

Current Planning Areas

Land North of Bunker Lake Boulevard and West of Seventh Avenue

In the early 1970's the City of Anoka acquired approximately 267 acres of land at the northern tip of the City just north of Bunker Lake Boulevard and west of Seventh Avenue. The land has remained publicly owned and undeveloped since. In 2007, a conservation easement was placed on approximately 198 acres of the land preventing development perpetually. The easement area is called the Anoka Nature Preserve. Two areas of land remain for possible development. The first area is 46.3 acres and located directly along Seventh Avenue and Bunker Lake Boulevard. The second area is 22.5 acres and located just north of Bunker Lake Boulevard and east of the Rum River. In 2011 a rezoning and land use map amendment was approved for the 22.5 acre area to allow for low and medium density residential development. In 2012 a rezoning and land use map amendment was approved for the 46.3 acre area to allow for commercial development. The city will focus efforts on marketing both of these areas for development.

Anoka Station Master Plan

The Anoka Station Master Plan area (formally known as the Commuter Rail Transit Village) includes an area of about 95 acres of public and privately owned land located near the Anoka Northstar Station. The Anoka Station area is located $\frac{3}{4}$ mile from the City's central business district and is bounded by the Rum River on the west, the Anoka County Rum River Human Services Center (the former Anoka Metro Regional Treatment Center) on the north, 7th Avenue on the east, and Highway 10 on the south. Approximately 39% of the area is vacant land, most of which is publicly owned. Existing buildings comprise of about 650,000 square feet. The area was previously used as a commercial/industrial area and much of the land is underutilized. The Anoka Station area contains approximately 1.5 miles of river front along the east bank of the Rum River. This area is protected by the Wild and Scenic River regulations, and, in part, by a scenic conservation easement. The area also includes a segment of the trail that connects the south tip of Anoka to the north tip of Anoka. Plans will further enhance pedestrian and bike connections to the trail system. In 2011 a tax increment district was established for the area to assist in redevelopment efforts.

In 2012 the City of Anoka applied for and received a grant from the Metropolitan Council to assist in refining the master plan for the Anoka Station area. The master plan was approved by the City Council in December 2012. The master plan identifies concepts for different redevelopment sites based on existing zoning regulations however it should be noted that the plan does not constitute a pre-approval for any type of development. The master plan provides for a total of 831 residential units and 359,000 square feet of commercial/light industrial space. The overall plan document consists of a project overview, vision, existing conditions, influences, master plan, site design principles, and implementation. The full version of the Anoka Station Master Plan is available in the City of

Under the development agreement, the City completed assembly of the land and sold it to Rottlund which constructed 58 craftsman style town homes in this area during 2001-2003. The City constructed a four-acre riverfront park, a boat launch with parking lot and a water treatment facility.

Public goals achieved by this development include removal of deteriorated homes subject to flooding, replacement of all streets and infrastructure, treatment of storm water before it enters the Rum River and provision of public access to the riverfront. No homes in this area are now subject to flooding. Park development included construction of one of the last segments of the historic Rum River Trail.

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Commuter Rail Transit Village

The CRTV (Commuter Rail Transit Village) planned development includes an area of about 95 acres of public and privately owned land. The CRTV is located $\frac{3}{4}$ mile from the City's central business district and is bounded by the Rum River on the west, the Anoka County Rum River Human Services Center (the former Anoka Metro Regional Treatment Center) on the north, 7th Avenue on the east, and Highway 10 on the south. Approximately 46% of the CRTV is vacant land, most of which is publicly owned. Existing buildings comprise about 650,000 square feet. The area was previously used as a commercial/industrial area and much of the land is underutilized. The CRTV contains approximately 1.5 miles of river front along the east bank of the Rum River. This area is protected by the Wild and Scenic River regulations, and, in part, by a scenic conservation easement. The CRTV also includes a segment of the trail that connects the south tip of Anoka to the north tip of Anoka. CRTV plans will further enhance pedestrian and bike connections to the trail system.