

FEASIBILITY STUDY - PHASE 1

CITY OF ANOKA, MINNESOTA

*City Council Worksession
August 25, 2025*

ANOKA
REAL. CLASSIC.



AGENDA

1. STUDY PURPOSE

2. NEEDS ANALYSIS

3. COMPETITIVE ANALYSIS

4. EXISTING BUILDING CONDITIONS

5. HIGH LEVEL ALTERNATIVES

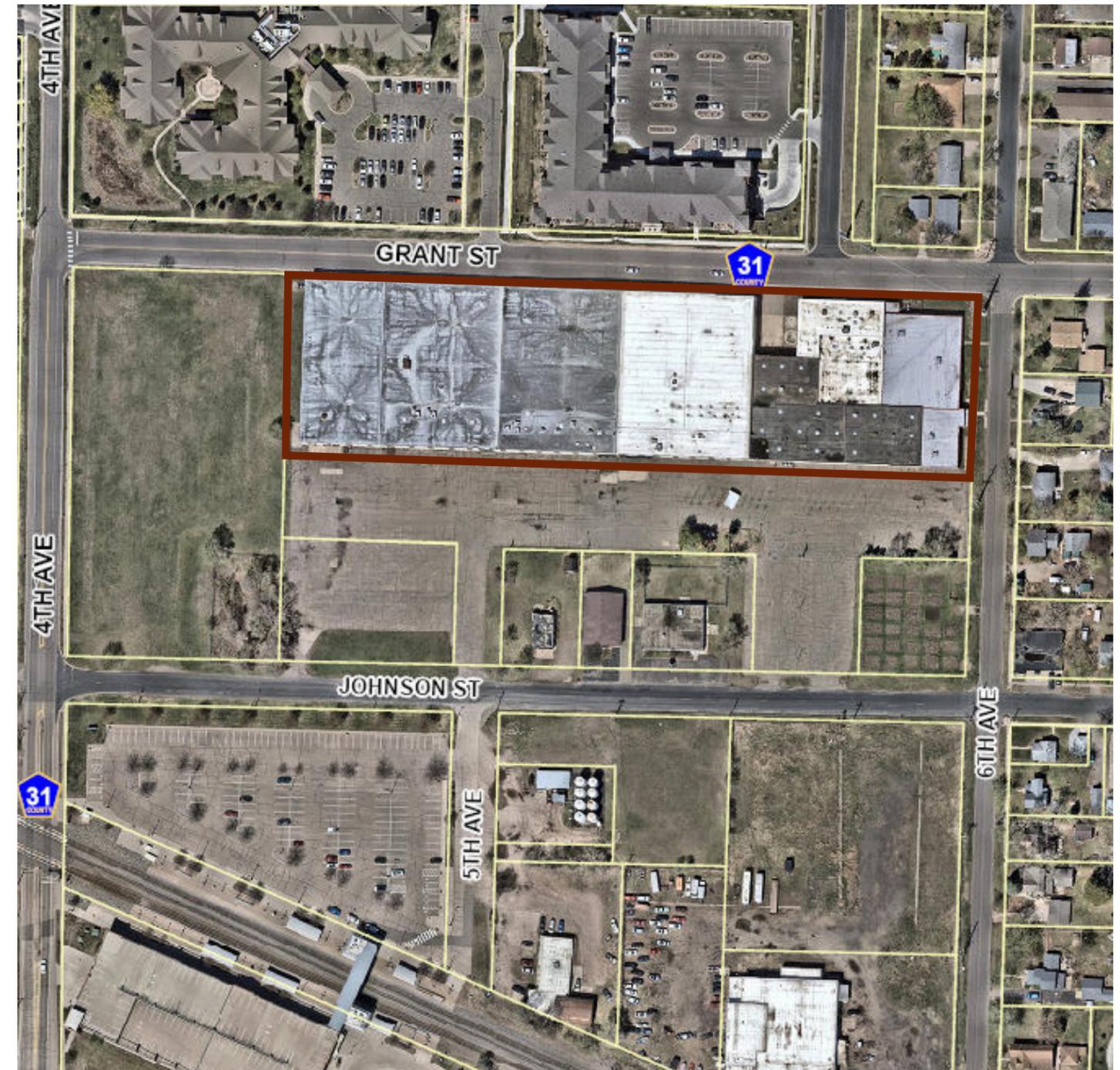


1

STUDY PURPOSE

STUDY PURPOSE

- Evaluate the feasibility of an indoor recreational facility on the former Miller Manufacturing site in the Anoka Northstar TOD District
- Phase One components
 - » Needs analysis
 - » Competitive analysis
 - » Exploration of high-level concepts
 - » City Council check-In



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NEEDS ANALYSIS



NEEDS ANALYSIS

PURPOSE

- Understand how the current need for indoor recreation facilities is being met today
- Understand the current facilities available, including use patterns, need for additional facilities, and the types of facilities that a new community center would need to offer
- Determine the potential demand for additional indoor athletic facilities

METHOD

- Survey was sent to 11 athletic organizations in and around Anoka
- Survey was open for approximately 1 month



Anoka Athletic Associations and Organizations

Indoor Recreation Facility Exploration Survey

The City of Anoka is exploring whether additional indoor recreational facilities are needed in the City. This survey is part of the study kick-off and intended to help the City understand how the community is currently served and where there are unmet needs.

This survey is intended for leadership of associations and organizations. As the survey covers a variety of activities it may need to be shared with more than one individual in the association/organization. However, please limit it to the minimum number needed to provide the City a sense of needs.

FINDINGS

- 5 responses
 - » Anoka High School
 - » Anoka-Hennepin Community Ed
 - » ARAA
 - » Boreal FC



- Key trends
 - » Most programming occurs between **2:00-9:00pm**, even on weekends
 - » Indoor facilities are used **year-round** for hockey, **basketball**, and **volleyball** programs; all other program types use indoor facilities during **a limited time of year**
 - » Difficulty of scheduling indoor facilities varies by sport

VERY / SOMEWHAT EASY	NEUTRAL / SOMEWHAT DIFFICULT	VERY DIFFICULT
<ul style="list-style-type: none"> • Ice Hockey • Lacrosse 	<ul style="list-style-type: none"> • Basketball • Football • Pickleball • Soccer • Tennis • Volleyball 	<ul style="list-style-type: none"> • Baseball • Softball

NEEDS ANALYSIS

PROGRAMMING OFFERED BY ORGANIZATION

Organizations	SOCCER	LACROSSE	FOOTBALL	BASKETBALL	VOLLEYBALL	TENNIS	PICKLEBALL	SOFTBALL/ BASEBALL	HOCKEY
Anoka High School	✓	✓	✓	✓	✓	✓	○	✓	✓
Anoka-Hennepin Community Ed	✓	○	✓	✓	✓	✓	○	○	○
AARA	✓	✓	✓	✓	✓	○	✓	✓	○
Boreal FC	✓	○	○	○	○	○	○	○	○

NEEDS ANALYSIS

INDOOR FACILITY NEEDS BY PROGRAM

Programs	 SPRING	 SUMMER	 FALL	 WINTER
	(MAR-MAY)	(JUN-AUG)	(SEP-OCT)	(NOV-FEB)
SOCCER	✓	○	○	✓
LACROSSE	✓	○	○	✓
BASKETBALL	✓	✓	✓	✓
VOLLEYBALL	✓	✓	✓	✓
TENNIS	✓	○	○	✓
SOFTBALL/ BASEBALL	✓	○	○	○
HOCKEY	✓	✓	✓	✓

*RESPONDERS DID NOT PROVIDE INFORMATION ABOUT WHEN INDOOR FACILITIES ARE USED FOR FOOTBALL AND PICKLEBALL

	Times of Day					
	7-9AM	9AM-2PM	2-6PM	6-9PM	9-11PM	OTHER
MONDAY	*1		3	3	*1	
TUESDAY	*1		3	3	*1	
WEDNESDAY	*1		3	3	*1	
THURSDAY	*1		3	3	*1	
FRIDAY	*1		3	3	*1	
SATURDAY	*1	*1	2	3	*1	
SUNDAY	*1	*1	2	3	*1	

= NUMBER OF ORGANIZATION WHO HOST PROGRAMMING AT THIS TIME
 *ONLY HOCKEY PROGRAMS ARE OFFERED DURING THESE TIMES



NEEDS ANALYSIS

DIFFICULTY SCHEDULING FACILITIES BY SPORT



Soccer



Lacrosse



Football



Basketball



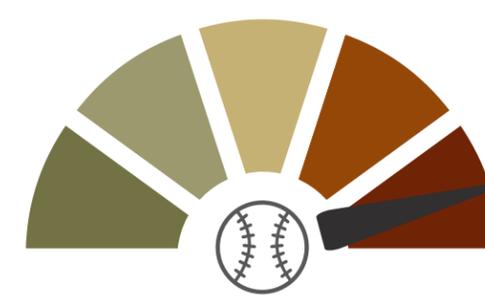
Volleyball



Tennis



Pickleball



Softball/Baseball



Hockey

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COMPETITIVE ANALYSIS



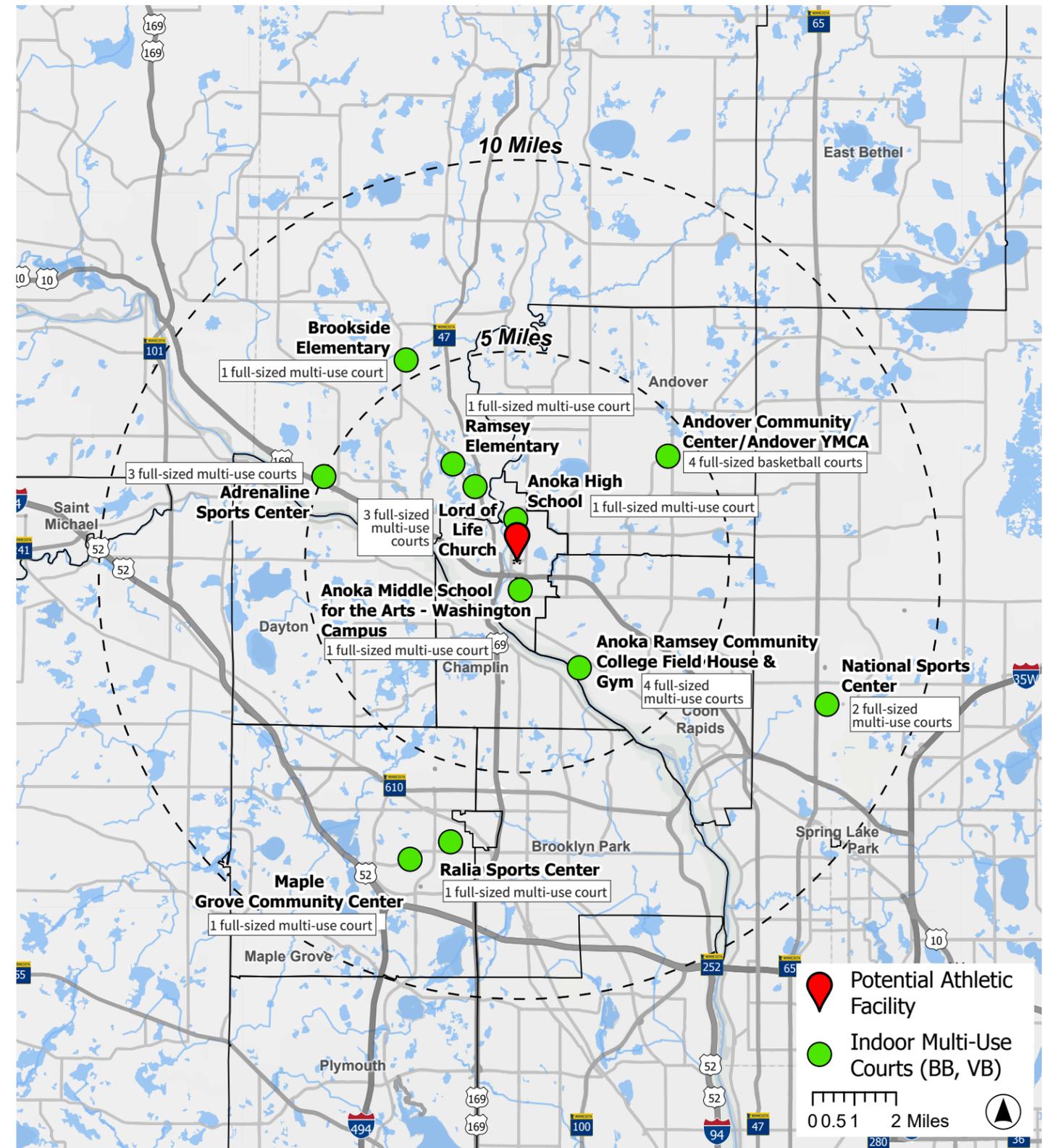
COMPETITIVE ANALYSIS

PURPOSE

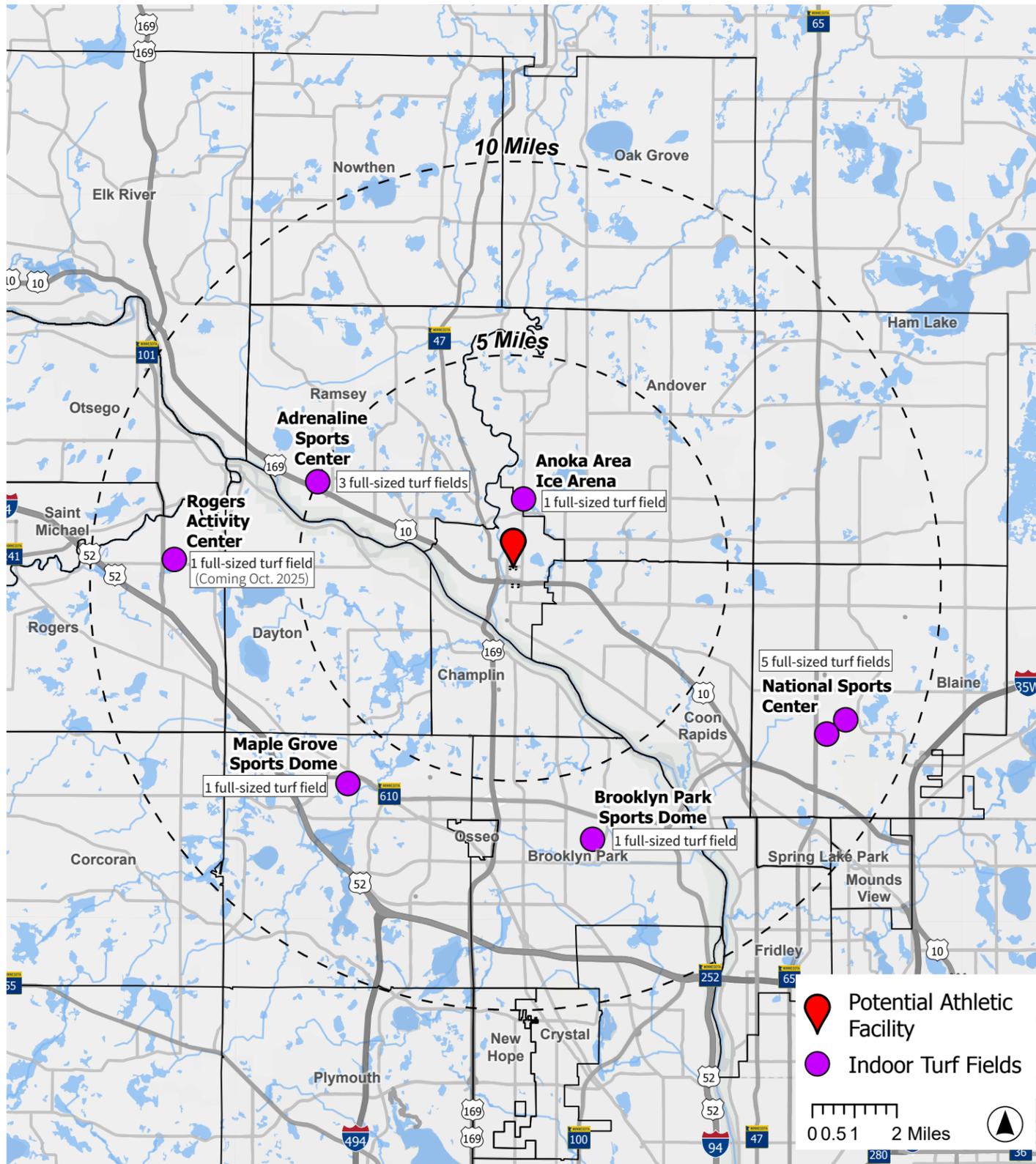
- Better understand how the need for indoor athletic facilities is currently being met in the community
- Identify the locations of existing facilities in relation to the proposed Anoka site

METHODS

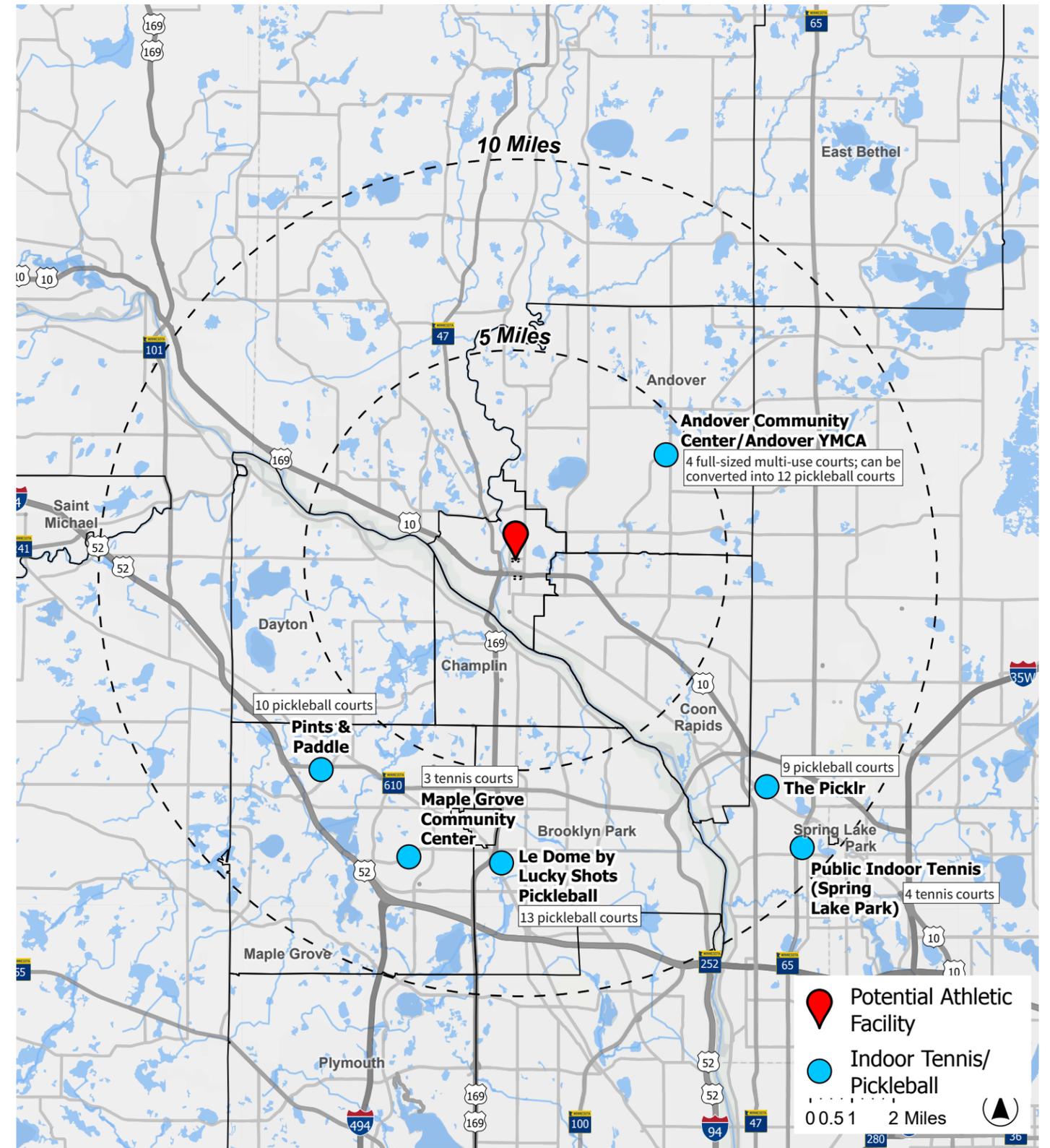
- 10-mile radius of the site location
- Included public and private facilities offering at least one of the following
 - » Indoor or domed turf field, basketball/volleyball gyms, tennis or pickleball courts



Multi-use court facilities for basketball and volleyball



Multi-use indoor turf facilities for soccer, lacrosse, football, etc.



Court facilities for tennis and pickleball

4

EXISTING BUILDING CONDITIONS



ALTERNATIVES EXPLORATION

PURPOSE

- Identify issues and opportunities for re-use of the building on site
- Understand the potential configuration of uses that can fit within the existing footprint
- Understand high-level cost of proposed alternative building configurations

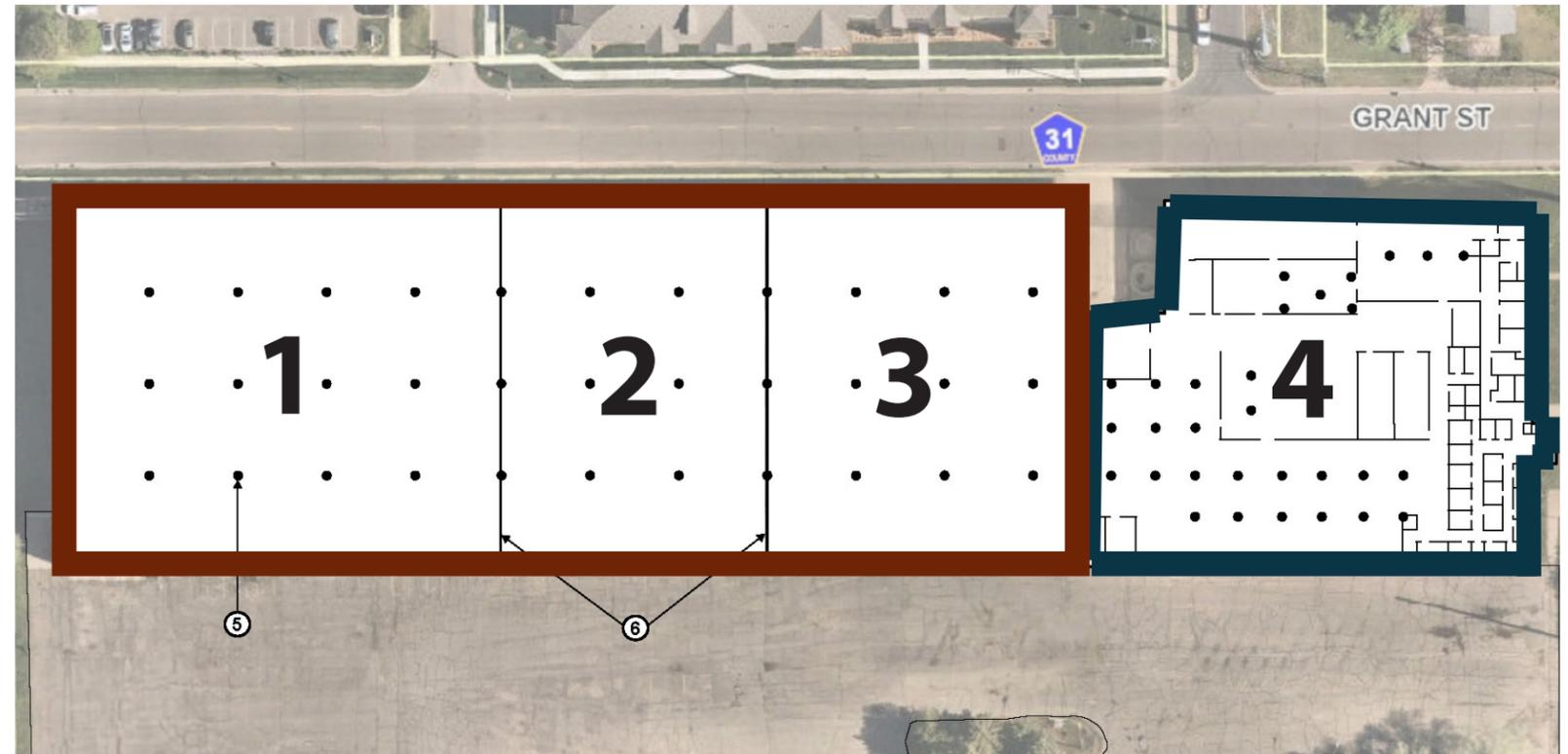
METHOD

- Look at existing structural elements to identify issues and opportunities for the space
- Layout configuration of different uses within building footprint to identify reuse options and costs



EXISTING BUILDING CONDITION

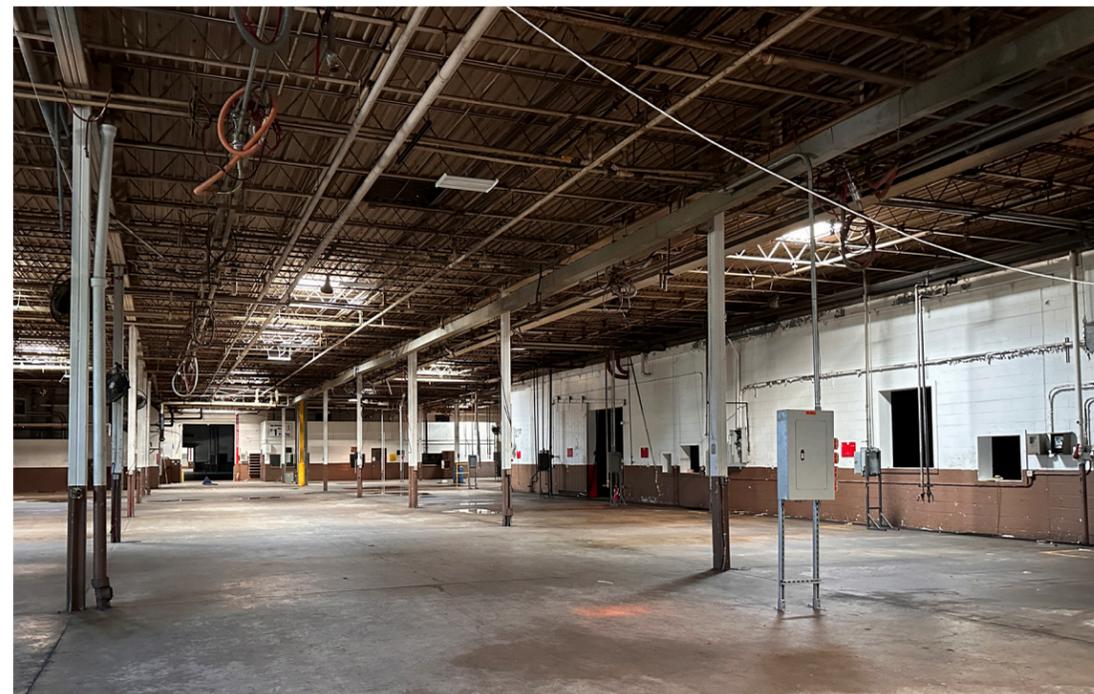
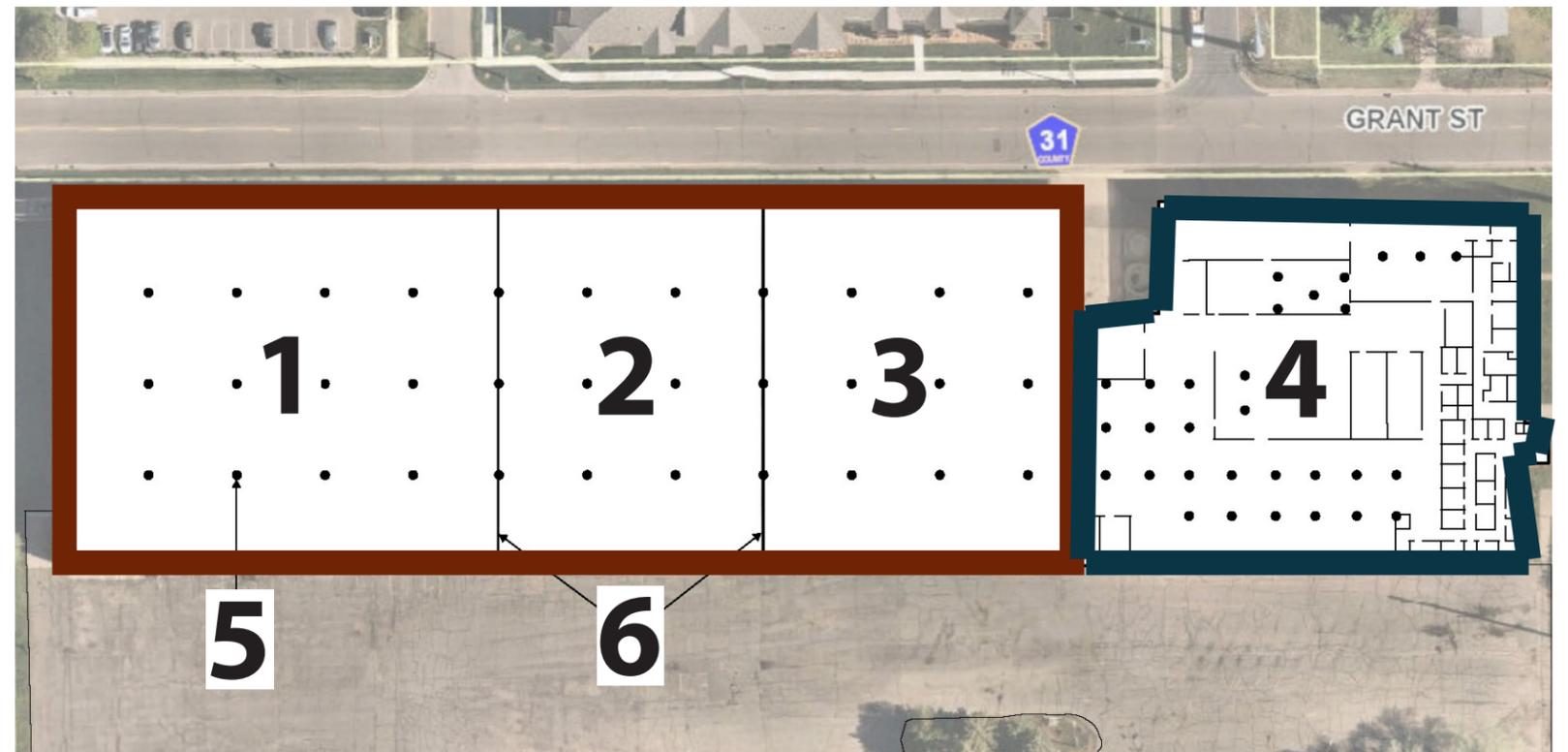
- Built in 4 phases
- Total of 175,500 square feet
 - » Space 1 - 51,500 square feet
 - » Space 2 - 30,900 square feet
 - » Space 3 - 35,000 square feet
 - » Space 4 - 57,100 square feet
- Historical use of space
 - » **Manufacturing / Warehouse-
spaces 1-3**
 - » **Original building with offices -
space 4**



EXISTING BUILDING CONDITION

SPACE 4

- Broken up into a number of different rooms and a series of offices
- Columns are every 24 feet
- Space #4 is not in good condition, best option is to demolish it
 - » Potential for outdoor recreation amenities here



Notes:

5 - Existing Structural columns (every 50' in warehouse spaces) to be built around

6 - Existing Walls (space separators)

EXISTING BUILDING CONDITION

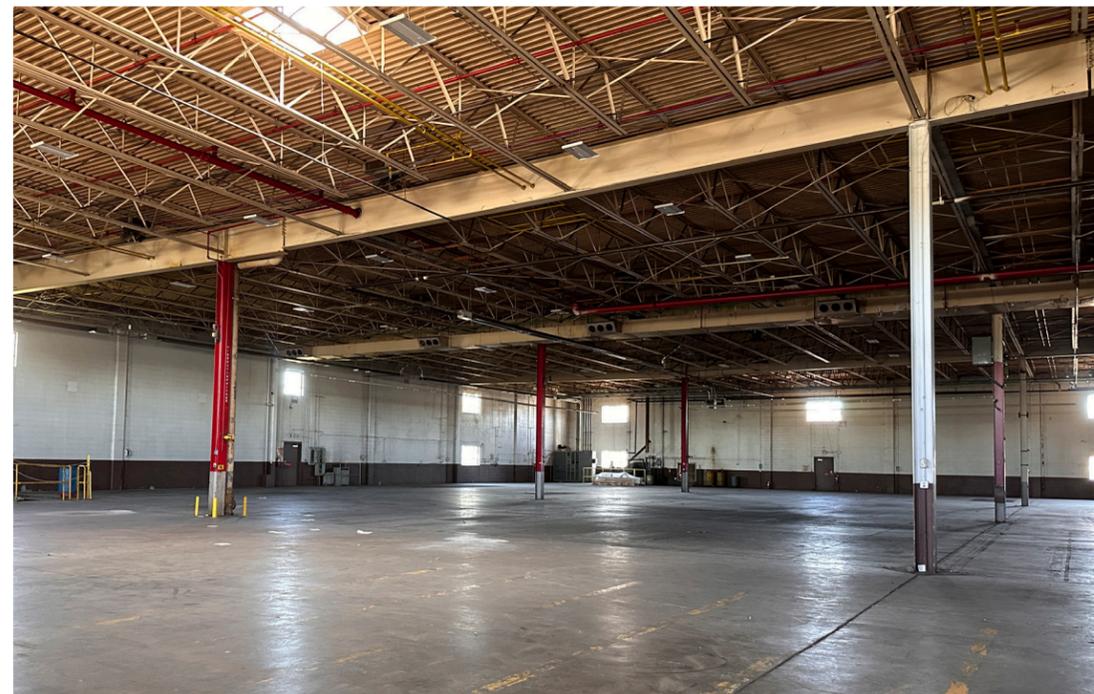
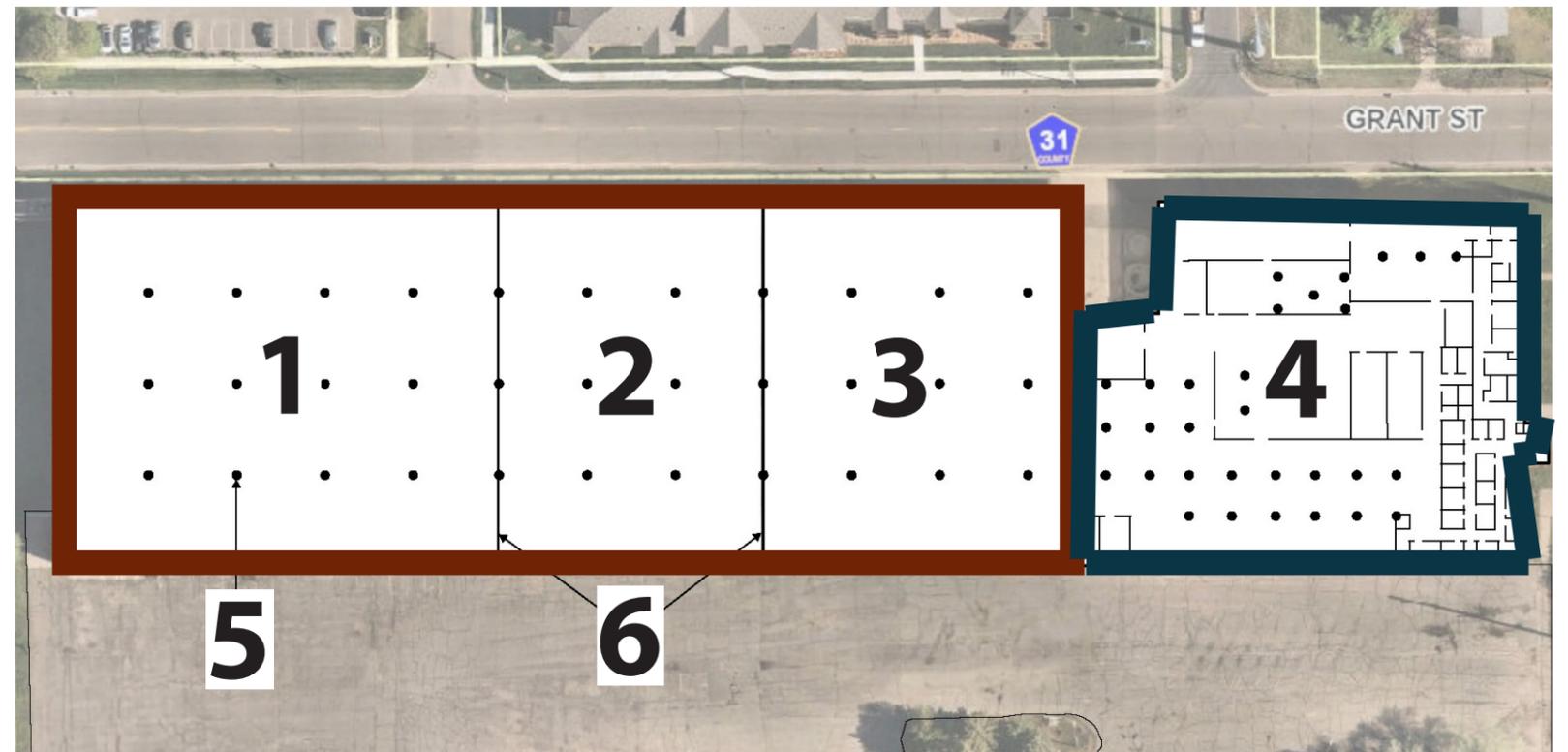
SPACES 1 - 3

- Columns

- » Existing structural columns every 50 ft (#5)
- » Columns are an integral part of the structure
- » Columns must be built around or augmented in the case of removal
- » Augmentation of too many columns will result in complete structural renovation

- Walls (#6)

- » Not structural and can be removed - even between spaces 1, 2 and 3



Notes:

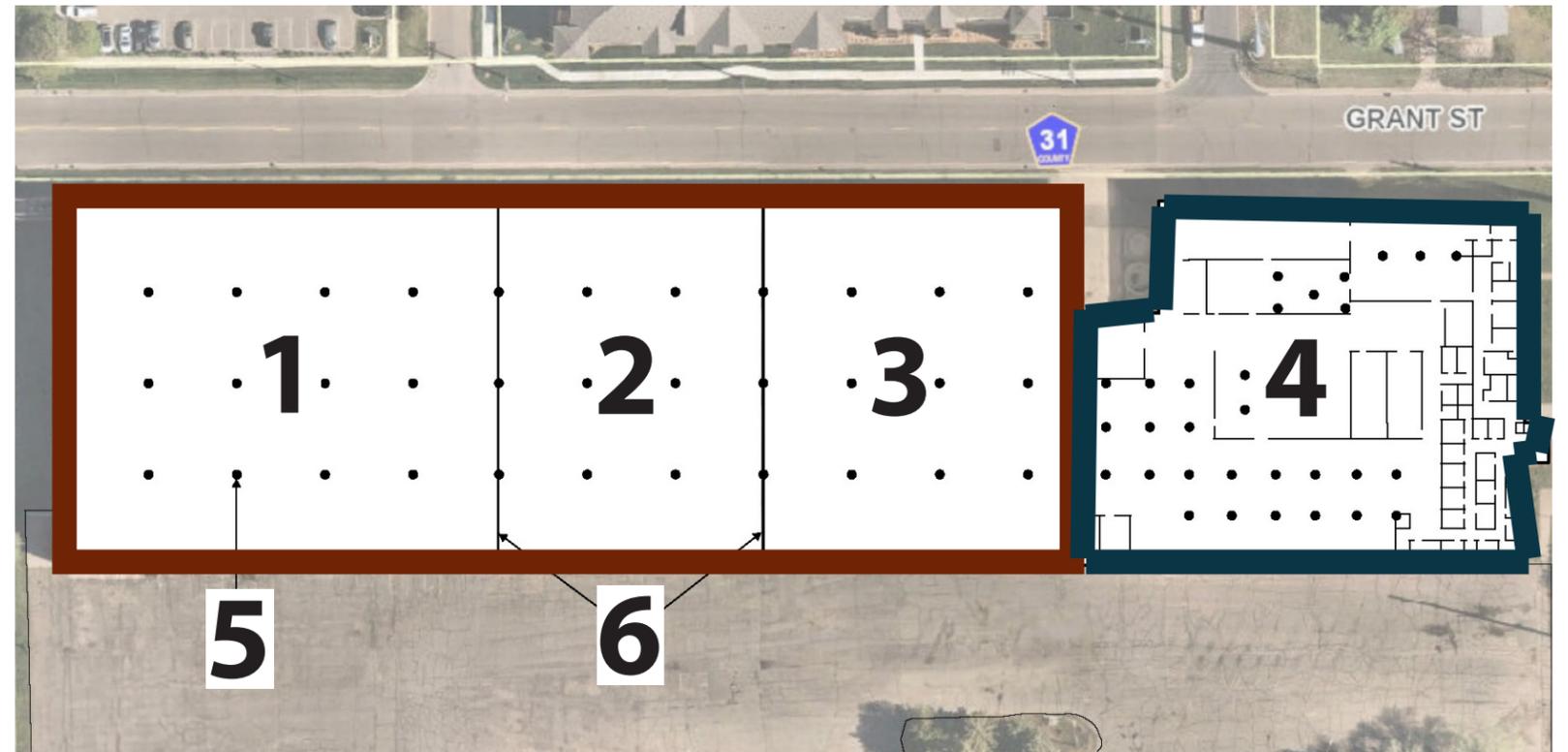
5 - Existing Structural columns (every 50' in warehouse spaces) to be built around

6 - Existing Walls (space separators)

EXISTING BUILDING CONDITION

ISSUES & OPPORTUNITIES

- Existing structural columns limit how space can be divided
 - » For example, cannot fit a full-sized soccer field into existing footprint of building
- Updates are required to create functioning building for new use
 - » e.g. building has no heat, restrooms and energy code compliance will be needed



Notes:

- 5 - Existing Structural columns (every 50' in warehouse spaces) to be built around
- 6 - Existing Walls (space separators)

EXISTING BUILDING CONDITION

CEILING HEIGHTS

Existing Ceiling Heights

Use	Current Height
Parapet Height	24-26 ft
Interior Clear Heights	
Space #1	20-22 ft
Space #2	18-20 ft
Space #3	18-20 ft
Space #4	14-18 ft

Preferred Ceiling Heights

Use	Preferred Height
Basketball	25 ft
Volleyball	23 ft
Soccer	35 ft
Softball/Baseball	20-30 ft
Football	35 ft (50 ft preferred)
Tennis	35-40 ft
Pickleball	18 ft

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HIGH LEVEL ALTERNATIVES

POTENTIAL USES

FIELD HOUSE

- Turf fields (soccer)
- Batting cages (retractable)
- Pitching mounds (movable)
- Suspended walking track
- Lockers/changing space

SOCIAL SPACE

- Administration/office space
- Communal meeting space
- Food vendors
- Lounge space

COURTS/FITNESS

- Mixed-use courts (basketball, volleyball)
- Weight room
- Yoga/dance space
- Lockers/changing space



SUSPENDED WALKING TRACK ABOVE COURT WITH HANGING COURT DIVIDERS



TURF SPACE WITH AREA DIVIDERS



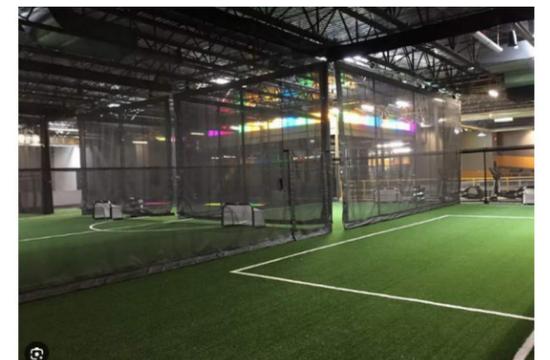
GUSTAVUS COURT WITH RETRACTABLE BLEACHERS AND HANGING COURT DIVIDERS



MULTI-USE COURT WITH RETRACTABLE BASKETBALL HOOPS, AND BOTH A SUSPENDED AND GROUND LEVEL WALKING TRACK



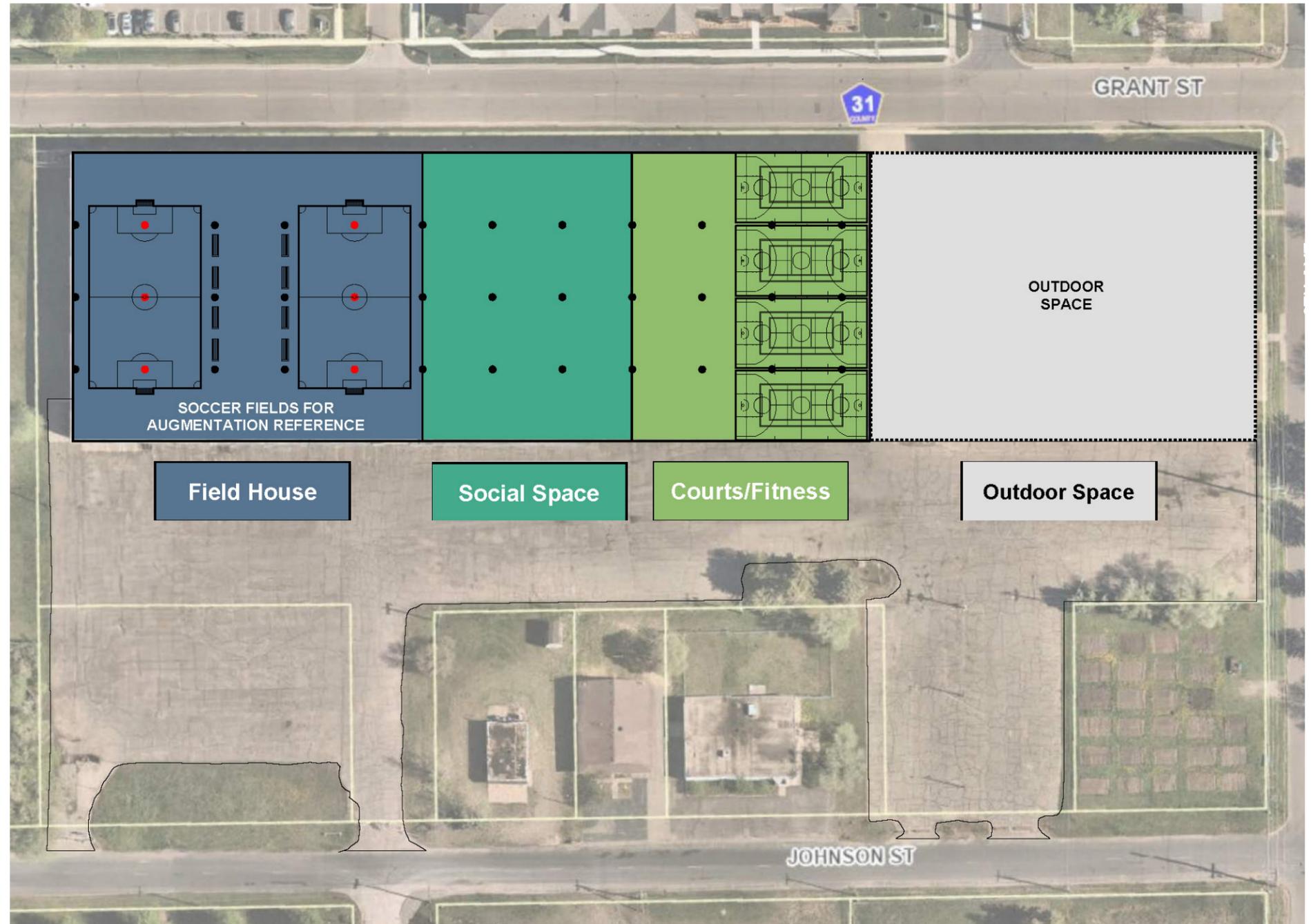
MULTI-USE COURT WITH RETRACTABLE BASKETBALL HOOPS



TURF SPACE WITH AREA DIVIDERS

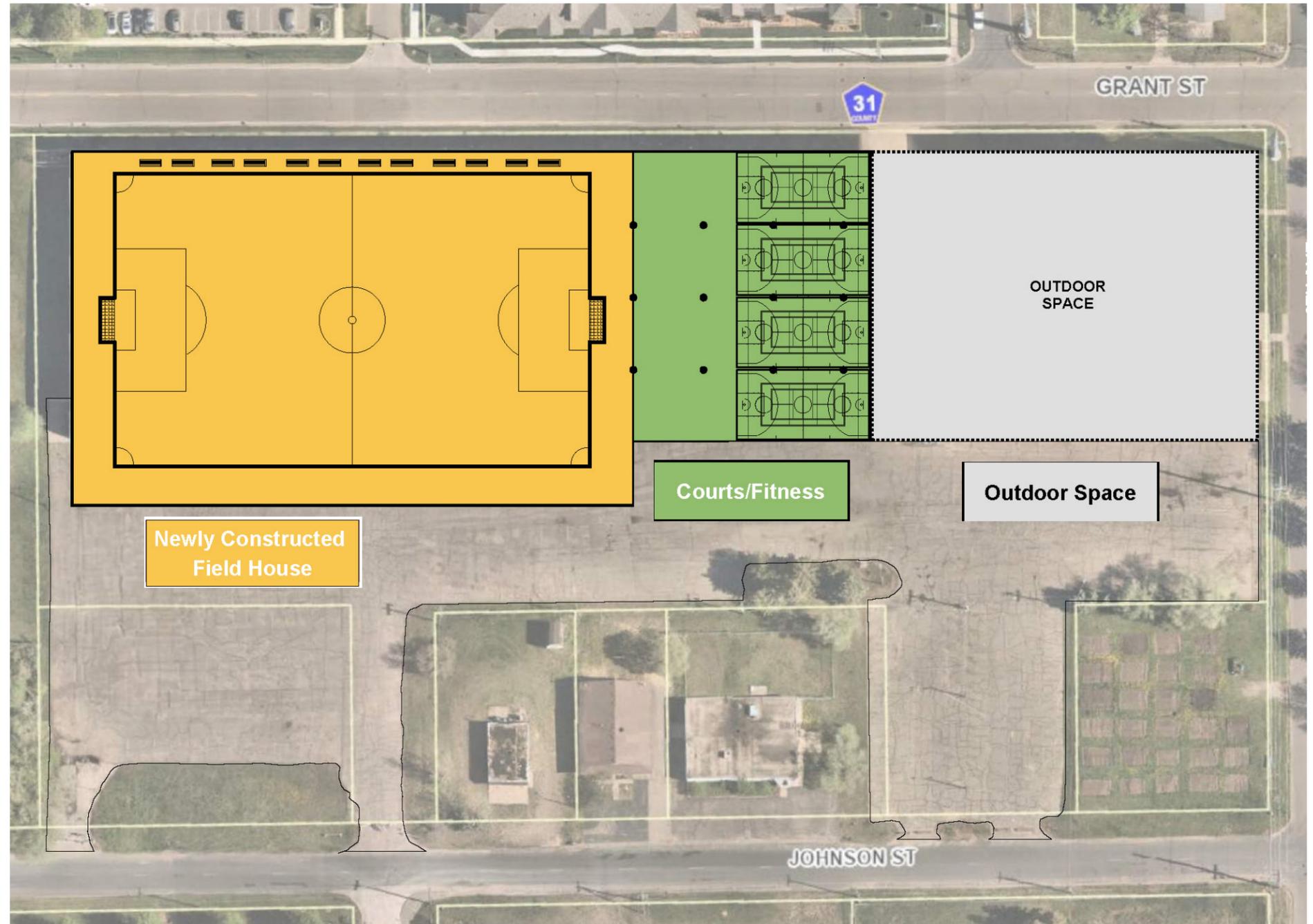
ALTERNATIVE #1

- Converts existing warehouse spaces into separate programming areas
- Includes 2 youth soccer fields (U-12)
- Requires level of structural augmentation to fit both fields (6 columns removed)
- Courts/fitness area can fit 4 full-size courts but there will be no team or spectator space and there is a safety concern for users
- Space in between field and courts for supportive uses



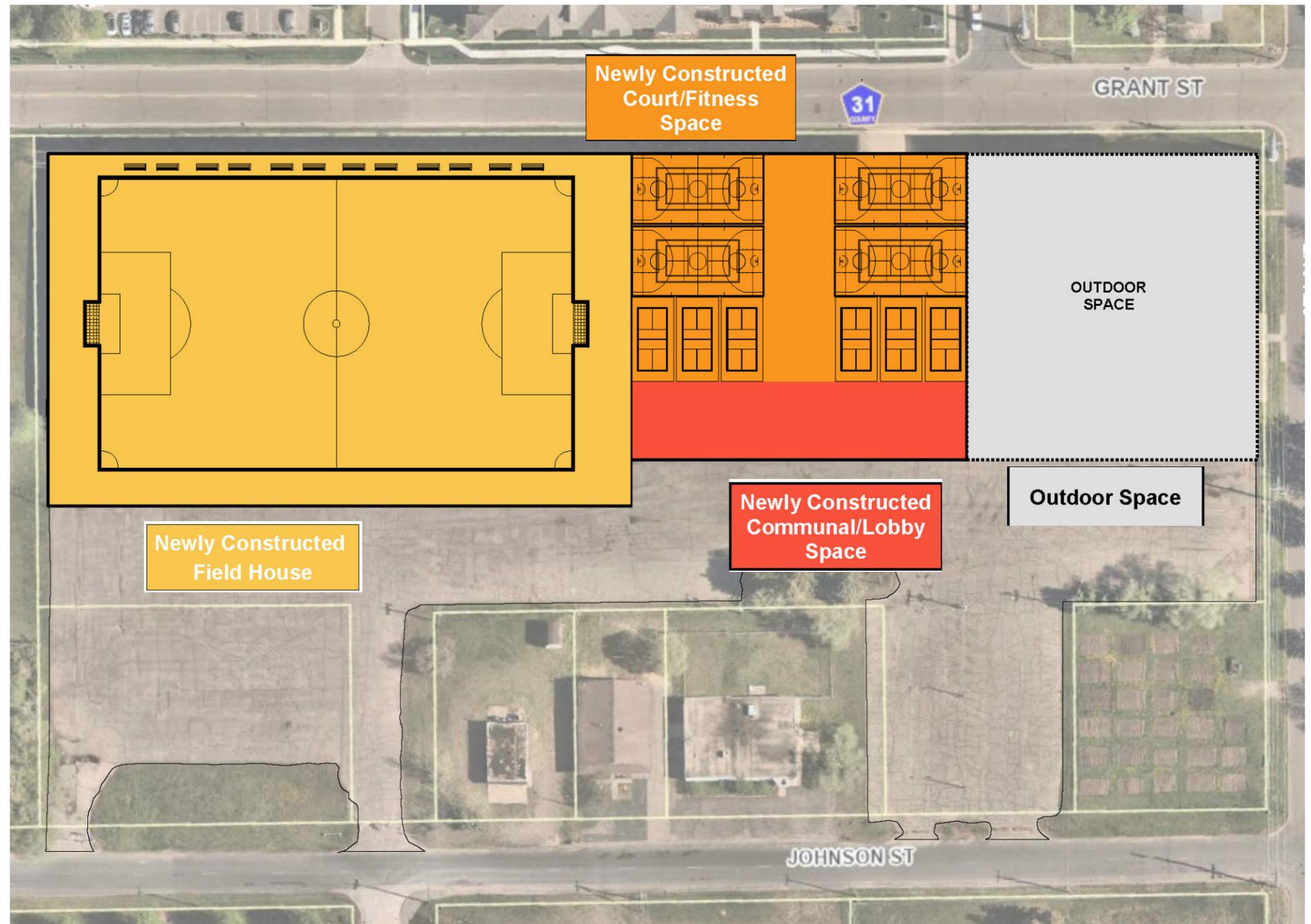
ALTERNATIVE #2

- Proposes demolition of western 2 spaces to allow for full-sized soccer field
- Requires brand new construction of field house
- Requires expansion beyond existing building envelope
- Social spaces would be reduced in size and combined with courts in remaining existing structure



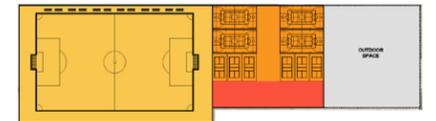
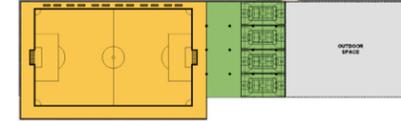
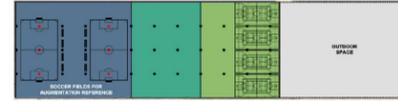
ALTERNATIVE #3

- Proposes demolition of the entire existing building
- Introduces possibility of constructing brand new buildings in order to better fit needs
- Requires expansion beyond existing building envelope
- Concepts shows full-sized soccer field, 4 mixed use courts, and 6 pickleball
- Additional site analysis recommended if new building is being considered



ALTERNATIVE OPTIONS

ESTIMATED COSTS



Costs	Option #1	Option #2	Option #3
Existing building envelope improvements and/or demo	\$6,600,00 (I)	\$3,065,000 (I/D)	\$1,090,000 (D)
Field House Section -- renovation or new construction	\$3,525,000 (R)	\$10,006,000 (N)	\$10,006,000 (N)
Social Functions Section -- renovation or new construction	\$4,405,000 (R)	\$2,900,000 (R) (combined space)	\$12,390,000 (N) (combined space)
Courts and Fitness Section -- renovation or new construction	\$2,900,000 (R)		
Building space #4 demolition	\$360,000	\$360,000	Included above
Contingencies (Design + Construction)	\$3,560,000	\$3,260,000	\$4,700,000
Soft Costs	\$4,426,000	\$4,075,000	\$5,871,000
Escalation	\$890,000	\$815,000	\$1,175,000
Total Estimate (Concept/Study)*	\$21.4 - 37.4 million	\$19.6 - 34.3 million	\$28.2 -49.3 million
Outdoor recreation space (space #4)	Not included in cost estimate		
Parking	Not included in cost estimate		
Other Site Improvements	Not included in cost estimate		

* Estimate accuracy [-20% low to +40% high]

I: Improvements D: Demolition R: Renovation N: New Construction

ALTERNATIVE OPTION COSTS

ESTIMATED COSTS

OPTION #1 RE-USE OF EXISTING BUILDING

- Total: \$21.4 - 37.4 million

OPTION #2 RE-USE OF SPACE #3 AND CONSTRUCTION OF BRAND NEW FIELD HOUSE

- Total: \$19.6 - 34.3 million

OPTION #3 COMPLETE RECONSTRUCTION FOR NEW FIELD HOUSE AND COMMUNITY CENTER

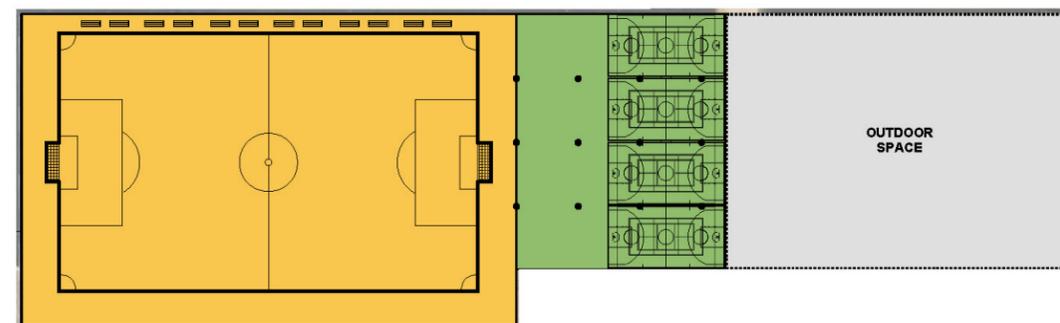
- Total: \$28.2 - 49.3 million

Note: Estimated Costs do not include outdoor recreation space, parking, or any other site improvements

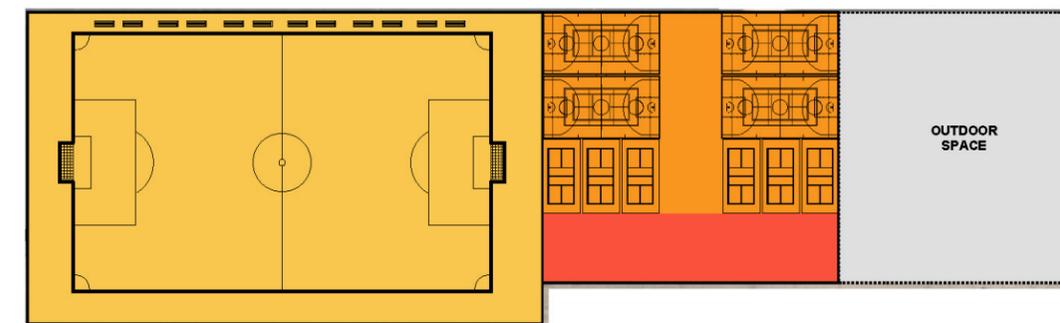
Option #1



Option #2



Option #3



CITY COUNCIL REQUESTS

Provide input to Staff and the consultant team about concepts, cost estimates, and impact analysis.

Provide direction to staff for what should be explored in Phase 2:

- What is the intended primary use?
 - » **Athletic focused**
 - ◇ What role should the facility play/support?
 - Tournament facility (more concessions, space for parents, etc.)
 - Training / Practice facility
 - ◇ What sports are the focus?
 - ◇ What support facilities are desired?
 - » **Community Center focused**
 - ◇ What would be the desired focus / facilities of a community center?
 - » **Other focused use?**

REFERENCE SLIDE



