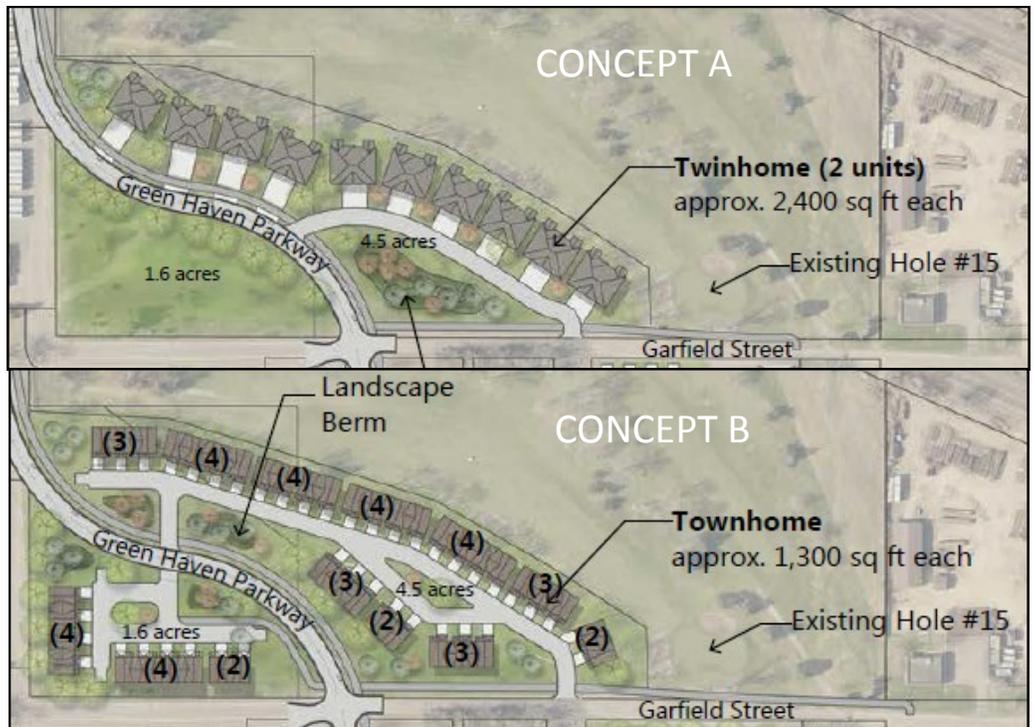
Desired Land Use -
Villas/Townhomes

Other Site Characteristics -

- Adjacent to Green Haven Golf Course
- Future Greenhaven Parkway to be constructed to access the site

QUESTIONS FOR CITY COUNCIL:

- 1) Any changes to the marketing of this site?
- 2) Any preference on type of development?



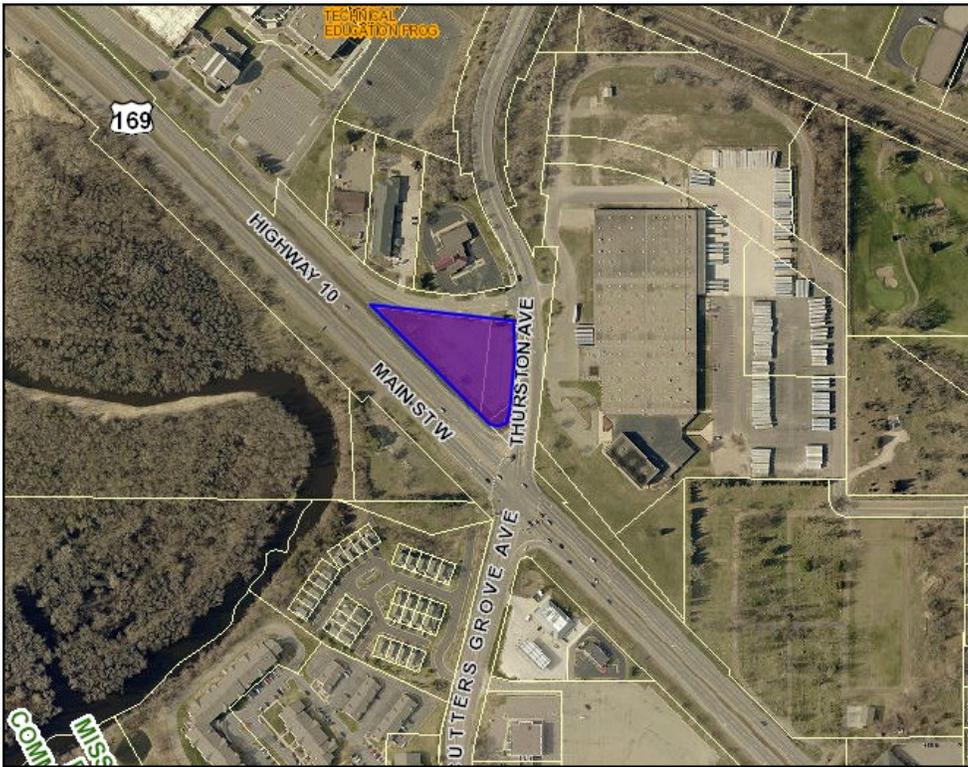
Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
 35-32-25-43-0002
 35-32-25-44-0005
 35-32-25-44-0006

Zoning -
 M-2 General Industrial

Size (Acres) -
 1.78

Desired Land Use -
 Commercial/Office

Other Site Characteristics -

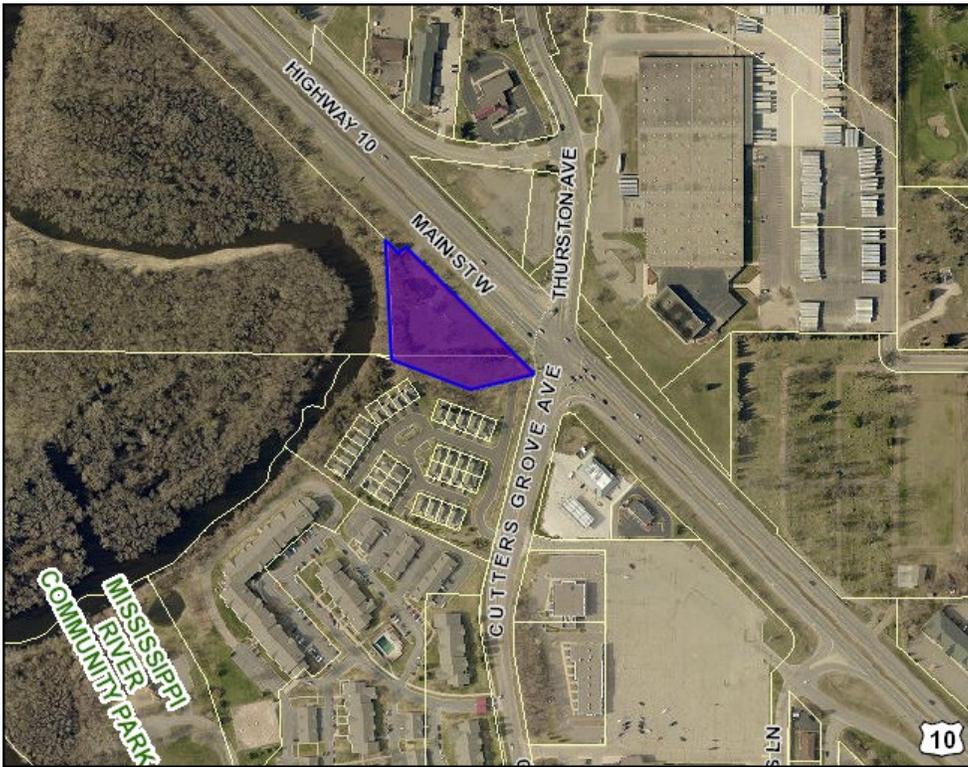
- Highway 10 visibility



QUESTIONS FOR CITY COUNCIL:

1) Should this site be preserved as a potential location for the west liquor store?

Current Owner - City of Anoka	Asking Price - Negotiable
City Contact - Chuck Darnell, 763-576-2716	Appraiser's Opinion of Value - \$
Broker Contact - None	



PID -
 35-32-25-44-0002
 02-31-25-11-0035

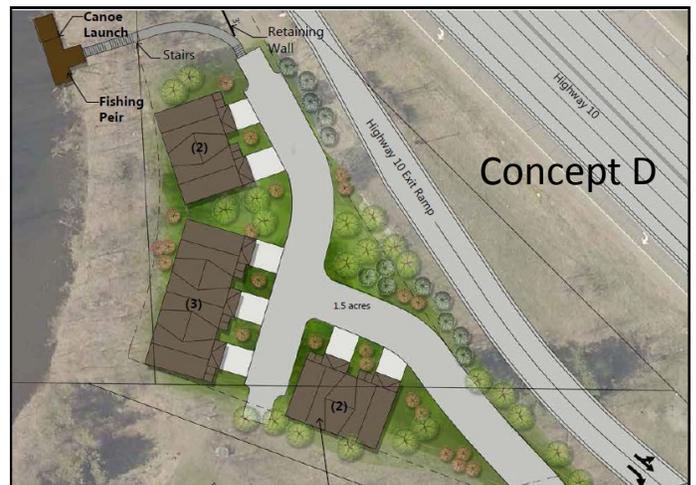
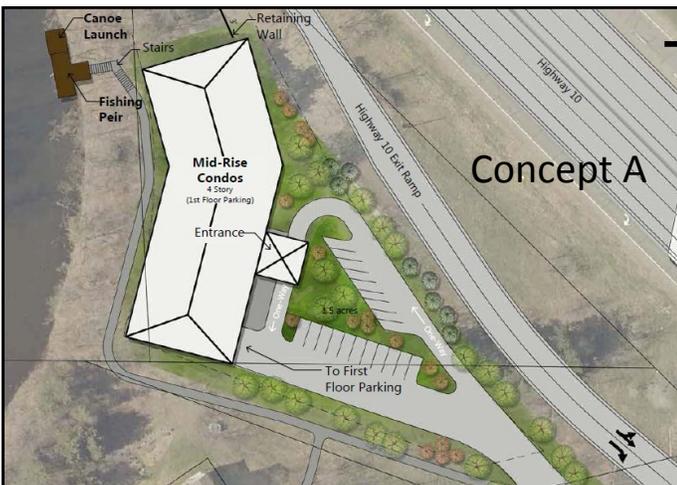
Zoning -
 B-1 Highway Business

Size (Acres) -
 1.91

Desired Land Use -
 Apartment/Townhomes

Other Site Characteristics -

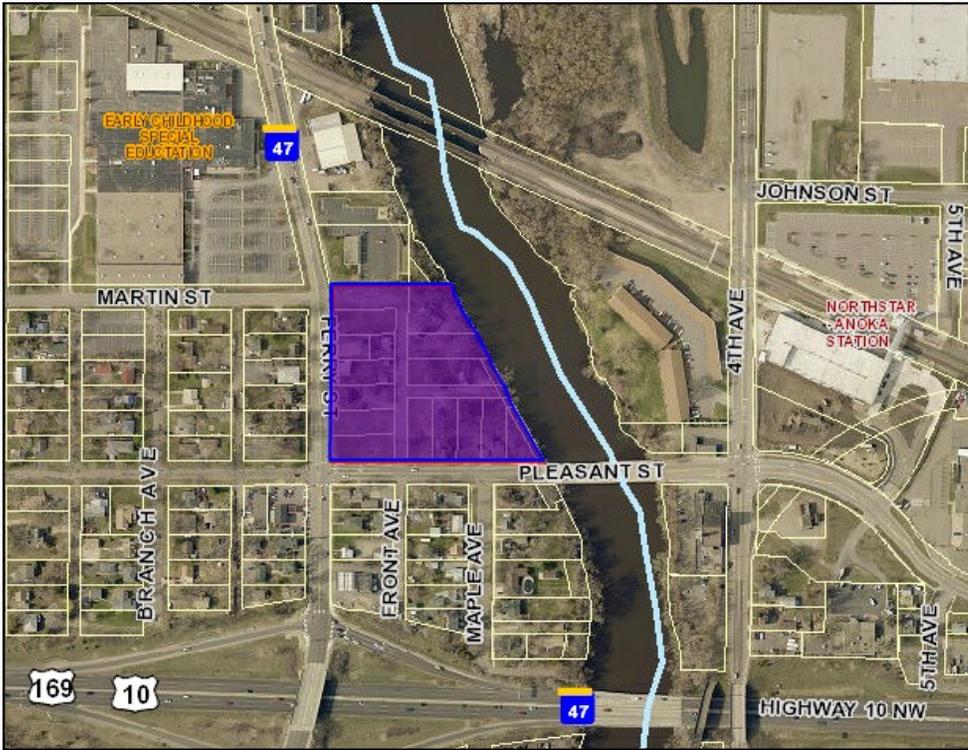
- Highway 10 visibility
- Adjacent to Mississippi River



QUESTIONS FOR CITY COUNCIL:

1) Any preference on type of development at this site?

Current Owner - City of Anoka	Asking Price - Negotiable
City Contact - Chuck Darnell, 763-576-2716	Appraiser's Opinion of Value - \$
Broker Contact - None	



PID -
Multiple

Zoning -
R-1 Single Family Residential

Size (Acres) -
Approx. 4.65

Desired Land Use -
Owner occupied condos

Other Site Characteristics -

- Close to Northstar Station
- Adjacent to Rum River
- Currently multiple property owners

QUESTIONS FOR CITY COUNCIL:

- 1) Any changes to the marketing of this site?



Current Owner - City of Anoka/Private
City Contact - Chuck Darnell, 763-576-2716
Broker Contact - None

Asking Price - Negotiable
Appraiser's Opinion of Value - \$



MEMORANDUM

To: Planning Commission
From: Chuck Darnell, Associate Planner
Subject: March 15, 2016 Work Session; Anoka Station Park Update
Date: March 10, 2016

Background

The City of Anoka has been working on developing a park in the transit station area, which will be called Anoka Station Park. The park will be located north of the railroad tracks and west of 4th Avenue, on the west side of the existing stormwater pond. The area is already served by a regional trail, and the park will be immediately adjacent to the Rum River to provide for river recreational opportunities.

The Planning Commission discussed this park briefly at their January 19, 2016 work session meeting when a broader discussion on the 4th Avenue development site was taking place. The Planning Commission had requested more information on the plans for this park at that time. The Anoka Station Park will serve as an amenity for future development that is expected to occur in the TOD zoning districts. The park could also influence the 4th Avenue development site, which is located immediately to the northeast.

City staff has been developing concept plans for the Anoka Station Park and have had preliminary discussions with other agencies on the regulations that will apply to any park improvements located in this area. From those discussions, preliminary plans have been developed showing potential improvements. The plans will be presented to the Park and Recreation Board for the first time at their regular meeting on March 15, 2016 at 7:00 PM. The Planning Commission has been invited to attend the beginning of the meeting and receive an update on the preliminary plans.

Attachments

- Preliminary plans for improvements to be included in the Anoka Station Park

Legend

- Stone Wall Survey
- DNR Wild and Scenic River District
- DNR Conservation Easement
- Parcel Boundaries
- 100-Year FEMA Floodplain (850 ft in elevation)
- Delineated Wetland Boundary
- 2-foot LiDAR Contours

