1. Agenda
   Documents:
   JANUARY 27, 2020 WORKSESSION.PDF

2. Meeting Packets
   Documents:
   JANUARY 27, 2020 WORKSESSION.PDF
City Council - Worksession
Monday, January 27, 2020, 5:00 p.m.
Council Worksession Room
(meeting will not be cablecast)

1. CALL TO ORDER

2. ROLL CALL

3. COUNCIL BUSINESS and/or DISCUSSION ITEMS
   3.1 Discussion; Development at the Corner of 7th Ave/Main St.
      (Economic Development Commission, Housing & Redevelopment Authority and Planning
      Commission have been invited to attend to participate in 3.1 discussion)
   
   3.2 Discussion; David Weekley Homes Project/4th Ave & Rum River Development Site.
      (Planning Commission have been invited to attend to participate in 3.2 & 3.3 discussions)
   
   3.3 Discussion; Fred Moore Middle School Parking Related to a Proposed Expansion.
   
   3.4 Discussion; Transportation Update; MN Highway 47 (St. Francis Boulevard) Between Anoka
      County Fairgrounds and Bunker Lake Boulevard.

4. ADJOURNMENT
City Council - Worksession
Monday, January 27, 2020, 5:00 p.m.
Council Worksession Room
(meeting will not be cablecast)

1. CALL TO ORDER

2. ROLL CALL

3. COUNCIL BUSINESS and/or DISCUSSION ITEMS
   3.1 Discussion; Development at the Corner of 7th Ave/Main St.
       (Economic Development Commission, Housing & Redevelopment Authority and Planning Commission have been invited to attend to participate in 3.1 discussion)

   3.2 Discussion; David Weekley Homes Project/4th Ave & Rum River Development Site.
       (Planning Commission have been invited to attend to participate in 3.2 & 3.3 discussions)

   3.3 Discussion; Fred Moore Middle School Parking Related to a Proposed Expansion.

   3.4 Discussion; Transportation Update; MN Highway 47 (St. Francis Boulevard) Between Anoka County Fairgrounds and Bunker Lake Boulevard.

4. ADJOURNMENT
BACKGROUND INFORMATION

In July of 2019, the City of Anoka Housing and Redevelopment Authority (HRA) modified the South Central Business Tax Increment Financing (TIF) District to include six additional parcels at the southwest corner of Main Street and 7th Avenue. The HRA’s intention was to purchase property, demolish existing substandard structures, clear and prepare the site in anticipation of providing a site for future redevelopment. Financing for these purchases and site work has been obtained through bonds provided by the City of Anoka. Bond funds are to be repaid with tax increment generated by the development that occurs in the expanded district.

Beginning in August of last year, the HRA acquired 640, 650 and 658 E. Main Street. Removal of regulated waste and demolition has been substantially completed on these properties. The HRA is also in discussions with the owner of 1919 7th Avenue, working towards acquisition of that property. If all four of these properties are purchased, the site will total 1.53 acres in size.

The HRA has hired Brian Pankratz of CBRE as their broker and he will be in attendance at tonight’s meeting. HRA Staff is hoping for an open discussion to gain insight into what the HRA, City Council, Economic Development Commission and Planning Commission envision being built at this high visibility corner. This exercise will help ensure a shared vision as we move toward an end use.

Enclosed in your packet you will find a map of the area with red outlining the HRA owned parcels and yellow outlining a potential future acquisition. Also included in your packet is a list of permitted uses in the EM-2 Sub-District for your review.

FINANCIAL IMPACT

None. Discussion purposes only.

COUNCIL DIRECTION REQUESTED

Provide consensus as to what the end use of this site should/should not be.
ZONING

SECTION 74-265. MAIN STREET MIXED USE DISTRICT. (MS)

PURPOSE AND INTENT OF DISTRICT. The purpose of the standards for the Main Street Mixed Use District (MS) is to promote harmonious development, redevelopment and rehabilitation of structures along Main Street.

(3) EAST MAIN STREET SUB-DISTRICT 2 (EM-2)

a. Permitted Uses. The following uses are permitted in the East Main Street Sub-District 2 (EM-2):
   1. All permitted uses listed in the East Main Street Sub-District 1 (EM-1)
   2. Medical or dental laboratories
   3. Mortuaries, funeral homes and chapels

The following uses are permitted in the East Main Street Sub-District 1 (EM-1):

1. Retail stores
2. Retail services such as eyeglass fitting, quick printing, tailor shops, etc.
3. Dine in restaurants
4. Fast-food restaurants without drive-through
5. Convenience stores
6. Offices, such as administrative, executive, professional, governmental, medical, research, without merchandising services
7. Medical and dental clinics
8. Hotels/motels
9. Bakeries
10. Dry-cleaning pick-up
11. Live theatre
12. Multi-family residential buildings
13. Live/work dwellings
14. Assisted living facilities
15. Essential facilities and services, including electrical, gas, water, sewer distribution and collection lines, pumping facilities for water and sewer systems, rights-of-way for transportation modes, and telephone switching lines
16. Police and fire stations
17. Banks, savings and loan, insurance offices
18. Personal service and repair establishments such as barber, beauty shops, shoe repair, etc.
19. Hardware and craftsman shops
20. Grocery stores
21. Parking ramps or lots
22. Coffee shops
23. Brew pubs
24. Liquor stores
25. Attorneys
26. Professional portrait studios and film shops
27. Specialty food markets
28. Employment agencies
29. Dance and music studios, martial arts, judo, boxing
30. Laundromats
31. Clubs, lodges
32. Wellness centers
33. Parks

34. Microbrewery with taproom, subject to the following standards:
   a. The establishment must include a taproom that is open a minimum of 2 days or 8 hours per week.
   b. The malt liquor sold for consumption at the business must be produced by the brewer on the licensed premises.
   c. The malt liquor may be sold to other bars, restaurants or wholesalers for distribution on a limited scale according to Federal and State regulations.
   d. The bottling process shall be manual or semiautomated, not fully automated.
   e. The establishment shall obtain all applicable Federal, State, and City licenses.
   f. A microbrewery located at street level shall provide at least 50% of the total floor space at the front one half of the building to be used for sales, tasting, or restaurant purposes.

35. Microdistillery with tasting room/cocktail room, subject to the following standards:
   a. The establishment must include a tasting room/cocktail room that is open a minimum of 2 days or 8 hours per week.
   b. The distilled spirits sold for consumption at the business must be produced by the brewer on the licensed premises.
   c. The distilled spirits may be sold to other bars, restaurants or wholesalers for distribution on a limited scale according to Federal and State regulations.
   d. The bottling process shall be manual or semiautomated, not fully automated.
   e. The establishment shall obtain all applicable Federal, State, and City licenses.
   f. A microdistillery located at street level shall provide at least 50% of the total floor space at the front one half of the building to be used for sales, tasting, or restaurant purposes.
COUNCIL WORKSESSION MEMO

Meeting Date: January 27, 2020
Agenda Section: Council Business and/or Discussion Items
Item Description: Discussion; David Weekley Homes Project/4th Ave & Rum River Development
Submitted By: Site Doug Borglund, Community Development Director

BACKGROUND INFORMATION
City Staff will provide an update to the City Council on the David Weekley Homes development project proposed for the 4th Avenue and Rum River City of Anoka owned development site. The Planning Commission has been invited to participate in the conversation.

FINANCIAL IMPACT
N/A

COUNCIL DIRECTION REQUESTED
City Council provide direction on how to proceed.
The Anoka-Hennepin School District is proposing building additions and renovations to the Anoka Middle School for the Arts, Fred Moore Campus, located at 1523 5th Ave. The additions will add capacity for approximately an additional 20 staff and 300 students. The Planning Commission was provided an overview of the project at a work session held on October 17, 2019. At the meeting, the Planning Commission expressed concerns regarding the proposed parking plan, which showed no net increase in parking. Based on feedback provided by the Planning Commission, the school district is currently exploring options for additional parking. Staff will provide an overview of the project and facilitate a discussion on related parking concerns and possible options.

FINANCIAL IMPACT
None

COUNCIL DIRECTION REQUESTED
Discuss and provide direction to staff.
Meeting Date: January 27, 2020  
Agenda Section: Council Business and/or Discussion Items  
Item Description: Discussion; Transportation Update; MN Highway 47 (St. Francis Boulevard) Between Anoka County Fairgrounds and Bunker Lake Boulevard  
Submitted By: Ben Nelson, Engineering Technician

BACKGROUND INFORMATION

In 2016, MnDOT began a study of the BNSF Railway crossing of MN Highway 47 to improve safety for motorists, pedestrians, bicyclists, and trains, as well as, improving regional mobility and emergency responder time. That study evaluated elevating MN Highway 47 over the railroad. As part of that effort, roadway corridor improvements were discussed between US Highway 10 and Bunker Lake Boulevard. A public open house was held in June 2016 and again in February 2017. Many residents attended to express concerns about corridor deficiencies north of the railroad. In response to those concerns, the City of Anoka began a study in partnership with MnDOT, to study the segment of MN Highway 47 (St. Francis Boulevard) north of the Anoka County Fair Grounds to Bunker Lake Boulevard with a goal of improving access and safety for all users while preserving or enhancing the community. The BNSF Railway crossing feasibility study was completed in 2017.

DISCUSSION

An open house for Highway 47 is scheduled on Thursday, February 20, 2020 from 5:00 P.M. to 7:00 P.M. The meeting will be held at the Green Haven Golf Course & Event Center located at 2800 Greenhaven Road and be held in meeting rooms “A” and “B”.

Ross Tillman, Senior Transportation Project Engineer with Bolton Menk, will present the information for the open house and will address questions from council. Eric Johnson, Project Engineer with Bolton & Menk, will also be in attendance.

REQUESTED COUNCIL ACTION

Staff is seeking input on any aspects associated with the MN Highway 47 (St. Francis Boulevard) Between Anoka County Fairgrounds and Bunker Lake Boulevards open house.