A New Anoka:
A suburban infill project

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Thesis Statement

How can suburban-infill near public transportation can be used to bring convenience and affordability from a city center out to our suburbs?
Transit Oriented Development (TOD)

Walkable Neighborhood
- Retail
- Housing
- Office
- Other amenities

Within a half-mile of quality public transportation
Transit Oriented Development (TOD)

3-Star Certification requires

1. Public Spaces
2. Mixed Uses
3. Pedestrian Oriented
4. Human Scale
5. Active Ground-Floor
6. Tree Lined Streets
7. Bike Accessible
8. Hidden Parking
9. Affordability
10. Expandability
Background
Inspiration: European Train Stations

Berlin Hauptbahnhof – Berlin, Germany

Gare du Nord – Paris, France
Case Study: Cabrini Green
Case Study: Cabrini Green
Case Study: Riverside Plaza

City

Community

Personal

Detail
Case Study: Anoka TOD

Development Summary Table:

<table>
<thead>
<tr>
<th>Residential</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Twin Homes</td>
<td>14</td>
</tr>
<tr>
<td>Townhomes / Rowhouses</td>
<td>33</td>
</tr>
<tr>
<td>Apartments</td>
<td>246</td>
</tr>
<tr>
<td>Condominiums</td>
<td>170</td>
</tr>
<tr>
<td>Senior Housing Units</td>
<td>348</td>
</tr>
<tr>
<td>Live Work Units</td>
<td>20</td>
</tr>
<tr>
<td>TOTAL:</td>
<td>831</td>
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</table>

<table>
<thead>
<tr>
<th>Commercial</th>
<th>Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stand Alone Retail</td>
<td>18,000</td>
</tr>
<tr>
<td>Ground Level Retail</td>
<td>18,000</td>
</tr>
<tr>
<td>Office</td>
<td>105,000</td>
</tr>
<tr>
<td>Office / Flex</td>
<td>150,000</td>
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<tr>
<td>Light Industrial</td>
<td>68,000</td>
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<tr>
<td>TOTAL:</td>
<td>359,000</td>
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</table>

Figure 1: Transit Village Master Plan.
Location
The Metro:
The City:
The Site
Anoka Park-n-Ride

1991

2009

2014 - Today
Wayfinding

Kevin Lynch’s Principles for Effective Wayfinding:

1. **Identity** at each location
2. **Landmarks** for orientation
3. Structured **path**
4. Regions of **different character**
5. Don’t give too many choices in navigation
6. Provide **signage**
7. Use **sight lines** to show what's ahead
Perpendicular & Radial Grid
Perpendicular & Radial Grid
Cardinal Grid
Cardinal Grid
Train Side

Section East

Section North
Arrival Point
Typical Residential Plans
Concrete Thermal Modular Shell

South View Winter

South View Summer
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How can suburbs infill near public transportation be used to bring convenience and affordability from a city center to our suburbs?

Background

Location

Process

Discussion