

# South Ferry

Final Report &  
Commission Tasks

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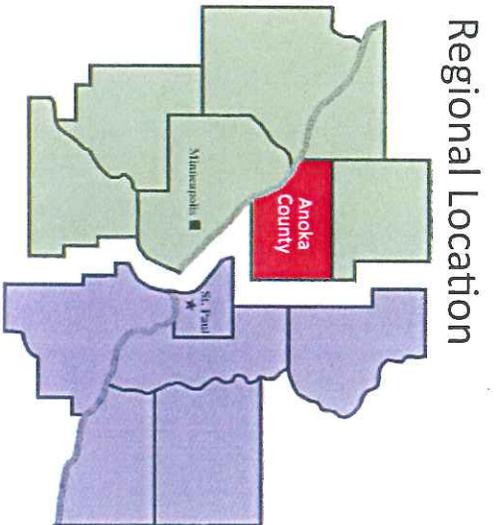
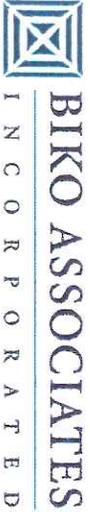


Street Plan

South Ferry Street Plan  
 Final Report and Commission Tasks  
 July 9, 2012

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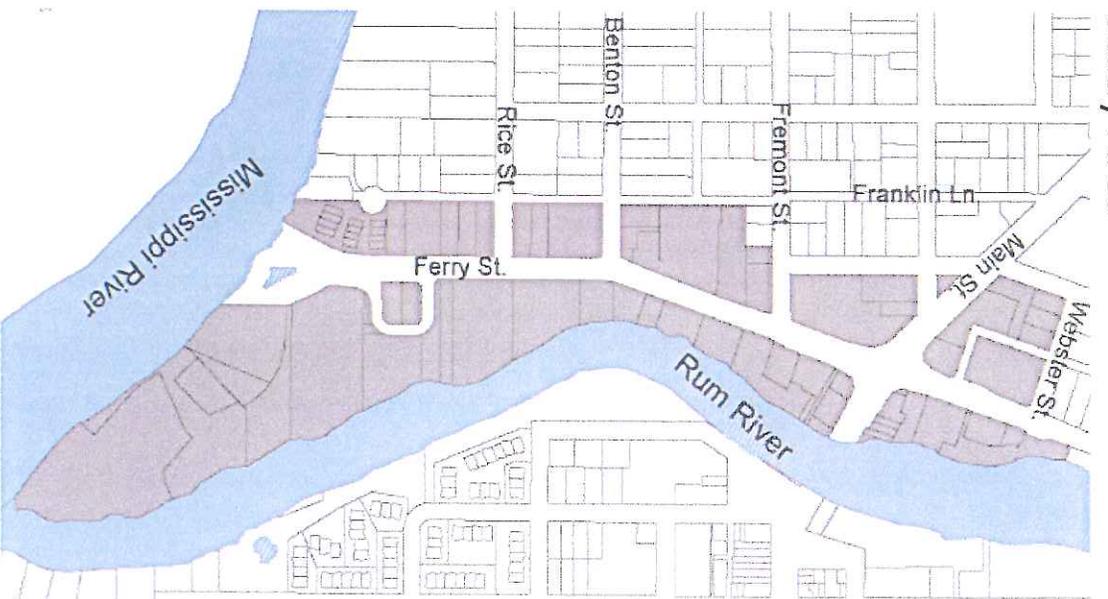
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Regional Location



Site Location



Study Area

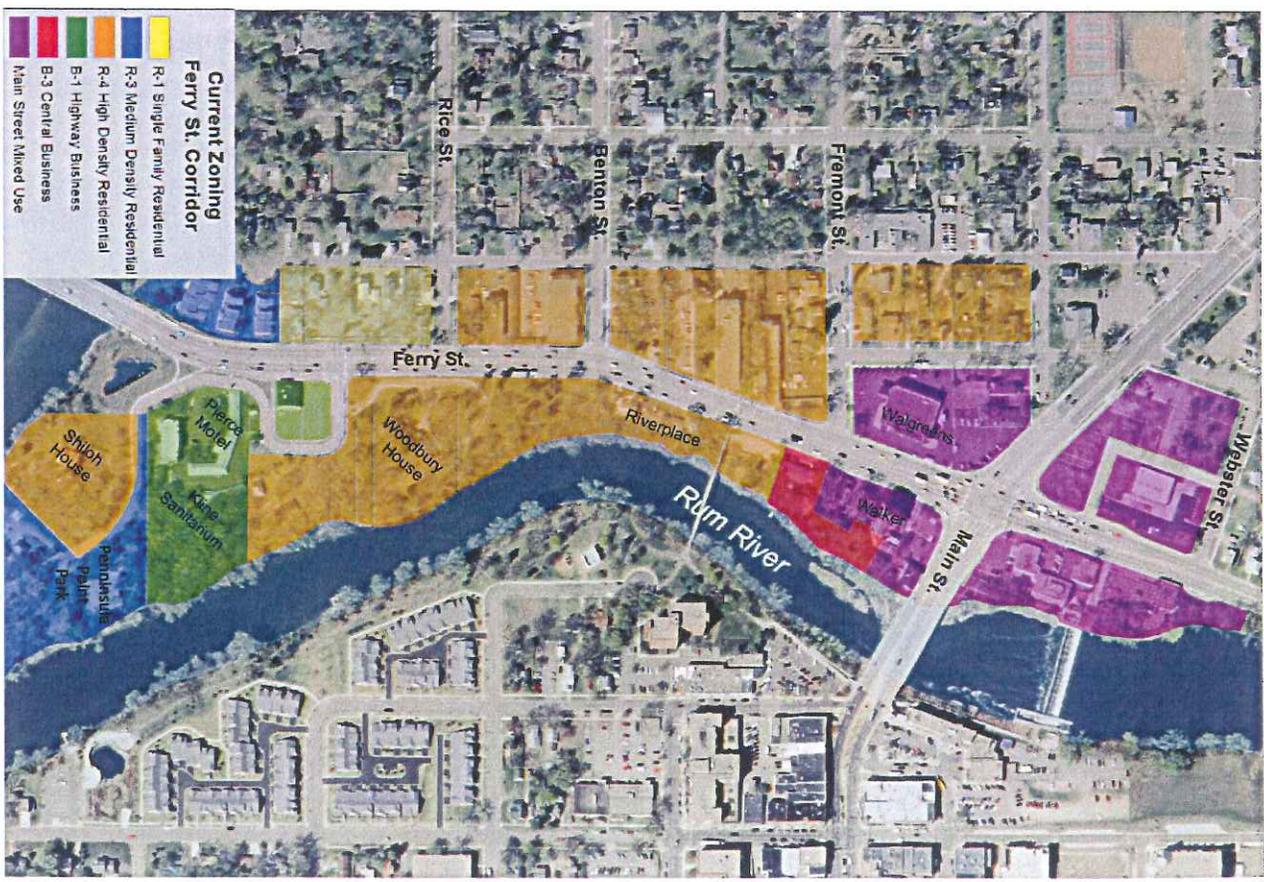
The Study Area is defined by the gray colored parcels illustrated above that flank South Ferry Street. No immediate changes are scheduled for these parcels; however, longer term plans will begin to address land-use and zoning issues to ensure that project goals are met.

# Project Information

South Ferry Street is a gateway route that gives travelers, whether regional or local, their first glimpse of Anoka as they approach the city from the south. There are several gateways to Anoka, but South Ferry Street is atypical in that travelers have the opportunity to view both the Mississippi River and, albeit veiled through vegetation, the Rum River while crossing the bridge from Champlin. Crossing the Mississippi River with potential views to the Rum River offers a unique experience, and presents an opportunity to showcase the city's characteristic geography. The South Ferry Street project hopes to capitalize on this and other showcasing features, by creating an entry experience that positively reinforces Anoka's identity and enhances the aesthetic vision. The Anoka City Council has placed the South Ferry Street project high on its priority list of areas that deserve special attention.

Ferry Street (TH 169) is an important roadway link in the Metropolitan Highway system that carries high traffic volumes typical of a regional roadway. Analysis of daily traffic volumes shows that while it carries more than 46,000 vehicles per day, between the Mississippi River bridge and Main Street, a significant portion of the traffic is sub-regional and local, with at least one trip-end in Anoka.

This arterial has two functions as a transportation facility. For one, it is a regional roadway that runs through Anoka, providing access to other regional roadways. Second, it is a collector roadway that is directly linked to the city's local street system.



# Project Goals

Consensus has grown in Anoka that the condition of South Ferry Street, as viewed by travelers in cars, pedestrians, and cyclists, should be improved. The corridor's current physical condition is felt to be an obstacle to many important opportunities that include:

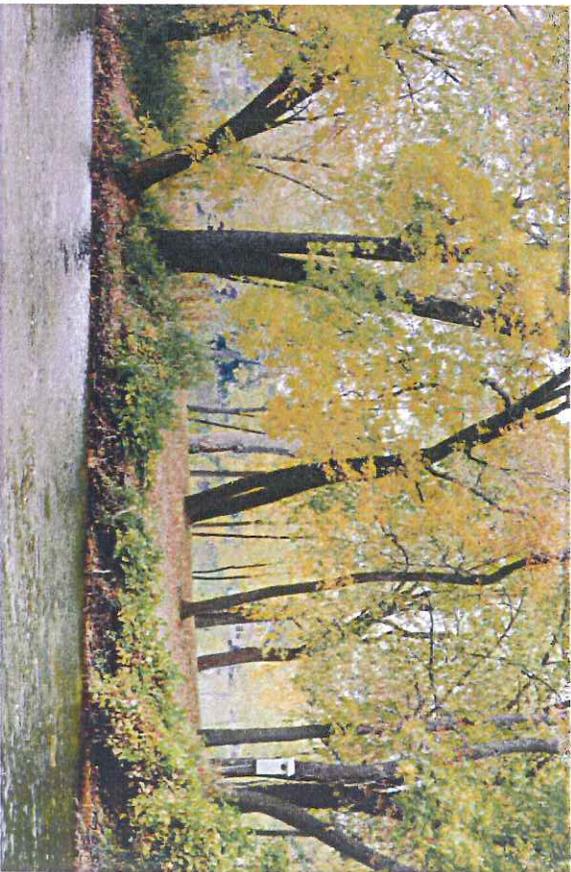
- Improved first impression of Anoka
- Increased pedestrian usage
- Increased use as a recreational corridor with trails and access to the rivers
- Increased recognition and utilization of Peninsula Point Park
- Increased recognition as a historic resource corridor

To date, discussions about South Ferry Street and potential improvements have been informal. It is agreed that if anything is going to change, the discussions need to become formal and focused. Toward moving the improvement of South Ferry Street forward, the city has decided that action is needed in three areas:

1. To implement an on-going planning process where a vision for Ferry Street can be developed by stakeholders
2. To conduct research and analysis on Ferry Street with staff to ensure that decisions reached by stakeholders are based in fact
3. To prepare design plans to illustrate improvement concepts that are developed by the stakeholders

This report addresses these needs and formulates actions steps to be taken, with the guidance of city staff, to implement a series of short, mid and long term steps to realize a successful future for South Ferry Street.

The goal of this report is to provide city staff, commissions, and the city council with a set of tasks to set the stage for improvements to South Ferry Street over time. The tasks are arranged in short, mid and long term timeframes. **The idea is to set in motion those tasks that will result in the implementation of Alternative Four.** However, given the overall timeframe of this effort that could span two to three decades, it is feasible that any alternative could be implemented once decisions are made to make improvements to the street.



## Background Information

Three study area graphics that help set the stage for decisions related to the future of South Ferry Street are included on this page and the next page. They consist of historic sites, TIF districts and corridor constraints.

### Historic Sites

Historic sites include the Stone House, Gidding's Property, Eastman Amphitheatre, Woodbury House Viewshed Easement, the Woodbury House, and the Kline Sanatorium. All properties have rules and regulations regarding future use that will help structure decisions about South Ferry Street. The Woodbury House was acquired by the HRA in 2012.

- The Anoka City Council discussed and developed several reasons to pursue city acquisition to help further the efforts of this plan. Reasons include:
- There is currently a willing seller – needed for city acquisition
  - The current economy presents an affordable price – future prices may be out of reach
  - The city, in partnership with the HRA, could control future land use
  - Future road realignments could be more easily facilitated
  - Acquisition could serve as an area catalyst for future redevelopment

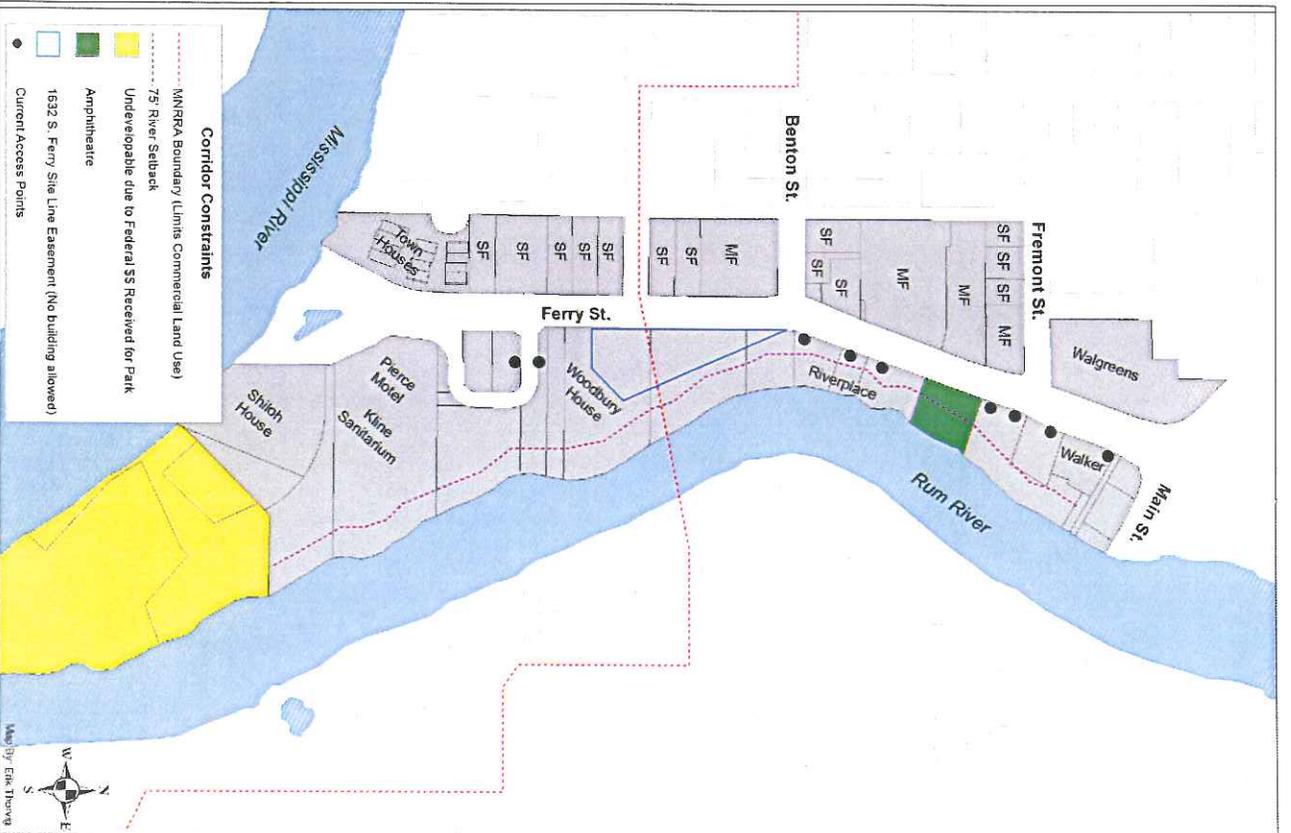
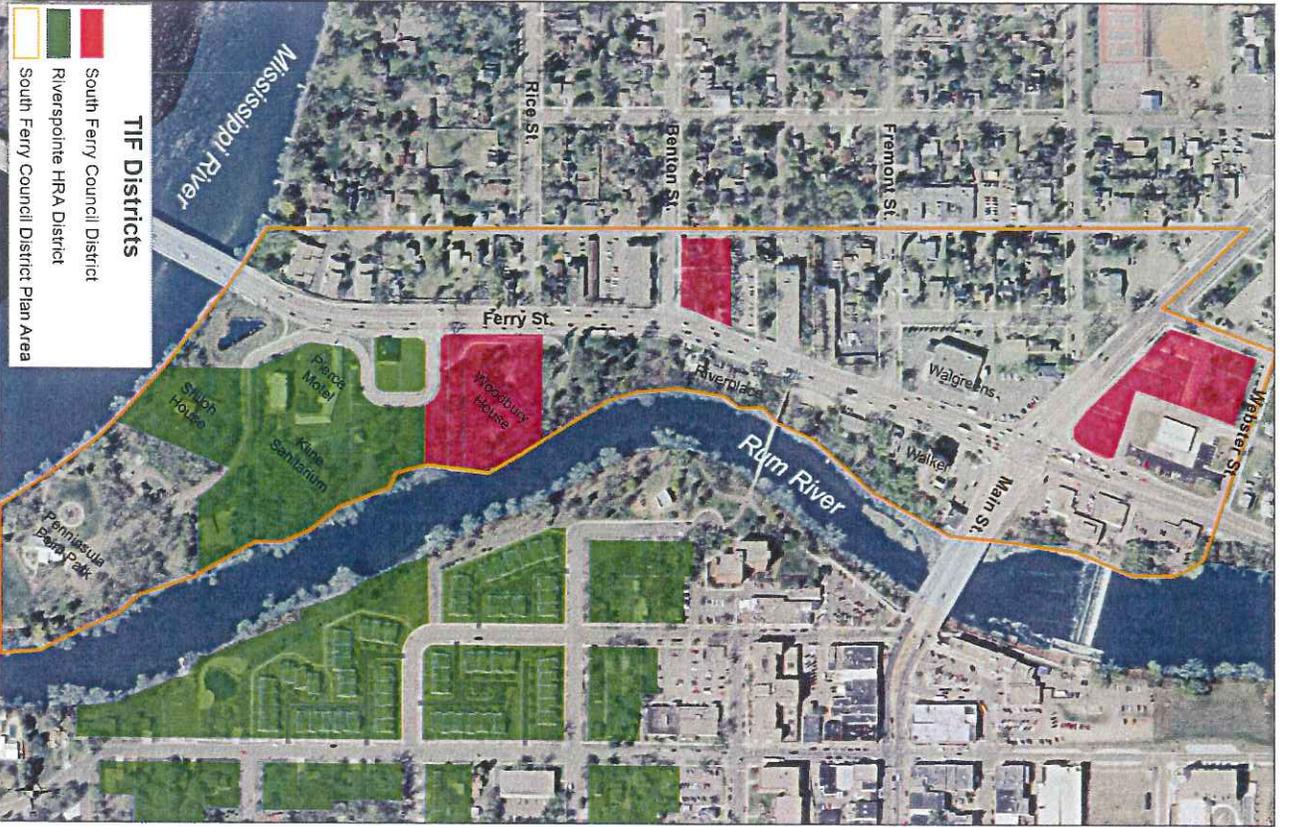
### TIF Districts & HRA

Two TIF districts exist in the study area. They include the South Ferry Council District and the Riverspointe HRA District. With the establishment of these districts, the Housing and Redevelopment Authority can work jointly with the city to acquire property.

### Corridor Constraints

- Corridor constraints include:
- MNRRRA Boundary – limits commercial land use
  - 75' river setback
  - Undevelopable park area due to federal funding
  - Eastman Amphitheatre
  - 1632 South Ferry Street (Woodbury House) Site Line Easement





Project Overview

Committee Meeting, Results

From Themes to Reality

Concept Alternatives

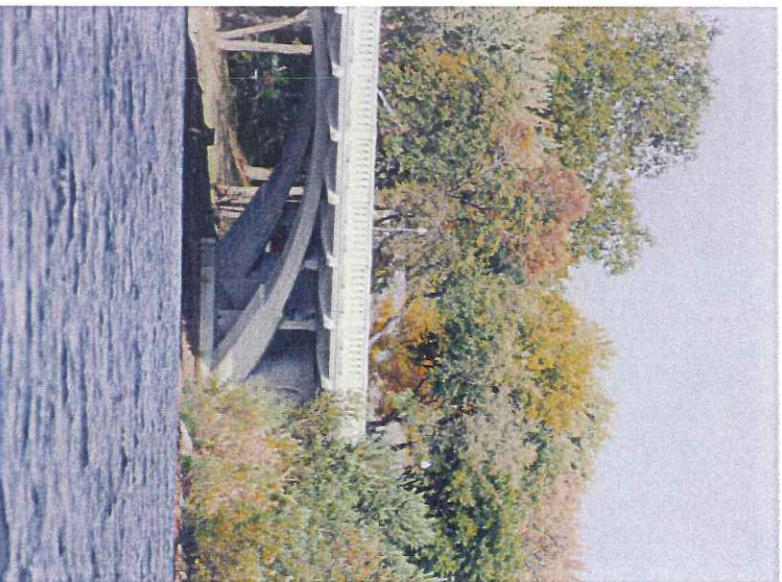
Commission Tasks

# Committee Meeting One

The following pages provide a brief summary of the public planning process.

## Roundtable Discussion Process

Committee meeting attendees were presented with a series of questions to illicit a general understanding and consensus of study area issues and planning directions. Written responses were tallied in Planning and Design Themes and Planning and Design Details.



Anoka-Champlin Bridge, Mississippi River

## Roundtable Discussion Questions

1. What is a city gateway?
2. What are Anoka's gateways?
3. What makes Anoka unique — real, classic?
4. What should Anoka's gateway look like?
5. What would prevent the implementation of a gateway?
6. Can Ferry St act as a gateway?
7. How can the rivers be leveraged to create or enhance an Anoka image?
8. What would enhance Anoka's image along Ferry Street?
9. How can our seasons help create/enhance an Anoka image?



Picnic Shelter at Peninsula Point Park

A number of planning and design themes emerged from the roundtable discussions on February 9, 2012. A summary of those themes follows:

**Create a Main Street image** - Modify land use, architecture and views to mimic/enhance/link to Main Street

**Implement traffic calming** - Implement a traffic-calming streetscape

**Improve river access** - Increase visual and physical river access including pedestrian river crossings

**Expand Peninsula Point Park's (PPP) influence** - Augment PPP's uses and attractions

**Emphasize historic/natural features** - Stress historic and natural amenity features and significance

**Design locally** - Use known local features to enhance image and seasonal diversity

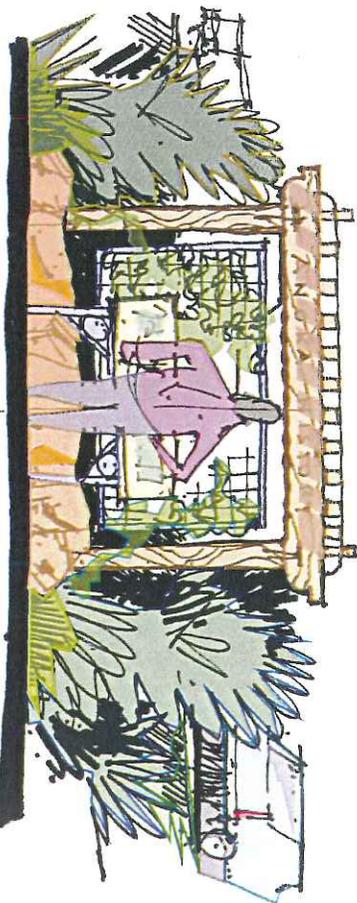


Rivers Pointe Neighborhood

# Planning and Design Details

Numerous detail design comments were made during discussions. They include:

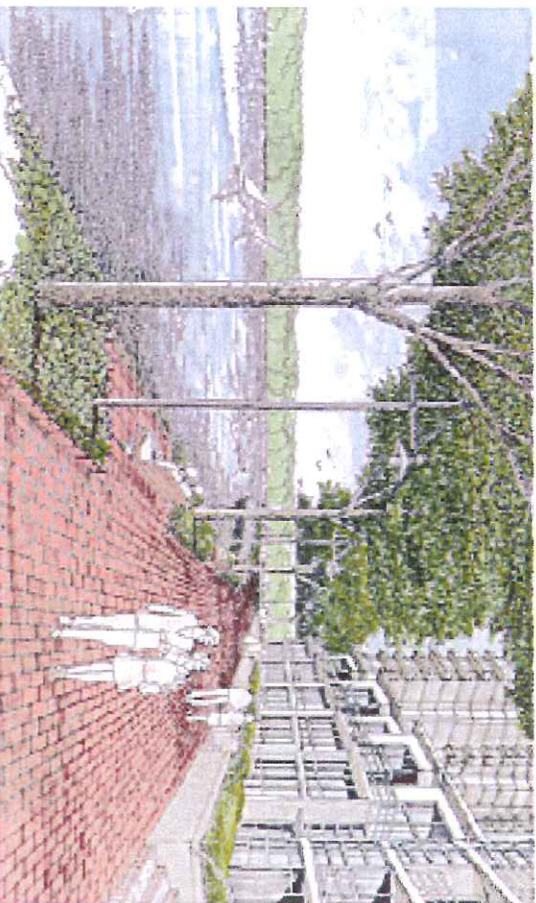
- Add a cornerstone monument at Main and Ferry Streets
- Reduce noise pollution from 169 traffic
- Enhance the Woodbury House
- Add green space to the 169 median
- Mirror Champlin river edge development
- Develop an alternative access to the south motel
- Add high density housing along the Rum River
- Add riverboat access to Penn Point Park
- Add an new amphitheater
- Enhance first impressions
- Expand space for pedestrians
- Improve building design quality
- Change treatment facilities to clinics with offices
- Add higher density housing west of Ferry Street
- Add a pedestrian bridge near the dam
- Add a canoe and paddle boat rental facility at Penn Point Park
- Add public art
- Move Riverplace facilities to County facility
- Add a pumpkin shaped skating rink with orange ice
- Add a restaurant and marina near Penn Point Park



Proposed Historic Markers, Main and Ferry Streets

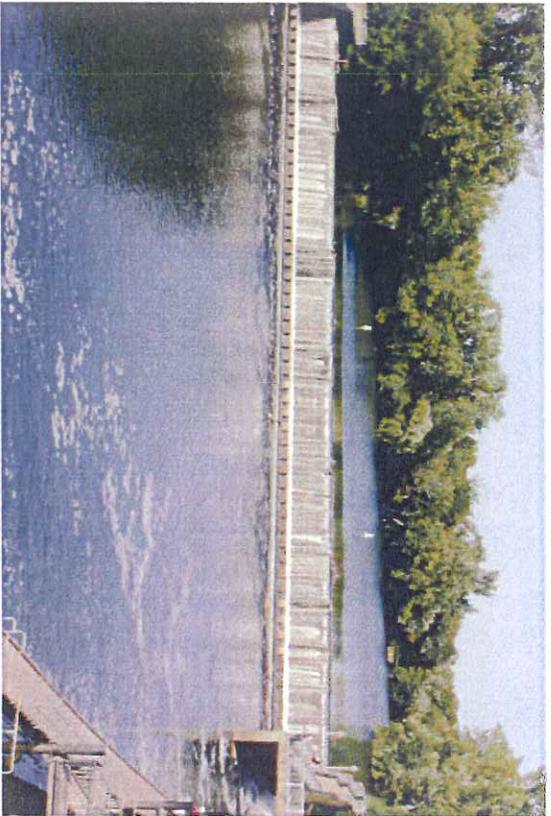


Penn Point Park, Confluence of the Mississippi and Rum Rivers



Potential Riverfront Development

# Committee Input Plan



Committee meeting participants prepared both written and graphic recommendations for improvements to the South Ferry Street corridor. This graphic is a summary of those recommendations. Included are:

- A visual and physical link between Ferry Street and Main Street.
- Maintain the current Ferry Street alignment.
- Promote redevelopment along the entire corridor.
- Maintain or create views from Ferry Street to the Rum River and downtown Anoka.
- Consider reorganizing all parcels from Ferry Road to the rivers for increased development, redevelopment and park improvements.

Committee meeting attendees were given the opportunity to graphically present ideas for consideration. This Committee Input plan is a compilation of all plan graphics prepared.



# Transforming Themes to Reality

Three major planning and design categories are used to begin the transition from roundtable themes to phased implementation. Categories include land use/zoning, transportation and site design. Phasing includes near, mid and long-term. A table was constructed to better illustrate the relationships between comments and actions.



Themes/Phasing	Land Use	Transportation	Site Design
<b>Main St Image</b>			
Near	Change zoning to increase density	Reserve ROW for realignment	Preserve enhancing features
Mid	Promote development opportunities Acquire parcels to accomplish goals	Reserve ROW for realignment	Mimic Main St details
Long	Implement high density development	Realign to gain river-side space	Blend public/private streetscape
<b>Traffic Calming</b>			
Near	Change zoning to restrict parcel access	Remove turn lanes and expand medians Restripe for narrower lanes	Augment median planting Add and sign a bike lane Add and sign pedestrian crossings
Mid	Acquire parcels to create downtown views	Emphasize non-linear views	Add a separate bike trail
Long	Implement development to ROW lines	Realign Ferry St	Create a parkway corridor
<b>River Access</b>			
Near	Acquire corridors for future access/crossings Institute river edge treatment details Craft public/private development options	Reserve ROW for access	Stabilize/enhance river edges Add boat/fishing docks Add river-oriented art
Mid	Require public river edge access Consolidate land east of Ferry St and north of the Mississippi River		Add a pedestrian bridge to PPP Add river edge trails
Long	Link all river edge public lands Develop Mississippi River edge public/private complex		Add a pedestrian bridge at the dam
<b>Penn Point Park</b>			
Near	Preserve/increase public land holdings		Expand parking Expand seasonal uses
Mid	Consider public/private development deals	Realign park entrance	Add a winter activity center Expand boating/facility options
Long	Implement public/private developments		Expand park theme to emphasize water-oriented recreation with buildings and site design Dredge a pond for fishing, interpretation, skating
<b>History/Nature</b>			
Near	Preserve/enhance existing features		Design history and nature based design details/themes
Mid	Include historic and natural interpretation to all new developments through design guidelines Recall historic details with all new development through design guidelines		Tell history stories through interpretive kiosks/signage Tell nature's stories through displays/signage
Long	Ensure compliance with historic/natural themes		Incorporate a history center with park improvements
<b>Design Locally</b>			
Near, Mid & Long	Emphasize real and classic Emphasize river town, down town uses	Maintain integrity of local systems	Incorporate local materials, details and themes Merge Main St and Ferry St materials and details Incorporate historic details in new development

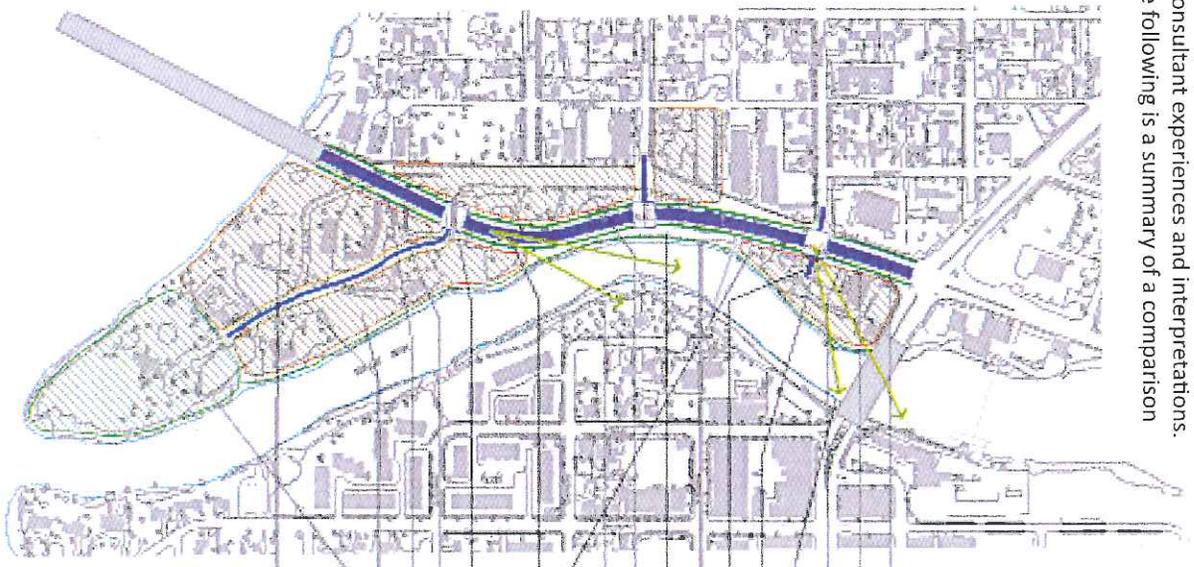
# Alternatives One, Two and Three

Alternatives One, Two and Three were created from committee input, staff input and consultant experiences and interpretations. Alternatives were presented to the committees and staff for review and comment. The following is a summary of a comparison of alternatives and project goals.

Alternative One satisfies the following project goals:

- Improve first impressions - South Ferry Street as a city entry point would be enhanced by realigning the road to gain views of the Rum River.
- Increase pedestrian/bicycle use - Trails are proposed along a parkway style road and along both sides of the Rum River.
- Improve river access and use - River trails, a realigned Ferry Rd to Penn Point Park and park improvements will increase and improve river access and use.
- Improve Penn Point Park's use - A list of detailed park improvements is included to expand seasonal uses and diversity of opportunities for river access and recreation.
- Improve historic recognition - The historic Woodbury House is proposed to be relocated near Penn Point Park for greater river visibility, ease of access and new economic development opportunities. The historic amphitheater is proposed to be reused either along the South Ferry Street corridor or in Riverfront Park.
- Create a corridor vision - All pieces of this alternative would combine to help establish a new entry experience for Anoka from the south especially a parkway-style roadway and streetscape.
- Improve environmental quality - All modifications to the corridor would be designed and implemented in an environmentally sensitive manner.
- Improve traffic conditions - Ferry Street realignment geometrics, design standards, parkway improvements and streetscape elements would all combine to not only produce a high quality roadway experience but also solve existing traffic safety concerns.

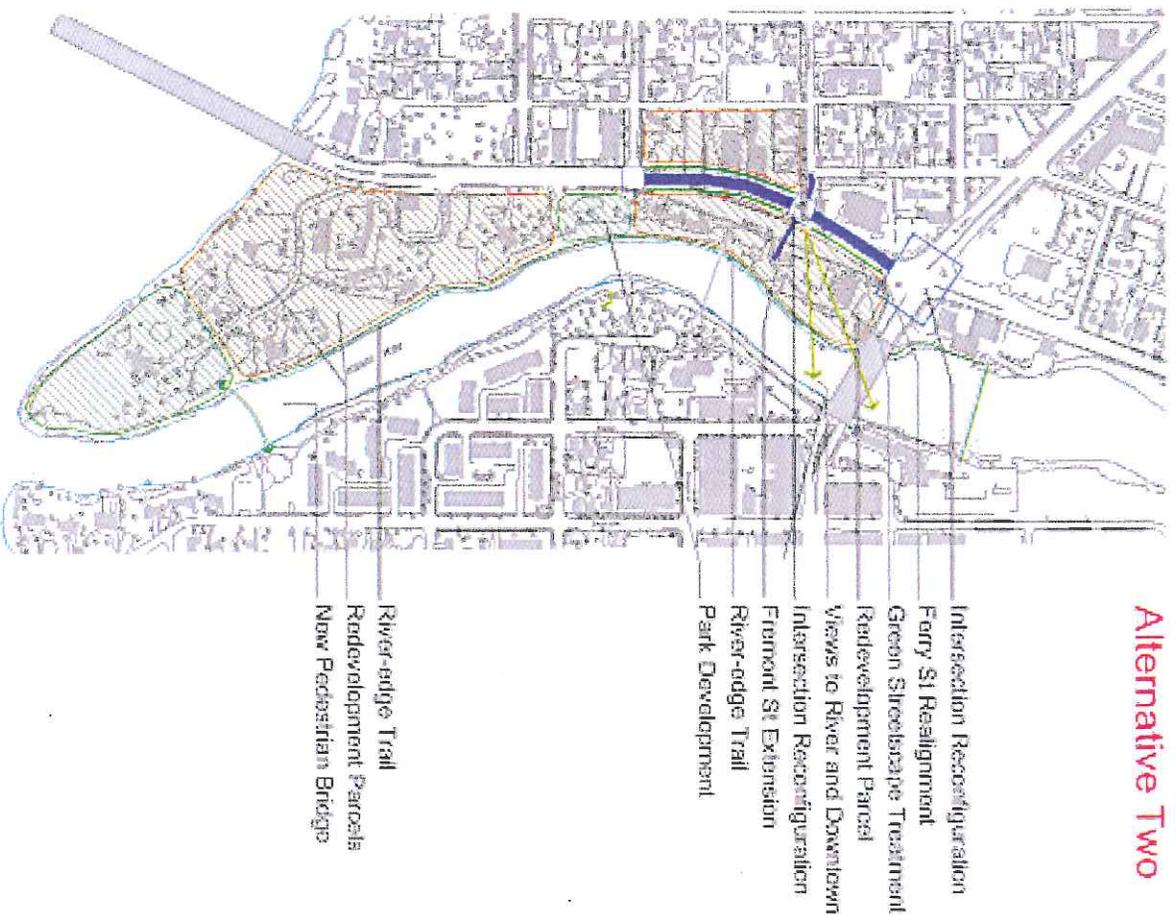
## Alternative One



- Ferry St Realignment
  - Green Streetscape Treatment
  - Redevelopment Parcel
  - Views to River and Downtown
  - Intersection Reconfiguration
  - Fremont St Extension
  - River-edge Trail
  - Parkway Development
  - Redevelopment Parcel
  - Views to River and Downtown
  - Relocated Amphitheater
  - Relocated Woodbury House
  - Intersection Reconfiguration
  - Ferry Rd Realignment
  - Green Streetscape Treatment
  - Redevelopment Parcel
  - Park Development
  - Relocated Woodbury House
- Project Goals**
- Improve first impressions
  - Increase ped/bike use
  - Improve river access
  - Improve PPP use
  - Improve historic recognition
  - Create a corridor vision
  - Improve environmental quality
  - Improve traffic conditions

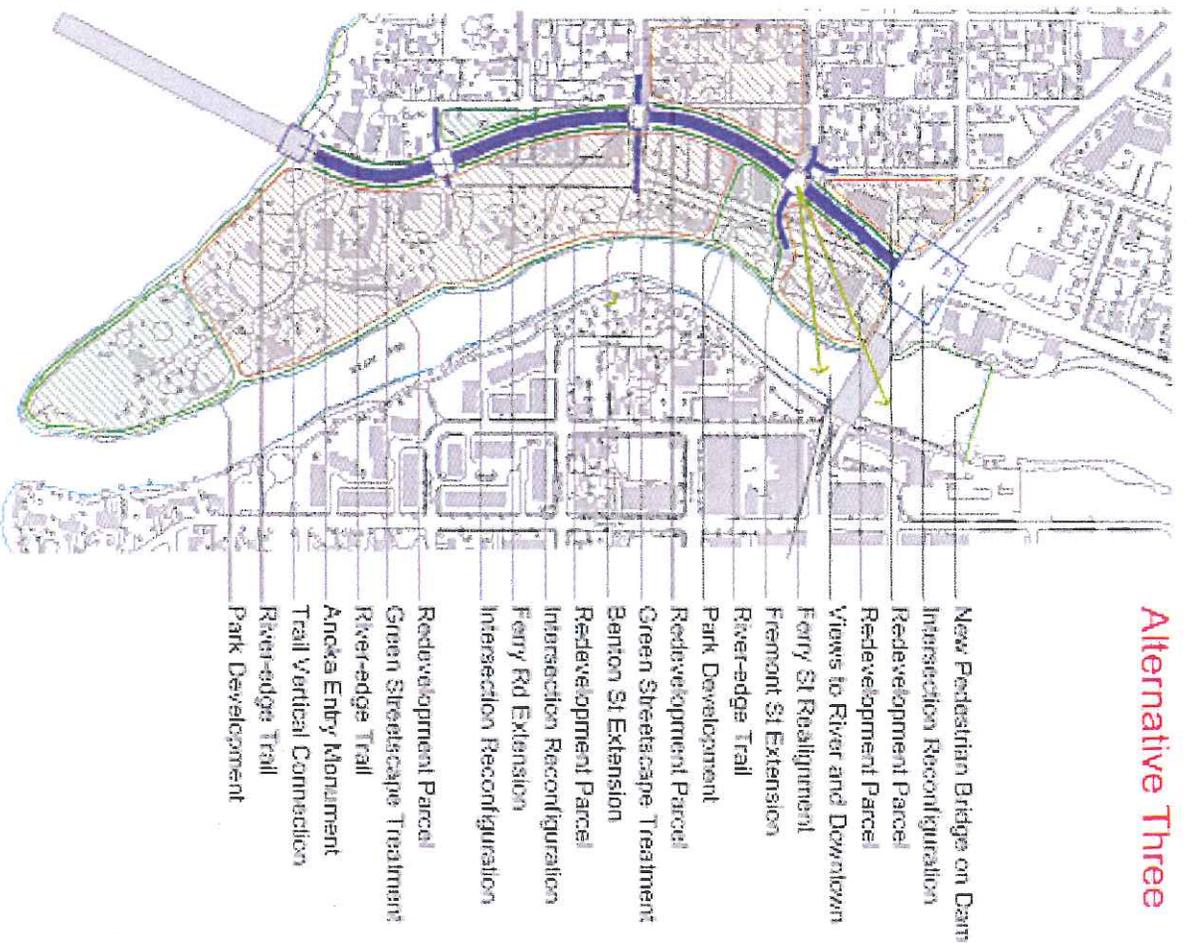
Alternative Two satisfies the following project goals:

- Improve first impressions - South Ferry Street as a city entry point would be enhanced by creating a parkway style roadway.
- Increase pedestrian/bicycle use - Trails are proposed along a parkway style road and along both sides of the Rum River.
- Improve river access and use - River trails, a realigned Ferry Rd to Penn Point Park and park improvements will increase and improve river access and use.
- Improve Penn Point Park's use - A list of detailed park improvements is included to expand seasonal uses and diversity of opportunities for river access and recreation.
- Improve historic recognition - The historic Woodbury House remains as is and could become part of a larger river-oriented redevelopment district. The historic amphitheater is proposed to be reused either along the South Ferry Street corridor or in Riverfront Park.
- Create a corridor vision - All pieces of this alternative would combine to help establish a new entry experience for Anoka from the south especially a parkway-style roadway and streetscape.
- Improve environmental quality - All modifications to the corridor would be designed and implemented in an environmentally sensitive manner.
- Improve traffic conditions - Ferry Street realignment geometrics, design standards, parkway improvements and streetscape elements would all combine to not only produce a high quality roadway experience but also solve existing traffic safety concerns.



Alternative Three satisfies the following project goals:

- Improve first impressions - South Ferry Street as a city entry point would be enhanced by creating a parkway style roadway.
- Increase pedestrian/bicycle use - Trails are proposed along a parkway style road and along both sides of the Rum River.
- Improve river access and use - River trails, a realigned Ferry Rd to Penn Point Park and park improvements will increase and improve river access and use.
- Improve Penn Point Park's use - A list of detailed park improvements is included to expand seasonal uses and diversity of opportunities for river access and recreation.
- Improve historic recognition - The historic Woodbury House remains as is and could become part of a larger river-oriented redevelopment district. The historic amphitheater is proposed to be reused either along the South Ferry Street corridor or in Riverfront Park.
- Create a corridor vision - All pieces of this alternative would combine to help establish a new entry experience for Anoka from the south especially a parkway-style roadway and streetscape.
- Improve environmental quality - All modifications to the corridor would be designed and implemented in an environmentally sensitive manner.
- Improve traffic conditions - Ferry Street realignment geometrics, design standards, parkway improvements and streetscape elements would all combine to not only produce a high quality roadway experience but also solve existing traffic safety concerns.



Alternative Three

# Scorecard Summary

This scorecard was presented to committee members as a means to rank three alternatives. Committee members were asked to rank each alternative based on an established, consistent set of criteria. This scorecard was used to determine a shared direction for South Ferry Street and to develop the final route option - Alternative No. 4.

		Yes	No	Improvements
<b>Alternative One</b>				
Yes	No	Improvements		
3	9	Ferry Street realignment		
12	0	Green streetscape treatment		
5	6	Fremont Street extension		
12	0	River-edge trail		
7	2	Parkway development		
1	11	Relocate amphitheater		
2	9	Relocate Woodbury House		
7	4	Ferry Rd realignment		
1		Views of the Rum River		
<b>Alternative Two</b>				
Yes	No	Improvements		
6	6	Ferry Street realignment		
11	1	Green streetscape treatment		
4	7	Fremont Street extension		
11	1	River-edge trail		
8	3	Ferry Rd realignment		
9	2	New pedestrian bridge		
<b>Alternative Three</b>				
Yes	No	Improvements		
11	1	New pedestrian bridge on the dam		
4	7	Ferry St realignment		
6	6	Fremont St extension		
12	0	River-edge trail		
12	0	Green streetscape treatment		
5	7	Benton St extension		
8	2	Ferry Rd extension		
9	2	Ferry Rd realignment		
9	1	Anoka entry monument		
9	1	Mississippi River trail		
1	10	Trail vertical circulation to Ferry St		
1	10	New Rum River road bridge		
1	1	Views of the Rum River		
1	1	More river access points		
1		More opportunities for development		

## Committee Meeting Two

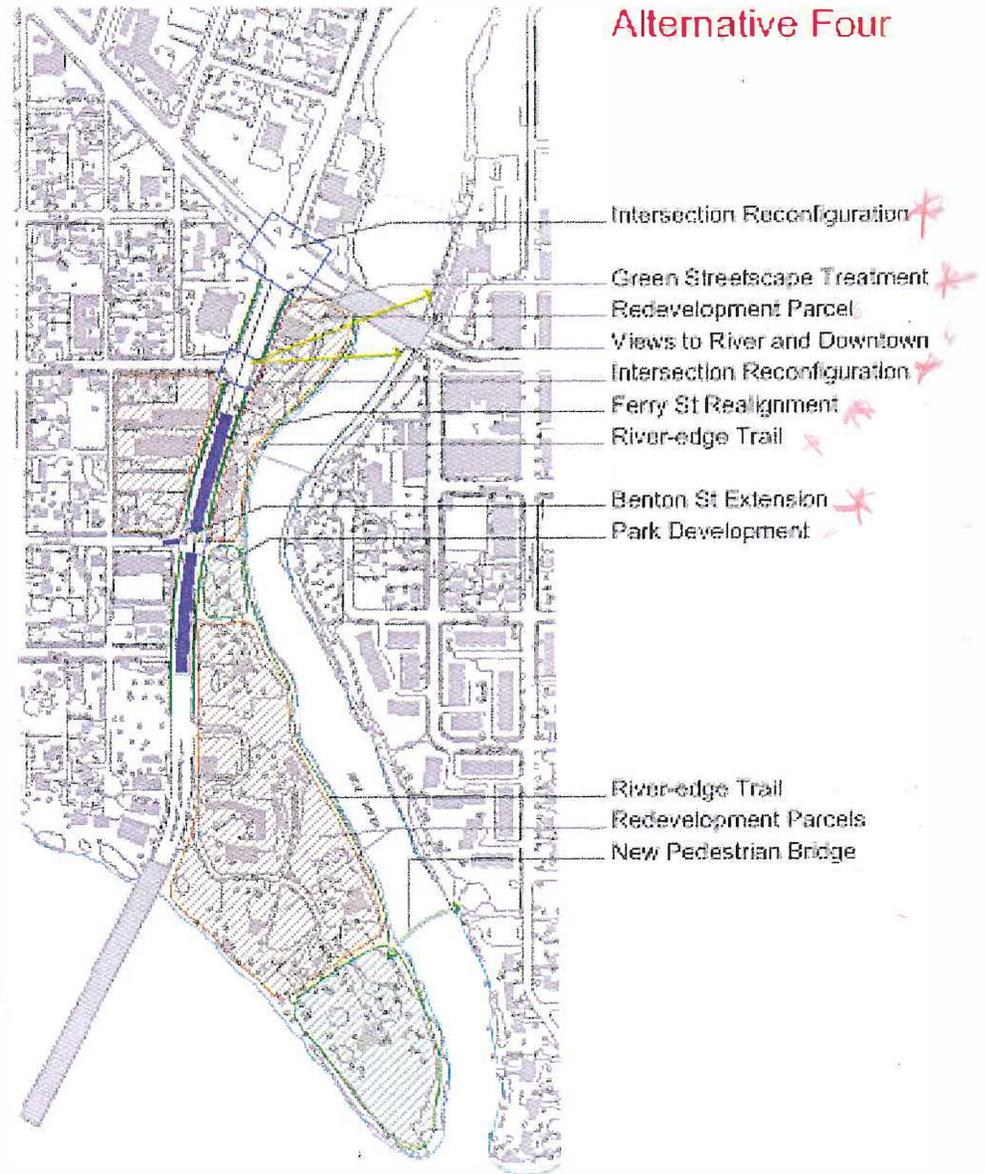
As a means of establishing a scaled-back plan that was more feasible in the short to mid-term, a second committee meeting was held to propose a fourth and final alternative. The result is a more modest proposal which follows the current Ferry Street right-of-way.

Alternative Four satisfies the following Project Goals:

- Improve first impressions
- Increase pedestrian/bicycle use
- Improve river access and use
- Improve Penn Point Park's use
- Improve historic recognition
- Create a corridor vision
- Improve environmental quality
- Improve traffic conditions

Additional project criteria satisfied:

- Administrative feasibility - Alternative Four requires the least amount of roadway design modifications and agency reviews and approvals.
- Financial feasibility - Alternative Four is the most economically feasible due to the minimal amount of roadway modifications.



# Commission Tasks

Commission tasks are those actions necessary to begin the process to implement the South Ferry Street Plan and to improve and enhance this planning area. Tasks are arranged by Commission and by short, mid, and long-term planning timetables. It is anticipated that improvements to this planning area will take considerable time and effort by all participants. This table is to be used as a guide for those efforts.

Commission	Tasks	Short Term	Mid Term	Long Term
Planning	<ul style="list-style-type: none"> <li>Discuss current zoning and possible revisions, consistent with project goals</li> <li>Propose future uses that will both enhance and gain from river views</li> <li>Consider adopting corridor design standards, including streetscape</li> <li>Revise mapping to identify city-owned or controlled parcels</li> <li>Suggest zoning revisions where appropriate</li> </ul>	<ul style="list-style-type: none"> <li>Revise Comprehensive Plan consistent with project goals</li> </ul>	<ul style="list-style-type: none"> <li>Continue to monitor corridor changes for positive land planning outcomes</li> </ul>	
Housing and Redevelopment	<ul style="list-style-type: none"> <li>Project housing demand within the corridor</li> <li>Determine whether or not certain properties are appropriate for residential use</li> <li>Identify future uses and an end user for 1632 S. Ferry Street (Woodbury House property)</li> <li>Identify a developer for the northwest corner of Benton and Ferry Streets</li> </ul>	<ul style="list-style-type: none"> <li>Establish corridor housing demand and types</li> <li>Consider the possibilities of private acquisition, and how those might relate to the vision for the corridor</li> <li>Determine feasibility of renovating properties versus redevelopment</li> </ul>	<ul style="list-style-type: none"> <li>Implement housing improvements based on market and design standards</li> </ul>	
Economic Development	<ul style="list-style-type: none"> <li>Identify potential funding sources for acquisition and improvements</li> <li>Prepare cost/benefit analysis for parcel acquisition</li> <li>Project commercial demand</li> <li>Identify future uses for 1534 S. Ferry Street (Carpenters Hall)</li> </ul>	<ul style="list-style-type: none"> <li>Develop an acquisition strategy for short, mid and long term target parcels</li> <li>Build a marketing strategy</li> <li>Identify a list of established development partners, create a partnership for corridor improvements/redevelopment</li> </ul>	<ul style="list-style-type: none"> <li>Identify development partners for corridor improvements</li> <li>Implement commercial improvements based on market and design standards, working with project developers</li> </ul>	

Commission

Tasks

Short Term

Mid Term

Long Term

Parks & Recreation

- Develop a project area trail system plan
- Investigate revised or new uses for PPP
- Judicially prune vegetation to open views to the Rum River
- Investigate using 1534 S. Ferry Street (Carpenters Hall) as a private retail venture to enhance Penn Point Park's use
- Identify river-oriented trail corridors on the Woodbury House site
- Implement water's edge trail improvements
- Consider implementing fishing piers at the river
- Consider new trails, river crossings
- Investigate acquiring or transferring access rights to MnDOT's storm pond land
- Investigate acquiring or transferring access rights for trail facilities upstream of the Mississippi River bridge
- Study options for a Penn Point Park marine center
- Explore opportunities for a winter activities center
- Consider dredging a pond for fishing, interpretation, and skating
- Link river edge trail facilities to the Mississippi River bridge, develop additional facilities upstream
- Consider a pedestrian bridge over the dam

Heritage Preservation

- Identify and protect known historic sites, to the extent possible
- Prepare text and images to explain corridor history
- Consider an arts competition to create corridor elements and images
- Discuss a potential fund to encourage the renovation of historic properties, allow local businesses to donate in an effort to enhance Anoka's "Front Yard"
- Work to create plaques for historic properties such as the 1632 S. Ferry Street (Woodbury House property) and the amphitheater, as part of the broader plan to identify historic sites in the City of Anoka
- Investigate acquisition of historic sites, if deemed appropriate for public use as opposed to private reinvestment
- Add historic interpretation facilities to new trails and site improvements
- Participate in the design and implementation of a Penn Point Park history center

City Council

- Approve modifications to TIF district, as recommended to meet project goals
- Oversee project goals and review items as necessary that require City Council approval.

General Staff Tasks

- Prepare a cost/benefit analysis for acquiring properties
- Develop an acquisition plan, based on level of importance / potential role in the corridor's overall vision
- Prepare and propose modifications to the South Ferry TIF district
- Review all Ferry St roadway geometrics and intersections including driveways for conformance to design and safety requirements
- Work with area property owners and their development plans to craft mutually agreeable future solutions
- Identify optional sites for realigning access roads
- Work with MnDOT to achieve an understanding of the city's goals, so that future projects within the corridor will be reflective of the community vision
- Consider sites, acquisition of ROW for a potential Ferry St. realignment
- Acquire parcels as they become available, within means of the city or HRA funds

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