

# 8. MISSISSIPPI RIVER CORRIDOR CRITICAL AREA (MRCCA)

## ANOKA & THE MISSISSIPPI

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## ANOKA & THE MISSISSIPPI

*The Mississippi River is one of America's greatest natural resources. Generations of residents and lawmakers alike are affected by it, sharing in its enjoyment as well as in responsibility for its protection and supervision. Anoka has long participated in efforts to protect and preserve the river corridor, taking pride in the river's pristine waters, healthy shorelines, and robust ecosystem. In 2019, Anoka continues its commitment to responsible stewardship of the river by updating its activities in accordance with state, federal, and regional authorities.*

## SUMMARY OF THE MRCCA

The City of Anoka shares the shoreline of the Mississippi River in the Minneapolis-Saint Paul Metropolitan Area, placing part of the city within the Mississippi River Corridor Critical Area (MRCCA). This area is overseen by the Minnesota Department of Natural Resources in partnership with the National Park Service and the Metropolitan Council.

Totalling 54,000 acres of land and 72 miles of water across 30 local jurisdictions, the MRCCA corridor is the responsibility of the Minnesota Department of Natural Resources (DNR). Special development regulations set by the DNR protect and preserve the unique natural, recreational, transportation, and cultural features of the river corridor across the Metro area. The MRCCA was designated in 1976 by Governor’s Executive Order 130, and is just one

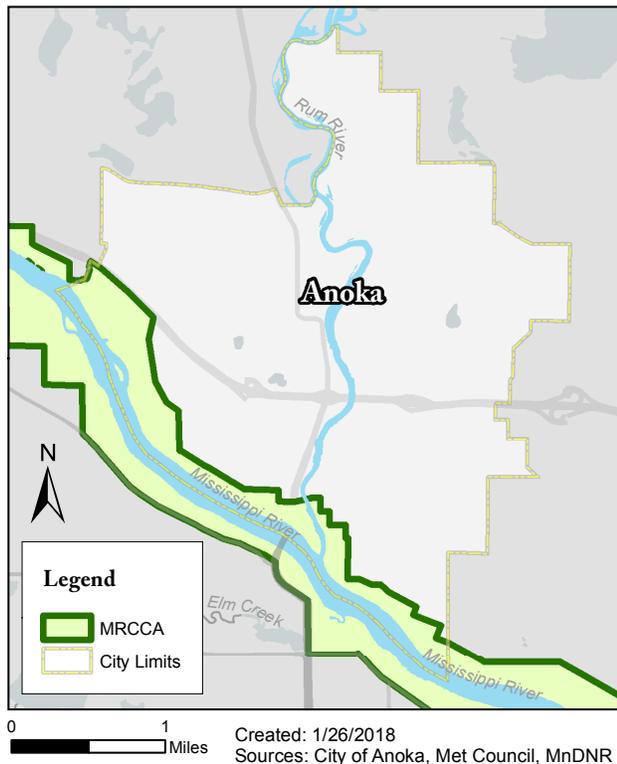
region included in Minnesota’s Critical Areas Act of 1973.

Over time, the original MRCCA rules fell out of sync with development, making them difficult for state and local governments to administer. In January 2017, it was replaced with the comparable but modernized Minnesota Rules 6106.

Local municipalities are required to create and update plans for the caretaking of the MRCCA. The DNR has instructed cities in the Twin Cities Metro Area to update their local MRCCA plans, ordinances, and comprehensive plan sections to reflect and implement the new Minn. Rules 6106.

The river corridor benefits not only the state, but the entire American community, and so receives special attention from the federal government. In addition to the MRCCA, United States Congress simultaneously designated the 54,000 acre corridor as the Mississippi National River Recreation Area (MNRRA) in 1988.

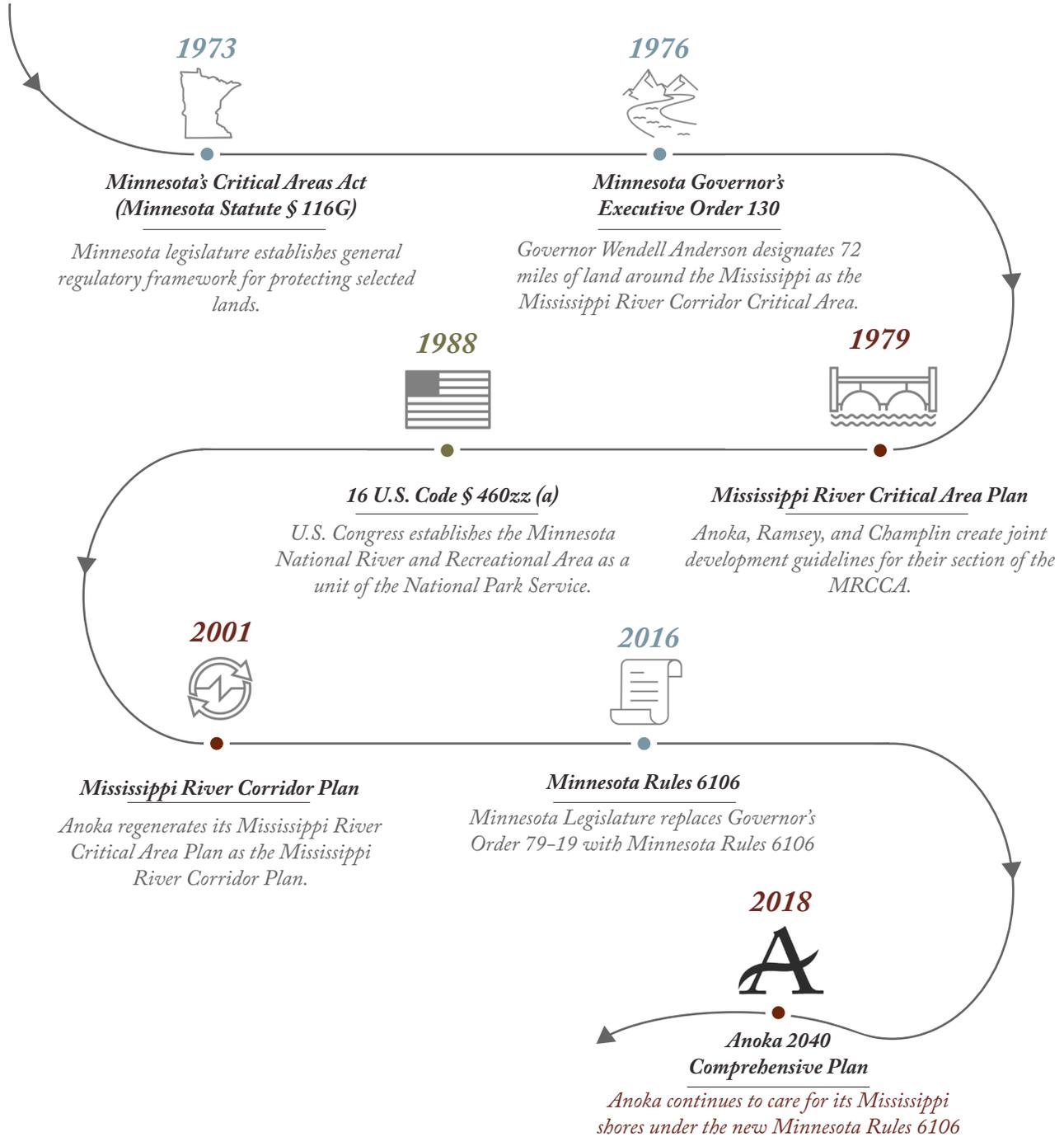
This MNRRA designation provides “Tier II” recommendations: these are optional preservation strategies intended to encourage and assist local units of government in ensuring orderly and environmentally friendly development along the Mississippi. (“Tier 1” simply refers to minimum state-required protection criteria.) Federal oversight through the NPS does not add more mandatory regulatory controls; rather, it offers voluntary coordinative guidance to address education, heritage, image, recreation, and other river-related issues.



Map 8-1: The Mississippi River Corridor Critical Area boundaries in the City of Anoka

## MRCCA TIMELINE

The DNR and Met Council will notify each local government (according to a staggered timeline) to begin their land use update process. Once notified, the local government will have one year to update their environmental and Critical Area plans, create or modify applicable development ordinances, and implement policy decisions. The DNR anticipates that it will notify all affected local governments to update their zoning ordinances between 2019 and 2021.



## STATE GOALS FOR THE MRCCA

The goals for the MRCCA program are outlined in Executive Order 130 and renewed in Minnesota Rules 6106. They are:

- a. To protect and preserve a unique and valuable state and regional resource for the benefit of the health, safety and welfare of the citizens for the state, region, and nation;
- b. To prevent and mitigate irreversible damage to this state, regional, and national resource;
- c. To preserve and enhance its natural, aesthetic, cultural, and historical value for the public use;
- d. To protect and preserve the river as an essential element in the national, state and regional transportation, sewer and water and recreational systems; and
- e. To protect and preserve the biological and ecological functions of the corridor.

## ANOKA & THE RIVER

The Anoka stretch of the Mississippi River Corridor is designated as a critical area in part because it has seen its riverbank developed over the years into primarily residential uses and has seen its pristine views from the river threatened by urban development. This stretch of the river also serves as a transitional point from an urban development pattern to a rural one, experiencing an increasing amount of new urban construction and activity.

In 1979, the City of Anoka created the Mississippi River Critical Area Plan in coordination with neighboring cities Ramsey and Champlin; in 2001, this was overhauled and updated as the “Mississippi River Corridor Plan”. Now, under the



new Minnesota Rules 6106, Anoka is taking the opportunity to reevaluate and refresh management of our treasured Mississippi River shores.

The Mississippi River Corridor provides physical, mental, and social health benefits to Anoka residents. The MRCCA regulations are meant to protect this community health resource for all its residents. This includes actions that:

- Ensure safe pedestrian access to the river
- Offer recreational opportunities for diverse ages, cultures, and economic and mobility levels in the MRCCA boundaries
- Support a variety of greenscapes that contribute to physical and mental well-being

Anokans value the environment, recognize the unique resources represented by their rivers, and enjoy the many opportunities that such resources offer. Anoka is and will remain a community that appreciates the economic, recreational, and health value of rivers, lakes, and wetlands while respecting and protecting native wildlife and valuable habitat areas.

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## PUBLIC PROCESS

Development of the MRCCA plan included public participation. The following outreach and participation methods were used to engage the public:

- Community survey
- Public meeting announcements and work sessions
- Comp Plan specific email and updates
- Quad Cities Community Television updates
- Posts on the Anoka Reader Board

## PROGRESS ON 2030 COMP PLAN GOALS

The City of Anoka continues to work toward goals identified in 2030 Comprehensive Plan. Progress toward these goals include:

- Continued protection of the corridor through careful inspection and documentation of proposed improvements within the corridor.
- Continued enforcement of adopted flood plain and zoning regulations.
- Maintained predominate land use of low density residential within corridor.
- Continued telling the story the Mississippi River and its importance to the City of Anoka through the dedication of an interpretive historic sign at Rice Street Beach July 2011.
- Continued maintenance and enhancement of city trails within corridor.
- Continued maintenance of shoreland to prevent erosion.

## DISTRICTS

Six districts are defined in the MRCCA rules. The districts are based on the natural and built character of different areas of the river corridor. Structure setbacks from the Ordinary High Water Line (OHWL) and bluffs, building height limits, and the amount of open space required for subdivisions/redevelopment vary by district. These are the only standards in the MRCCA rules that vary by district; all other standards apply uniformly throughout the corridor.

The original MRCCA rules defined four typological districts along the Critical Area, of which Anoka contained only the “Urban Developed District”. Minnesota Rules 6016 has expanded the four districts to six, due to increasing variety in the Critical Area development landscape, as well as updated community goals held by adjacent municipalities. The districts and their land use designations are as follows:

- Rural and Open Space (CA-ROS)
- River Neighborhood (CA-RN)
- River Towns and Crossings (CA-RTC)
- Separated from River (CA-SR)
- Urban Mixed (CA-UM)
- Urban Core (CA-UC)

These districts were designated by the DNR based on the variety of topographical character, vegetation cover, and development patterns along the 72-mile corridor. Work groups, local governments, and other interests helped to identify these distinct districts. See the DNR’s Statement of Need and Reasonableness (SONAR) on their website for a more in-depth description of this process and designation.

Over the years, Anoka’s Mississippi riverbank has developed into primarily residential uses. Along this stretch of the river, development patterns transition from a denser, urban type to a dispersed, rural one. Anoka contains four of the six districts:

### DISTRICT DEFINITIONS

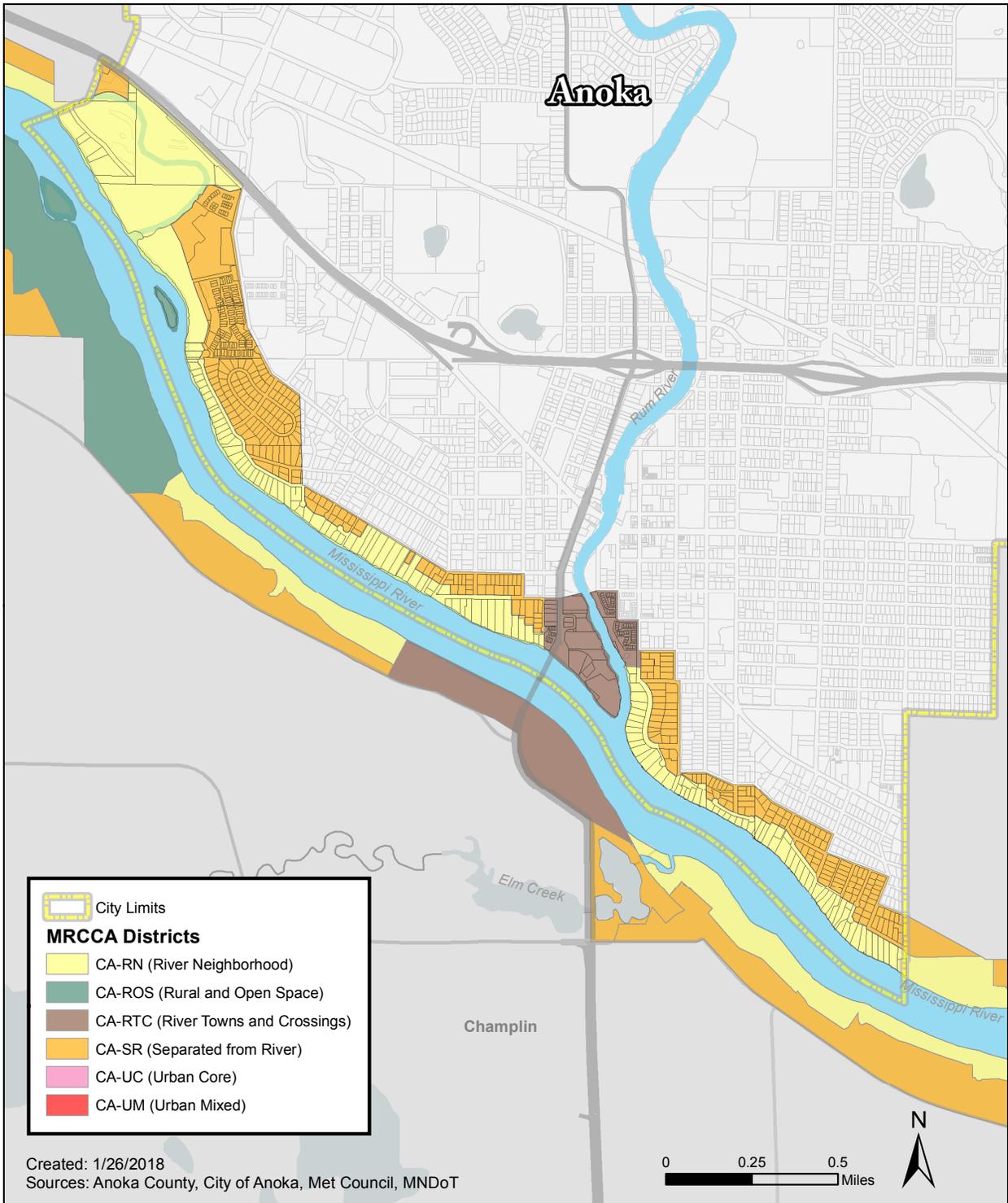
Four of the six designate districts exist in Anoka.

- Rural and Open Space (CA-ROS)

The rural and open space district (CA-ROS) is characterized by rural and low-density development patterns and land uses, and includes land that is riparian or visible from the river, as well as large, undeveloped tracts of high ecological and scenic value, floodplain, and undeveloped islands. Many primary conservation areas exist in the district. The CA-ROS district must be managed to sustain and restore the rural and natural character of the corridor and to protect and enhance habitat, parks and open space, public river corridor views, and scenic, natural, and historic areas.

- River Neighborhood (CA-RN)

The river neighborhood district (CA-RN) is characterized by primarily residential neighborhoods that are riparian or readily visible from the river or that abut the riparian parkland. The district includes parks and open space, limited commercial development, marinas, and related land uses. The CA-RN district must be managed to maintain the character of the river corridor within the context of existing residential and related neighborhood development, and to protect and enhance habitat, parks and open space, public river corridor views, and scenic,



Map8-2: The Mississippi River Corridor Critical Area (MRCCA) districts in the City of Anoka

natural, and historic areas. Minimizing erosion and the flow of untreated storm water into the river and enhancing habitat and shoreline vegetation are priorities in the district.

- River Towns and Crossings (CA-RTC)

The river towns and crossings district (CA-RTC) is characterized by historic downtown areas and limited nodes of intense development at specific river crossings, as well as institutional campuses that predate designation of the Mississippi River Critical Corridor Area and include taller buildings. The CA-RTC district must be managed in a manner that allows continued growth and redevelopment in historic downtowns and more intensive redevelopment in limited areas at river crossings to accommodate compact walkable development patterns and connections to the river. Minimizing erosion and the flow of untreated storm water into the river, providing public access to and public views of the river, and restoring

natural vegetation in riparian areas and tree canopy are priorities in the district.

- Separated from River (CA-SR)

The separated from river district (CA-SR) is characterized by its physical and visual distance from the Mississippi River. The district includes land separated from the river by distance, topography, development, or a transportation corridor. The land in this district is not readily visible from the Mississippi River. The CA-SR district provides flexibility in managing development without negatively affecting the key resources and features of the river corridor. Minimizing negative impacts to primary conservation areas and minimizing erosion and flow of untreated storm water into the Mississippi River are priorities in the district.



Map 8-3: Cutter's Island near Mississippi River Community Park is the only CA-ROS district in Anoka.



Map 8-4: Peninsula Point Two Rivers Historical Park is within Anoka's CA-RTC district.



## LIFE IN THE CORRIDOR

*Anokans have found fun, relaxation, and rejuvenation on the shores of the Mississippi for generations. The physical, mental, and social health benefits that come from interacting with the natural river environment are woven into the fabric of the community. While activity along the river is encouraged, it is necessary to prepare responsibly for a sustainable community life in the corridor.*

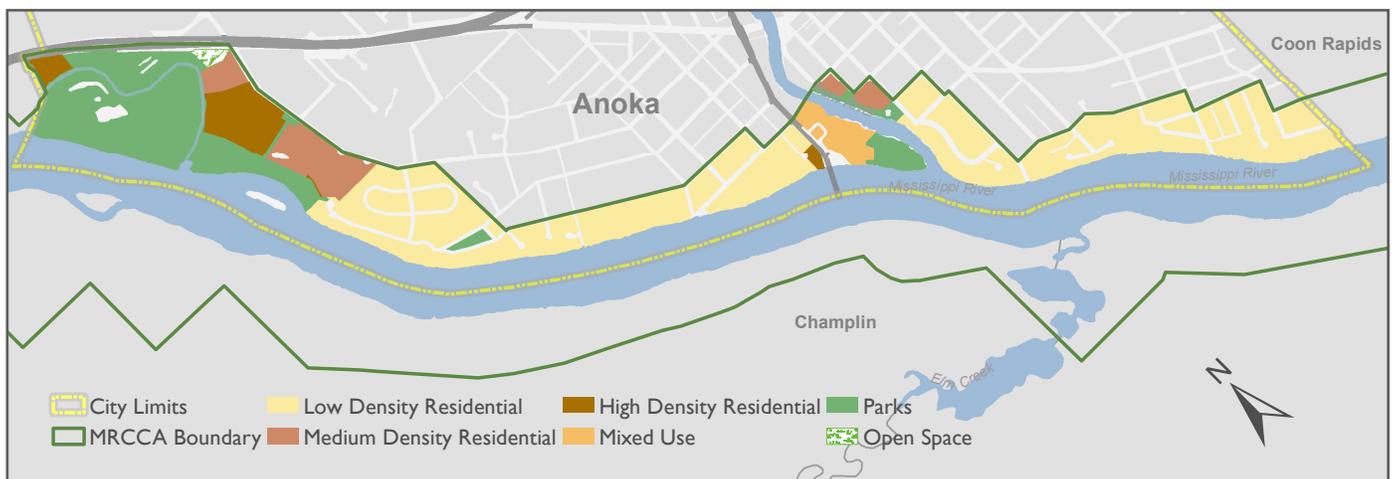
## LAND USE

The City of Anoka is essentially a fully developed community. Future development will occur either as infill development or through site-specific or area-wide redevelopment. Existing and future land use patterns are analyzed in greater detail within the Land Use chapter of this Comprehensive Plan.

The predominant land use pattern within the Mississippi River Corridor is low density residential consisting mostly of single-family detached homes with some duplexes integrated into the neighborhoods. A few clusters of medium and high density residential consisting of apartments and townhomes can be found on the northern edges of the corridor and along the Rum River.

which is designated a “Special Use Public Open Space.”

Existing and guides land uses within the corridor align well with the purpose of the MRCCA districts. There are no specific conflicts. However, potential land use related conflicts often result from past development patterns and the subsequent adoption of development regulations that imposed new standards for lot sizes, lot dimensions, setback lines and other dimensional standards. Many homes built prior to the adoption of these standards may exist on nonconforming lots because their lot dimensions do not meet the current zoning standards, or the structures may be considered



Map 8-5: Future land uses in Anoka. Mostly low-density residential, the area also contains some higher density residential, mixed-use, and open space land.

Two clusters of commercial uses are also located within the corridor. These clusters include the Pierce Motel on TH 169, and a vacant area at the southwest corner of TH 10 and Cutters Grove Avenue. There are a series of parks located within the corridor including Mississippi River Community Park, Bob Ehlen Park, Akin Riverside Park, Rice and Levee Beaches, and Peninsula Point Park. These parks are described in detail in the Parks, Recreation, & Open Space chapter of the Comprehensive Plan. Also of note is Kings Island,

dimensionally substandard because they do not meet current setback or lot coverage requirements. It is the general policy of the City of Anoka to allow uses or structures that came into existence legally to continue to exist and be put to productive use, and simultaneously to bring as many aspects of such situations into compliance with existing regulations as is reasonably possible. The policies in this plan are intended to:

1. Recognize the interests of property owners in continuing to use their property;
2. Promote reuse and rehabilitation of existing structures;
3. Allow for reconstruction of existing residential uses that are involuntarily destroyed in residential zoning districts; and
4. Place reasonable limits on the expansion of nonconformities that have the potential to adversely affect surrounding properties, the City as a whole, and the character of the applicable districts.
5. The primary land use pattern in the corridor will remain as low-density residential with some areas of park and open space, neighborhood commercial, and higher density housing.

## WATER-ORIENTED & SURFACE-WATER USES

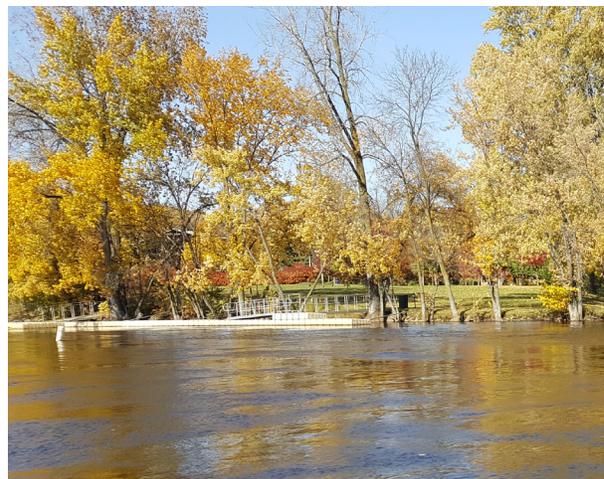
Because Anoka has so much riverfront area for its small size, surface-water and water-oriented land uses must be carefully considered. Water-oriented uses include existing and future commercial and industrial uses that require water access, including barge terminals and recreational marinas. Anoka currently has no water-oriented uses. Surface-water uses include docks, boat slips, and organized boating and riverboat activities. The City of Anoka owns several docks and slips, seasonally leased, which contribute extremely light footprints on the river shores. Additionally, Anoka's advantageous position at the confluence of the Rum and Mississippi Rivers makes the prospect of an entertainment riverboat highly appealing. There are no existing or potential surface water use conflicts or negative impacts in the City of Anoka.

## SURFACE-WATER USE REGULATIONS

A slow-no wake speed shall be in effect 24 hours per day on the Mississippi River between River Mile 879 upstream (upstream of the upstream tip of Goodin Island, located between Dayton and Ramsey) and River Mile 866.2 downstream (the Coon Rapids Dam) when the river level on the Mississippi River exceeds 837 feet above sea level, as measured at Gauge C, Peninsula Point Park, Anoka, Minnesota and located at the confluence of the Rum and Mississippi Rivers. The City of Anoka has no other surface-water use regulations.



(Above and below) *The dock at Peninsula Point Two Rivers Historical Park.*



## OPEN-SPACE AND RECREATIONAL FACILITIES

MRCCA plans must provide for and encourage creation, connection, and maintenance of open space and recreation facilities, as well as identify potential public access points and trail locations. Open space and recreational facilities, such as parks, trails, scenic overlooks, natural areas, islands, and wildlife areas add to the quality of a community and increase opportunities for the public to access the river.

Anoka's recreational offerings within the MRCCA boundaries are substantial:

### ***Kings Island***

Originally developed for gravel mining, this 75-acre natural space is a significant existing vegetative stand crossed by the Mississippi River Trail via two beautiful stone bridges. It is also the location of two duck blinds, one of which is handicap-accessible. The City has designated a Waterfowl hunting Zone along the Mississippi River. The oxbow between Anoka mainland and Kings Island is navigable for canoes and kayaks and some small fishing boats with motors.

### ***Peninsula Point Two Rivers Historical Park***

Located at the confluence of the Rum and Mississippi Rivers, this historical park is known in the history books as the 'Gathering Place in Fireman's Grove.' In 1995 the City took possession of the site, transforming it from a sewage treatment plant to a pristine park. Cut stone from the original 1850's St. Paul County Courthouse have been integrated into the landscaping elements throughout the park. The park has won national recognition for its design and incorporation of historic elements. In addition, Peninsula Point Park offers a backdrop of mature trees and is the site of a State Champion Green Ash Heritage Tree. The park features a playground, patio shelter,

gathering room, concession stand, restrooms, boat docks, fishing access, and a well-maintained scenic overlook.

### ***Mississippi River Community Park***

This 18-acre community park is directly adjacent to the Mississippi River. It incorporates the natural beauty of a wooded flood plain area with passive recreation, including a 1.7 mile paved trail through a beautiful natural prairie flower area. The playground structure is in the form of a boat, reminding users of the parks connection with the Mississippi River. This park features four picnic shelters with grills, a concession stand with electric and water, a playground, volleyball court, basketball court, shoeshoe pits, canoe launch, and a fishing dock.

### ***Akin Riverside Park***

Located one block south of Main Street, this 6.5-acre park borders the eastern shore of the Rum River from Bridge Square to Jefferson Street. It includes a pedestrian bridge that crosses the Rum River connecting the park/trail to Ferry Street and provides a view of the historic Eastman Amphitheater and stone house. This park received



*Wedding scene on a fishing pier at Akin Riverside Park.*

a national commendation for the historic elements located throughout the park and on the trail. Park amenities includes playground equipment, picnic shelter with restrooms, picnic tables and benches, grills, and river access with two fishing platforms and a boat launch.

## SCENIC OVERLOOKS

Parks and open space areas will continue to play an important role in the corridor. Future plans for the City's park and recreation system are outlined in the Parks & Trails chapter of the Comprehensive Plan.

Scenic overlooks are constructed to draw public attention to the beauty of the river corridor. Existing overlooks or public viewing areas of the Mississippi River can be found at Peninsula Point Park and Mississippi River Community Park. Rice and Levee Beach also provide opportunities for viewing of the river as does the Ferry Street Bridge. Additional overlook opportunities are present at several streets that dead-end at the river (some with a cul-de-sac and others that simply end.) These streets include Shaw Avenue, Levee Avenue, Third Avenue and Kings Lane. Storm sewer pipes located under these streets outlet surface water run-off into the Mississippi River.

These dead-ends are public property and provide access to the river in an informal manner. The Third Street dead-end is maintained and its shoreline is rip-rapped. Other dead-ends are typically overgrown with vegetation and often used as a place to dump grass clippings or brush. In several cases, a beaten path has developed were people make their way down to the water's edge. Previous planning for the critical area stated that *"...existing rights-of-way should not receive any intensive recreational improvements, but should be maintained so local residents will be able to gain access to the river. To prevent users from encroaching on private property,*



*Peninsula Point Park's overlooks of the Mississippi River bring the park national attention.*

*natural screening should be provided."* This plan supports these previous planning efforts.

Opportunity exists to improve these areas and define public spaces while distinguishing between adjacent private spaces. All of these locations present desirable views of the river; however, protection of the private realm must be considered in any improvement that may occur.

The viewing points at Peninsula Point Park are good examples of well-maintained scenic overlooks. Plans or designs of these scenic overlooks should seek to:

- Optimize views to the river
- Clearly define the public realm vs. private property
- Minimize impervious surface areas (Parking would be on street. They would not need to provide off-street parking as they are intended as a pedestrian destination.)
- Present a design theme that relates to the neighborhood and tells a story of the river
- Connect to the community and remain embedded within the neighborhood

- Determine appropriateness of public access to the river
- Establish responsibility, funding and schedule for maintenance
- Maintain consistency with Minnesota Rules 6106.

Future planning and design efforts to improve these areas should include adjacent property owners and the neighborhood as well as members of the broader community.

## TRAIL CORRIDORS

The City's trail plan is mapped in the Parks & Trails chapter of this comprehensive plan. Within the Mississippi River Critical Area Corridor, there are a number of sidewalks but few off-street trails, except for some trails located within City parks. Trails are indicated in the plan, many of which are identified as on-street trails. No trails are planned to cross private property between the river's edge and private homes. Map 8-6 shows existing and proposed trails and corridors in Anoka and their relationship to the MRCCA border.

### **Mississippi River Regional Trail Corridor**

Mississippi River Regional Trail Corridor is a regional trail corridor that is intended to provide a continuous trail for biking, walking and other non-motorized travel modes linking the communities along the Mississippi River. Through the City of Anoka, this trail is planned to be on-street except where it traverses through city parks and crosses the Rum River. A pedestrian bridge is proposed to cross the Rum River from Akin Riverside Park to Peninsula Point Park. In 2018, this trail connects Coon Rapids to the southeast to Ramsey in the northwest, extending over King's Island.



*Mississippi River Regional Trail Corridor extending onto King's Island.*

### **Rum River Trail**

The Rum River Trail begins in the Mississippi River Corridor at Peninsula Point Park and extends along the Rum River to the northern boundaries of the City of Anoka. Connections to this corridor also provide greater connections to other key corridors in the community.

### **Ferry Street Trail Corridor**

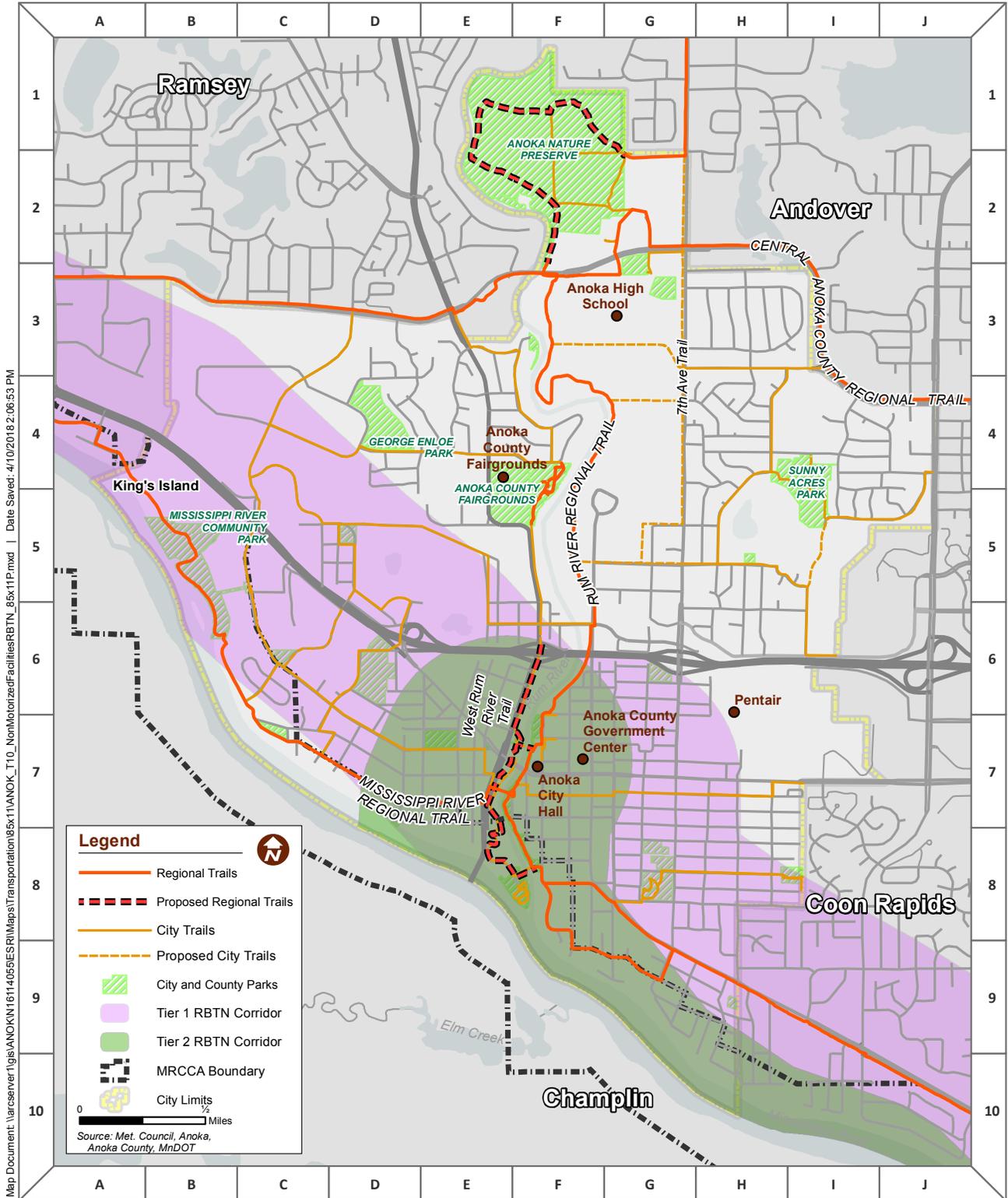
The Ferry Street Trail Corridor begins at the Mississippi River along Ferry Street and extends all the way to Ramsey via a combination of sidewalks and bituminous trail surface.

### **Seventh Avenue Trail Corridor**

The Seventh Avenue Trail Corridor connects to the Mississippi River Regional Trail Corridor and extends all the way to Andover using sidewalks within City and County rights-of-way.

### **Brisbin Trail Corridor**

The Brisbin Trail Corridor also connects to the Mississippi River Regional Trail Corridor and provides an additional connection to the City of Coon Rapids.



Map 8-6: Existing and planned non-motorized facilities and RBTN

## SPECIAL PROJECT: WEST RUM RIVER CORRIDOR

The City of Anoka has engaged design and engineering firm Kimley-Horn in developing enhancements to the western shores of the Rum River. Some of the proposed work will take place within the CA-RTC (River Towns and Crossings) district, and will be developed in accordance with MnDNR guidelines, ordinances, and principles to ensure protection of the river environment. Suggested projects within the boundaries include redevelopment of the Shiloh House, a pedestrian bridge from Peninsula Point Park to Riverspointe, and a trail extension along the western shore.



*Proposed trail and transportation corridors within the MRCCA boundaries.*



*Proposed Woodbury House segment of the Mississippi River Trail (Rendering by Kimley-Horn)*

## TRANSPORTATION & PUBLIC UTILITIES

TH 169, or Ferry Street, is the major arterial that crosses the Mississippi River heading north into Anoka. This roadway is a key component of the regional transportation system and provides the only river crossing between Coon Rapids and Elk River. The Minnesota Department of Transportation improved this roadway in 2002 and is making further improvements to it north of the MRCCA boundary.

Other key roadways in the corridor function as neighborhood collector streets and residential streets. Key residential streets that parallel the Mississippi River include Benton Street and Oakwood Drive. Other key streets connect the river corridor to Anoka's Downtown. These streets primarily include 3<sup>rd</sup> and 5<sup>th</sup> Avenues. Anoka has no existing

Utilities within the corridor are generally located in street rights-of-way. A regional trunk sewer line crosses the Rum River at Peninsula Point Park. This trunk is illustrated on the Utility Locations map. Storm sewer outlets are typically located at



*Highway 169, Ferry Street, crossing north into Anoka next to the Kline Sanitarium.*

dead-end streets (as well as other locations) and are indicated on maps in the Water Resources section.

The City of Anoka's street reconstruction plan describes the reconstruction of the City's older streets. This reconstruction plan is in addition to normal maintenance. The City of Anoka Capital Improvements Program identifies projects scheduled for the next five years.

There are no electric power generation facilities existing or planned within the MRCCA, and there are no zoning districts within the MRCCA that would allow these types of facilities.

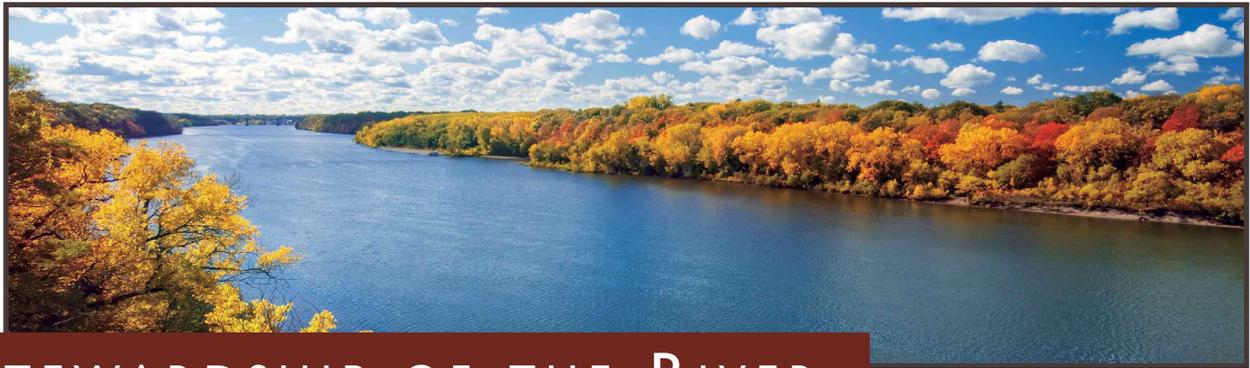
There are further no impacts of existing/planned essential and transmission services to Primary Conservation Areas (PCAs) and Public River Corridor Views (PRCVs).

### Existing and future planned public transportation:

Existing and future planned public transportation in the City of Anoka is mapped on Map 8-7. Currently Metro Transit bus route 766 crosses the Anoka-Champlin Mississippi Bridge via Hwy 169 in and out of Anoka. The bus route provides express bus service from Anoka to downtown Minneapolis on weekdays. There is no other future planned public transportation in the MRCCA.



Map 8-7: Existing and planned non-motorized facilities and RBTN



## STEWARDSHIP OF THE RIVER

*The purpose of MRCCA rules and guidelines is to preserve, protect, and enhance the Mississippi River Corridor so that future generations of Minnesotans can benefit from it. The Corridor consists of a variety of natural elements that each require careful attention and unique protection actions. In addition to these physical assets, the river creates significant visual scenes that frame our lives along the river. Stewardship of the river remains a priority for Anokans through the year 2040 and beyond.*

## PRIMARY CONSERVATION AREAS

Primary Conservation Areas (PCAs) are defined as key resources and features, including shore impact zones (SIZ), bluff impact zones (BIZ), floodplains, wetlands, gorges, areas of confluence with tributaries, natural drainage routes, unstable soils and bedrock, native plant communities, cultural and historic properties, significant existing natural vegetative stands, tree canopies and “other resources” identified by Anoka. Following are definitions of these resources. Maps of applicable PCAs are found at the end of this chapter.

### 1. Shore Impact Zones (SIZ):

“Shore impact zone” means land located between the ordinary high water level of public waters and a line parallel to it at a setback of 50 percent of the required structure setback or, for areas in agricultural use, 50 feet landward of the ordinary high water level.

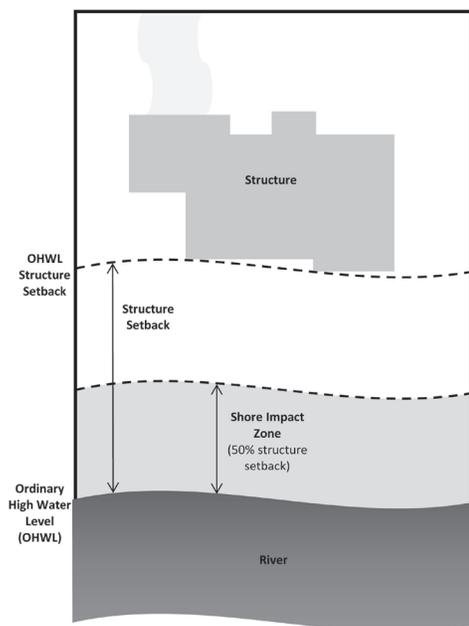


Figure 8-1: Diagram of a Shore Impact Zone.

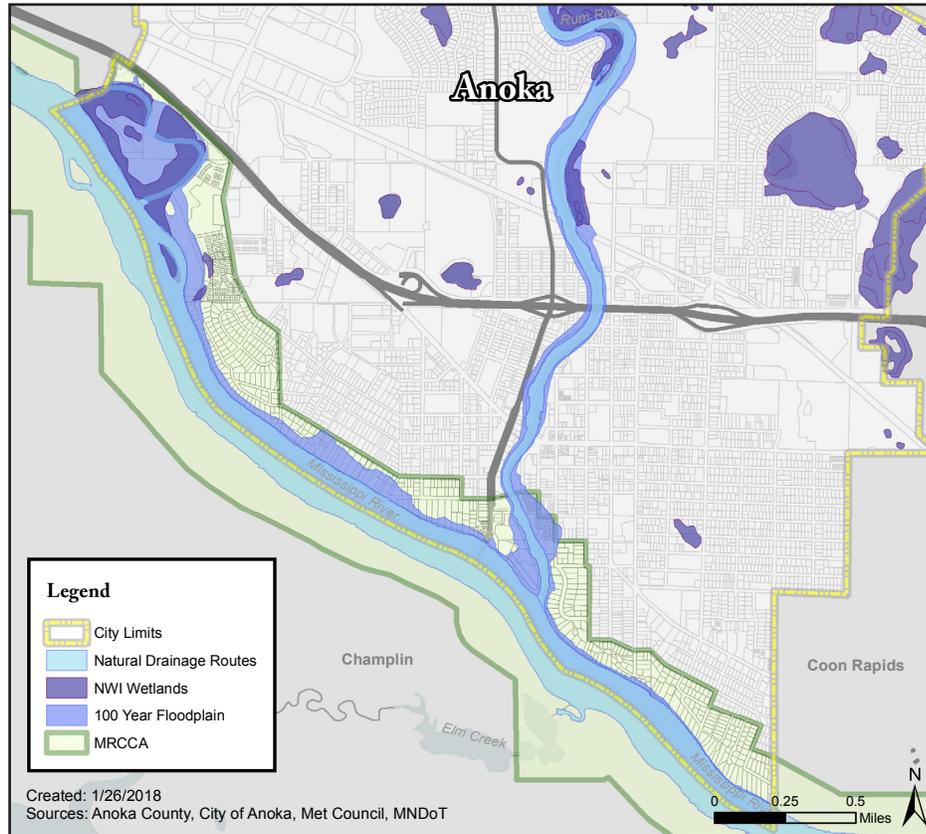
### 2. Wetlands, floodplains, and areas of confluence with key tributaries:

The State of Minnesota adopted the Flood Plain Management Act in 1969. The Act requires all local units of government to adopt, enforce, and administer a Flood Plain Ordinance. The Flood Plain Act was in response to growing concern over the financial and personal losses resulting from floods.

Flood plains of rivers originally formed naturally resulting from flood flows during excessive snowmelt or rainfall. Floods have always been a part of river ecosystems, but human settlement patterns have increasingly collided with and exacerbated these ecosystems. Over time, as more and more development occurred in or along the flood plain, flood heights and velocities increased and resulted in a tremendous increase in economic losses.

All people are affected by the problems associated with floods because clean up costs, flood control costs, and reconstruction of streets and public utilities are all paid with public funds. In order to stop the continued escalation of public costs related to flooding, the emphasis in flood plain management shifted from flood controls to regulatory controls. The regulatory approach establishes guidelines prohibiting development in the part of the floodplain most susceptible to flooding, while in the less susceptible parts a broader range of land use activities can be permitted. Anoka has an adopted Floodplain Ordinance that was approved by the Department of Natural Resources. The boundaries demarking the floodplain can be seen in both the Wetlands and Floodplains map included in this chapter.

## Wetlands &amp; Floodplains in the MRCCA



Map 8-8: Wetlands and floodplains in the MRCCA

Wetlands are low-lying areas that are normally covered with shallow or intermittent waters. These areas are shown in Map 8-8. Swamps, marshes, bogs, and other low lying areas are all wetlands and may occur as part of a river or as a free standing low area. Wetlands play an important role in our environment: they protect water quality by acting as a filter, providing storage for surface water runoff during rain events, recharging the water table, providing habitat for wildlife, and reducing soil erosion by dissipating the velocity of surface runoff. Kings Island offers the most significant wetland area in Anoka. This site should be protected from development. Two other wetlands of the shrub swamp and wooded swamp types are

located adjacent to the Mississippi River Community Park. These wetlands are located adjacent to townhomes that were developed in the early to mid-1990's.

Anoka contains the confluence of the Rum and Mississippi Rivers. The floodplain around this intersection expands over Peninsula Point Two Rivers Historical Park in the western promontory, and Akin Riverside Park along the Rum River's east bank. The Riverspointe residential development just east of Akin Park is also in the 100-year flood plain, though a flood in the 1960's prompted a decades-long City project to fill and raise

the land. This project mitigates flood risk for these properties. These areas are subject to the CA-RTC River Town Crossing district and the associated land use regulations.

3. Natural drainage routes:

A natural drainage route, also known as a watercourse, is a channel for water movement, such as creeks, streams or rivers. The only natural watercourses in the Critical Area Corridor are the Mississippi River and the Rum River. There are no other non-watercourse natural drainage routes in Anoka. These natural watercourses are an amenity in the community and provide desirable development opportunities as evidenced by the residential development along the Mississippi River and the location of City Hall along the Rum River banks. Through preservation of natural watercourses, and with proper management, it is possible to protect the quality and supply of water and ensure the continued enjoyment of Anoka’s natural watercourses. These natural drainage routes are shown on the “Wetlands & Floodplains in the MRCCA” map.

Preservation of natural watercourses is an essential part of any program that hopes to minimize public investment in storm sewers and improve the quality of stormwater runoff; however, the conservation efforts must extend beyond the rivers themselves, and consideration must be given to the entire watershed, including wetlands, lakes and groundwater resources. A comprehensive stormwater runoff plan is the most reasonable means for a community to achieve the best use of their existing water resources. The City of Anoka completed its most recent comprehensive stormwater management plan in August of 2015.

4. Bluff Impact Zones (BIZ):

Riverbank erosion is a serious problem in a few areas of the MRCCA, though less so in Anoka. Currently Anoka does not have any identified areas of special concern regarding erosion prevention, bank and slope stabilization or other areas needing special attention.

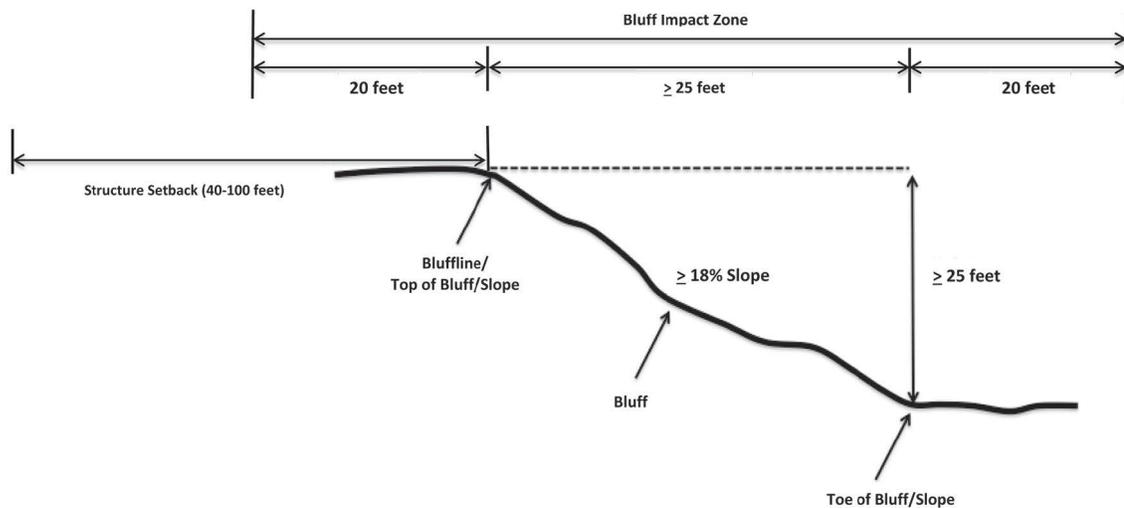
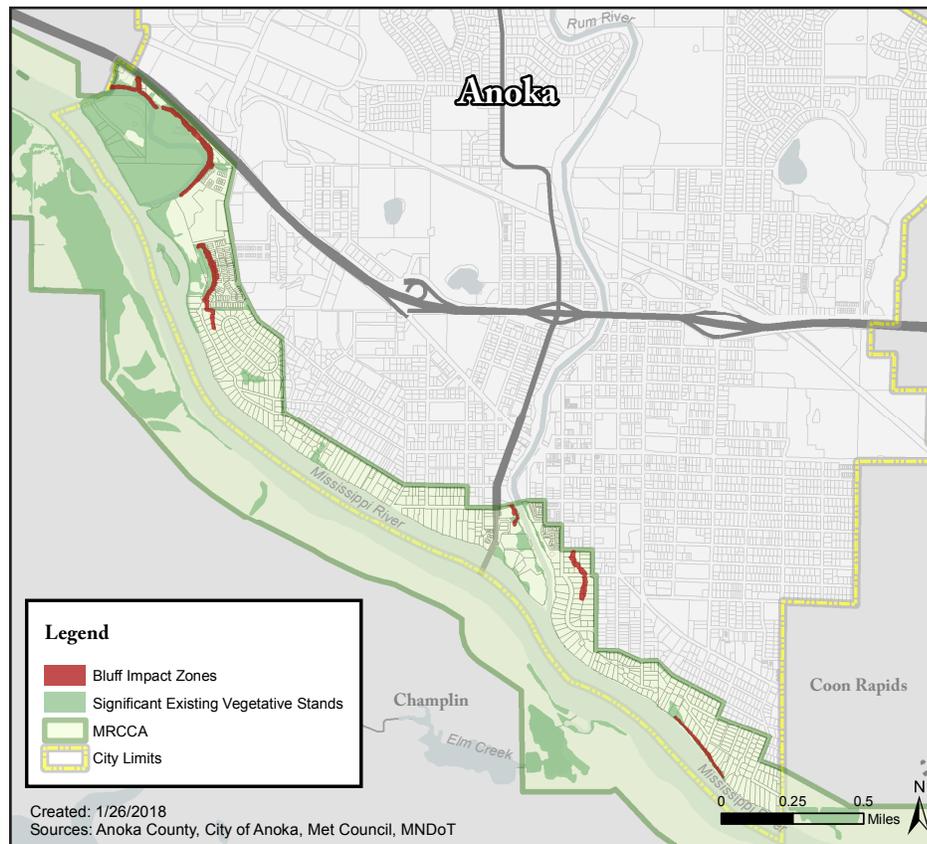


Figure 8-2: Diagram of a Bluff Impact Zone.

## Bluff Impact Zones &amp; Vegetative Stands in the MRCCA



Map 8-9: Bluff impact zones and significant existing vegetative stands in the MRCCA

Prone to natural instability, bluffs in the northern portion of the MRCCA have more glacial deposits - such as outwash, alluvium, colluviums, and terraces - than bedrock. Structural geologists have found that modifications to slopes for building foundations, stormwater management facilities, and road construction have contributed to major failure among natural habitats as well as built infrastructure. These failures impact human activity, but also the uniquely dense wildlife habitats found along bluffs and steep slopes.

Bluff Impact Zones in Anoka are shown on the “Bluff Impact Zones and Vegetative Stands in the MRCCA” map.

#### 5. Significant existing vegetative stands:

Within the MRCCA, “vegetative stands” are comprised of various plants and large portions of tree canopies, serving ecological, scenic, and functional purposes. Map 8-9 shows significant existing vegetative stands in Anoka. These may contain some of the original native plant community elements but do not meet the standards to be classified as native plant communities.

#### 6. Cultural and historic properties:

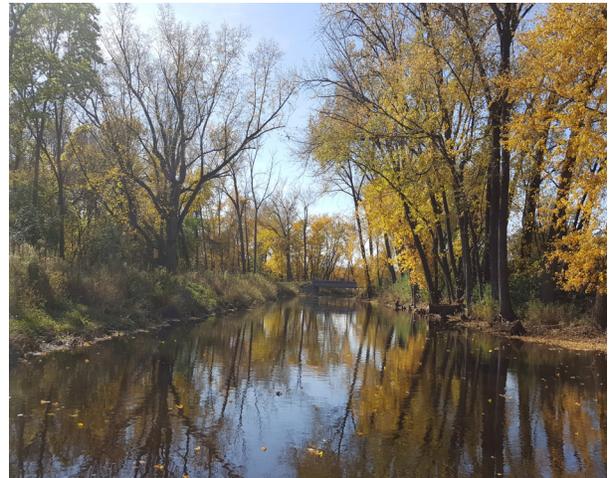
Three of Anoka’s prized National Registered Historic Places fall within the CA-RTC district boundary. The Woodbury House, Anoka-Champlin Mississippi River Bridge,

and the Kline Sanitorium (now Pierce Motel) are located between the Rum and Mississippi Rivers, just north and west of Peninsula Point Park (see Map 8-10). These features add to Anoka's charm and scenic experience in combination with the watercourses and shorelines. Entering Anoka on Highway 169/Ferry Street via the Mississippi River Bridge, commuters and visitors are welcomed into the heart of Anoka by the Kline Sanitarium and Woodbury House.



*The land area between the Woodbury House and Mississippi River is one of Anoka's bluff impact zones.*

Rice Street Beach has been commemorated with a placard describing its use as the first beach area in Anoka. In the 1930s, it was the first location offering swim lessons in town. Anoka continues seeking opportunities to balance development with preservation of local history. This includes maintaining out-of-the-way sites that can be enjoyed informally by residents or visitors.



*King's Island and its surroundings are Anoka's largest significant vegetative stand.*

#### 7. Unstable soils:

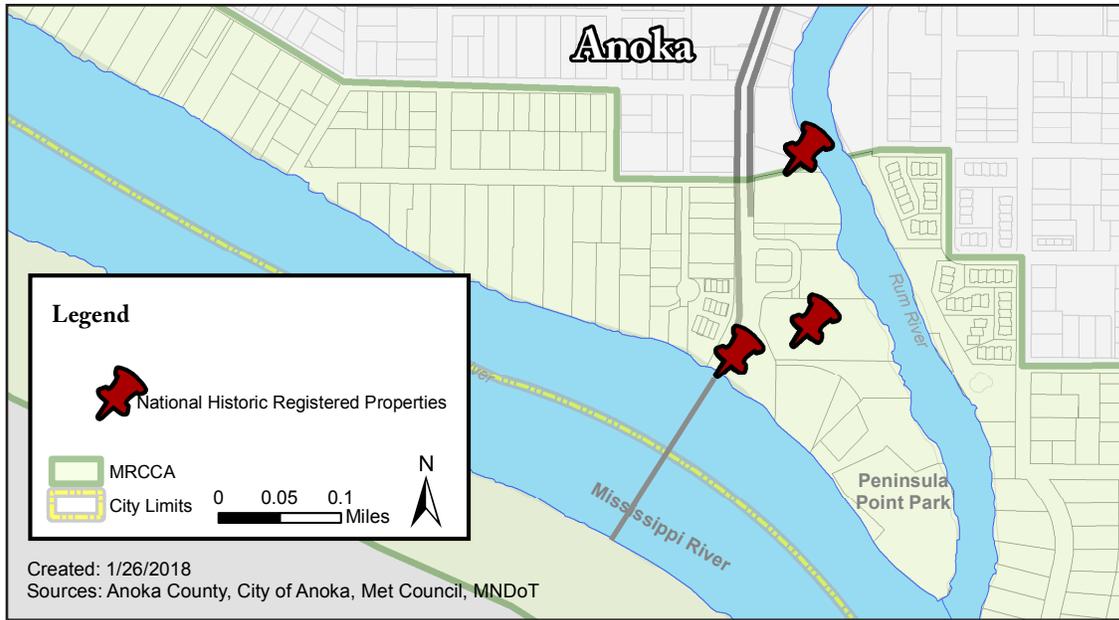
Soil limitations for urban development have been classified as slight, moderate, and severe. Slight means that the limitations, which exist, are minor and can be easily overcome. Moderate indicates that the soil conditions are not favorable for development but can be corrected with proper engineering and design. Severe indicates that soil conditions are not suitable for development and corrective measures would be physically and financially difficult or impractical. Given that most of the corridor in Anoka is developed, soil information should be analyzed for any redevelopment construction in the corridor.



*Rice Beach is a pleasant reminder of the Anoka community's long history on the Mississippi River banks.*

Typically, soils with severe limitations are those that are seasonally flooded, located in wetlands or have steep slopes. Unstable soils can be protected from development through the site plan review and building

## National Historic Registered Properties in the MRCCA



Map 8-10: National historic properties in the MRCCA



1. Woodbury House  
Built: 1857



2. Kline Sanitarium  
Built: 1902



3. Anoka-Champlin Mississippi River Bridge  
Built: 1929

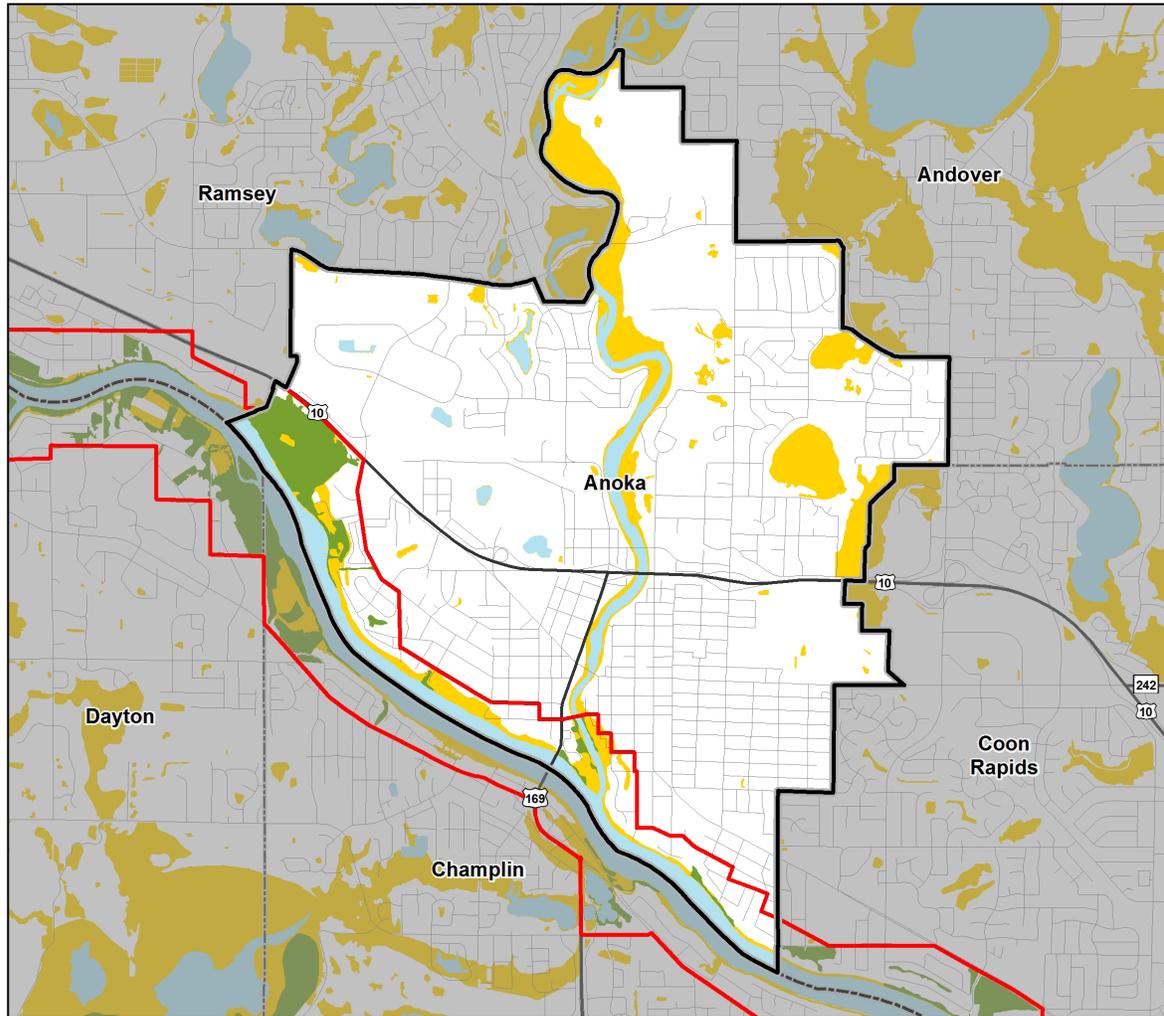
permit processes. The site planning process requires commercial, industrial and larger residential development projects to obtain site plan approval from the City Council prior to performing any grading or soil work. Additionally, development in the MRCCA requires a land disturbance permit for any development within the floodplain. The land disturbance permit looks to ensure appropriate vegetation is maintained and established during construction, and an erosion prevention plan is further reviewed and approved as part of that process.

Within the MRCCA, the City of Anoka has not identified specific areas that are concerns for erosion prevention, bank and slope stabilization, or other restoration activities.

### 8. Vegetation Restoration

Areas that are priorities for vegetation restoration are mapped in Map 8-11. The map shows applicable areas along the Mississippi River within the MRCCA highlighted in yellow. The areas highlighted in green area classified as DNR native plant communities and significant existing vegetative stands.

**Mississippi River Corridor Critical Area - Vegetation Restoration Priorities  
City of Anoka, Anoka County**



- MRCCA Boundary
- DNR Native Plant Communities & Significant Existing Vegetative Stands
- Vegetation Restoration Priorities (Bulff and shore impact zones, floodplains and wetlands not already covered by native plant communities and significant existing vegetative stands)
- County Boundaries
- City and Township Boundaries
- NCompass Street Centerlines

*Map 8-11: Vegetation Restoration Priority Areas*

## RIVER SCENES

The Mississippi River corridor contains some of the most iconic and cherished scenic vistas in Minnesota and is one of the reasons the corridor was designated a critical area. While the entire length of the river contribute valuable natural perspectives, Public River Corridor Views (PRCVs) are unique scenes that are deemed important by the local community, acting as public assets and anchors that deserve special recognition and protection. Anoka's river scenes support the health and economic vitality of the entire city. Through a process of public involvement and field research, the following views have been identified as important views in Anoka.

### Mississippi Community Park:

Mississippi Community Park is located at the southwest of the city along the Mississippi River. This view is from the park looking west toward the Mississippi River. Below is a photo and map of the view. The visual domain of this view is a combination of natural and riverine. The view includes the specific visual elements of vegetation, rocks and water. This view from the park is important to Anoka residents because it provides a scenic view of the Mississippi River from Anoka. The view could be negatively altered by haphazard urban development across the river or upstream resulting in damage to the river's ecosystem.



*View from Mississippi Community Park*



*View from Mississippi Community Park*

### Peninsula Point Park:

Peninsula Point Park is located at the south of the city along the Mississippi River just east of the Anoka-Champlin Mississippi River Bridge. This view is from the park looking west toward the Mississippi River and Anoka-Champlin Mississippi River Bridge. Below is a photo and map of the view. The visual domain of this view is a combination of suburban and riverine. The view includes the specific visual elements of water, vegetation, a bridge and buildings. The view from the park is important to Anoka residents because it showcases the Mississippi River and Anoka-Champlin Mississippi River Bridge which both played an important role in the city's history and development. The view could be negatively altered by haphazard urban development across the river or upstream resulting in damage to the river's ecosystem.



*View from Peninsula Point Park*



*View from Rice Street Beach*



*View from Peninsula Point Park*



*View from Rice Street Beach*

### Rice Street Beach:

Rice Street Beach is located at the south of the city along the Mississippi River west of the Anoka-Champlin Mississippi River Bridge. This view is from the park looking northwest toward the Mississippi River. Below is a photo and map of the view. The visual domain of this view is a combination of suburban and riverine. The view includes the specific visual elements of water, a bridge and buildings. The view from the park is important to Anoka residents because it showcases the Mississippi River and Anoka-Champlin Mississippi River Bridge which both play an important role in the city's history.

### Views toward bluffs:

There are no visible bluffs within Anoka viewable from the opposite shore or views of bluffs from Anoka.

### Other views:

The City of Anoka will continue to engage with residents to identify other views important to the city. There are no other important views mapped and identified at this time.



## MOVING FORWARD

*The decennial comprehensive plan is an opportunity to reflect on the last ten years of Anoka's development and chart an informed course for another twenty years. Moving forward, Anoka will pursue priorities and concerns voiced by the community, while meeting state goals and objectives for protection of the river corridor. Focusing on specific opportunities for preservation and enhancement will allow the community to take concrete steps toward preparing an even better city for the next generation.*

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## KEY COMMUNITY ISSUES

In 2017, Anoka's Community Development Department conducted an online survey of residents, issuing one new question per week. About 180 people completed the survey. Some key issues and opportunities identified by survey respondents, planning staff, and City Council include:



- Protection of the rivers, open space, and recreation areas;
- Expanding and enhancing the park and trails system;
- Preserving historic areas;
- Encouraging river-oriented restaurants and businesses;
- Enhancing access to and awareness of the rivers;
- Improving business and residential exteriors around the rivers;
- Constructing a pedestrian crossing from Akin Riverside Park to Peninsula Point Two Rivers Historic Park;
- Development of river-appropriate and modern amenities along the MRCCA;
- Education and communication about riverbank maintenance, shoreland improvements, and river accessibility;
- Utilization of boating traffic.

## OPPORTUNITIES

Many opportunities exist to achieve the state and federal goals and objectives for the Mississippi River Corridor Critical Area. These opportunities are consistent with the Community's vision and guiding principles as articulated in the background section of the Anoka Comprehensive Plan.

### 1. Sponsor educational programs.

There are numerous resources in the Twin Cities area that are available to help provide resources and training to communities and individual riverfront property owners who wish to implement shoreline restoration or preservation improvements. Anoka residents value education/training opportunities regarding landscaping using native species, urban forestry, and storm water management.

Additionally, the DNR and other state, local and regional permitting agencies have the resources to educate people on what types of reviews and approvals are required for various kinds of projects. These agencies also have technical staff that can offer suggestions and resolutions to problems associated with rivers. Public forums should be held on an annual basis to provide the general public with updates on legislative changes and new techniques to preserve the river corridor and private property within the Critical Area. Cooperation with other communities along the river would enhance this process.

### 2. Build a pedestrian bridge over the Rum River to connect to Peninsula Point Park.

A key guiding principle in Anoka's Community Plan is to improve connectivity. An existing pedestrian bridge is located approximately 1/3 of a mile to the north of Peninsula Point Park. This bridge is

at an inconvenient location to enhance connections to the park. Connecting the east side of the Rum River to Peninsula Point Park serves many purposes. It provides a better connection to an otherwise hidden gem in Anoka in Peninsula Point Park. It facilitates the Mississippi River Regional Trail Corridor connection within the Critical Area Boundaries and it completes the Rum River Trail Corridor connecting Peninsula Point Park with the northern limits of the City. Unique architecture and design should be a key component of this strategy to help blend the proposed bridge into the existing landscape and minimize the environmental impacts.

### 3. Maintain and build on the City's cultural resource inventory and historic interpretation along the river corridor.

The City of Anoka has an active concern for heritage preservation. The Anoka Heritage Preservation Commission strategically coordinates with the Anoka County Historical Society, Hennepin County Historical Society, and other local history organizations to prepare a cultural resource inventory. The HPC and Public Services Department continue to establish landmarks and public information installations to connect current Anokans with the past. Festivals and community events contribute to the cultural meaning of the river corridor in today's society.

### 4. Connect Anoka's community arts, recreation, and cultural events to the river corridor.



While the river corridor does not contribute to Anoka's formation and identity today as it did in centuries past, Anokans continue to weave it into daily and civic life through festivals, concerts, sports, and other modern activities.

A major element of Anoka's economic development plan is to emphasize events like the Riverfest & Craft Fair and Jam by the Dam, actualizing the Mississippi and Rum Rivers as assets that can contribute to livability in the city. Private entities will be encouraged to join with the City of Anoka in instigating and supporting live functions in the corridor.



Events in Anoka are founded on a local culture of activity and fun. The rivers provide space to fish, boat, and lounge. A cared-for river corridor will facilitate the recreational past-times of generations of Anokans.



# GOALS, POLICIES, & IMPLEMENTATION

## MISSISSIPPI RIVER CORRIDOR GOALS

The following goals are established for the Mississippi River Corridor. These goals emulate the Guiding Principles and Community Vision that are described in the first section of the Anoka Comprehensive Plan.

**GOAL MRC-1: TELL THE STORY AND CELEBRATE THE HISTORY OF THE MISSISSIPPI RIVER AND ITS IMPORTANCE TO THE CITY OF ANOKA.**

**GOAL MRC-2: PROTECT THE MISSISSIPPI RIVER CORRIDOR FROM NEGATIVE ENVIRONMENTAL AND VISUAL IMPACTS OF HUMAN DEVELOPMENT.**

**GOAL MRC-3: OPTIMIZE THE ECONOMIC BENEFITS OF RIVERFRONT DEVELOPMENT WITHOUT COMPROMISING THE INTENTIONS OF THE CRITICAL AREA CORRIDOR.**

**GOAL MRC-4: ESTABLISH COMMUNITY CONNECTIONS TO AND FROM THE CORRIDOR FOR ANOKA'S NEIGHBORHOODS AND DOWNTOWN.**

**GOAL MRC-5: SATISFY THE INTENTIONS OF THE CRITICAL AREA ACT AND OTHER REGIONAL RIVER CORRIDOR PLANNING AND REGULATORY INITIATIVES.**

## POLICIES AND IMPLEMENTATION

### General Policies

1. Develop policies that generally recognize the importance of the MRCCA and further its goals.

### General Implementation

#### Ordinance Updates (MRCCA Overlay)

- Amend MRCCA ordinance/overlay district for consistency with MRCCA rules
- Amend zoning map to reflect new districts
- Identify any areas where implementation flexibility may be pursued and action needed to support and justify it
- Update existing or develop new surface water use plan and ordinance (if community elects to regulate surface water use)

#### MRCCA Overlay Ordinance Administration

- Update application forms, site plan submittal requirements, and review procedures for consistency with MRCCA rules
- Develop MRCCA design guidelines
- Establish MRCCA vegetation and land alteration permit processes
- Develop visual analysis approach for CUPs/PUDs/variances
- Develop mitigation scoring system for evaluating proposed development
- Develop a system for reviewing, tracking, and monitoring open space set-aside and/

or dedicated as part of the subdivision/PUD process

- Identify areas/topics warranting implementation flexibility.

#### Education & Outreach

- Develop outreach and communication strategy to alert MRCCA property owners of new districts and zoning requirements
- Develop web materials (mapping applications, FAQs, handouts, and other materials) to help property owners identify when their property is in the MRCCA and what regulations apply
- Ensure that information on the MRCCA districts and zoning requirements is readily available to property owners to help them understand the requirements that might typically apply for project planning and permitting (e.g. height, setbacks).

#### Capital Improvements

- Identify specific capital improvements (trails, overlooks, public access, and other recreational facilities) within the MRCCA

#### Land Acquisition

- Identify specific land acquisitions within the MRCCA, if any.

#### Specific Planning Efforts, Projects, & Initiatives

- Conduct feasibility studies/research as needed to address issues in the MRCCA
- Coordinate with regional, state, and national park planning efforts within the MRCCA
- Conduct master planning or other planning efforts

- Identify key corridor projects and initiatives.

#### **Development & Land Use Policies**

1. Guide land use and development and redevelopment activities consistent with the management purpose of each district.
2. Recognize the Mississippi River as a “working river” that is important to the economy of the Twin Cities metropolitan area and the Midwest.
3. Minimize potential conflict of water surface uses authorized under Minn. Statute, Chapter 86B (MR 6110.3000 – 6110.3800)
4. Seek to balance commercial and recreational surface water uses. Acknowledge the importance of these uses and provide for their protection.
5. Minimize potential conflict of water-oriented uses with other land uses.
6. Incorporate consideration of surface water impacts into the review process for water-oriented uses.
7. Consider soil classification information when determining appropriate land uses and building designs.
8. Maintain existing public access points to the river to allow pedestrians to view the river and provide natural screening where appropriate to avoid conflicts with adjacent property owners and prevent encroachment.
9. Ensure that development of structures, roads, screening, landscaping, construction placement, maintenance, and stormwater runoff are compatible with the character and uses in the Corridor.
10. Require site plan review of development projects in the corridor, except for



development of a single-family house or duplex if permitted.

11. Require site plans to adequately assess and reasonably minimize adverse effects and maximize beneficial effects of proposed development. Site plan applications will include:
  - Description of activities undertaken to ensure consistency with the objectives of Minnesota Rules 6106.
  - Maps that specify topography and expected physical changes in the site as a result of the development
  - Description of measures that address adverse environmental effects
  - Drainage plans
  - Landscaping (including re-vegetation) and buffering plans

- Building elevations that indicate proposed exterior materials
  - Illustration of compliance with all zoning (setbacks, building heights, etc.) and subdivision requirements
  - Identification of opportunities for open space preservation and public viewing of the river corridor
12. Maintain a predominantly residential land use pattern in the critical area corridor in Anoka, with limited areas of commercial development.
  13. Encourage the use of Planned Unit Developments (PUDs) for larger developments to preserve natural features and allow for scenic vistas, trails and walkways.
  14. Require a topographic “certificate of survey” to accompany all requests for building permits for principal structures.
  15. Minimize impervious surface coverage and site alteration within the Critical Area Corridor, especially on riparian lots, through unique and sensitive site design.
  16. Promote reuse and rehabilitation of existing structures, allow for reconstruction of existing uses that are involuntarily destroyed in residential zoning districts, and place reasonable limits on the expansion of nonconformities that have the potential to adversely affect surrounding properties, the City as a whole and the character of the particular MRCCA district.
  17. Prohibit the reconstruction of non-conforming uses as regulated by Minnesota Statute 462.
  18. Require reasonable portions of appropriate riverfront access land or other lands in

interest to be dedicated as required by Minnesota Rules, part 6106.0010.

19. Minimize any adverse effects associated with water transportation facilities.
20. Consider appropriate uses of adjacent lands between the river and the road or utility during planning and design for reconstruction of roadways or utility corridors. Consideration should be given to scenic overlooks, pedestrian crossings and facilities, and public access to the riverfront during planning and design of transportation facilities.

**Development & Land Use Implementation**

- Update existing or adopt new MRCCA ordinance compliant with the goals and policies of the MRCCA plan. and with Minnesota Rules, part 6106.0070, Subp. 5 - Content of Ordinances
- Update zoning map with the new MRCCA districts
- Amend ordinance to provide for water-oriented/river-dependent uses.
- Incorporate consideration of surface water impacts into the review process for water-oriented uses.
- Consider establishing surface water regulations to limit wake generated erosion.

**Primary Conservation Areas Policies**

1. Protect PCAs and minimize impact to PCAs from public and private development and land use activities (landscape maintenance, river use, walking/hiking, etc.).
2. Support mitigation of impacts to PCAs through variances, CUPs, and other permits.

3. Prioritize restoration of removed vegetation in riparian areas during development.
4. Prioritize PCA types for protection through evaluation criteria when development sites contain multiple types of PCAs and the total area of PCAs exceed the required set aside percentages.
5. Support alternative design standards that protect the City’s identified PCAs, such as conservation design, transfer of development density, or other zoning and site design techniques that achieve better protections or restoration of primary conservation areas.
6. Prioritize use of permanent protection measures (such as public acquisition, conservation easement, deed restrictions, etc.) that protect each if the City’s identified primary conservation areas and address the type of development and local administrative capacity to ensure long-term protection.
7. Protect natural watercourses through easements or land dedications during the development plan review process and subdivision regulations.
8. Meet minimum standards established by the Minnesota Pollution Control Agency



regarding stormwater discharged into the Rum or Mississippi Rivers.

9. Minimize direct overland runoff and improve quality of runoff onto adjoining streets and watercourses.
10. Encourage the use of on-site infiltration techniques (such as rainwater gardens or drainage swales) for stormwater drainage and retention.
11. Do not disturb riverbank areas of natural watercourses except when making improvements to stabilize shorelines or riverbanks.
12. Use techniques that are supported by area hydrologists or the Anoka County Conservation Department (i.e. incorporating natural vegetation or other Best Management Practices) and are consistent with Minnesota Rules 6106.0010 for riverbank improvements or shoreline stabilization projects where appropriate.
13. Protect bluffs and slopes as regulated by Minnesota Rules 6106.0100.
14. Adopt regulatory controls to minimize the amount of time soil is left bare during construction and land alterations, and to assure necessary precautions to trap sediment.
15. Enforce City-adopted flood plain regulations.
16. Adopt subdivision and site plan regulations that require identification of existing trees, trees to be removed and proposed new plantings.
17. Preserve shoreland areas that are not suitable for urban development because of susceptibility to flooding, high ground water levels, or steep slopes.

### **Primary Conservation Areas Implementation**

- Ensure that information on the location of PCAs is readily available to property owners to understand how PCA-relevant ordinance requirements, such as vegetation management and land alteration permits, apply to their property for project planning and permitting.
- Specify procedures for processing applications with potential impacts to PCAs – what information must be submitted and how it will be evaluated.
- Specify procedures for evaluating variances and CUPs for impacts to PCAs as well as procedures/methods for determining appropriate mitigation.
- Specify how the City will communicate vegetation management and land alteration ordinance provisions to property owners (Web, print, maps, other)
- Develop administrative procedures for integrating DNR and local permitting of riprap, walls and other hard armoring.

### **Public River Corridor Views Policies**

1. Protect and minimize impacts to PRCVs from public and private development activities.
2. Protect and minimize impacts to PRCVs from vegetation management activities (landscape maintenance, river use, walking/hiking, etc.)
3. Protect PRCVs located within the community and identified by other communities (adjacent or across the river).
4. Consider and minimize obstruction of views of and from the river when permitting new development or redevelopment within the

corridor. Keep these views as natural as possible.

5. Enhance and maintain views to the river from public streets that dead-end at the river.
6. Balance the rights of private property owners with the interests of the general public when considering the building of any structures that may inhibit views to the river from adjacent property or public right-of-way

**Public River Corridor Views Implementation**

- Ensure that information on the location of PRCVs is readily available to property owners to understand how PRCV-relevant ordinance requirements apply to their property for project planning and permitting.
- Specify procedures for processing applications with potential impacts to PRCVs – what information must be submitted and how it will be evaluated.
- Specify procedures for evaluating variances and CUPs for impacts to PRCVs as well as procedures/ methods for determining appropriate mitigation.
- Specify how the City will communicate vegetation management and land alteration ordinance provisions to property owners (web, print, maps, other).
- Develop a visual analysis approach for evaluating CUPs for additional height in the RTC and UM districts and for PUDs and variances.
- Actively communicate with other communities to protect views other communities have identified in their plans that are valuable, and vice versa.



**Priorities for Restoration Policies**

1. Protect native and natural vegetation during the public and private development process. Priorities for restoration shall include stabilization of erodible soils and establishment of removed vegetation.
2. Seek opportunities to restore vegetation to protect and enhance PRCVs.
3. Seek opportunities to restore vegetation in restoration priority areas through the CUP, variance, and subdivision processes.
4. Sustaining and enhancing the ecological functions (habitat value) of vegetation is important for the MRCCA and the community.
5. Evaluate proposed public and private development sites for erosion prevention and bank and slope stabilization issues and require restoration as part of the development process.

**Priorities for Restoration Implementation**

- Develop and implement an education and outreach strategy to get the word out to property owners about restoration priorities identified in this plan and what it means to them if a restoration priority area exists on their property.
- Establish a vegetation permitting process that includes permit review procedures to ensure consideration of restoration priorities identified in this plan in permit issuance, as well as standard conditions requiring vegetation restoration for those priority areas.
- Establish site plan review procedures to ensure consideration of restoration priorities identified in the MRCCA plan in all development requests.
- Establish process for evaluating restoration priorities in CUP, variances, subdivision/PUD processes. The City will work to develop this process as it drafts the required elements of the updated MRCCA ordinance.
- In the MRCCA subdivision ordinance, address the following provisions:
  - a. For potential development sites that contain PCAs but no natural vegetation, identify vegetation assessment criteria to determine when vegetation restoration will be required. Criteria must include, but is not limited to:
    - i. Opportunity exists to connect significant existing vegetative stands or native plant communities on adjacent properties
    - ii. Site is visible from and could affect an identified Public River Corridor View (PRCV)

- iii. Site contains areas with erosion, bank and slope instability, or other problems.
- b. For potential development sites that do NOT contain PCAs, require vegetation restoration where restoration priorities have been identified in this plan.

**Transportation, Public Facilities, & Recreational Space Policies**

1. Encourage creation, connection, and maintenance of open space, recreational facilities, including public access to the river.
2. Identify and encourage connection of CA-SR district land to existing and planned parks and trails.
3. Consider land dedication requirements be used to acquire land suitable for public river access.
4. Minimize impacts to PCAs and PRCVs from public transportation facilities, public utilities, and solar and wind generation facilities.
5. Discourage the use of individual septic treatment systems (ISTS) where public sewer service is available and ensure existing systems are in compliance with local and state laws. (See Utilities Locations map for suspected locations of ISTS within the corridor.)
6. Provide continuous trails within or near the Critical Area Corridor for pedestrian and bicycle use.
7. Link trails within the Critical Area to the citywide trail system.
8. Develop the design of new trails within the corridor with input from the adjacent

neighborhood as well as the greater community.

9. Design trails with bituminous surface (or other appropriate hard surface) and separate bicycle and pedestrian traffic where possible.
10. Do not locate trails in private yards between the house and the river in existing residential areas, unless all affected property owners solicit it.
11. Minimize river crossings and concentrate at existing crossings where possible.
12. Do not use the corridor as a convenient right-of-way.
13. Limit overhead electric transmission or other public utility lines to existing crossings, and use submarine cables where possible.
14. Design and construct new or modified transportation and utility facilities in a manner that compliments the planned land and water uses in the corridor. Reconstruct roads or utilities in a manner that they do not stimulate development that is incompatible with district guidance from Minnesota Rules 6106.0100.

**Transportation, Public Facilities, & Recreational Space Implementation**

- Include facilities in the capital improvement program for parks and open space facilities, if relevant.
- Develop a system for reviewing, tracking, and monitoring open space required as part of the subdivision process.
- Include transportation facilities in the capital improvement program, if relevant.
- Incorporate specific conditions into the conditional use permits to address impacts

of solar and wind generation facilities within the City.

- Incorporate specific protective measures for the design and placement of essential or transmissions services within local government jurisdiction.
  - a. For potential development sites that contain PCAs but no natural vegetation, identify vegetation assessment criteria to determine when vegetation restoration will be required. Criteria must include, but is not limited to:
    - i. Opportunity exists to connect significant existing vegetative stands or native plant communities on adjacent properties
    - ii. Site is visible from and could affect an identified Public River Corridor View (PRCV)
    - iii. Site contains areas with erosion, bank and slope instability, or other problems.
  - b. For potential development sites that do NOT contain PCAs, require vegetation restoration where restoration priorities have been identified in this plan.