

Greens of Anoka Plan

The full version of the Greens of Anoka plan is available in the City of Anoka Planning Department. The summary below is meant to summarize the plan, however the full version of the plan should be considered in all decisions that require conformance with or review of the 2030 Comprehensive Plan.

Study Area

The study area for the Greens of Anoka Redevelopment Master Plan project is roughly 233 acres and contains a mix of residential, commercial, industrial, and institutionally zoned land including Greenhaven Golf Course, Highland Park and the Calvary Cemetery. Trunk Highway 10 creates the southern edge of the study area, and the Burlington Northern & Santé-Fe (BNSF) rail line provides the northern boundary. To the west, Thurston Avenue denotes the edge, while on the east side, State Avenue, on the eastern edge of the golf course, completes the study area boundary. Although the study limits end at State Avenue, the Slab Town neighborhood to the east garnered significant attention as part of this project, particularly for transportation and infrastructure recommendations.

The Highland Park neighborhood contains a mix of single-family and multifamily housing and has a mix of commercial properties fronting along Highway 10. Within the study area, large developed parcels include the ATK site, a commercial, office and industrial warehouse use in the northwest adjacent to Thurston Avenue, as well as two industrial uses are also isolated against the railroad tracks: Bul-Doc Inc., a large crane operation, and Northstar Fencing, a commercial fencing company. Connexus Energy owns and operates a large communication tower just to the north of the Highland Park neighborhood on roughly four acres. Immediately east of the study area is the Slab Town neighborhood, which roughly comprises a six block area of modest, single-family homes and some smaller scale commercial uses near the Ferry Street and Pleasant Street intersection. A large tract of land owned by the Anoka-Hennepin Independent School District sits north of the Slab Town neighborhood along the rail line, and is currently being utilized by the school district for administrative offices.

Project Goals

One of the key goals established by the City Council for the 2011-2012 fiscal year was to explore ways to sell city-owned property and ultimately move more tax-exempt properties onto the tax rolls. The City of Anoka has roughly 2,518 acres of tax-exempt land, approximately 55% of the total land area for the community, making Anoka one of the highest tax-exempt land communities in the Twin Cities metro area. The sale of strategic pieces of land for development around Greenhaven Golf Course could provide an opportunity to create more taxable land. The City Council and Anoka Housing and Redevelopment Authority (HRA) also had specific goals for the project area, including the determination of appropriate future land uses, identifying design standards for redevelopment, recommending improvements to the surrounding neighborhoods, and outlining a strategy for transportation and connectivity improvements in the area. The following are a summary of the key goals for the Greens of Anoka project:

Land Uses and Design Standards

A significant outcome of the planning effort focuses on determining appropriate land uses and design standards for the Greens of Anoka area. One of the primary goals established by the HRA for this project is to create distinctive, high-quality redevelopment surrounding the Greenhaven Golf Course. Additionally, developing a more integrated residential and commercial development pattern for the area, better connected to the community, was a key goal.

Highland Park Neighborhood

For some time, the HRA has wanted to improve the Highland Park neighborhood and the quality of the housing stock. Transformation of this neighborhood will play a key role in the success of the broader redevelopment plan. The plan reviews the conditions of existing properties and makes recommendations for improvements in the neighborhood. The identification of programs and potential funding mechanisms available to improving existing properties and recommendations for addressing issues in the neighborhood are goals for this project.

Greenhaven Golf Course

The community leadership has continually worked to improve Greenhaven. The golf course has looked at various options to reconfigure holes including the restructuring of greens, fairways and/or tee boxes to create developable land with a golf course orientation, while at the same time, maintaining a competitive challenge for the paying patrons. Both improvements to the course and surrounding neighborhood will be explored as a part of this project.

Connectivity – Highway 10 and potential Parkway connection

The City of Anoka has acquired right-of-way on the western edge of the project area for construction of a future parkway connection from Thurston Avenue to West Main Street at Highway 10. Determination on the potential parkway route, meeting the transportation and recreational needs of the area, in conjunction with an assessment of the surrounding redevelopment potential, and the ability for this roadway improvement to help attract and maintain high-quality redevelopment are key goals for the Greens of Anoka project.

Redevelopment Plan

The following is the preferred redevelopment master plan and phasing strategy based on consolidated feedback from the public, City Council, Planning Commission, HRA, Task Force, and City Staff. The Redevelopment Master Plan provides for 489 new housing units and approximately 102,500 square feet of commercial space. While the Redevelopment Master Plan represents an ultimate redevelopment vision for the Greens of Anoka, the story of the redevelopment vision is articulated within a series of Short-Term, Mid-Term and Long-Term Phasing Plans to illustrate the sequential steps toward incremental transformation of the area. The initial stages of the redevelopment plan focus on in-fill of City-owned land for higher-end housing along the eastern and western edges of the golf course, as well as redevelopment of Castle Field and the Park and Recreation building sites to establish a positive momentum for

change in the area. Redevelopments of other key locations, such as the Connexus Energy tower, occur in the mid-term phase and create the initial leg of important transportation linkages. The later phases of the redevelopment plan complete the transportation connections, improve the golf course with the addition of a driving range facility and capitalize on additional redevelopment areas adjacent to the new Parkway and Greenhaven Golf Course.