

# Coon Rapids Boulevard Redevelopment Sites

Over the last several years, the City of Coon Rapids has taken measures to revitalize and encourage new development along the Coon Rapids Boulevard corridor. These efforts began in 2000 with the adoption of the *Coon Rapids Boulevard Framework Plan*. Since that time, the City has acquired several sites, demolished buildings, and cleaned up contamination. The City also revised zoning regulations for the corridor, encouraging quality site and building design. Redevelopment efforts are concentrated in four primary areas along the corridor, known as “Ports.”

**Port Evergreen.** This area is located along Coon Rapids Boulevard between Highways 610 and 47. Located immediately west of Northtown Mall, the area contains several office buildings, restaurants, and hotels. Two new office buildings have been constructed in recent years. About 13 acres of vacant land exists within Port Evergreen and several single-family homes in the district are zoned for redevelopment. A commuter rail station is planned just west of Port Evergreen.

**Port Riverwalk.** This area, between Egret Boulevard and East River Road, includes a 32-acre City-owned vacant site. The area is guided for primarily residential development with some neighborhood commercial or office development.

**Port Campus Square.** This area, adjacent to Anoka-Ramsey Community College, includes 25 acres of City-owned commercial property that will be cleared for redevelopment. The City plans to construct an ice arena on part of this site. Additional commercial property in the area is zoned for redevelopment as commercial and high-density residential.

**Port Wellness.** This area, anchored by Mercy Hospital, includes several new medical office and commercial buildings. Additional land is zoned for redevelopment.

For more information on development along Coon Rapids Boulevard, contact the City’s Community Development Department at (763)767-6430.

