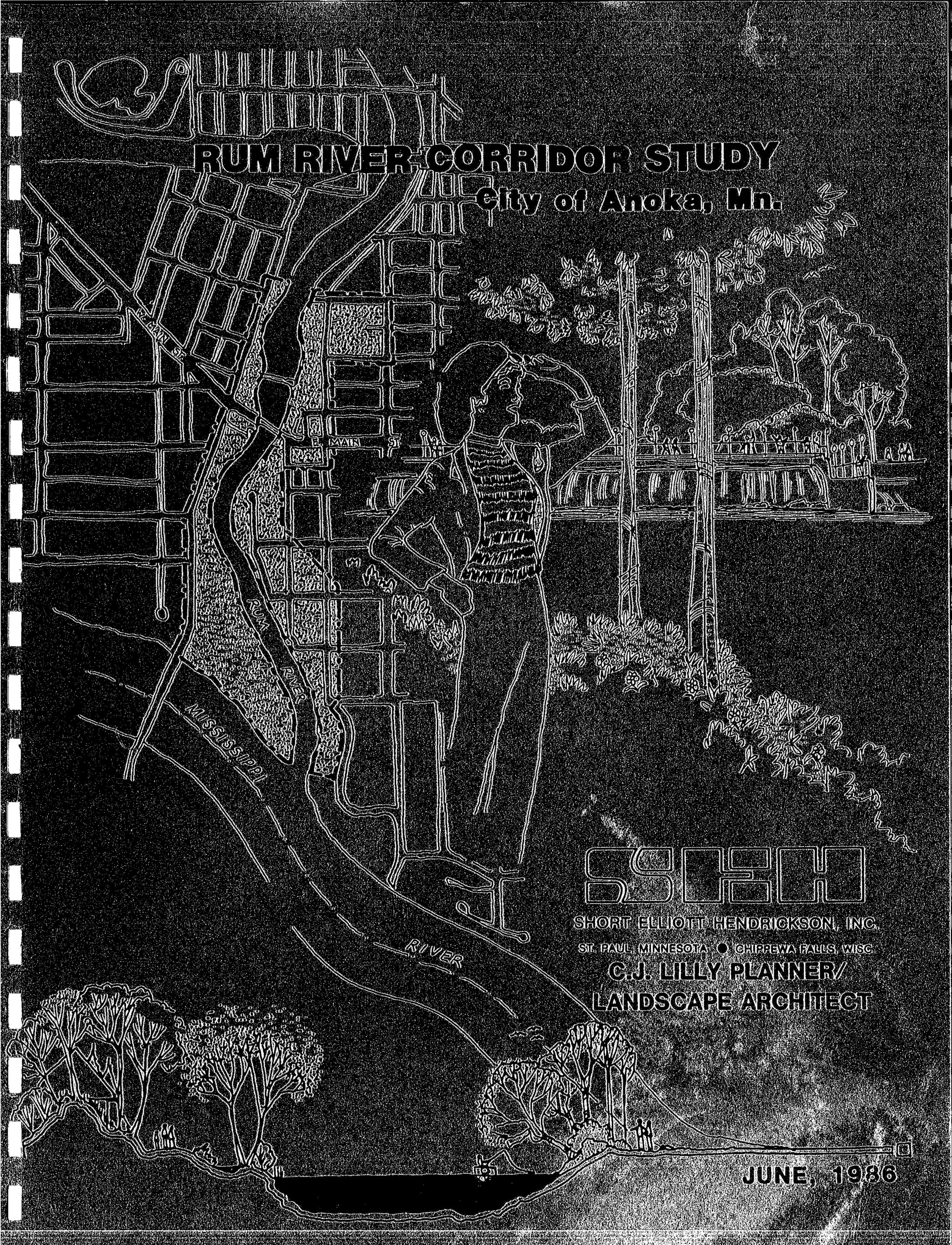


RUM RIVER CORRIDOR STUDY

City of Anoka, Mn.



SEHW

SHORT ELLIOTT HENDRICKSON, INC.

ST. PAUL, MINNESOTA • CHIPPEWA FALLS, WISC.

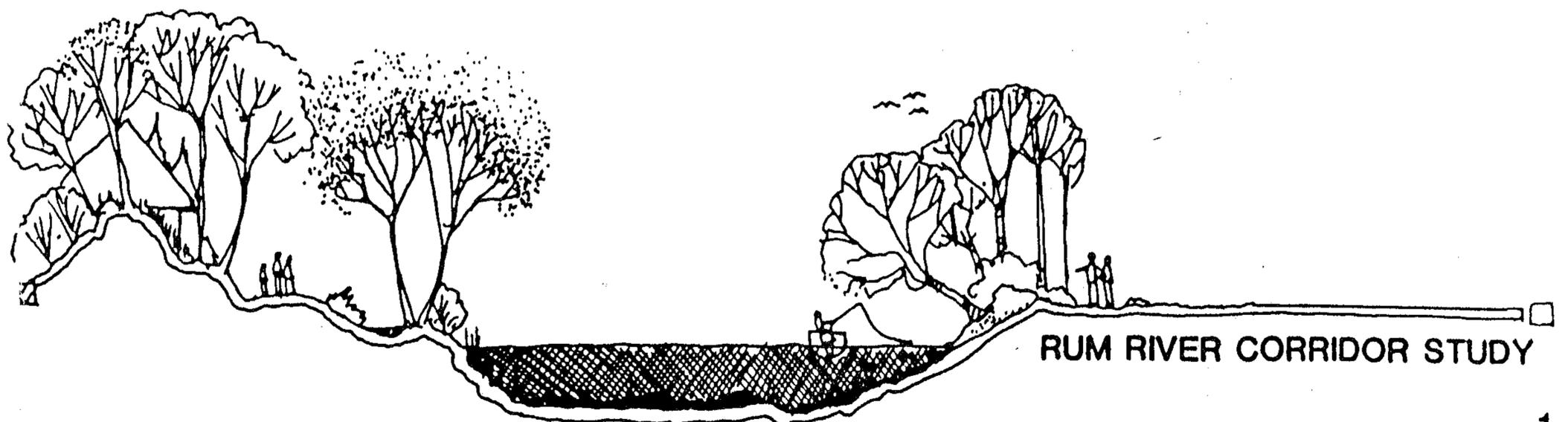
C.J. LILLY PLANNER/

LANDSCAPE ARCHITECT

JUNE, 1986

TABLE OF CONTENTS

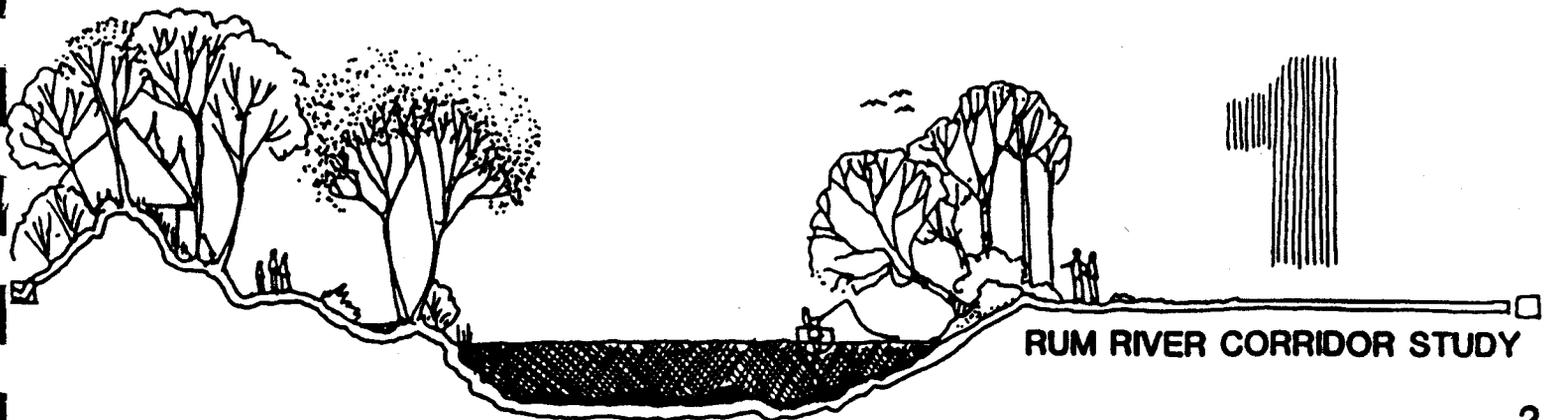
<u>SEC</u>	<u>TOPIC</u>	<u>PAGE</u>
1.	PROJECT SUMMARY	2
2.	PROJECT RECOGNITION	7
3.	QUESTIONNAIRE	9
4.	INVENTORY/ ANALYSIS	21
5.	HISTORY OF RUM RIVER	32
6.	NATURAL RESOURCES	35
7.	FLOODPLAIN DESIGN CRITERIA	40
8.	SECTIONAL ANALYSIS	44
9.	VISUAL RESOURCE EVALUATION	49
10.	CONCEPT ALTERNATIVES A, B & C	62
11.	PROPOSED NORTH END DEVELOPMENT	72
12.	ANOKA WASTE TREATMENT PLANT	74
13.	OUTDOOR AMPHITHEATER	77
14.	REFINED CONCEPT PLAN	79
15.	PRIORITIZED RECOMMENDATIONS	88
16.	TAX INCREMENT FINANCING	90



PROJECT SUMMARY

PLANNING FOR ANOKAS RUM RIVER CORRIDOR

THE DATA CONTAINED IN THIS PROJECT SUMMARY REFLECTS KEY IDEAS EXTRACTED FROM AN IN DEPTH COMPREHENSIVE STUDY OF THE LOWER RUM RIVER CORRIDOR. HOWEVER, THIS STUDY AND ITS REFINED CONCEPT PLAN IS NOT TO BE REGARDED AS A FINAL PLAN. THE FINAL PLAN WILL BE DEVELOPED WITH PUBLIC INPUT FROM THE REFINED CONCEPT PLAN AND ITS ASSOCIATED DATA. IT IS HOPED THE DESIGN IDEAS WILL GENERATE ENTHUSIASM AND INSIGHT INTO THE POTENTIALS FOR RIVER FRONT IMPROVEMENTS.



PLANNING FOR ANOKA'S RUM RIVER CORRIDOR

C.J. Lilly

Five months ago SEH was given an opportunity to plan and design future improvements for Anoka's Rum River Corridor. Since then, C.J. Lilly, SEH's Parks & Urban Planner, has been working with the Anoka Housing and Redevelopment Authority, the City's Planner, Rum River Banks Improvement Committee and concerned citizens in an effort to translate a community's needs into a plan for action. As of this writing, the first phase has been completed and a comprehensive plan has been drawn up with detailed recommendations.

Anoka's Rum River Corridor was divided into two phases. Phase I addressed the more urban lower reach from its confluence with the Mississippi River to just north of the Rum River Dam at Harrison Street. Phase II will study the northern more natural river system from just north of downtown Anoka to the 325 acre Rum River Regional Park. Planning functions for both these areas have a common goal of optimizing relationships between people and their environment.

The scope of this project has included eight key planning areas. Those areas are:

1. The planned renovation of the Anoka wastewater treatment plant which is scheduled for decommission. Planning efforts



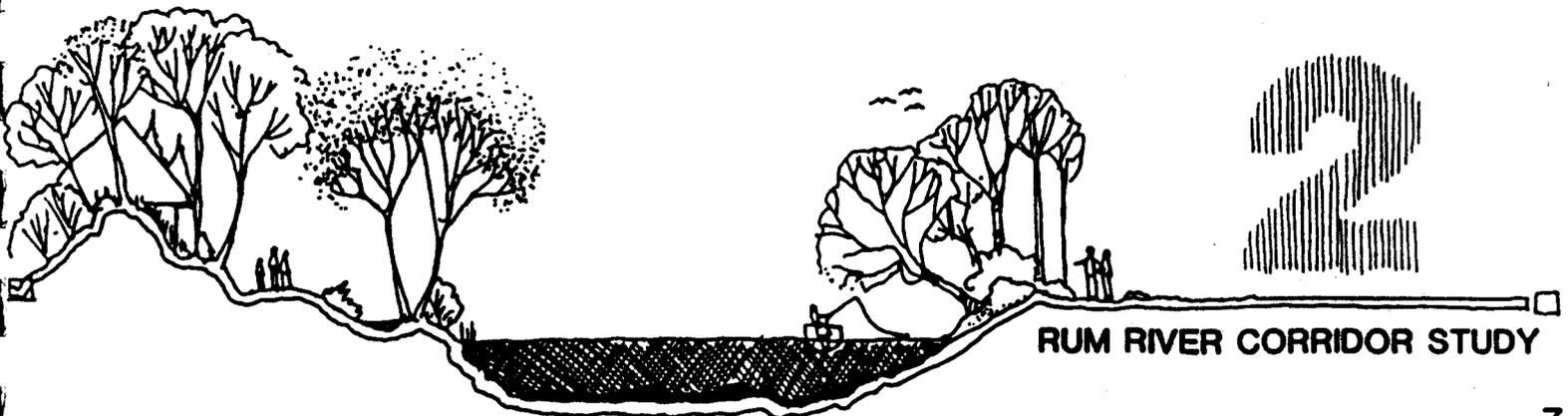
here have sought to address future recreational needs by adaptively reusing existing treatment plant structures for park purposes. This ideal park site located on a peninsula which separates the Mississippi and Rum Rivers will hopefully become the gem of the park system. Program elements include: Lights, landscaping, park benches, sculpture, a pedestrian bridge, trails and boat docking facilities in addition to the before mentioned adaptive reuse of treatment plant structures for park purposes.

2. Outdoor Amphitheater Site - This historic structure built by Architects Purcell & Elmslie was designed just after the turn of the century for a local music group. The classical Greek semi-circular form is buried into the riverbank overlooking the Rum. Unfortunately, years of neglect and urban expansion have taken its toll. Planning efforts have sought to reverse these negative trends as well as creating better physical links to the park system.
3. East Bank Floodplain Area - From 1885 to 1900, dozens of single family residences were constructed within the Rum River's floodplain. Over the years these unfortunate residents have been periodically flooded, resulting in property damage, inconvenience and potential loss of life. Working jointly with the Anoka HRA, SEH has identified a favorable alternative to this problem. Property acquisition currently underway will buy up these floodplain areas

PROJECT RECOGNITION

TO ALL THOSE FROM THE RUM RIVER BANKS COMMITTEE
WHO HAVE GIVEN THEIR TIME TO ASSIST WITH THIS STUDY.
SPECIAL THANKS MUST ALSO BE GIVEN TO CITY STAFF WHO
HAVE ASSISTED AT ALL LEVELS OF ORGANIZATION.

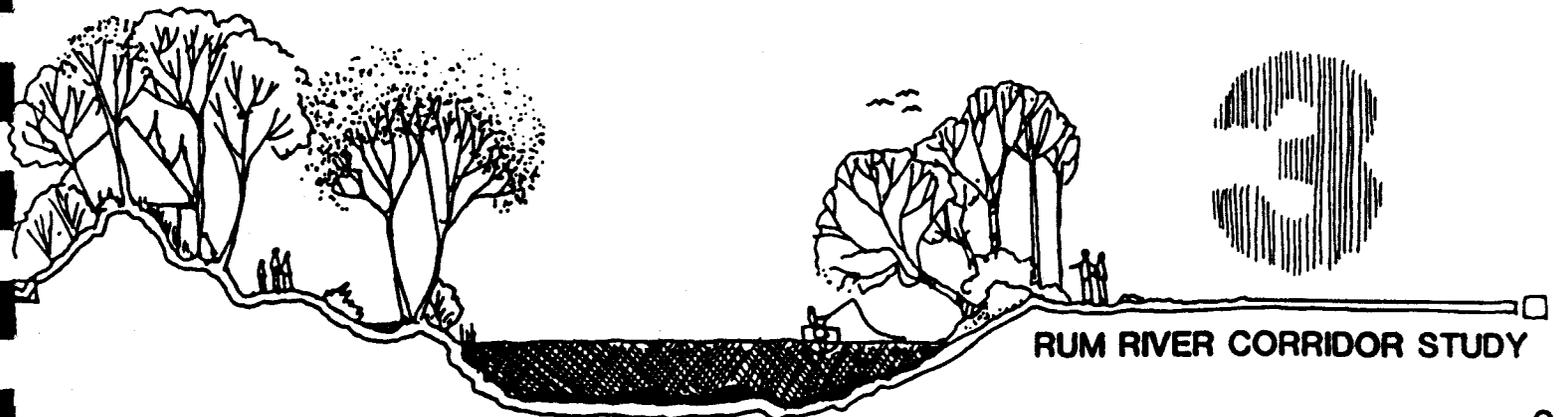
- KIRK CORSON- CITY PLANNER
- MARK NAGEL- ADMINISTRATIVE ASSISTANT
- BUTCH BRANDENBURG- PARKS SUPERINTENDANT



QUESTIONNAIRE

THIS QUESTIONNAIRE WAS DEVELOPED DURING THE FIRST WEEK OF THE RUM RIVER STUDY IN AN EFFORT TO IDENTIFY KEY ISSUES, THREE GENERAL QUESTIONS ASKED WERE:

- A. LIST THE THREE THINGS YOU LIKE MOST ABOUT THE LOWER RUM RIVER CORRIDOR.
- B. LIST THE THREE THINGS YOU WOULD LIKE TO SEE CHANGED
- C. IN YOUR OWN WORDS DESCRIBE WHAT THE IDEAL PROJECT WOULD LOOK LIKE IN 20 YEARS.



RUM RIVER CORRIDOR STUDY QUESTIONNAIRE

A. List three things you like most about the Lower Rum River Corridor.

1. Water falling over dam
 2. Central location in the City
 3. Restful nature of the park and surrounding area - it should be expanded.
-
1. Boating - Mississippi & Rum
 2. River Park, restaurant & City shopping place on river
 3. Picnics & place of leisure
-
1. Public access to both rivers
 2. Riverside Park
 3. Boating and fishing
-
1. Visual - Enjoy viewing Rum River from various vantage points, i.e., bridges, walkways, roads and boats.
 2. River Recreation - Power boat tie to Mississippi, Canoe and small boating above dam, fishing at dam.
 3. History - Describe route for commerce along and across Rum River, vestiges of older uses (amphitheatre, sawmills, old dam).
-
1. Abundance of Wildlife (ducks, geese, fish)
 2. Easy access to river by boat
 3. Walking Parks (Need to control undesirables that inhibit use during evening hours)
-
1. Visibility of nature
 2. Fowl and Wildlife
 3. Sounds of water
-
1. Pathways from City Hall and bridge area to Riverside Park.
 2. Natural beauty and lushness of vegetation along riverbanks. However, newly thrown down riprap must be visually screened with plant materials.
 3. Historic stone structures.
-
1. Riverside Park
 2. The site where the Rum and Mississippi meet
 3. The river view from City Hall.
-
1. Scenic pastoral look of river valley.
 2. Subtle humane influence like stone house.
 3. Abundance of in town wildlife, ducks, muskrat, beaver and birds.

B. List three things you would like to see changed.

1. Harsh appearance of river banks, too much use of riprap and concrete.
 2. Improve pedestrian access closer to the river
 3. More boat docking facilities
-
1. The riprap on banks
 2. Deepen channel entrance to Rum at Mississippi River.
 3. Waste treatment plant torn down and a beautiful boat landing and picnic area put in.
-
1. Using the river fronts for recreation such as Stillwater's Lowell Park.
 2. Improve boat access
 3. Better policing to control abuse from young people that vandalize and intimidate park users.
-
1. Improved Access - People in cars should be able to view the river and see logical stopping points. Trail system should be more developed and varied (not just a cow path but circular routes of varying lengths).
 2. Greater Commercial Usage - Marina, Restaurants
 3. Refocus of housing so that non-riparian use is more inviting.
-
1. Restoration of the amphitheater
 2. Expansion of parks in flood plain, remove homes currently being flooded.
 3. Encouragement of high rise, high density, high rent apartments near City Hall, or upper edge of flood plain.
-
1. Inaccessable banks, improve pedestrian access to river.
 2. Non use of amphitheater area, improve access and encourage activities.
 3. Picnic areas, need more of them.
-
1. City must maintain amphitheater area in better condition.
 2. Idea that only the City can do work on projects like this. Start involving citizens in hands-on work to improve area rather than spending thousands to hire out work to companies that could care less how things look afterwards.
 3. I really like the river and old park areas and want to restore them to their 1900 heyday appeal!
-
1. I'd like trees removed that block the view of the river from the Community Room at City Hall.
 2. I'd like public pathways on each side of the Rum as far north as the City limits.
 3. I'd like a walkway over the dam.
-
1. The concrete dumped along bank.

2. The neglect given to stone houses and amphitheater.
3. Better access to water level (example) around City Hall the walkways all bar you from getting near the water.

INVENTORY/ ANALYSIS OF EXISTING CONDITIONS

**VACANT COMMERCIAL PROPERTY
CITY HALL & DAM AREA**

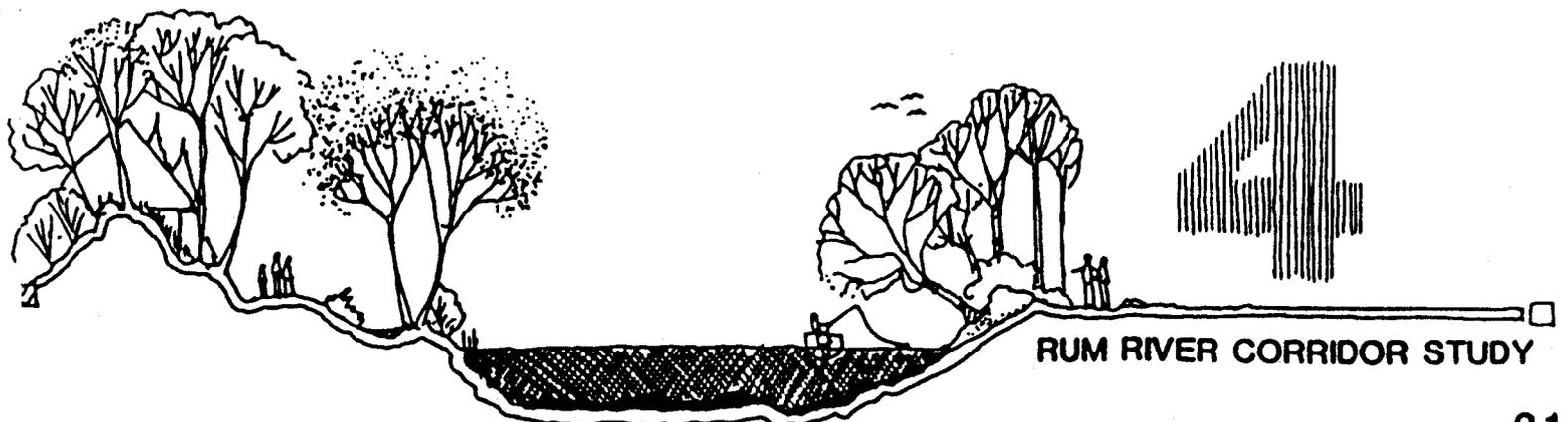
ANOKA ELECTRICAL AREA

RIVERSIDE PARK

AMPHITHEATER SITE

FLOODPLAIN RESIDENTIAL AREAS

WASTE TREATMENT PLANT



5982H

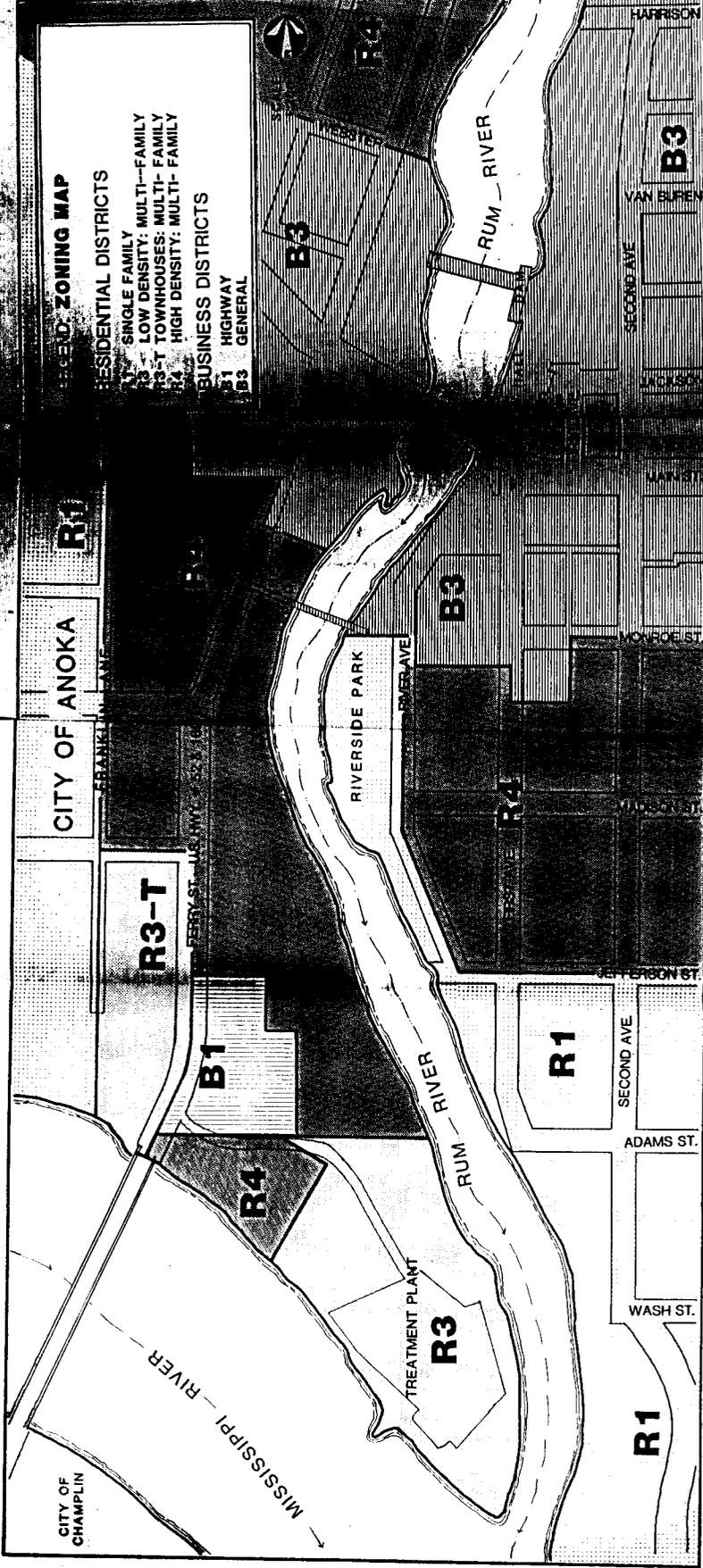
LEGEND: ZONING MAP

RESIDENTIAL DISTRICTS

- R1 SINGLE FAMILY
- R3 LOW DENSITY: MULTI-FAMILY
- R3-T TOWNHOUSES: MULTI-FAMILY
- R4 HIGH DENSITY: MULTI-FAMILY

BUSINESS DISTRICTS

- B1 HIGHWAY
- B3 GENERAL



CITY OF ANOKA

R1

R3-T

B1

R4

R3

R1

B3

B3

B3

R1

WASH ST.

ADAMS ST.

SECOND AVE.

JEFFERSON ST.

MONROE ST.

WASH ST.

SECOND AVE.

VAN BUREN

HARRISON

RUM RIVER

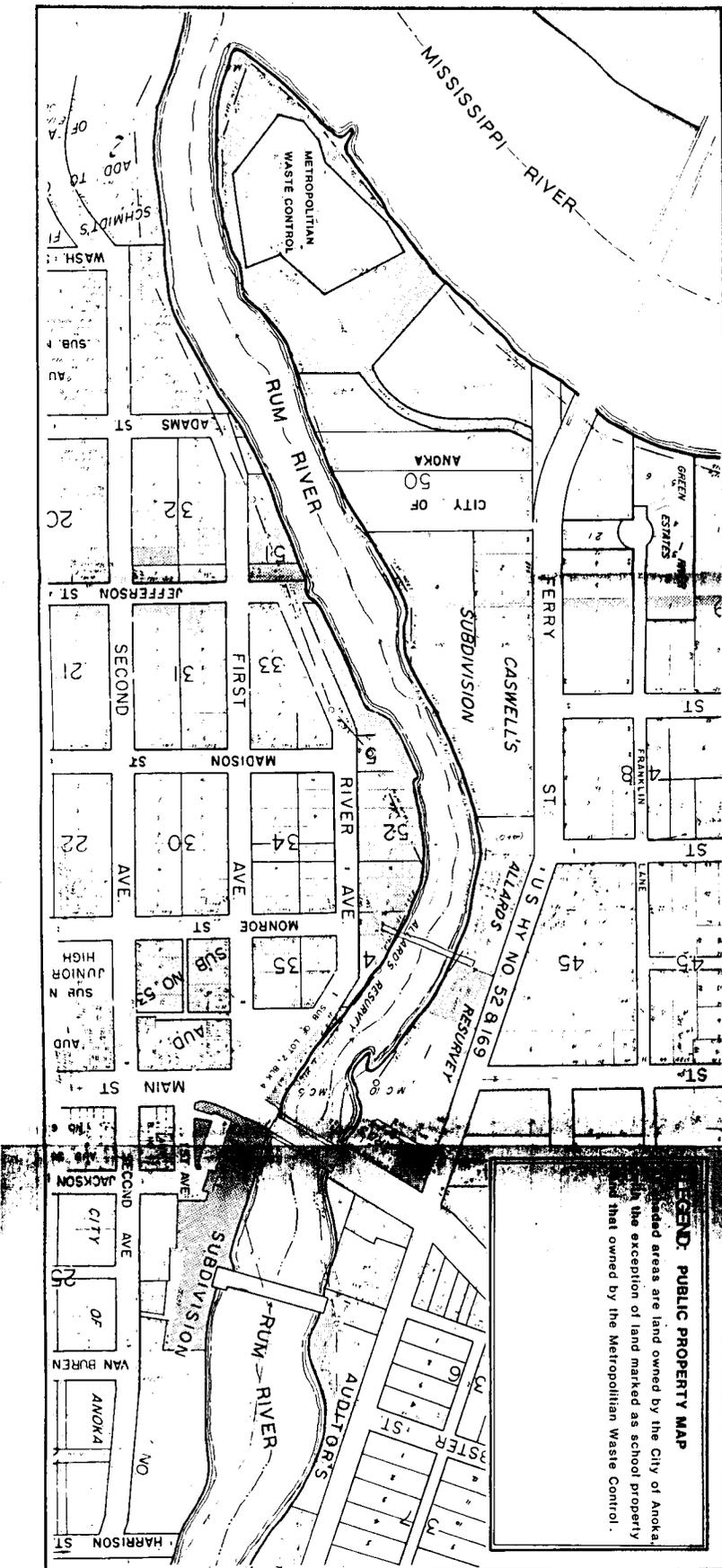
RIVERSIDE PARK
RIVER AVE

MISSISSIPPI RIVER

TREATMENT PLANT

FRANKLIN AVE

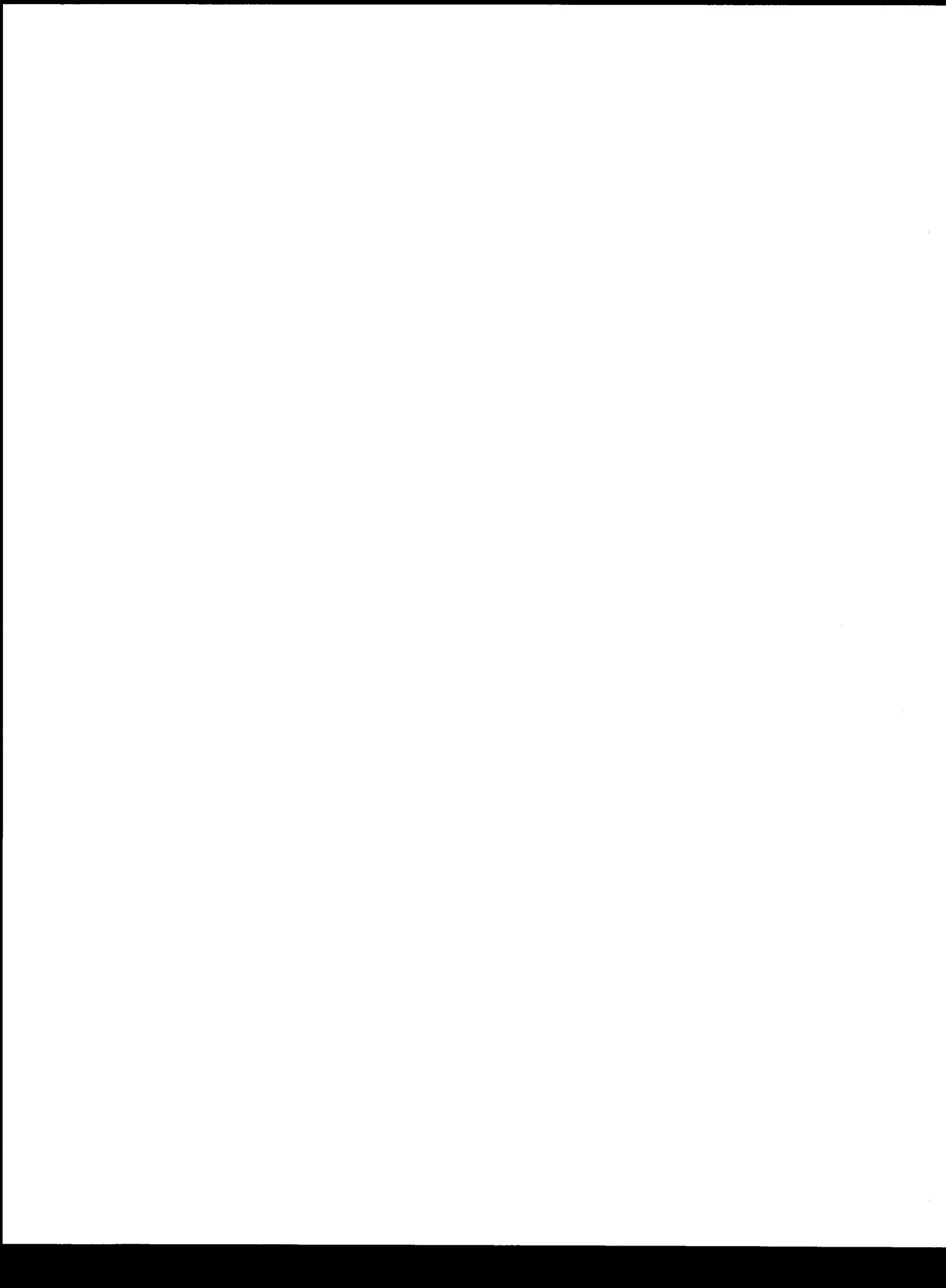
FERRY ST



HHS
 CONSULTANTS- ST. PAUL, MINNESOTA
 C.J. LILLY- PLANNER/ LANDSCAPE ARCH.

**MAP OF
 PUBLIC PROPERTY**

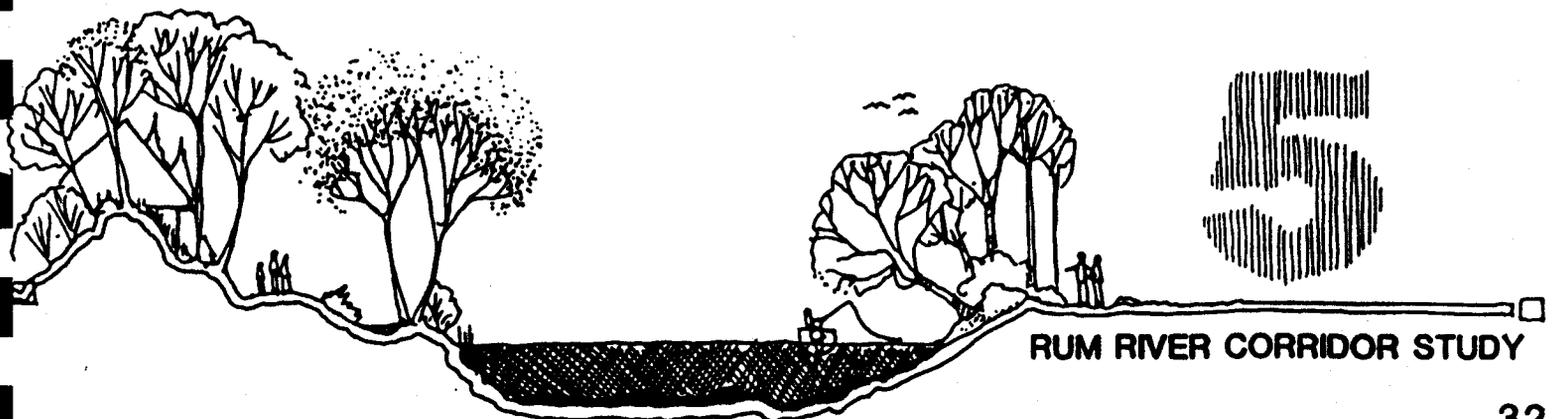
**RUM RIVER STUDY
 ANOKA, MINNESOTA**



HISTORY OF RUM RIVER

NATIVE AMERICAN HISTORY

EXPLORATION & SETTLEMENT



BRIEF ACCOUNT OF NATIVE AMERICAN HISTORY

Elden Johnson, state archaeologist and a professor of anthropology said the Rum River Valley has "probably the greatest concentration of prehistoric sites in Minnesota". Hammered copper tools dating to more than three thousand years old and burial mounds dating to 1500 BC have been found near village sites. Many of the burial mounds belonged to the Santee Sioux, a Dakota tribe that lived along the Rum river when the first Europeans explored Minnesota in the late sixteenth century. Twenty-two sites have been cataloged thus far.

The City of Anoka is derived from a Dakota word meaning "on both sides". The city was platted on both sides of the river. The word Rum is derived from the Dakota word meaning "spirit". Early explorers associated the word "spirit" with liquor and called this the Rum River. Rum was used as a bartering chip by Europeans in trade for furs.

The largest recorded battle between Indian tribes in the region occurred just a few miles north of present day Anoka. On July 4, 1839, the "Battle of Rum River" witnessed a Dakota war party attack on an Ojibway camp. The Ojibway men out hunting didn't return in time, and seventy Ojibway, mostly women and children, died. Seventeen Dakota were killed in the attack.



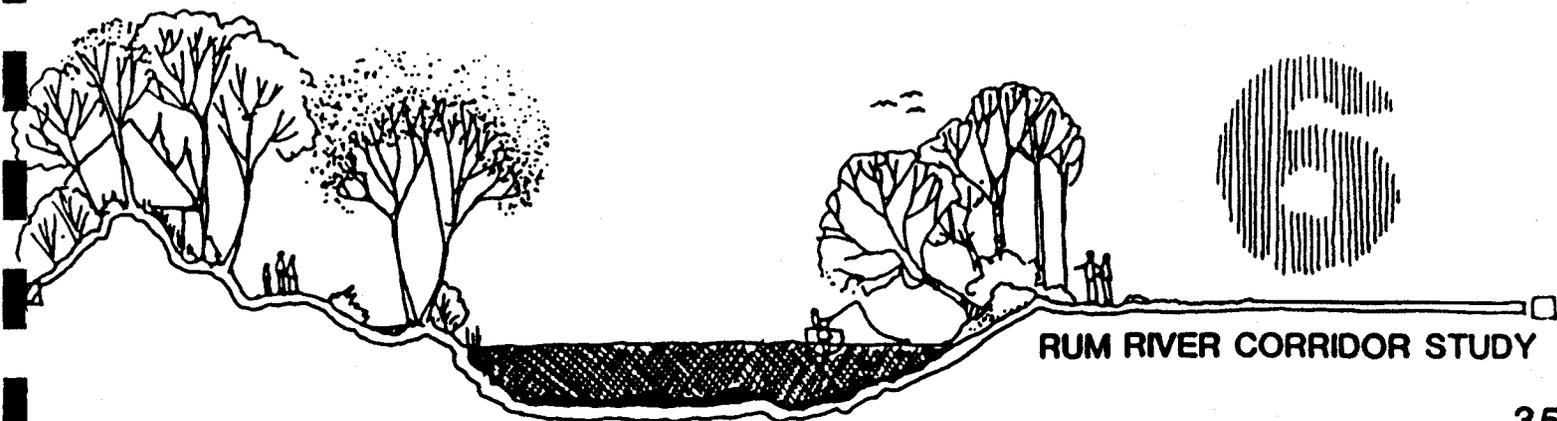
EXPLORATION AND SETTLEMENT OF RUM RIVER AREA

The earliest recorded visit by a European was the French explorer, Daniel Greysolon, Sieur du Luth in 1676. Traveling down the Rum River, du Luth met Father Louis Hennepin on July 25, 1680. After leaving the region in 1683, Hennepin published an account of his adventures, explaining Dakota culture and history. The next recorded exploration didn't occur for almost a century. In 1767 the Englishman, Jonathan Carver, explored portions of both the Mississippi and Rum Rivers. In his writings, Carver was most impressed by the abundance of wildlife in the area.

Early settlers to the Rum River Valley were primarily fur traders. The first trading post was built in 1844 in Anoka County. The 1850s saw the beginning of the logging boom. By 1852, 22 logging camps were operating on the Rum River. The clearing of vast pine forests brought settlers and agriculture during the mid-1850's. The first flour mill in the region was built in the settlement of Anoka in 1855.

NATURAL RESOURCES OF THE RUM RIVER CORRIDOR

**FISH POPULATIONS
BIRD POPULATIONS
NATIVE VEGETATION**



RUM RIVER CORRIDOR STUDY

FISH POPULATION

In 1974 the Department of Natural Resources studied the Rum River fish population. Data compiled can be used to compare species of fish above and below the Rum River dam.

RUM RIVER FISH SPECIES	PERCENT FISH POPULATION	
	ABOVE DAM	BELOW DAM
BLACK BULLHEAD	0.0	35.4
BURBOT	0.0	1.8
CARP	13.3	32.7
NORTHERN REDHORSE	26.7	9.7
SILVER REDHORSE	23.3	1.8
SMALLMOUTH BASS	10.0	6.2
WALLEYE	0.0	4.4
WHITE CRAPPIE	0.0	0.9
WHITE SUCKER	26.7	7.1
	<hr/>	<hr/>
	100.0%	100.0%

BIRD POPULATION

Inventory data taken from 1974 Department of Natural Resources study. Primary habitats north of urbanized study area.

American Goldfinch	Great Crested Flycatcher
American Kestrel	Great Horned Owl
American Redstart	Green Heron
American Robin	Grey Catbird
Black-Capped Chickadee	Herring Gull
Black Tern	House Wren
Blue-Winged Teal	Killdeer
Brown-Headed Cowbird	Mallard
Barn Swallow	Morning Dove
Blue Jay	Northern Oriole
Canada Goose	Red-Eyed Vireo
Chimney Swift	Red-Headed Woodpecker
Cliff Swallow	Red-Tailed Hawk
Common Crow	Red-Winged Blackbird
Common Flicker	Red-Necked Pheasant
Common Loon	Rock Dove
Common Raven	Ruffed Grouse
Common Tern	Ruby-Throated Hummingbird
Common Grackle	Song Sparrow
Cardinal	Spotted Sandpiper
Cedar Waxwing	Starling
Eastern Bluebird	Scarlet Tanager
Eastern Meadowlark	Tree Swallow
Eastern King-Bird	Turkey Vulture
Eastern Woodpecker	Wood Duck
Great Blue Heron	Yellow-Headed Blackbird
	Yellow Warbler

NATIVE VEGETATION

Vegetation in the study area is primarily of the lowland forest variety. These river bottom plans have changed little over the past century because their habitats, due to periodic flooding, are not suitable for development. Lush vegetation along the Rum River in Anoka provides:

20 Native Trees Along Lower Rum River

Basswood	Red Oak
Bigtooth Aspen	Red Pine
Boxelder	Red Cedar
Bur Oak	Red Maple
Cottonwood	Silver Maple
Elm	Tamarack
Green Elm	White Birch
Hackberry	White Cedar
Pin Oak	White Pine
Quaring Aspen	Willow

Native Shrubs

Alder	Prickly Ash
Buckthorn	Raspberry
Grey Dogwood	Red Dogwood
Gooseberry	Sumac
Hazelnut	Wild Rose

NATIVE VEGETATION (Continued)

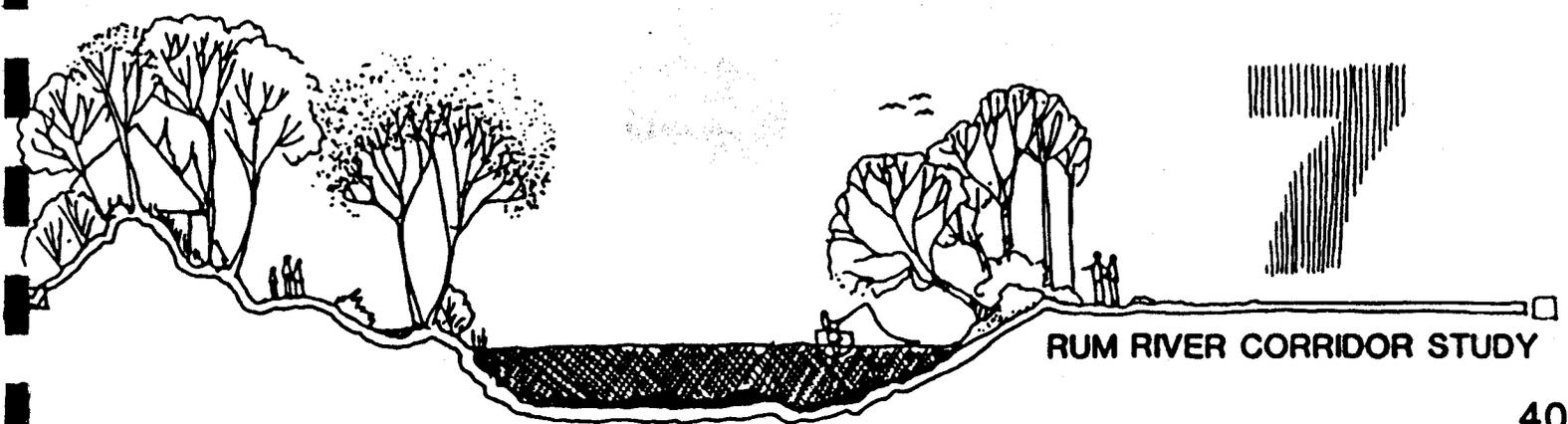
Native Terrestrial Understory Plants

American Vetch	Ragweed
Black-Eyed Susan	Reed Canary Grass
Bloodroot	Sedge
Canadian Thistle	Scouring Rush
Canada Windflower	Scullcap
Columbine	Solomons Seal
Common Trillium	Sow Thistle
Daisy	Starry Campion
Hoary Alyssum	Stinging Nettle
Hoary Puccoon	Swamp Buttercup
Horsetail	Trillium
Jack-in-the-Pulpit	Violet
Milkweed	Virginia Waterleaf
Morning Glory	Wild Geranium
Ostrich Fern	Wild Ginger
Poison Ivy	Wild Strawberry
Prickly Lettuce	Wood Phlox

Native Aquatic Plants

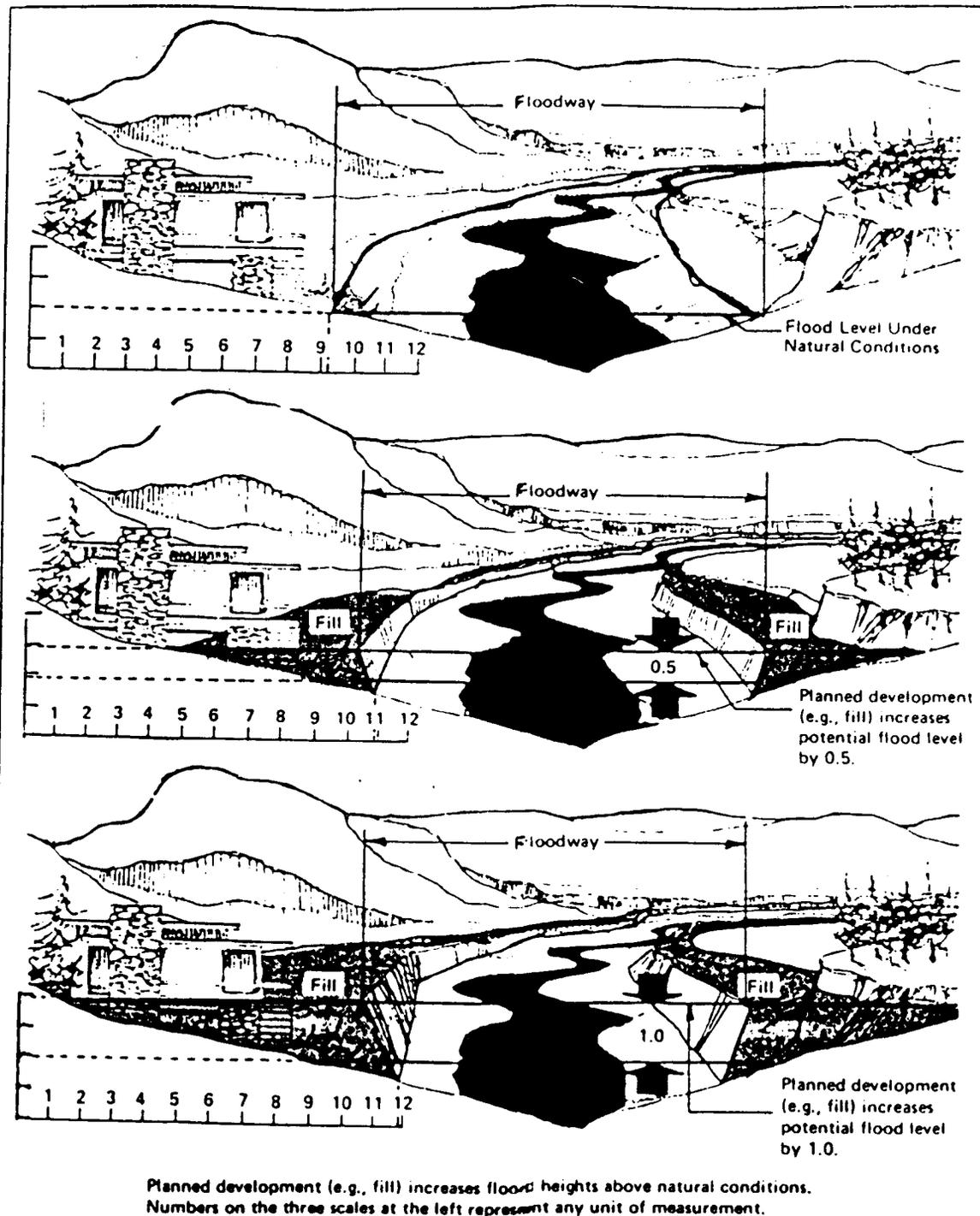
Arrowhead	Needle Rush
Baltic Rush	Pond Weed
Bur Reed	Reed Canary Grass
Canada Waterweed	Soft-Stem Bulrush
Common Cattail	Water Buttercup
Coontail	Water Celery
Cut Grass	Water Lily
Duckweed	Water Milfoil

DESIGN CRITERIA FOR FLOODPLAIN DISTRICTS



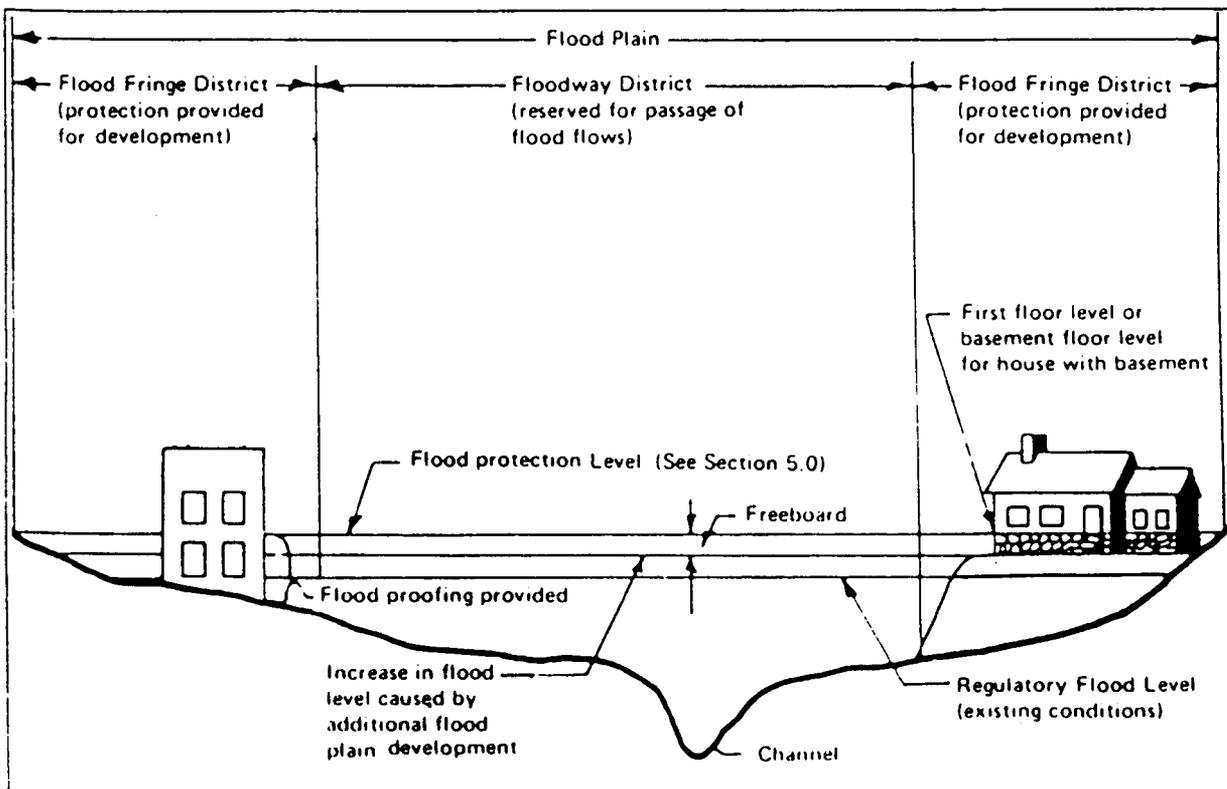
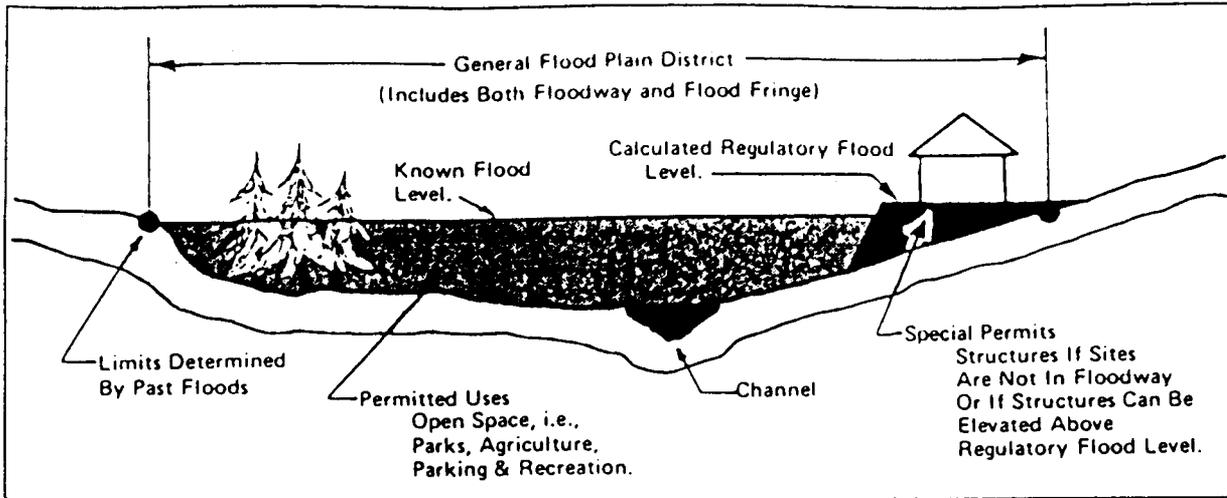
FLOODPLAIN DISTRICTS

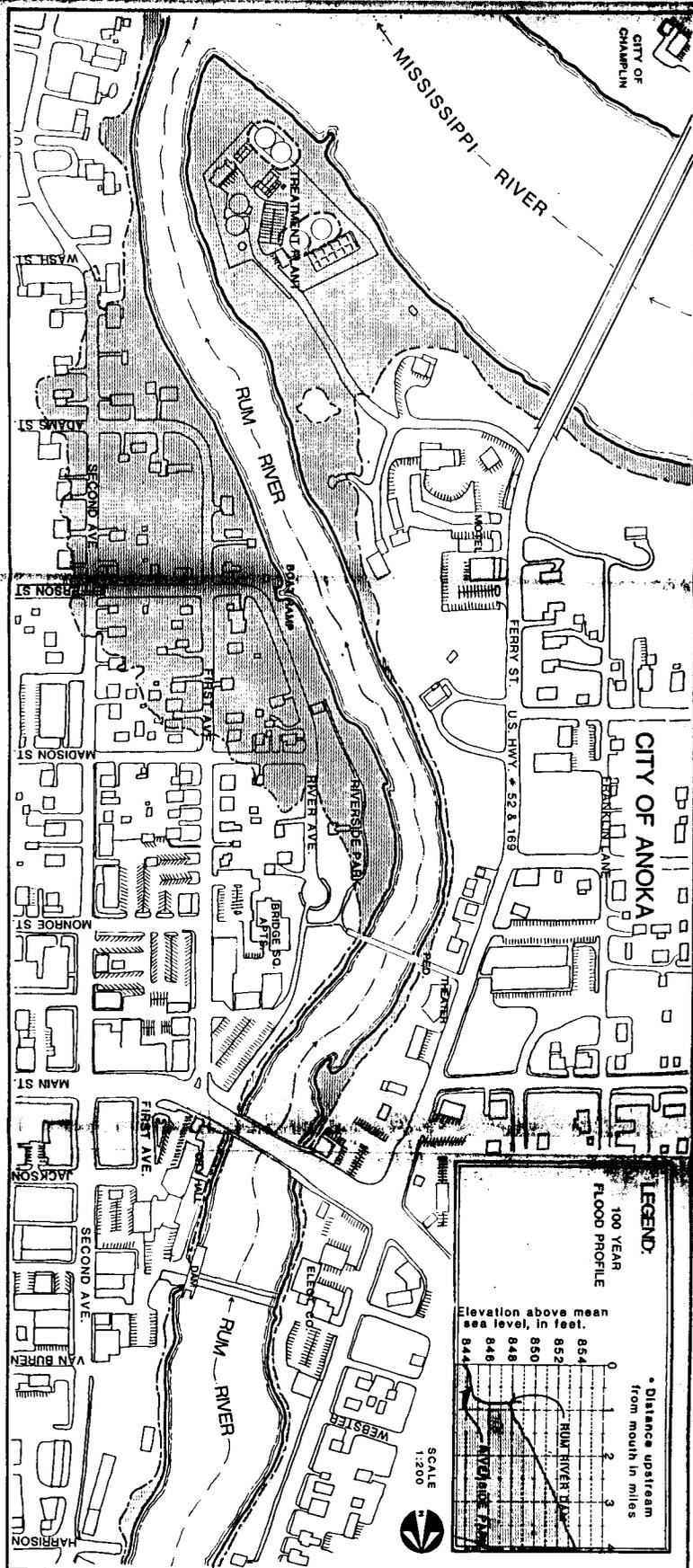
PROPOSED SITE SET BACK MIN. 200 FT. FROM RUM RIVER.
SITE FILLED TO ONE FOOT OF FREEBOARD ABOVE 100 YEAR
FLOOD LEVEL. RESULTING OPEN SPACE USED FOR PARK.



FLOODPLAIN DISTRICTS

PROTECTION IS PROVIDED FOR DEVELOPMENT BY RAISING FIRST FLOOR OR BASEMENT LEVEL ABOVE SPECIFIED FLOOD INTENSITY, USUALLY 100YEAR STORM.



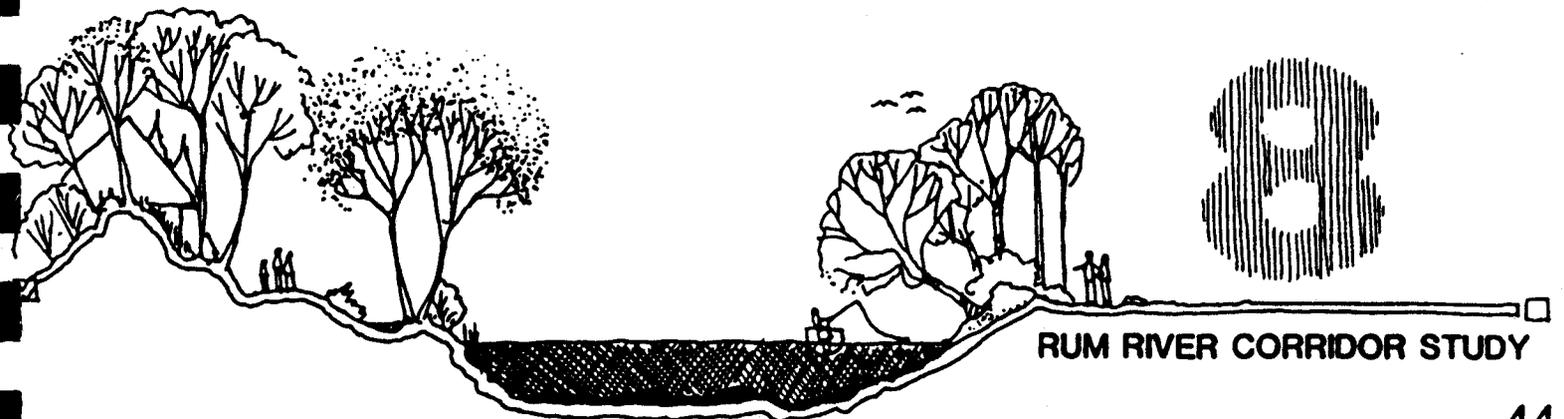


HESS
 CONSULTANTS- ST. PAUL, MINNESOTA
 C.J. LULLY- PLANNER/ LANDSCAPE ARCH.

100 YEAR FLOOD PROFILE

**RUM RIVER STUDY
 ANOKA, MINNESOTA**

SECTIONAL ANALYSIS LOWER RUM RIVER CORRIDOR

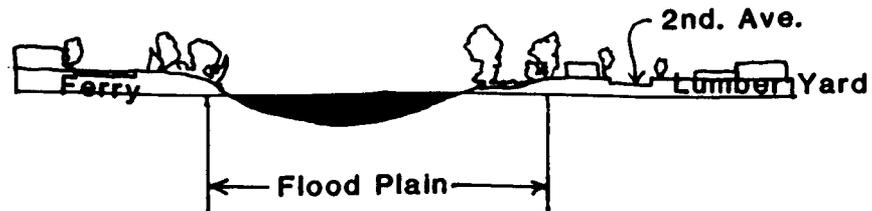


RUM RIVER CORRIDOR STUDY

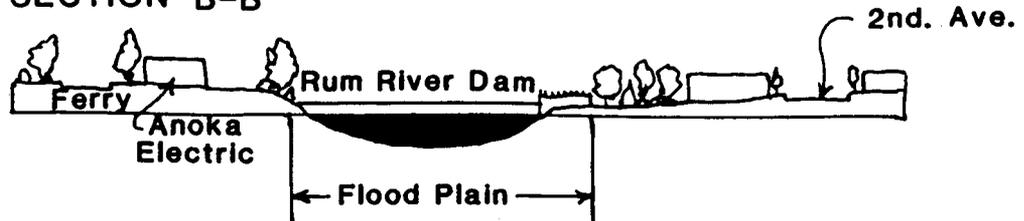
SECTIONAL ANALYSIS

LOWER RUM RIVER CORRIDOR

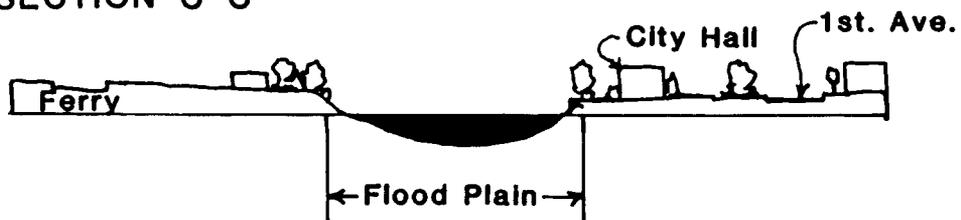
SECTION A-A'



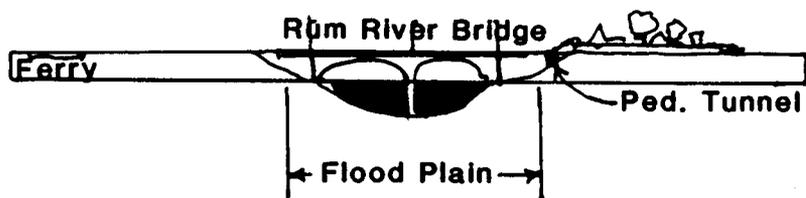
SECTION B-B'



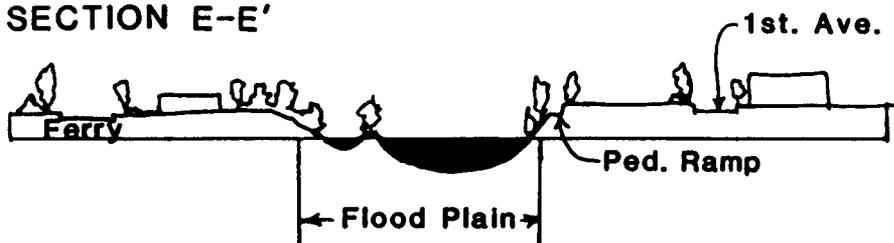
SECTION C-C'



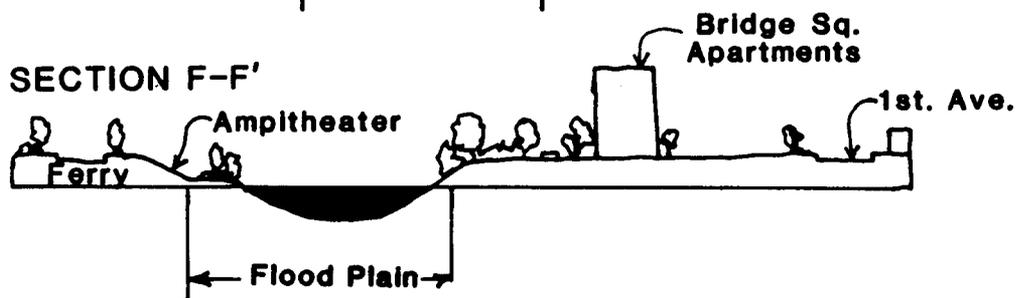
SECTION D-D'



SECTION E-E'



SECTION F-F'





SCALE
1:200

WEBSTER

RUM RIVER

VAN BUREN

SECOND AVE.

ELECT. CO.

DAM

BOY HALL

FIRST AVE.

JACKSON

MAIN ST

THEATER

PED.

BRIDGE SQ.
APTS.

MONROE ST

52 & 169

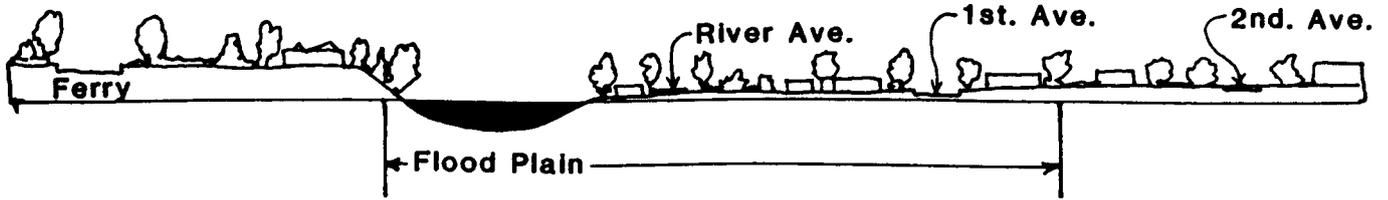
RIVERSIDE PARK

RIVER AVE.

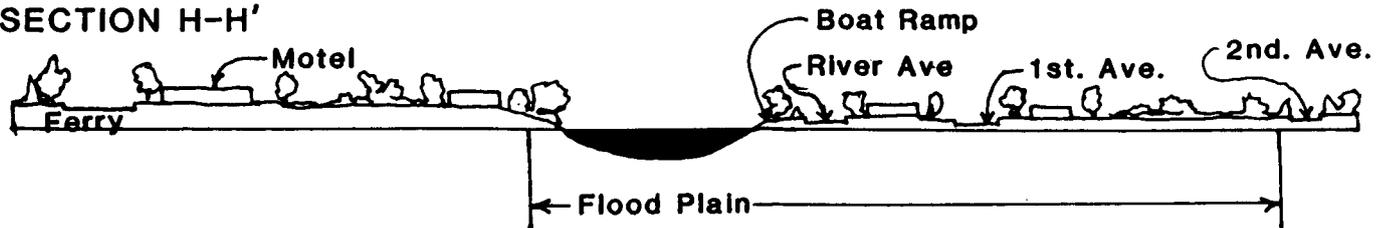
SECTIONAL ANALYSIS

LOWER RUM RIVER CORRIDOR

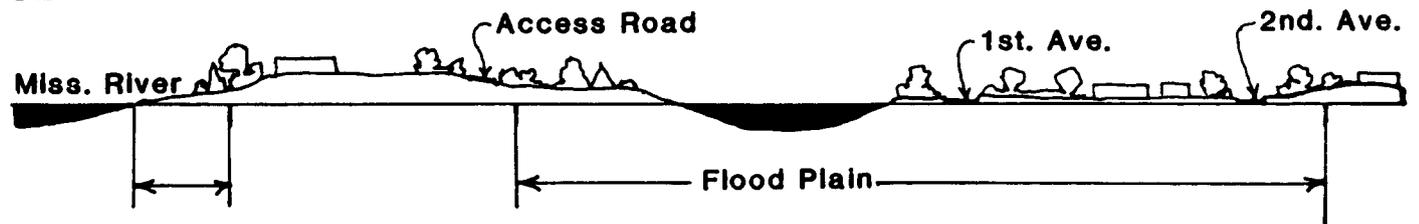
SECTION G-G'



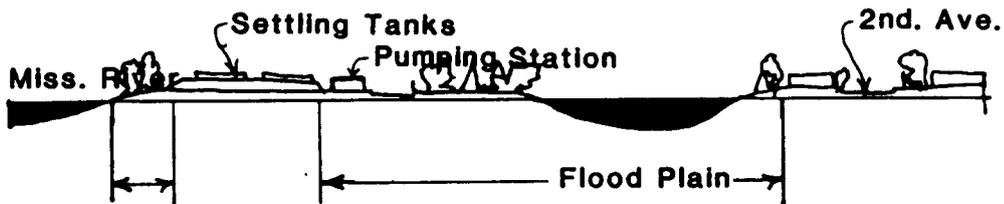
SECTION H-H'



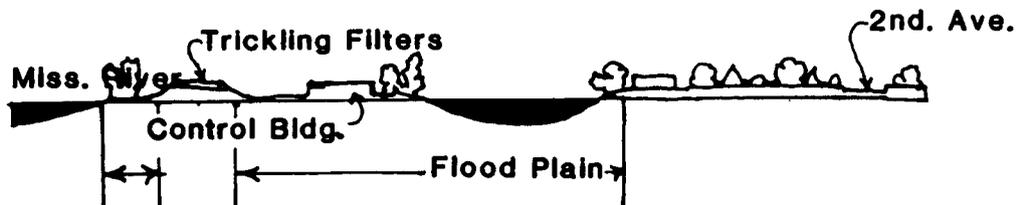
SECTION I-I'



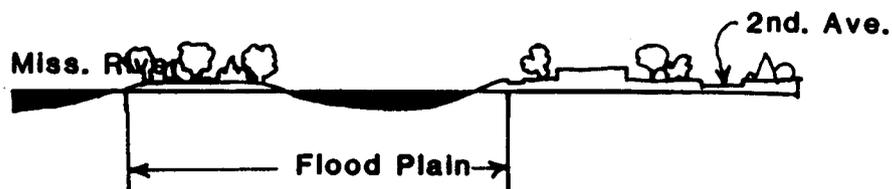
SECTION J-J'



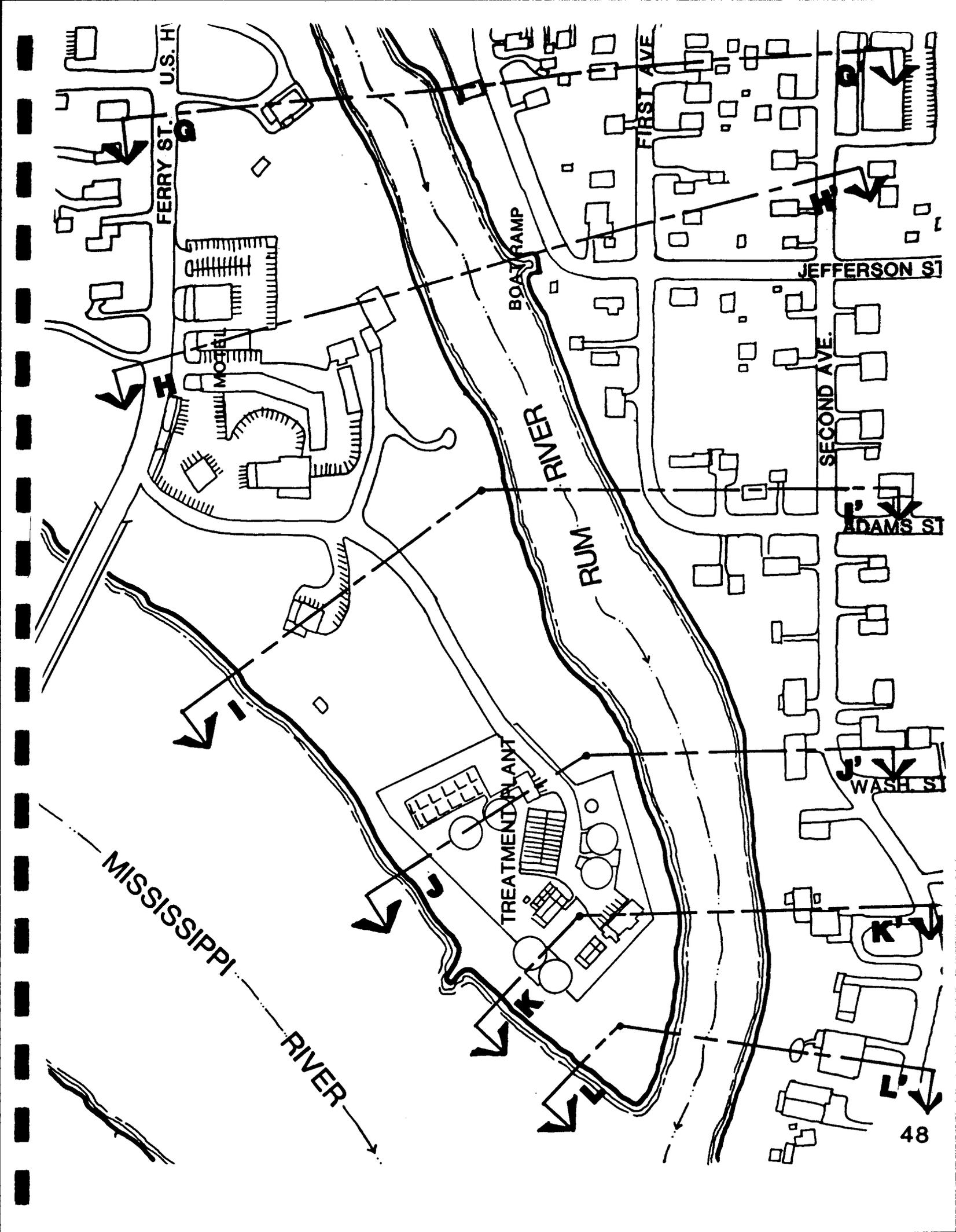
SECTION K-K'



SECTION L-L'







MISSISSIPPI RIVER

TREATMENT PLANT

RUM RIVER

BOAT RAMP

FERRY ST. U.S. H.

FIRST AVE.

JEFFERSON ST.

SECOND AVE.

ADAMS ST.

WASH ST.

VISUAL RESOURCE EVALUATION

I. LAND USE

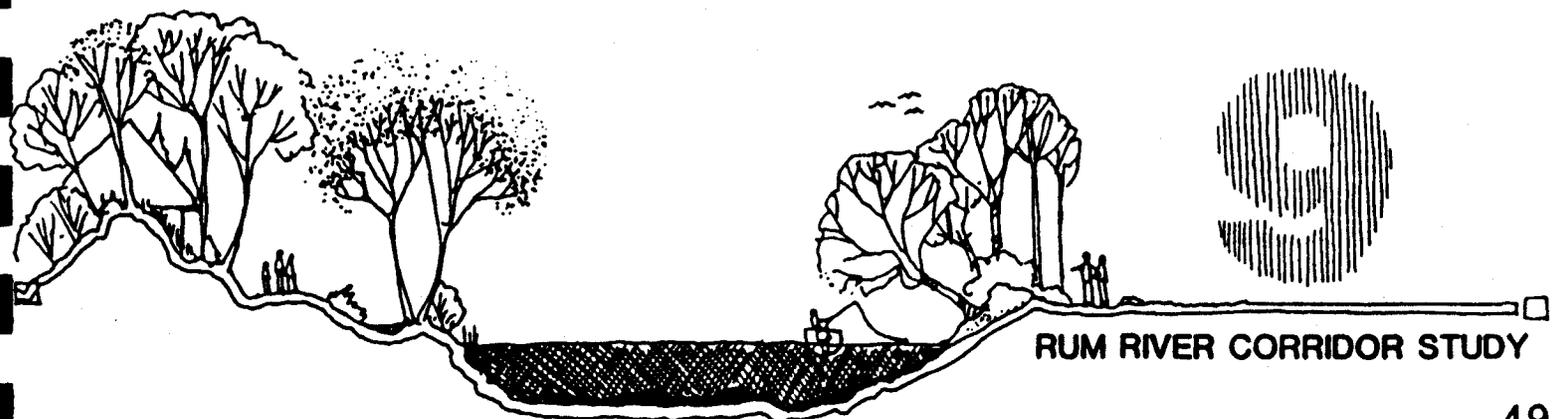
II. RIVER ZONE

III. VIEWING ANGLE

IV. RIVER AWARENESS

V. LANDFORM CONTAINMENT

VI. AESTHETIC QUALITY





SITE LOCATION:

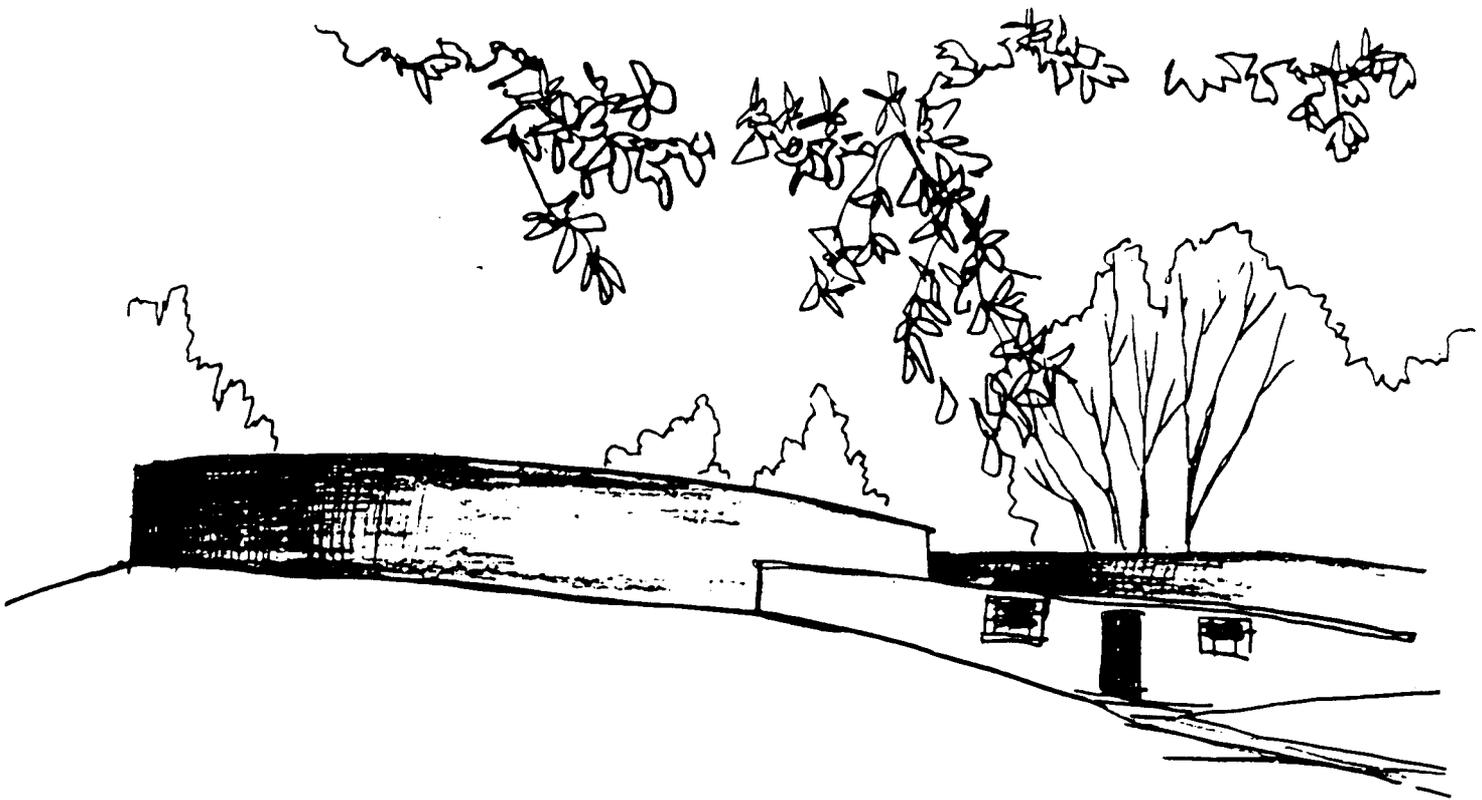
MAP #A TAKEN FROM BOAT 100 YARDS FROM ENTRY TO RUM RIVER FROM MISSISSIPPI RIVER.

LANDSCAPE ZONE CHARACTERISTIC:

- I. LAND USE - PARK/TREATMENT PLANT ON WEST BANK, LOW DENSITY RESIDENTIAL ON EAST BANK.
- II. RIVER ZONE - NEAR CONFLUENCE OR RUM IN MISSISSIPPI RIVER CHANNEL.
- III. VIEWING ANGLE - LOW AND TO NORTH.
- IV. RIVER AWARENESS - HIGH
- V. LANDFORM CONTAINMENT - LOW, ADJACENT LAND HAS LOW RELIEF.
- VI. AESTHETIC QUALITY - HIGH MEETING OF TWO RIVERS, PLENTY OF NATURAL VEGETATION.

REMARKS:

PENINSULA EXCELLENT LOCATION TO MAKE A VISUAL STATEMENT FOR ANOKA AND THE RUM RIVER. WHEN TREATMENT PLANT IS PHASED OUT IN 1991 THE ANOKA PARK SYSTEM SHOULD TAKE OVER FACILITY. CONTEMPLATE ADAPTIVE RE-USE OF STRUCTURES FOR PARK RELATED ACTIVITIES.



SITE LOCATION:

MAP #B TRICKLING FILTER BLDG. LOCATED INSIDE TREATMENT PLANT AREA

LANDSCAPE ZONE CHARACTERISTIC:

- I. LAND USE - PUBLIC UTILITY SURROUNDED BY ANOKA PARK LANDS.
- II. RIVER ZONE - ON PENINSULA BETWEEN RUM AND MISSISSIPPI RIVER.
- III. VIEWING ANGLE - LOW AND TO SOUTHWEST.
- IV. RIVER AWARENESS - MODERATE TO HIGH.
- V. LANDFORM CONTAINMENT - LOW, ON FLAT FLOOD PLAIN.
- VI. AESTHETIC QUALITY - HIGH SURROUNDING TREATMENT PLANT, LOW TO MODERATE INSIDE PLANT.

REMARKS:

WHEN PLANT IS PHASED OUT IN 1991 CERTAIN BUILDINGS MAY BE RE-USED. THE TRICKLING FILTER BUILDING IS A GOOD CANDIDATE. IT'S ON AN EARTHEN MOUND ABOVE FLOOD WATERS, STRUCTURE IS LARGE, STRONG, EASILY ACCESSED AND OFFERS EXCELLENT VIEWS TO BOTH RIVERS.



SITE LOCATION:

MAP #C SINGLE FAMILY RESIDENCE ON EAST BANK OF RUM RIVER, ACROSS FROM TREATMENT PLANT FACILITY.

LANDSCAPE ZONE CHARACTERISTIC:

- I. LAND USE - SINGLE FAMILY RESIDENTIAL.
- II. RIVER ZONE - APPROXIMATELY 100 YARDS FROM MISSISSIPPI RIVER ON RUM RIVER.
- III. VIEWING ANGLE - LOW AND TO EAST.
- IV. RIVER AWARENESS - HIGH
- V. LANDFORM CONTAINMENT - MODERATE, FLAT FLOOD PLAIN TO WEST, HIGHER GROUND TO EAST.
- VI. AESTHETIC QUALITY - MODERATE TO HIGH.

REMARKS:

RIVER ACCESSABLE ONLY FROM PRIVATE HOMES, MANY WALLS, FENCES, AND DOCKS ALONG BANKS. PEDESTRIAN ACCESS ALONG RUM RIVERS EAST BANK SOUTH OF BOAT RAMP IS POOR. PRIVATE EXCLUSIVE USE OF RIVER SEVERELY LIMITS RECREATIONAL OPPORTUNITIES FOR MOST ANOKA RESIDENTS, TREND SHOULD BE HALTED AND GRADUALLY REVERSED.



SITE LOCATION:

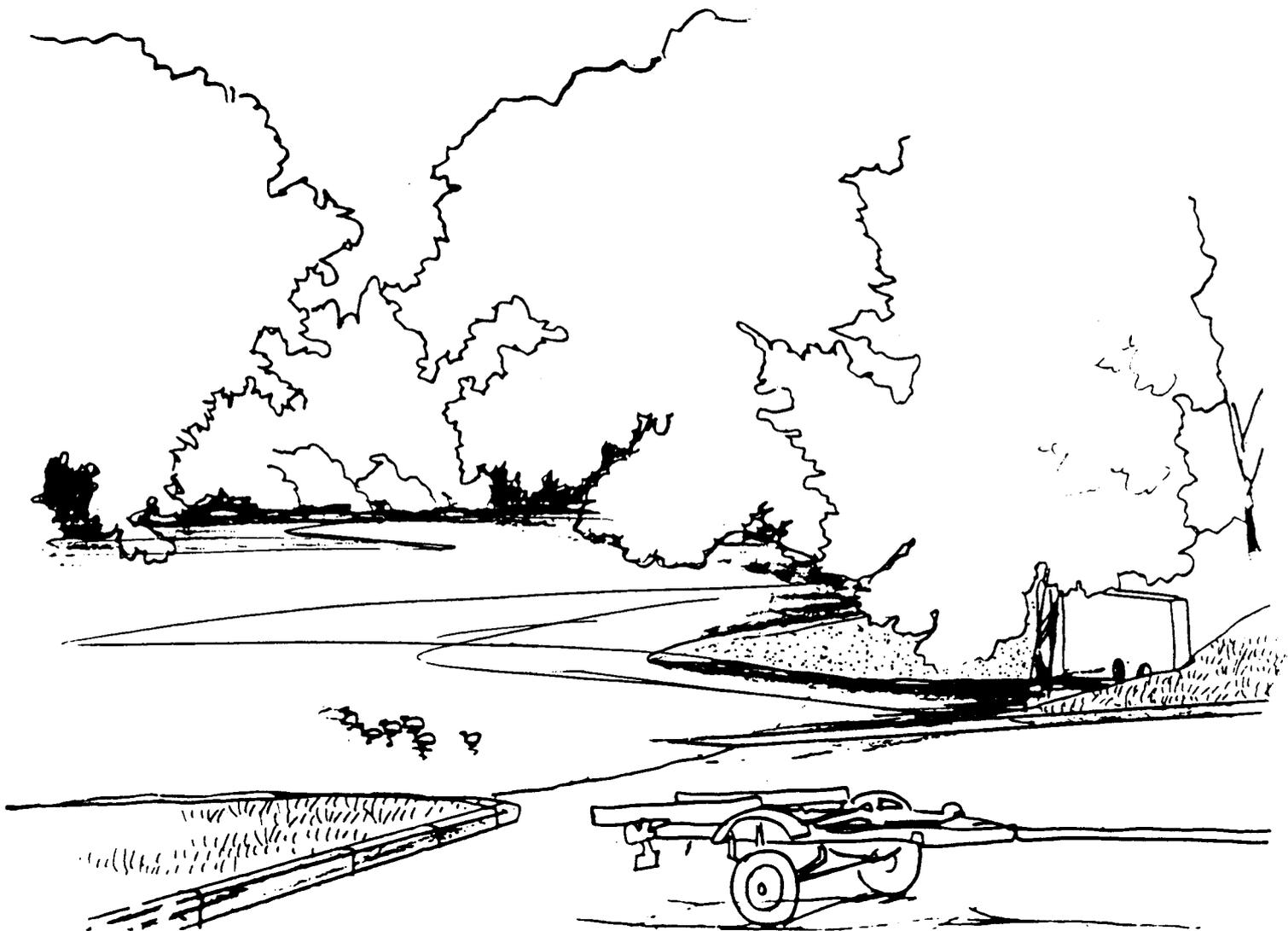
MAP #D EAST BANK SHORELINE AREA JUST SOUTH OF ADAMS STREET AND FIRST AVENUE.

LANDSCAPE ZONE CHARACTERISTIC:

- I. LAND USE - SINGLE FAMILY RESIDENTIAL.
- II. RIVER ZONE - APPROXIMATELY 1,500 FEET FROM MISSISSIPPI RIVER.
- III. VIEWING ANGLE - LOW AND TO EAST.
- IV. RIVER AWARENESS - HIGH
- V. LANDFORM CONTAINMENT - LOW TO MODERATE, LAND TO EAST IS RELATIVELY FLAT FLOOD PLAIN.
- VI. AESTHETIC QUALITY - MODERATE TO HIGH, VERY GOOD NATIVE VEGETATION WITH SANDY SHORELINE.

REMARKS:

THIS TYPE SHORELINE OFFERS LIMITED PEDESTRIAN ACCESS TO THOSE WISHING TO SEE THE RUM RIVER WHILE OFFERING RESIDENTS PRIVACY BEHIND A SCREEN OF NATIVE TREES AND SHRUBS.



SITE LOCATION:

MAP #E BOAT RAMP ON EAST BANK OF RUM RIVER. SOUTH END OF RIVERSIDE PARK.

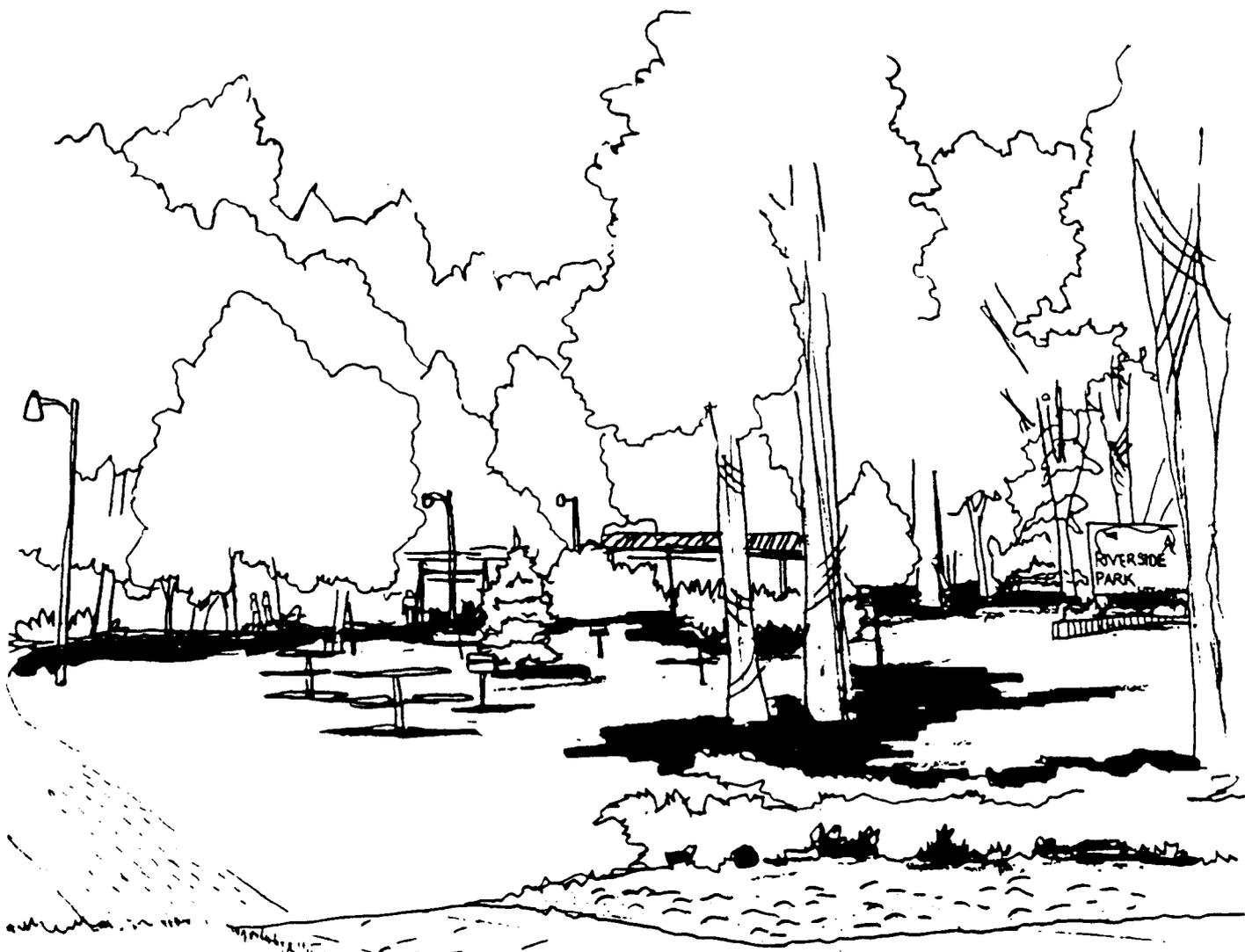
LANDSCAPE ZONE CHARACTERISTIC:

- I. LAND USE - PARK/PUBLIC BOAT ACCESS.
- II. RIVER ZONE - FACILITY LOCATED ON MAIN RIVER CHANNEL.
- III. VIEWING ANGLE - LOW AND TO NORTHWEST
- IV. RIVER AWARENESS - HIGH
- V. LANDFORM CONTAINMENT - LOW, IN FLAT FLOOD PLAIN AREA NEAR RIVER AVENUE AND JEFFERSON STREET.
- VI. AESTHETIC QUALITY - NATURAL ENVIRONMENT VERY GOOD, BOAT RAMP AND STORM WATER OUTFALL POOR.

REMARKS:

FUNCTIONALLY THIS IS A POOR FACILITY. LAUNCHED BOATS HAVE VERY LITTLE PROTECTION FROM RIVER CURRENTS, NO TEMPORARY DOCKS ARE PROVIDED AND THERE IS SUFFICIENT ROOM TO PARK CARS WITH TRAILERS. STORM WATER OUTFALL UNITS SHOULD BE MODIFIED SO THEY ARE LESS VISUALLY OFFENSIVE.





SITE LOCATION:

MAP #F RIVERSIDE PARK ON EAST BANK OF RUM RIVER SOUTH OF DOWNTOWN COMMERCIAL DISTRICT.

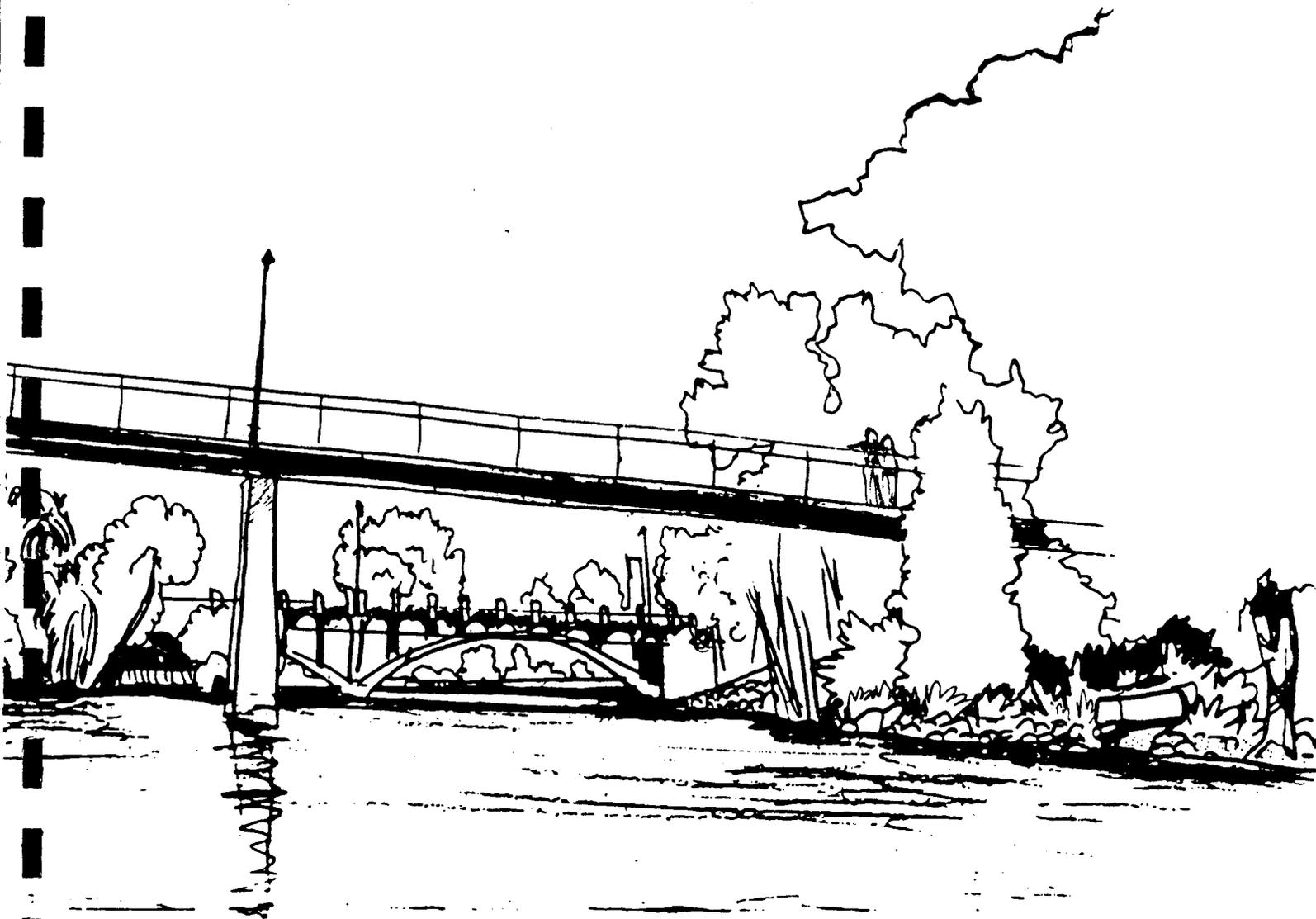
LANDSCAPE ZONE CHARACTERISTIC:

- I. LAND USE - PARK/PUBLIC OPEN SPACE.
- II. RIVER ZONE - LOCATED ALONG MAIN RIVER CHANNEL, EAST BANK.
- III. VIEWING ANGLE - LOW AND TO NORTH.
- IV. RIVER AWARENESS - HIGH TO MODERATE
- V. LANDFORM CONTAINMENT - LOW TO MODERATE, MOST OF PARK ON FLAT FLOOD PLAIN.
- VI. AESTHETIC QUALITY - HIGH, QUALITY PARK FACILITIES, GOOD RIVER ACCESS AND VIEWS MAKE AESTHETICS RATE VERY HIGH.

REMARKS:

ADDITIONAL PARK LAND SHOULD BE ACQUIRED ALONG THE RUM RIVER, ESPECIALLY IN THE FLOOD PLAIN ZONES. AN ADDITIONAL STRIP OF LAND WOULD PROVIDE ROOM FOR EXPANDING THE EXISTING TRAIL SYSTEM WHILE SERVING TO BUFFER FUTURE RESIDENTIAL DEVELOPMENT FROM PERIODIC FLOODING. PROPOSED OPEN SPACE CORRIDOR WOULD SERVE MORE PEOPLE WITH A HIGH QUALITY RIVER EXPERIENCE THAN NOW EXISTS.





SITE LOCATION:

MAP #G, TAKEN FROM BOAT, 100 FEET SOUTH OF PEDESTRIAN BRIDGE.

LANDSCAPE ZONE CHARACTERISTIC:

- I. LAND USE - PARK/RESIDENTIAL
- II. RIVER ZONE - CHANNEL, AT BEND IN RIVER.
- III. VIEWING ANGLE - LOW AND TO NORTHEAST.
- IV. RIVER AWARENESS - HIGH
- V. LANDFORM CONTAINMENT - HIGH, EAST AND WEST BANKS ARE STEEP, LOTS OF TREES.
- VI. AESTHETIC QUALITY - HIGH TO MODERATE, RIPRAP AND STORM WATER OUTLET NEGATIVE VISUAL FACTOR.

REMARKS:

MORE SHORELINE VEGETATION REQUIRED TO COVER RIPRAP AND REDUCE EROSION. MAKE STORM WATER OUTLETS MORE VISUALLY ATTRACTIVE. REMOVE GRAFFITI FROM BRIDGE PIERS AND IMPROVE ACCESS TO RIVER FROM LAND.



SITE LOCATION:

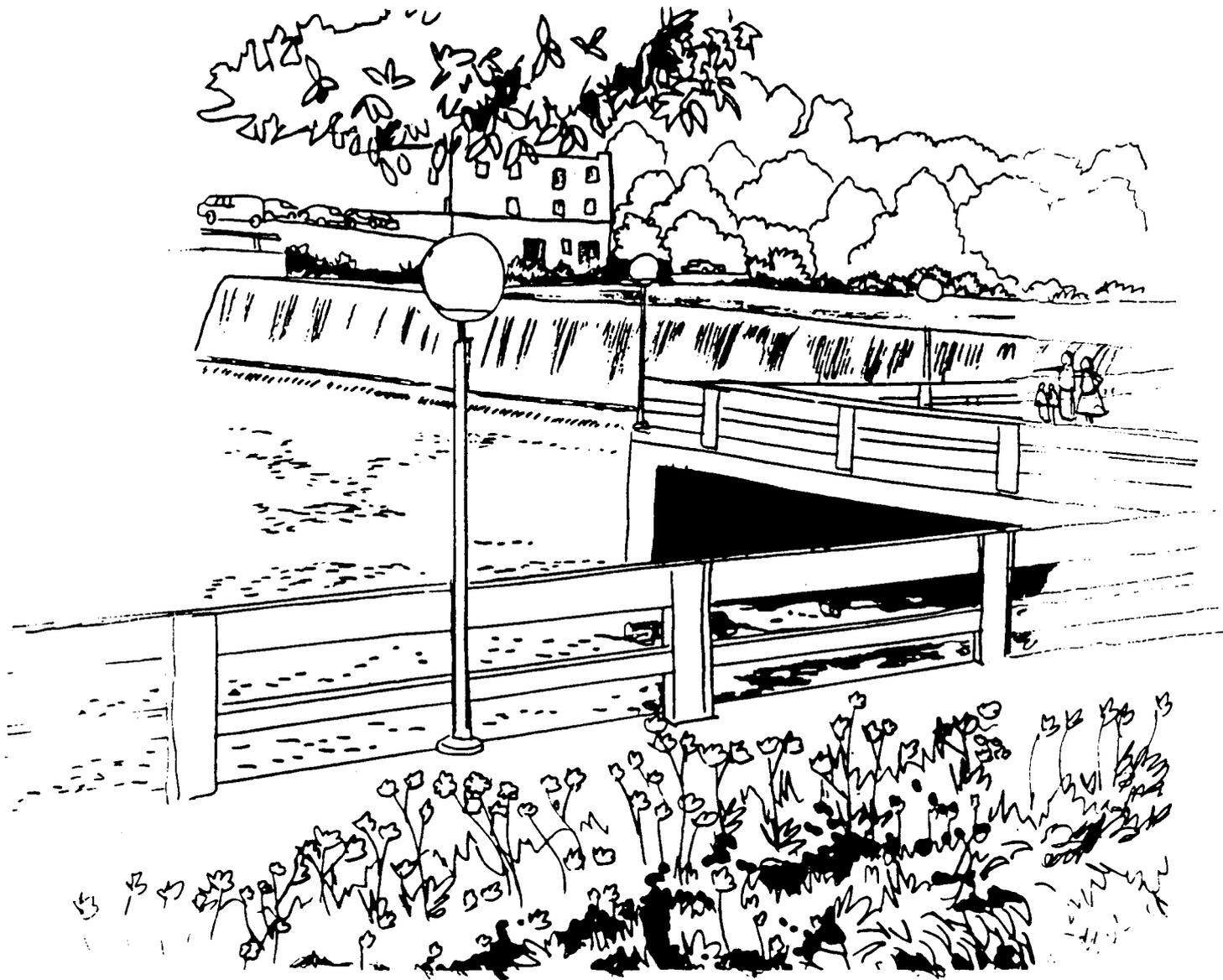
MAP #H PUBLIC SQUARE, EAST BANK OF RUM RIVER JUST SOUTH OF MAIN STREET.

LANDSCAPE ZONE CHARACTERISTIC:

- I. LAND USE - PARK/COMMERCIAL
- II. RIVER ZONE - ON BLUFF ABOVE RIVER CHANNEL
- III. VIEWING ANGLE - TO NORTHEAST
- IV. RIVER AWARENESS - LOW TO MODERATE
- V. LANDFORM CONTAINMENT - LOW, HOWEVER BUILDING CONTAINMENT MODERATE.
- VI. AESTHETIC QUALITY - HIGH TO MODERATE

REMARKS:

WHAT WAS ONCE A PUBLIC SQUARE FOR CIVIC GATHERINGS IS NOW TOTALLY A PARKING LOT. THE PARKING NEED SHOULD BE SATISFIED, BUT NOT TO THE POINT IT IGNORES THE CITY'S VALUABLE NATURAL RESOURCES. THE PROPOSED RUM RIVER TRAIL SYSTEM THROUGH THIS POINT NEEDS MUCH MORE RECOGNITION AND ATTENTION IF IT IS TO INSPIRE CIVIC PRIDE AND COMMUNITY AWARENESS.



SITE LOCATION:

MAP #I RUM RIVER DAM, HISTORIC MILL WAS LOCATED HERE ON EAST BANK JUST NORTH OF WHERE CITY HALL IS LOCATED.

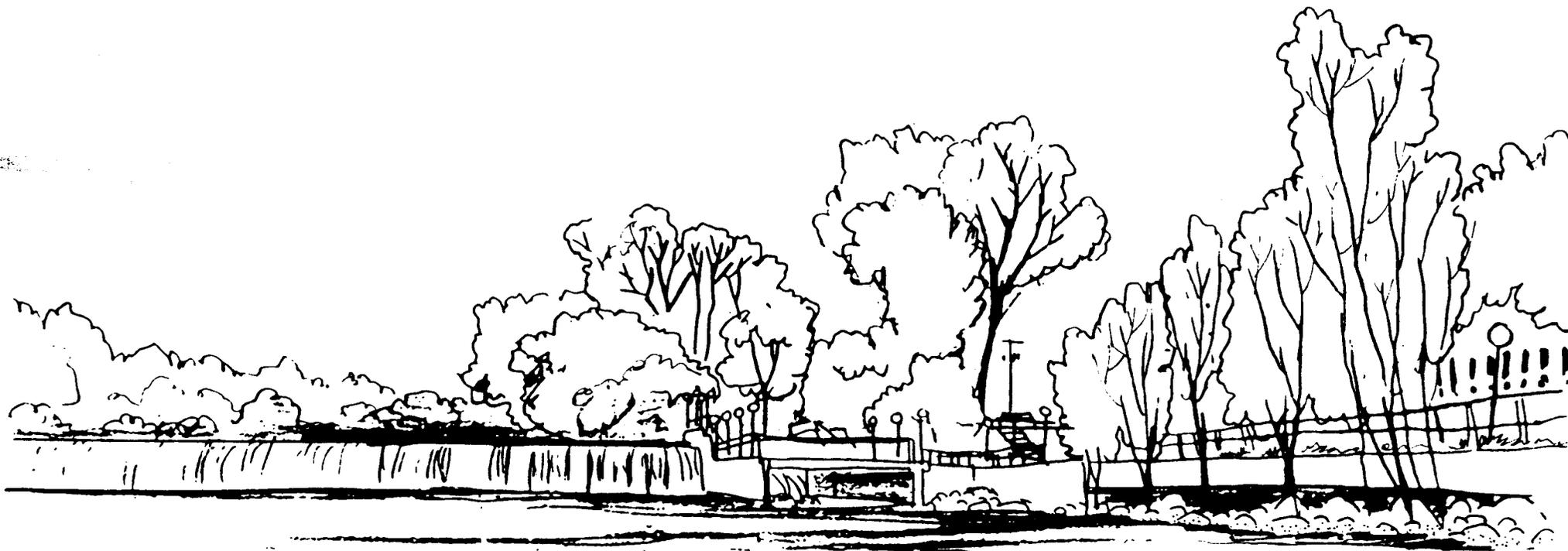
LANDSCAPE ZONE CHARACTERISTIC:

- I. LAND USE - PARK/COMMERCIAL.
- II. RIVER ZONE - ACROSS ENTIRE RIVER CHANNEL.
- III. VIEWING ANGLE - TO NORTHWEST
- IV. RIVER AWARENESS - HIGH
- V. LANDFORM CONTAINMENT - MODERATE, BUILDINGS ON SLOPES ACCENTUATE CONTAINMENT.
- VI. AESTHETIC QUALITY - HIGH TO MODERATE

REMARKS:

HISTORICALLY DAM HAD PEDESTRIAN CROSSING, WHEN LAST REBUILT CROSSING WAS NOT INCLUDED. HOWEVER, CROSSING SERVES A VITAL LINK TO IMPROVING PEDESTRIAN CIRCULATION BY ELIMINATING DEAD END TRAIL AND CREATING A PROMENADE. CONSIDERATION SHOULD ALSO BE PUT TOWARDS A SMALL BOAT/CANOE PORTAGE AREA.





SITE LOCATION:

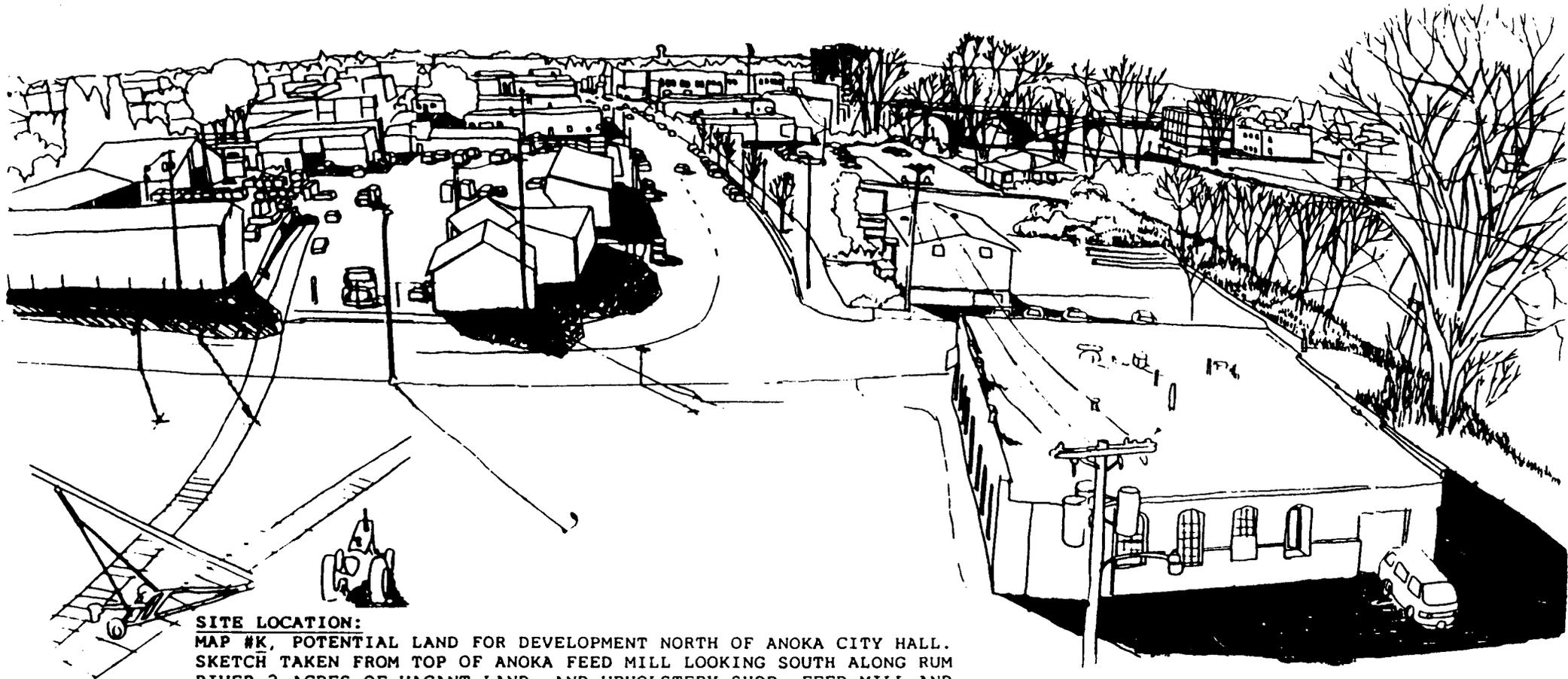
MAP #J, TAKEN FROM BOAT, BETWEEN RUM RIVER DAM AND MAIN STREET BRIDGE

LANDSCAPE ZONE CHARACTERISTIC:

- I. LAND USE - URBAN/COMMERCIAL.
- II. RIVER ZONE - CHANNEL, POOL BELOW DAM AREA.
- III. VIEWING ANGLE - LOW AND TO NORTHEAST
- IV. RIVER AWARENESS - HIGH
- V. LANDFORM CONTAINMENT - HIGH, STEEP BANKS, RETAINING WALLS AND DAM RESTRICT PHYSICAL ACCESS.
- VI. AESTHETIC QUALITY - MODERATE

REMARKS:

FURTHER RIVER TRAVEL BLOCKED BY DAM, NO PORTAGE AVAILABLE. VEGETATION TENDS TO SOFTEN CONCRETE AND RIPRAPPED EAST BANK, GOOD VARIETY OF MANMADE AND NATURAL FORMS.



SITE LOCATION:

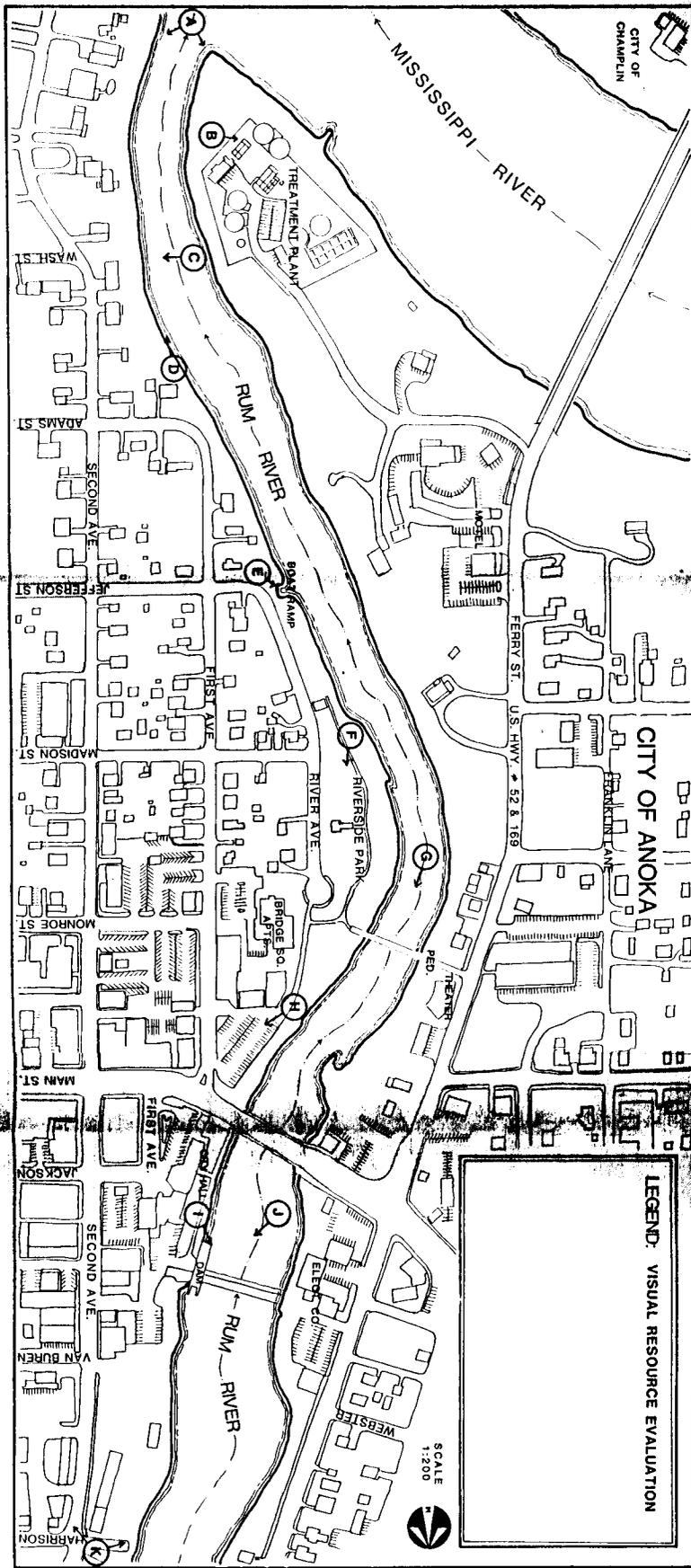
MAP #K, POTENTIAL LAND FOR DEVELOPMENT NORTH OF ANOKA CITY HALL. SKETCH TAKEN FROM TOP OF ANOKA FEED MILL LOOKING SOUTH ALONG RUM RIVER 2 ACRES OF VACANT LAND, AND UPHOLSTERY SHOP, FEED MILL AND RUM RIVER LUMBER.

LANDSCAPE ZONE CHARACTERISTIC:

- I. LAND USE - COMMERCIAL AND LIGHT INDUSTRIAL.
- II. RIVER ZONE - EAST BANK OF BLUFF ABOVE ANOKA DAM.
- III. VIEWING ANGLE - SOUTH DOWN SECOND AVENUE.
- IV. RIVER AWARENESS - HIGH TO MODERATE
- V. LANDFORM CONTAINMENT - LOW
- VI. AESTHETIC QUALITY - LOW

REMARKS:

REDEVELOPMENT POTENTIAL IS VERY GOOD. MODERATE AND HIGH DENSITY MULTI-FAMILY UNITS WITH PARK SYSTEM TRAIL ALONG RUM RIVER WOULD BE VERY DESIRABLE. THIS LOCATION WOULD ALSO SERVE WELL AS A TRAIL HEAD FOR PARK SYSTEM NORTH OF HARRISON STREET. INCOMPATIBLE LAND USE SUCH AS THE RUM RIVER LUMBER MILL AND THE GRAIN ELEVATOR SHOULD BE REPLACED.



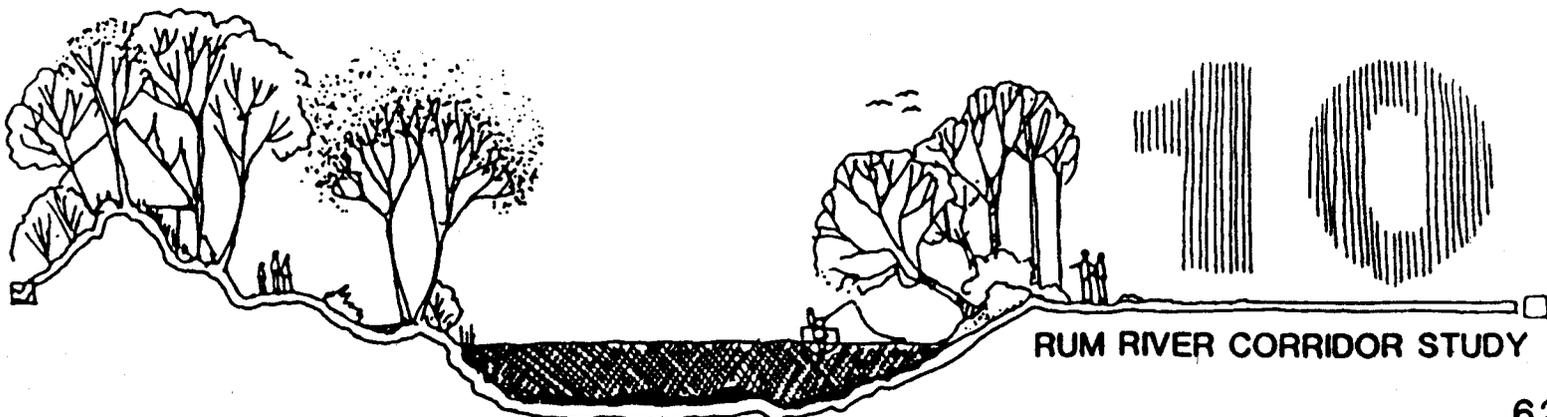
HHS
 CONSULTANTS - ST. PAUL, MINNESOTA
 C.J. LILLY - PLANNER/ LANDSCAPE ARCH.

**VISUAL RESOURCE
 EVALUATION**

**RUM RIVER STUDY
 ANOKA, MINNESOTA**

EVALUATION OF CONCEPT ALTERNATIVES A, B, & C.

THREE CONCEPTS DEVELOPED FROM AN EXTENSIVE INVENTORY AND ANALYSIS PHASE WERE CRITIQUED BY MEMBERS OF THE RUM RIVER BANKS IMPROVEMENT COMMITTEE, THE ANOKA HRA, CITY PLANNER AND CONCERNED CITIZENS. A TOTAL OF TWENTY RESPONDANTS EVALUATED THE RUM RIVER CORRIDOR STUDY QUESTIONNAIRE USING A NUMERIC SCALE FROM ZERO TO TEN. THE SCORES IN THIS REPORT AN AVERAGE OR MEAN VALUE OF THE TOTAL POINTS FOR EACH QUESTION.



RUM RIVER CORRIDOR STUDY

Three concept plans for the Lower Rum River Corridor Study have been developed. These plans are based on the objectives of the HRA and Rum River Corridor Study Committee in conjunction with citizen input.

During this evaluation process you are requested to carefully review each plan and critique it on the questionnaire provided. Each plan offers you a slightly different design alternative for future development. Using a numeric scoring system to evaluate each concept rate excellent ideas with a 10, neutral feelings 5 and highly negative ideas a 0.

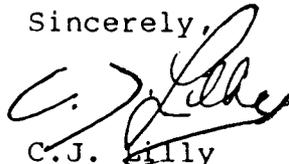
Scores will be tallied from each respondent and issues which rank most favorably shall be given top priority for inclusion in a refined concept plan for the Rum River Corridor.

A remarks column is provided for each major issue in the study area, please respond to any issue you feel needs further addressing, pro or con.

These evaluation sheets should be filled out early during the week of March 10-14 so that results may be tallied later in the week and results given during our Monday, March 17th meeting. This will be a short one hour meeting just to go over the results of this study, your attendance is highly requested.

Thanks for taking the time to fill out this form and encourage others to do likewise.

Sincerely,



C.J. Gilly
Planner/Landscape Architect

CJL/dmh

Your Name: _____

Critique Date: _____



Concept Plan A

Treatment Plant Site

Ave.
Score

1. Vehicular access limited to just inside park area. 7.2
2. With the exception of pumping station, all facilities are removed in 1991. Revert back to natural environment. 6.4
3. Only picnic tables and tent camping provided. 5.1
4. Nature center for plant, animals, and birds of the Rum and Mississippi River Valley. 6.7
5. Park benches with view of river at point. 9.6

Remarks about Treatment Plant Site:

Streetscape Beautification

1. Street tree planting along Ferry St. Main St. and Second have street trees planted now. 8.4
2. Pedestrian/bicycle trail along Ferry St. linking old treatment plant site to outdoor ampitheater site. 6.9
3. Landscaped mini-park on S.E. corner of Main & Ferry St. 4.8
4. Building facade improvements along Second Avenue North of Main Street. 7.4

Remarks about Streetscape Beautification:

Outdoor Ampitheater

1. Architectural improvements to outdoor theater as well as lighting and landscaping. 5.4
2. Underground link between ampitheater and parking area north of Ferry Street. 3.6
3. Temporary boat docking with direct park access just north of ampitheater site. 4.8
4. Vegetative screening to block out view to apartment on north side and reduce noise from Ferry Street. 7.1

Remarks about outdoor theater site:

East Bank Floodplain Area

- 1. Low rise multi-family units set back at least 200 feet from Rum River. Highest topography in floodplain requires least amount of-fill material. Underground parking for all units, no harm when flooded. 7.9
- 2. Small boat launching and docking facilities 12-18 slips. 7.9
- 3. Parking for 12 cars with trailers. 7.6
- 4. Streets removed for open park spaces. 9.5

Remarks about East Bank Floodplain Area:

Bridge Square/Riverside Park Area

- 1. Build parking ramp under existing area and expand park features at grade level. Better links between commercial/retail area and Rum River. 4.0
- 2. Make repairs to picnic pavillion. 7.8

Remarks on Bridge Square/Riverside Park Area:

East Bank north of Main Street

- 1. Planned Unit Development (P.U.D.), to include both low and high rise apartments, Riverfront Restaurant, small retail shops and physical links to park system. 9.5
- 2. Through streets removed for P.U.D., all parking below ground and all utilities burried. 7.1
- 3. Upstream fishing dock facilities just north of dam. 7.9
- 4. Alternative pedestrian bridge crossing at Harrison Street if dam can't be utilized. 6.3

Remarks on East Bank North of Main Street:

Concept Plan B

Ave.
Score

Treatment Plant Site

- | | |
|--|------------|
| 1. Community buildings for entertainment and dining constructed from existing buildings. | <u>6.6</u> |
| 2. Historic museum developed from renovated treatment plant building | <u>6.0</u> |
| 3. Small boat repair, fuel, tackle shop in renovated treatment plant building. | <u>3.5</u> |
| 4. All remaining structures removed, land returned to park and open space. | <u>6.6</u> |
| 5. Father Hennepin fountain and statue. | <u>5.3</u> |
| 6. Lights, landscaping and park benches on site. | <u>8.4</u> |
| 7. Public boat docks, no launching facilities. | <u>6.8</u> |

Remarks about Treatment Plant Site:

Streetscape Beatification

- | | |
|---|------------|
| 1. Large yellow Embers sign removed, smaller more appealing sign authorized. | <u>6.8</u> |
| 2. Building facade improvements along commercial zone of 2nd Street north of Main. | <u>7.8</u> |
| 3. Park open space corridor to athletic field at Fred Moore Jr. High School two blocks east of Second Avenue. | <u>3.9</u> |

Remarks on Streetscape Beautification:

Outdoor Ampitheater Site

- | | |
|---|------------|
| 1. Outdoor ampitheater made to look like an early Greek or Roman ruin, minimum maintenance. | <u>3.2</u> |
| 2. Small boat docking to front of ampitheater. | <u>3.8</u> |
| 3. Stone fort on river north of ampitheater improved. | <u>5.0</u> |

Remarks about Outdoor Ampitheater Site:

East Bank Floodplain Area

1. Large scale, low-rise multi-family residences to run parallel to Rum River beginning at Bridge Square Apartments and running to Adams Street. 6.6
2. One hundred foot wide park open space corridor between proposed housing and marina facilities. 6.7
3. Public boat docks for approximately 60 boats. 3.4
4. Parking facilities for 50 cars and 20 cars with trailers. Landscaped buffer around area. 4.4
5. Twin ramp boat launching facilities. 5.6
6. Park open space corridor to athletic field at Fred Moore Jre. High School, 2 blocks east of Second Avenue. 3.5

Remarks about East Bank Floodplain Area:

Bridge Square/Riverside Park Area

1. Rip-aped slope on south side of Main Street Bridge to be landscaped, beautification effort. 9.6
2. Sandy beach constructed for bare foot walks along shore at Riverside Park. 6.5
3. Remove 15 parking spaces which interfere with alignment of park trail system 5.6
4. Use signage, symbols and landscaping to emphasize presence of Rum River along Main Street. 8.2

Remarks about Bridge Square and Riverside Park Area:

West Bank near Main Street

1. Seniors High Rise, not terraced to Rum River nor linked to park system. 3.5
2. Landscaped riverfront by Anoka Electric Cooperative. 9.3
3. Pedestrian bridge over dam with lighting and benches. 9.3
4. No pedestrian trail built north of Rum River Dam. 3.0

Remarks about West Bank near Main Street:

East Bank North of Main Street

- | | |
|---|------------|
| 1. Building facade improvements along commercial zone of Second Street north of Main. | <u>8.7</u> |
| 2. Run River lumber converted to mixed commercial/retail or outdoor farmers market. | <u>7.1</u> |
| 3. High rise multifamily on riverfront. | <u>6.9</u> |

Remarks about East Bank North of Main Street:

Concept Plan C

Treatment Plant Site

Ave.
Score

- | | |
|---|------------|
| 1. Approximately 60% of treatment plant structures are removed by 1991, other 40% architecturally renovated for park use. | <u>8.0</u> |
| 2. Wildflower gardens for strolling and sitting, plants with seeds/fruit to attract birds emphasized. | <u>8.7</u> |
| 3. Historic statue/monument to city and its development on the river, symbolic representation. | <u>8.1</u> |
| 4. Boat docking facilities adjacent park structure. | <u>7.5</u> |
| 5. Fishing pier built out over breakwater. | <u>8.3</u> |
| 6. Pedestrian/bicycle trail along Mississippi River running past Ferry Street Bridge. | <u>6.8</u> |
| 7. Conversion of cylindrical park structure to swimming pool. | <u>3.8</u> |
| 8. Conversation of cylindrical park structure to aquarium, raise game fish for Upper Rum River. | <u>5.1</u> |
| 9. Vehicular parking area serves as trail head and information center for park system. | <u>6.4</u> |
| 10. Pedestrian bridge offers physical link between Peninsula Park lands and Riverside Park, next pedestrian bridge is 1,800 feet north. | <u>7.8</u> |

Remarks about Treatment Plant Site:

Streetscape Beautification

- | | |
|---|------------|
| 1. Decorative signage for park and City of Anoka on north side of Ferry Street Bridge, park signage to identify trail head at confluence of Rum and Mississippi Rivers. | <u>8.9</u> |
| 2. Embers Restaurant relocated to a more appropriate location. Objective is to reduce vehicular conflicts and visual clutter. | <u>6.3</u> |
| 3. Ferry Street landscaped with trees, planters, attractive signage, lighting and symbols of the Rum River from Ferry Street to Main Street. | <u>8.6</u> |

Remarks about Streetscape Beautification:

Outdoor Ampitheater Site

1. Safety problems repaired, chipped loose concrete, stairways and seating areas improved. 6.3
2. Access to river provided by stairway along north side of ampitheater. 7.4
3. Attractive physical barrier between Ferry Street and ampitheater to reduce noise and danger of an auto dropping in. 6.9
4. Vegetative screen between apartment building on north side and ampitheater. 8.4
5. Botanical Gardens developed in ampitheater area. 6.2
6. Ampitheater could be a rest spot on the park trail system and a people gathering space for plays and music. 6.8

Remarks about Outdoor Ampitheater:

East Bank Floodplain Area

1. High rise multi-family units on ridge above floodplain to reduce flooding and construction costs, offer more room for park/marina complex and offer an excellent view across this parkland to Rum River. 5.4
2. Transitional moderate-rise (4-5 story) multi-family unit between high and low rise residential units, idea is to give more of a stepped appearance. 5.4
3. One block of First and River Avenue removed and converted to multi-purpose park open space. 7.7
4. Twin boat launching ramp and up to 75 boat docking slips for public use. 3.2
5. Concessions area for marina supervision, selling food, fuel, and entertainment. 2.4
6. Parking facilities for 70 cars and 30 cars with trailers. Landscaped buffer around area. 4.9
7. Homes above 100 year flood level on southwest corner of Madison Street and Second Avenue to remain. 6.9

Remarks about East Bank Floodplain Area:

Bridge Square/Riverside Park Area

1. Low rise (2-3 story) parking ramp developed to serve commercial/retail and Riverside Park. 2.9
2. River Avenue on west side of ramp removed, this area planted in Evergreens to visually block out low rise ramp. 5.1
3. Relocate children's play area away from river to a safer location. 4.7

Remarks about Bridge Square/Riverside Park Area:

West Bank near Main Street

1. High rise seniors housing terraced down to river. 8.3
2. Trail connection to Ferry Street from riverfront park system along south side of proposed seniors housing. 7.8
- 3A. Trail system built under bridge on top of riprap 9.3
- 3B. Tunnel dug through bridge connecting seniors housing with north side of bridge. 3.1
- 3C. Trail system stops at bridge, park system users must walk up to intersection to cross then get back down to opposite bank. 1.8
4. Small boat portage on west side of Rum River Dam. 6.2
5. Pedestrian access across top of dam on raised bridge. 8.8
6. Underground pedestrian tunnel at Ferry Street north of Webster. 2.9

Remarks about West Bank near Main Street:

East Bank North of Main Street

1. Low rise multi-family housing adjacent to Rum River and park trail system, 2-3 stories maximum heights 7.4
2. High rise multi-family housing 10-12 stories tall. 6.7
3. Riverfront Restaurant on old Anoka Feed Mill site. 8.4
4. Northern Parks Trail Head to begin at Harrison & 2nd Avenue. 9.6

Remarks about East Bank North of Main Street:

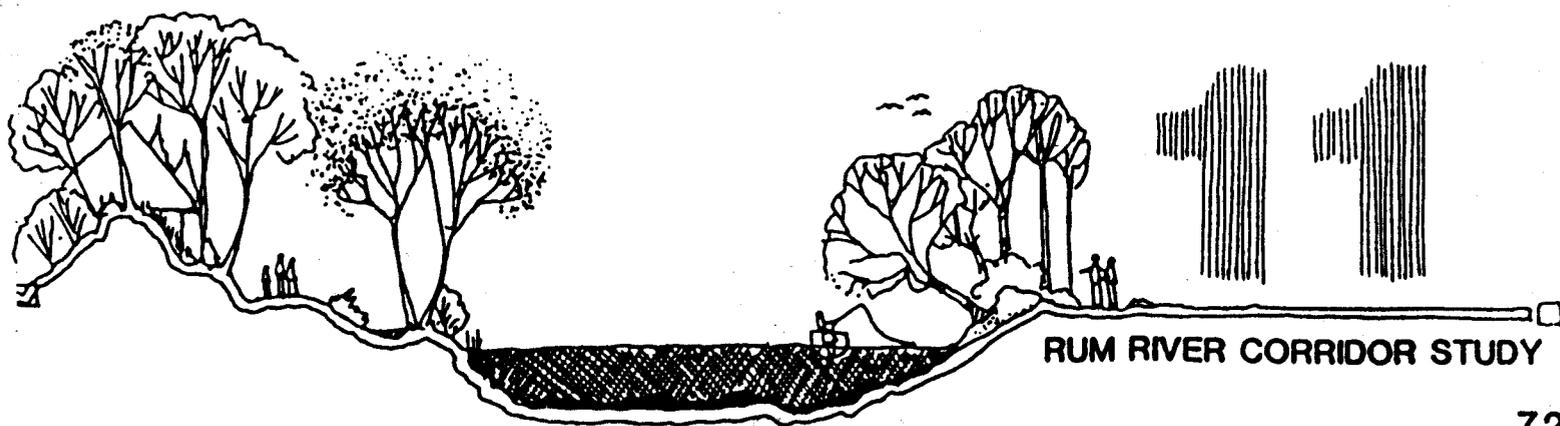


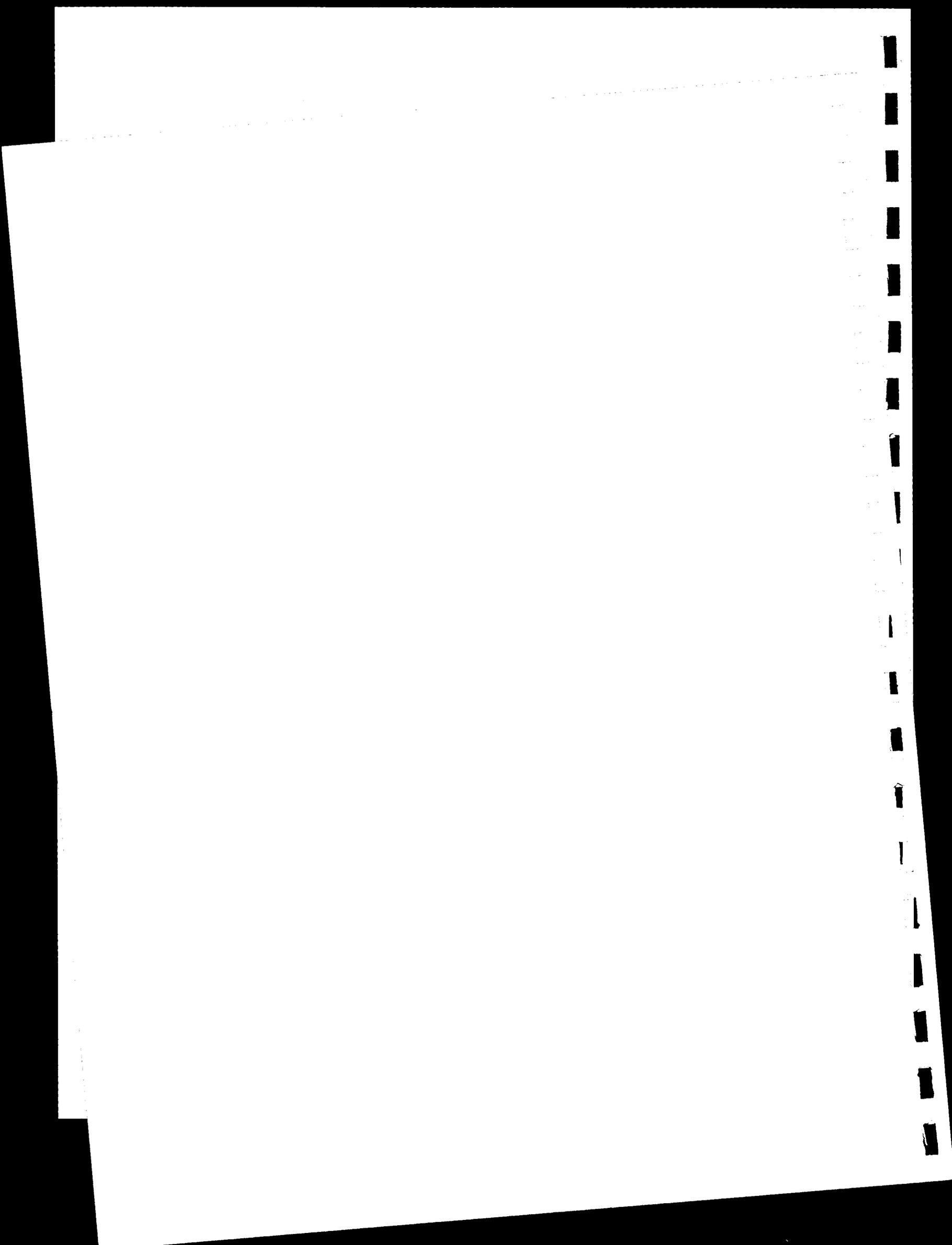
ARTISTS SKETCH OF PROPOSED NORTH END DEVELOPMENT

PLANNED UNIT DEVELOPMENT

PED. BRIDGE OVER DAM

PARK SYSTEM TRAILS

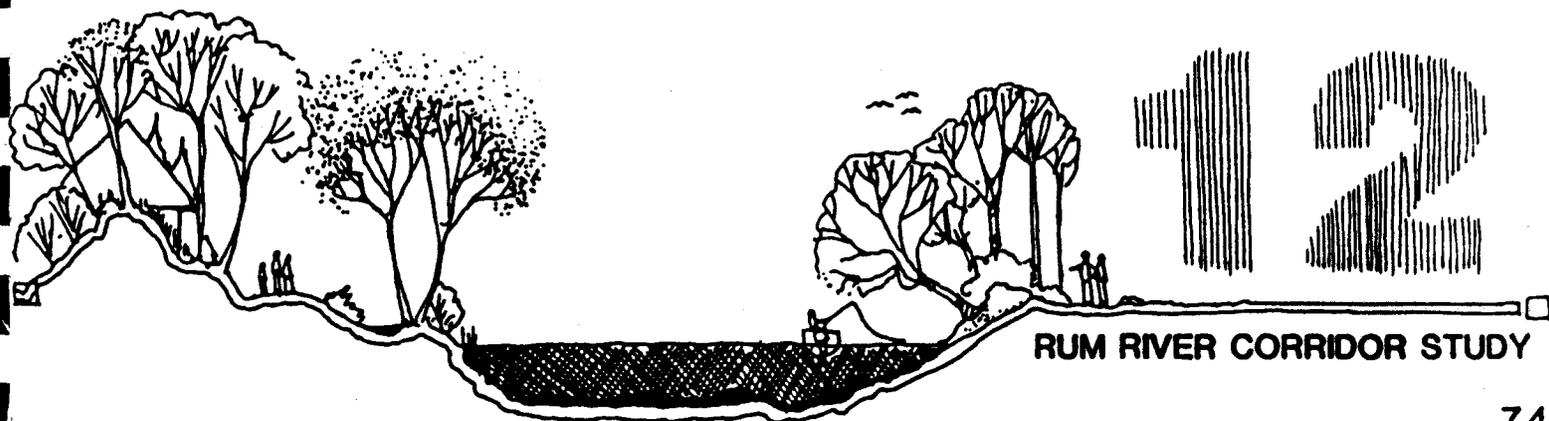




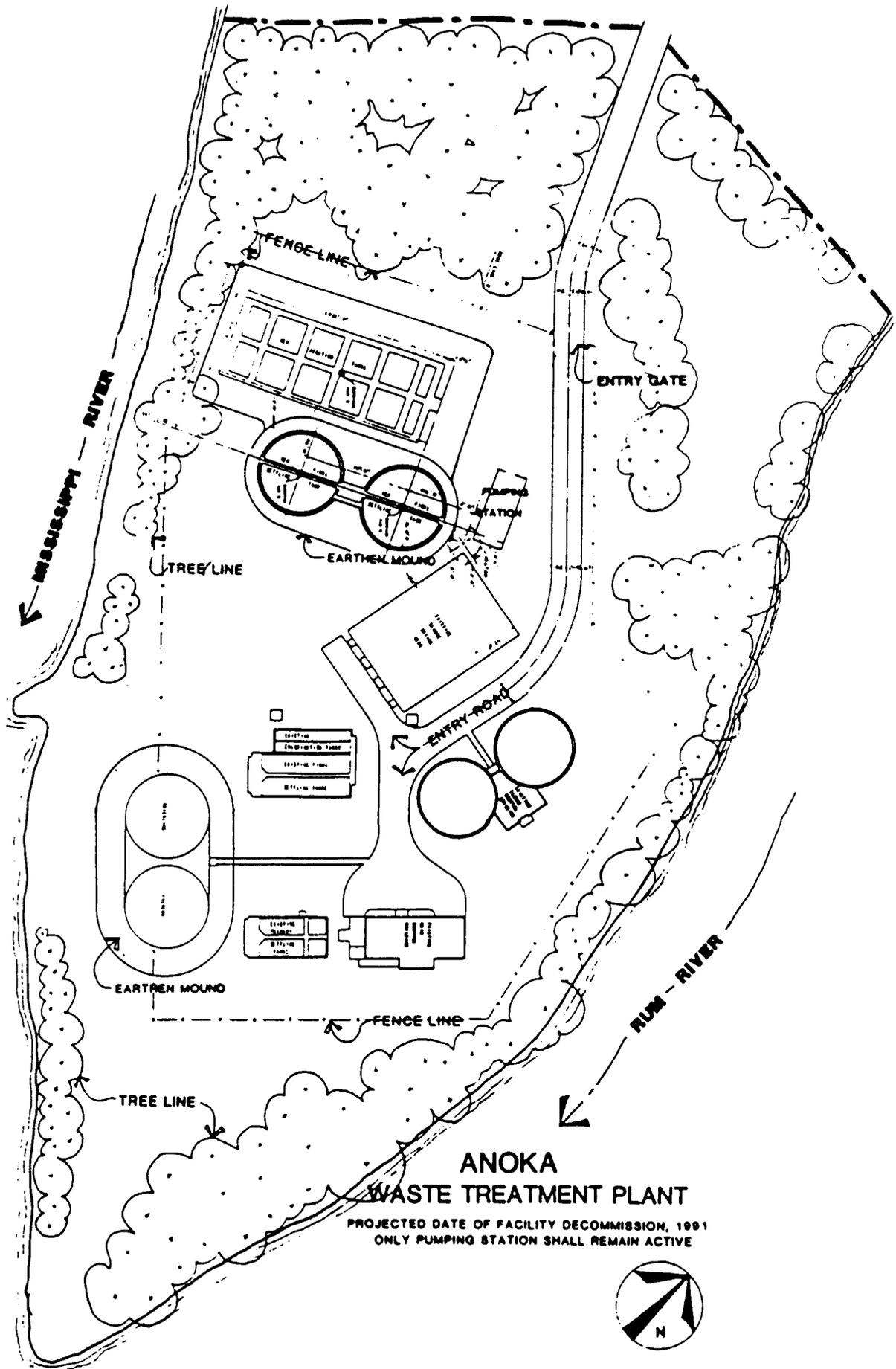
ANOKA WASTE TREATMENT PLANT

EXISTING SITE PLAN

PROPOSED RENOVATION



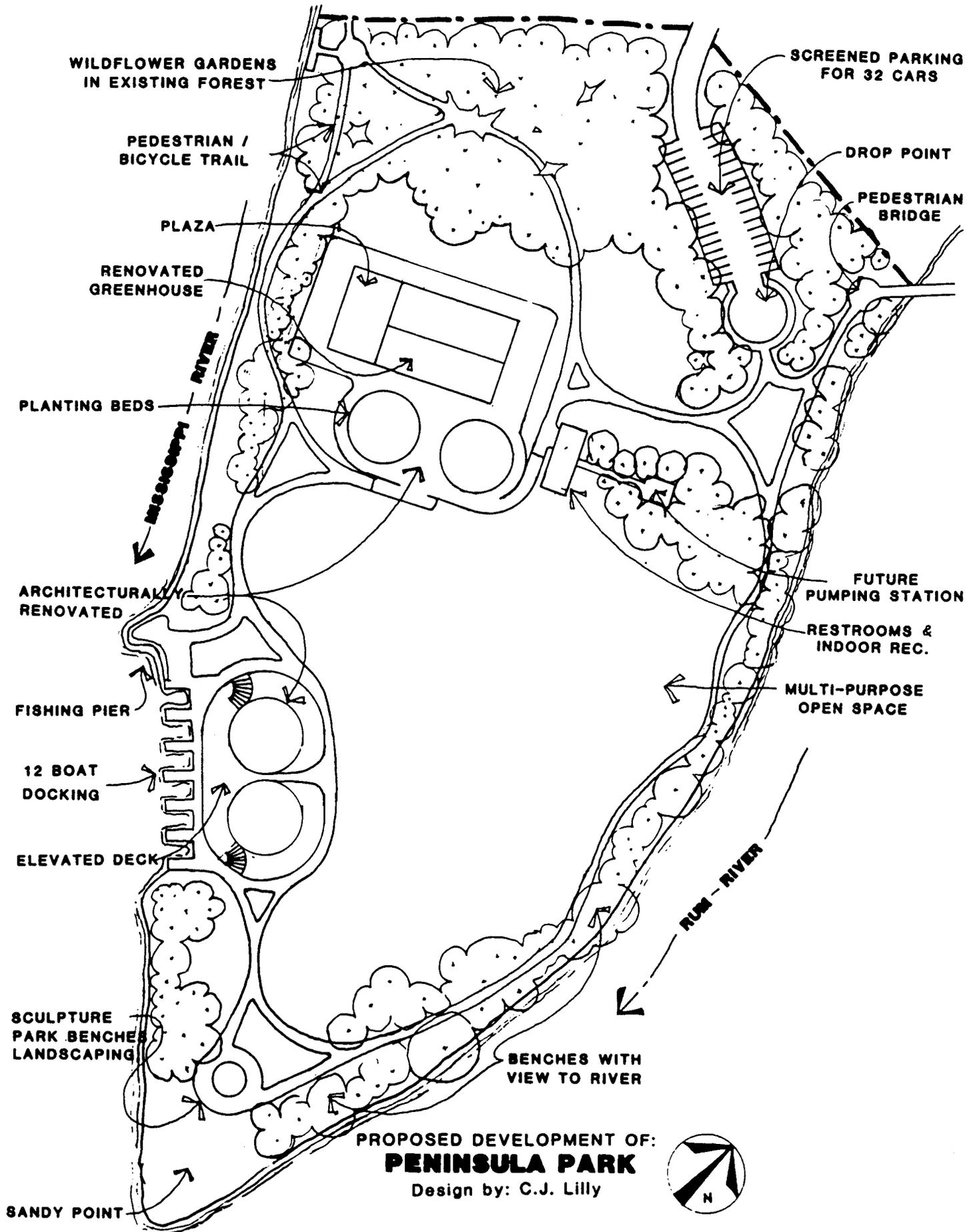
EXISTING SITE PLAN



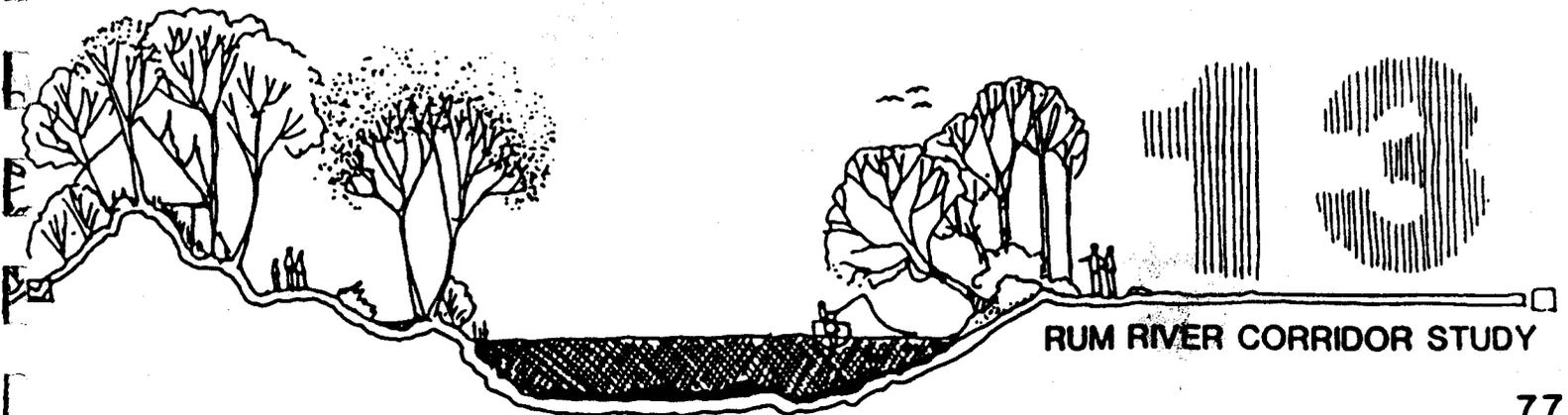
**ANOKA
WASTE TREATMENT PLANT**
PROJECTED DATE OF FACILITY DECOMMISSION, 1991
ONLY PUMPING STATION SHALL REMAIN ACTIVE

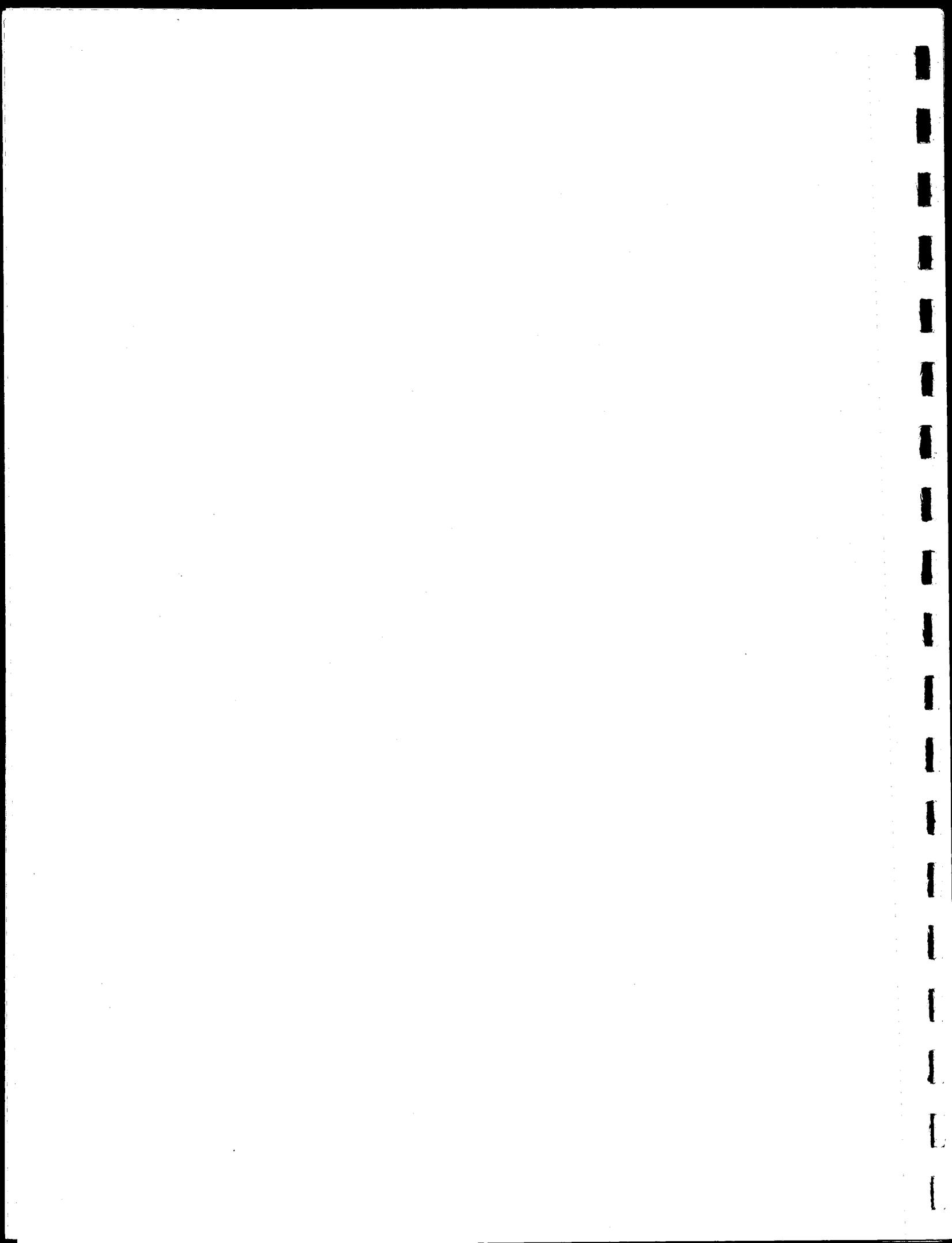


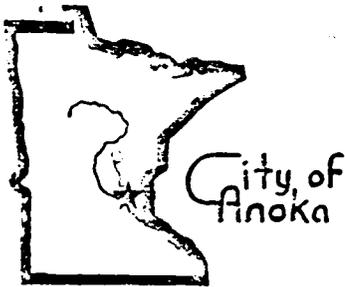
PROPOSED RENOVATION



OUTDOOR AMPHITHEATER PLAN VIEW ANALYSIS







MEMORANDUM

Date: JULY 25, 1986

Re: RUM RIVER CORRIDOR STUDY

To: PLANNING COMMISSION, RUM RIVER
BANKS IMPROVEMENT COMMITTEE, ECONOMIC
DEVELOPMENT, AND PARK BOARD

From: ANOKA HOUSING REDEVELOPMENT
AUTHORITY BOARD OF COMMISSIONERS

As you know, the Anoka HRA and the Rum River Banks Improvements Committee recently co-sponsored the Rum River Corridor Study, which was completed by C.J. Lilly of Short-Elliott-Hendrickson, Inc. Now that phase one of the study is completed, we are seeking input from the various boards and commissions on the results of the study.

At our regular meeting of July 21, 1986, the HRA Board decided to ask the Planning Commission, Park Board, Economic Development Commission, and the Rum River Banks Approval Committee to review the study. Each of these boards, including the HRA, will be asked to: (1) comment on the study in terms of what was missing, not covered well enough, or needs clarification; (2) comment on how the study corresponds with the plans and priorities of each of these boards; (3) prioritize the recommendations shown in the report; (4) make any other comments which might be relevant to the study, and (5) submit written comments to the HRA on/or before September 12. The process that each board wants to use to answer these questions is left up to the individual board. Staff will provide enough copies of the report for each board member and when you have completed your review of the study, it would be appreciated if you would return your copy of the study to the HRA if you don't have a need for it.

Once written comments have been submitted to the HRA, each board will be asked to designate two members to form an executive committee to consolidate these comments and to develop an "action plan" for implementation by October 17th. In this manner, the HRA hopes to take into account all of the comments and suggestions on the study from each of the affected boards prior to meeting with Anoka City Council.

The "action plan" will be taken back to the boards for their final comments by the executive committee and then to Anoka City Council possibly by mid-November. In addition, when possible, we have placed some cost estimates on the recommendation for your information.

We hope that you will give the report careful attention and consideration and we appreciate your effort in providing us with this input. If you have questions, please do not hesitate to contact the HRA Staff Member, Mark Nagel, for more information.

REFINED CONCEPT PLAN
TREATMENT PLANT SITE
ANOKA, MINNESOTA

<u>Priority Rating</u>	<u>Task to be Accomplished</u>
9.6	Park benches with view of river at point.
8.7	Wildflower gardens for strolling and sitting, plants with seeds to attract birds emphasized.
8.4	Lights, landscaping and park benches on site.
8.3	Fishing pier built out over breakwater.
8.1.	Historic statue/monument to city and its development on the river, symbolic representation.
8.0	Aprox. 60% of treatment plant structures are removed by 1991, other 40% architecturally renovated for park use.
7.5	Boat dock facilities adjacent to park structure.
7.9	Pedestrian bridge offers physical link between Peninsula Park lands and Riverside Park.
7.1	Vehicular access limited to just inside park area, 30 parking spaces.
6.8	Pedestrian/bicycle trail along Mississippi River running past Ferry Street bridge.

REFINED CONCEPT PLAN
STREETSCAPE BEAUTIFICATION

<u>Priority Rating</u>	<u>Task to be Accomplished</u>
8.9	Decorative signage for park and City of Anoka on north side of Ferry St. Bridge, park signage to identify trail head at confluence of Rum and Mississippi Rivers.
8.6	Ferry St. landscaped with trees, planters, attractive signage lighting and symbols of the Rum River from Ferry St. to Main St.
6.9	Pedestrian/bicycle trail along Ferry St. linking old treatment plant site to outdoor ampitheater site.
6.8	Large yellow Embers sign removed, smaller more appealing sign authorized.
7.8	Building facade improvements along commercial zone of 2nd Street north of Main.

REFINED CONCEPT PLAN
OUTDOOR AMPITHEATER SITE

<u>Priority Rating</u>	<u>Task to be Accomplished</u>
8.4	Vegetative screen between apartment building on north side of ampitheater.
7.4	Access to river provided by stairway along north side of ampitheater.
6.9	Attractive physical barrier between Ferry St. and ampitheater to reduce noise and danger of auto dropping in.
6.8	Ampitheater could be a rest spot on the park trail system and a people gathering space for plays and music.

REFINED CONCEPT PLAN
WEST BANK NEAR MAIAN STREET BRIDGE

<u>Priority Rating</u>	<u>Task to be Accomplished</u>
9.3	Trail system built under bridge on top of riprap.
9.3	Pedestrian bridge over dam with lighting and benches.
9.3	Landscaped riverfront by Anoka Electric Cooperative.
8.3	High rise seniors' housing terraced down to river.
7.8	Trail connection to Ferry St. from riverfront park system along south side of proposed seniors housing.
6.2	Small boat portage on west side of Rum River dam.

REFINED CONCEPT PLAN
EAST BANK FLOODPLAIN AREA

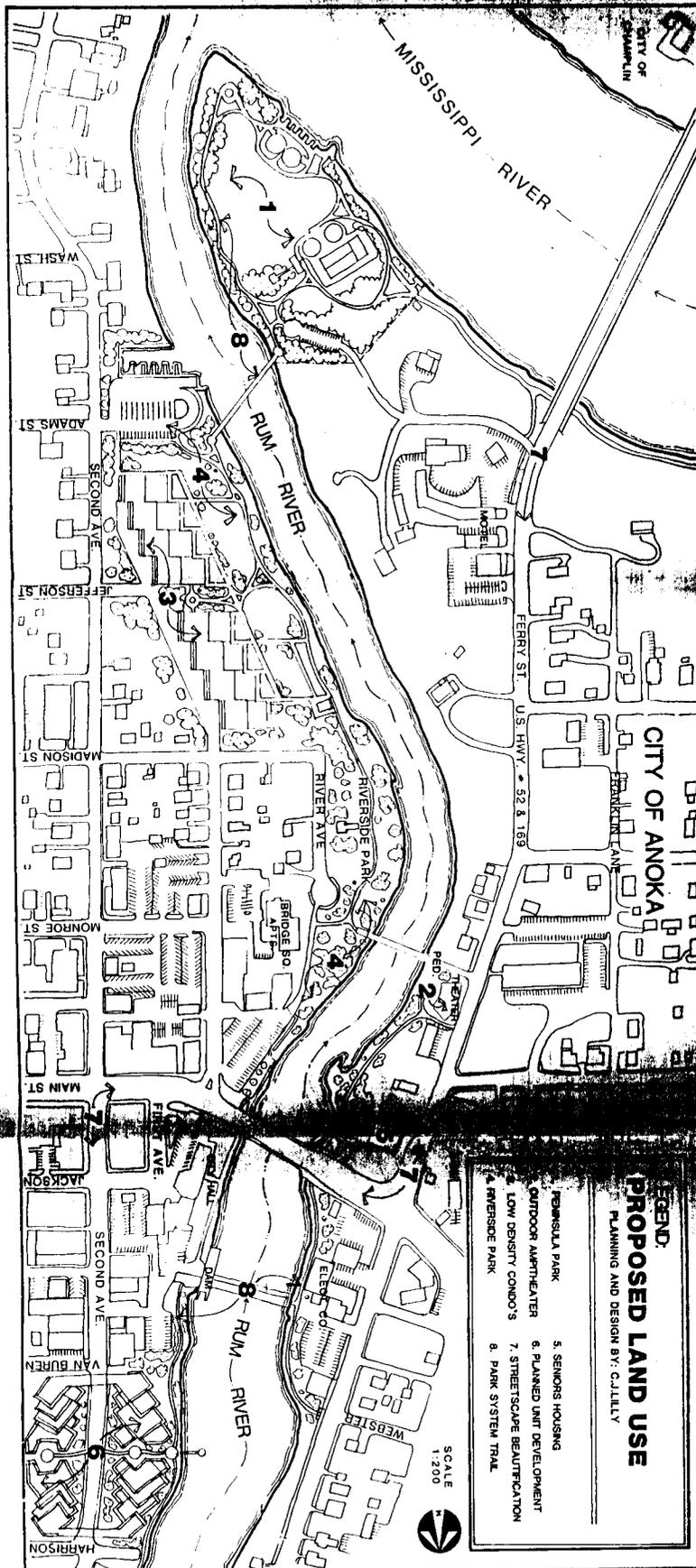
<u>Priority Rating</u>	<u>Task to be Accomplished</u>
9.5	Streets removed for open park space.
7.9	Low rise multi-family units set back at least 200 feet from Rum River. Highest topography in floodplain requires least amount of fill material. Underground parking for all units, no harm when flooded.
7.9	Small boat launching and docking facilities 10-12 slips.
6.9	Homes above 100 year flood level on S.W. corner of Madison St. and 2nd Ave to remain.

REFINED CONCEPT PLAN
BRIDGE SQUARE/RIVERSIDE PARK

<u>Priority Rating</u>	<u>Task to be Accomplished</u>
9.6	Rip-rapped slope on south side of Main Street Bridge to be landscaped, beautification effort.
8.2	Use signage, symbols and landscaping to emphasize presence of Rum River along Main Street.
7.8	Make repairs to picnic pavilion.
6.5	Sandy beach constructed for barefoot walks along shore at Riverside Park.

REFINED CONCEPT PLAN
EAST BANK NORTH OF MAIN STREET

<u>Priority Rating</u>	<u>Task to be Accomplished</u>
9.6	Northern parks trial head to begin at Harrison and 2nd Avenue.
9.5	Planned Unit Development (P.U.D.) to include both low and high rise apartments, Riverfront Restaurant, small retail shops and physical links to park system.
7.9	Upstream fishing dock facilities just north of dam.
7.1	Through streets removed for P.U.D., all parking below ground and all utilities buried.
6.7	High rise multi-family housing 10-12 stories tall.
6.3	Alternative pedestrian bridge crossing at Harrison Street if dam can't be utilized.



CITY OF ANOKA

CITY OF ANOKA

LEGEND:
PROPOSED LAND USE
 PLANNING AND DESIGN BY: C.J. LILLY

- 1. PENINSULA PARK
- 2. OUTDOOR AMPHITHEATER
- 3. LOW DENSITY CONDOS
- 4. RIVERSIDE PARK
- 5. SENIORS HOUSING
- 6. PLANNED UNIT DEVELOPMENT
- 7. STREETSCAPE BEAUTIFICATION
- 8. PARK SYSTEM TRAIL

SCALE
1:200

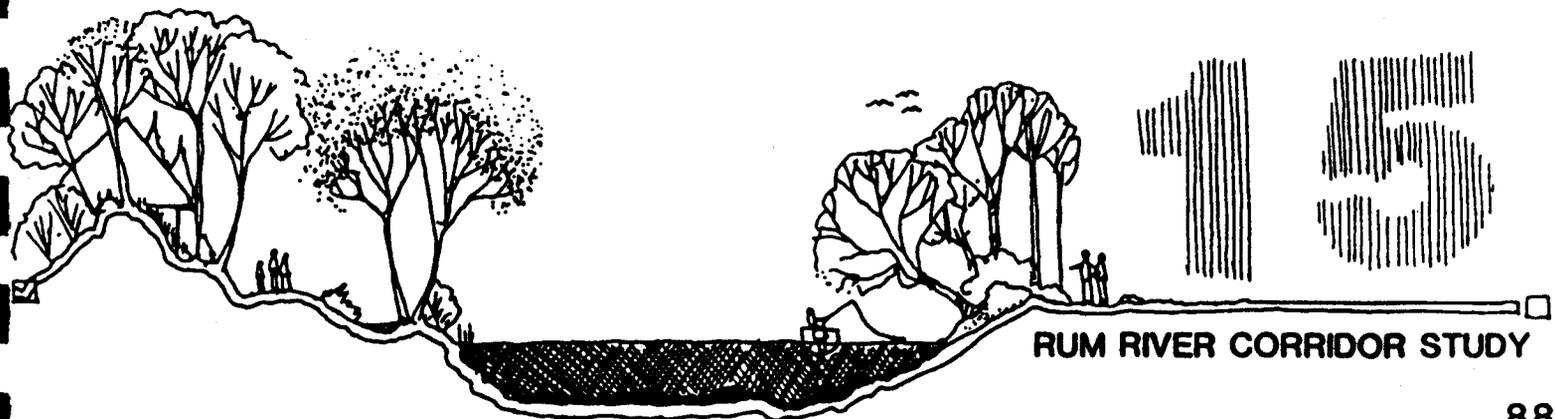


CONSULTANTS - ST. PAUL, MINNESOTA
 C.J. LILLY - PLANNER/ LANDSCAPE ARCHT

PROPOSED LAND USE

RUM RIVER STUDY
ANOKA, MINNESOTA

PRIORITIZED RECOMMENDATIONS



RUM RIVER CORRIDOR STUDY

10 PRIORITIZED RECOMMENDATIONS

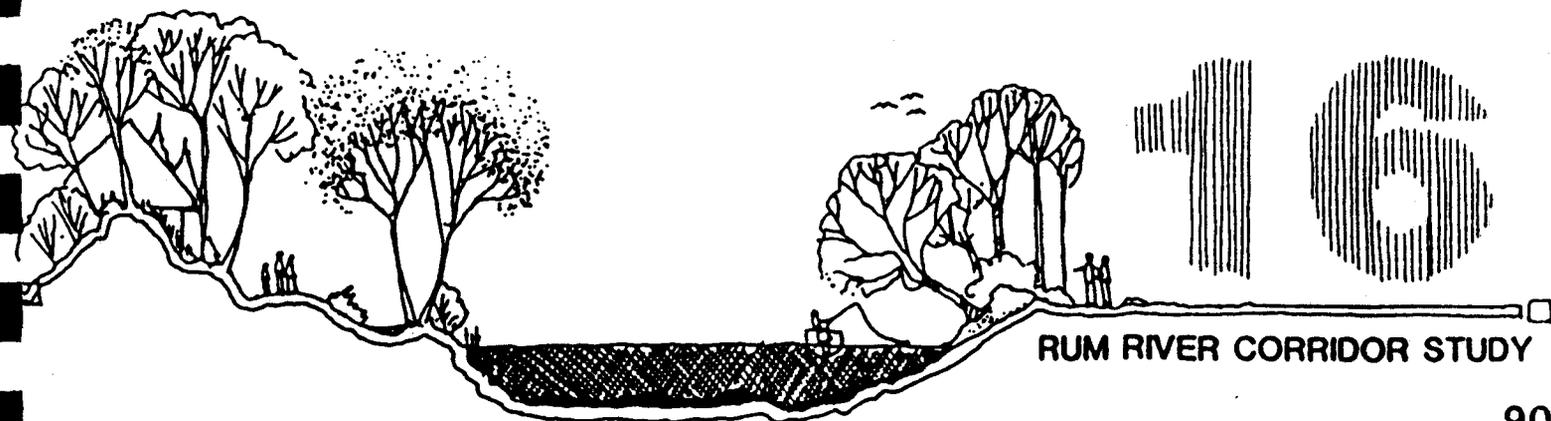
RUM RIVER CORRIDOR STUDY PRIORITIES SCHEDULE

1. Develop a T.I.F. district for proposed housing developments.
 - a. Seniors Housing
 - b. Planned Unit Development
 - c. Low Rise Multi-Units
2. Extra monies derived from T.I.F. district should be used for property acquisition especially in floodplain area and river frontage between proposed seniors housing and Ampitheater site.
3. Develop seniors housing, planned unit development and low rise multi-units with park trail system along river.
4. Provide access to riverfront from Ferry St. by way of stairway on north side of ampitheater
5. As monies become available build a pedestrian bridge over the Rum River Dam.
6. After waste treatment plant is decommissioned in 1991, remove structures specified in plan.
7. As park funds become available develop peninsula park as proposed.
8. After park is completed construct a second pedestrian bridge from peninsula park to east bank.
9. Construct public boat launch as shown in plans.
10. Beautification of key access route in study area.
 - a. Ferry Street (between Main St. & Ferry St. Bridge)
 - b. Main Street (nearing completion)
 - c. Second Avenue (North from Main St.)

**TAX INCREMENT FINANCING
DATA EXTRACTED FROM:**

**PROGRAM EVALUATION DIVISION
OFFICE OF THE LEGISLATIVE AUDITOR
STATE OF MINNESOTA**

JANUARY 1986



BLIGHT CRITERIA FOR REDEVELOPMENT TAX INCREMENT DISTRICTS

To qualify as a redevelopment tax increment district, *one of the following conditions*, reasonably distributed throughout the district, must apply:

(1) Seventy percent of the parcels in the district are occupied by buildings, streets, utilities or other improvements, and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;¹ or

(2) Seventy percent of the parcels in the district are occupied by buildings, streets, utilities or other improvements, and 20 percent of the buildings are structurally substandard, and an additional 30 percent of the buildings are found to require substantial renovation or clearance in order to remove such existing conditions as: inadequate street layout, incompatible uses or land use relationships, overcrowding of buildings on the land, excessive dwelling unit density, obsolete buildings not suitable for improvement or conversion, or other identified hazards to the health, safety and general well-being of the community; or

(3) Less than 70 percent of the parcels in the district are occupied by buildings, streets, utilities or other improvements, but due to unusual terrain or soil deficiencies requiring filling, grading or other physical preparation for use at least 80 percent of the total acreage of such land has a fair market value upon inclusion in the redevelopment district which, when added to the estimated cost of preparing that land for development (excluding costs directly related to roads) exceeds its anticipated fair market value after completion of said preparation; or

(4) The property consists of underutilized air rights existing over a public street, highway or right-of-way; or

(5) The property consists of vacant, unused, underused, inappropriately used or infrequently used railyards, rail storage facilities or excessive or vacated railroad rights-of-way.

Source: Minn. Stat. §273.73, subd. 10.

¹"Structurally substandard" means containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance.

TYPES OF PUBLIC IMPROVEMENTS FINANCED WITH TIF

(Includes only those cities in our sample)

Extension of roads, sewers to large, new developing areas:

Annandale	Chanassen	Duluth	Hibbing
Lakeville	Mankato	Marshall	Mendota Heights
Mountain Iron	New Brighton	New Prague	Northfield
Roseville	Savage	Shakopee	Benson
Albert Lea	Chaska	Coon Rapids	Glencoe
Winona	Winsted	Bloomington	Blaine
Hutchinson	North Branch		

Improvement of existing local streets and roads

Brooklyn Park	Buffalo	Chaska	Cottonwood
Faribault	Fridley	Golden Valley	Lakeville
Mankato	Marshall	Willmar	Mendota Heights
Dodge Center	North Branch	Roseville	Shakopee

Construction of major new highway improvements

Brooklyn Park (interchange)	Eden Prairie (ring road)
Proctor (bridge)	Roseville (bridge)
Bloomington (bridge, roads)	Shakopee (road)

General downtown improvements (e.g., sidewalks, lighting, street furniture):

Duluth	Buffalo	Dodge Center	Willmar
North Branch	Aurora	Cottonwood	New Prague
Winona	Hibbing	Benson	Glencoe
Zumbrota			

Skyways:

Duluth	St. Paul	Minneapolis
--------	----------	-------------

Public parks

Annandale	Coon Rapids	St. Paul	Virginia
Marshall	New Brighton	Fridley	

Government-owned or -leased buildings

Coon Rapids (fire station)	Dodge Center (airport)
Fridley (police garage)	Lakeville (fire station)
St. Paul (civic center)	Mendota Heights (fire station)
Princeton (flight service station)	

SOME REASONS WHY CITIES ESTABLISH TAX INCREMENT DISTRICTS

- *To assemble land.* Many cities use TIF to acquire multiple parcels of land that might be difficult to purchase privately (e.g., because of absentee owners).
 - *To provide land write-downs.* Cities purchase land for private development so that the land may be re-sold to the developer below the price paid by the city.
 - *To address physical deterioration of property.*
 - *To address the economic obsolescence of old commercial or industrial areas.*
 - *To implement local planning preferences.* These preferences may relate to the intensity of development, the size of parcels, the location of parking, building set-backs, etc.
 - *To encourage the development of land that has soil or terrain problems.*
 - *To increase the local tax base.*
 - *To increase or retain the local supply of jobs.*
 - *To capture tax increments from developments already occurring.*
 - *To provide city services in newly-developing areas and to provide access to these areas.*
 - *To replace streets and utilities in developing areas.*
 - *To help cities make offers of financial incentives to business that are competitive with offers of other cities.*
 - *To address shortages of certain types of housing.*
 - *To assist other tax increment districts financially.*
 - *To meet the local share of state or federal grants.*
-

POSSIBLE TAX INCREMENT FINANCING COMPLIANCE ISSUES

- (1) The "knock-down provision" (discussed in Chapter 2). Minnesota Statutes 273.75, Subdivision 6 provides that tax increments may not be collected on parcels that have had no development within four years of district certification. We found several districts where the provision has not been enforced.
 - (2) Original assessed value (OAV) determinations (discussed in Chapter 2). Minnesota Statutes 273.76, Subdivision 1 and 273.18 establish methods for OAV computation. We found some districts in which the OAV on tax-exempt properties was incorreccted calculated.
 - (3) Blight criteria and documentation for redevelopment districts. Minnesota Statutes 273.73, Subdivision 10 outlines the requirements for redevelopment districts, and 273.74, Subdivision 3 outlines the requirements for municipal approval of districts. We found the following problems:
 - Many cities lack documentation of the blight criteria or a description of which criterion was used to qualify the district. In some cases, cities apparently did not make new findings when enlarging the district.
 - Three cities in our sample used more than one criterion to qualify a district.
 - There were some problems in cities' documentation of the "poor soils" blight criterion. Some cities included utility or road costs in the costs of land preparation (the law prohibits this). Two cities qualified districts after finding that the value of land following soil preparations would be less than the value of land before soil preparations, a finding that does not meet the state blight requirements.
 - (4) Types of tax increment expenditures. While Chapter 273 contains some restrictions on the use of tax increments or TIF bond proceeds, most of the expenditure restrictions are in development laws, such as the MRA law and port authority law. The legality of some expenditures may require some statutory interpretation. Examples of questionable expenditures that we found include: payment of parking fund debts (Winona); subsidization of free downtown parking (Duluth); using TIF to make business loans (Duluth, Chanhassen, Shakopee, Hutchinson).
 - (5) Filing of TIF plans, annual disclosures. As discussed in Chapter 2 of the report, many cities do not file plans or disclosures, as required by Minnesota Statutes 273.74, Subdivisions 2 and 5.
 - (6) Maximum district duration without expenditures. Minnesota Statutes 273.75, Subdivision 1 requires that no tax increment be paid to a district unless within three years of district creation the city issues bonds, acquires district property, or causes public improvement construction in the district. We found two districts (created in 1981 and 1982) for which no bonds have been issued and no substantive TIF expenditures have been made.
-

AUTHORIZED USES OF TAX INCREMENT FINANCING

- Acquisition of "blighted" properties, "marginal land," vacant or under-utilized land or properties or of any property as part of a development plan to eliminate or prevent the development of "blight" or the causes of blight (See, e.g., Minn. Stat. §§458.191-458.192, 462.421, subd. 13)
- Sale, lease or other disposition of acquired properties at or below market value (i.e., "land write-downs") (See, e.g., Minn. Stat. §§458.192, subd. 9 and 10; 462.421, subd. 13(5))
- Demolition and removal of "blighted" buildings or other structures (see, e.g., Minn. Stat. §§458.192; 462.421, subd. 13)
- Elimination of physical characteristics of the land that make development difficult (e.g., ground water problems (See, e.g., Minn. Stat. §462.421, subd. 13)
- Engineering, planning, and administrative costs (including the allocated administrative costs of the authority) (See, e.g., Minn. Stat. §462.545, subd. 1)
- Installation of streets, utilities, and other site improvements (See, e.g., Minn. Stat. §462.421, subd. 13(4))
- Relocation payments to displaced residents and businesses (See, e.g., Minn. Stat. §462.445, subd. 4(17))
- Construction of housing for low and moderate income persons or veterans (See, e.g., Minn. Stat. §462.421, subd. 12)
- Relocation, restoration, or rehabilitation of buildings of historical or architectural value (Minn. Stat. §462.421, subd. 13; 462.445, subd. 4(3))
- Interest rate reduction payments for low and moderate income housing developments, both rental and owner occupied, and small commercial developments (Minn. Stat. §462.445, subd. 10 to 12)
- Acquisition and construction of agricultural processing projects including forest products (site, building, and equipment) (See Minn. Stat. §362A.01, subd. 2(a))
- Capital investment loans for rail line rehabilitation (made indirectly to rail users) (Minn. Stat. §362A.01, subd. 2(h))
- Acquisition and construction of parking lots and ramps, pedestrian skyways and related facilities (See Minn. Stat. §472A.03)
- Guarantees or insurance for industrial development or mortgage subsidy bonds (See, e.g., Minn. Stat. §§462C.07, subd. 3; 474.10, subd. 10)

Source: Minnesota House Research Department, October 23, 1985.

VARIOUS INTERPRETATIONS OF THE "BUT FOR" TEST

The "But for" Test is
Open to Interpretation
With Regard To:

Examples

- (1) The geographic area
it pertains to
A city makes a finding that development of a grocery store will not occur at Site A without tax increment financing. Would the store develop elsewhere in the city without TIF? Elsewhere in the county? Elsewhere in the state?
- (2) The timing of the
development
Site B is a prime parcel of land that several developers are interested in. However, the developers say that, without TIF, they cannot afford to build at this site for several years. But for tax increment financing, would development occur "in the reasonably foreseeable future?"
- (3) The scope of the
development
Next to a major highway, commercial development will occur at Site C without TIF. But the city prefers development of a more intensive, high-rise office building at the site. Does this site meet the "but for" test?
- (4) The quality of the
development
Development of a housing complex could occur at Site D without public assistance. The city wants the development to have better construction and extensive landscaping, which will increase costs beyond what the developer can privately finance. But for TIF, the development quality would be lower.
- (5) The availability of
financing other than
TIF
Site E requires sewer and street improvements. The city decides to write down all sewer construction costs with TIF, and the developer pays no assessments. The city could use municipal state aid highway funds for the street work needed, but TIF funds are used instead. Without TIF, would development of this site have been possible?
- (6) "Secondary" TIF
developments
A city establishes a tax increment district at Site F, which is developing without public assistance. The city wants to capture increments from Site F to use for a land write-down at Site G. Site G is in the project area but not in the district. Without TIF, Site F would have developed; without TIF, Site G would not have. Does this district meet the "but for" test?
- (7) Public Improvements
A private development occurs without TIF assistance in a tax increment district. The city established the district because it felt that but for the captured increments, sidewalk improvements on nearby properties would not occur. Should the "but for" test apply to public improvements rather than the development that generates the increments?