



university of minnesota

prepared by office of physical planning  
september 1979

MEI  
QP569m

mississippi river corridor critical area  
university of minnesota

addendum to  
minneapolis campus long range development plan

MEI

gp 569m

introduction  
introduction

## PREFACE

The Critical Areas Act passed by the 1973 Minnesota Legislature, provides "a process for planning and managing an area of regional and statewide public interest". The Act allows local units of government, regional development commissions and state agencies to designate, plan for and manage an area of "more than local significance containing or affecting important historic, cultural, or aesthetic values or natural systems". Any such process is meant to supplement existing plans and/or programs or to act on an interim basis when plans are not available.

An area must meet the following criteria before it can be designated a Critical Area:

1. The area must be of significant regional or statewide public interest;
2. The area is one of a limited number in the state or region; and,
3. The area must be described significantly enough to permit delineation by legal description.

The Mississippi River Corridor was designated a Critical Area by Governor Anderson in the fall of 1976 at the recommendation of Metropolitan Council. This designation set the planning process for the river corridor in motion. The process consists of four steps: 1) plan assessment; 2) local work program development and grant applications; 3) Critical Area plan preparation; and 4) plan review and approval.

The four steps are discussed below.

### STEP 1 - Plan Assessment

At this stage, local units of government were asked to submit existing plans and regulations for compliance with Critical Area standards and guidelines. This assessment, coordinated by the Metropolitan Council, outlined any modifications and/or

additions needed by local plans for full compliance.

#### STEP 2 - Critical Area Grant

Based on the modifications and/or additions required, each community then prepared a work program, schedule and cost estimate. The Environmental Quality Board (hereafter EQB) approved funds to enable communities to complete the necessary plans. The University, as a state-supported institution, was not eligible for funding.

#### STEP 3 - Plan Preparation

Upon completion of Steps 1 and 2, local units of government are then to commence work rectifying the deficiencies noted in Step 1. Workshops and regional studies conducted by the Metropolitan Council provide information for local use.

#### STEP 4 - Plan Review

The planning process identifies the Metropolitan Council as the coordinating agency for Critical Area plans. The Metropolitan Council is also designated as the initial review board of modified plans, after which the plans are submitted, along with a written Council evaluation, to the EQB. The EQB will then determine if the plans are consistent with the provisions of the Order of Designation. The EQB may then either 1) approve the plans and regulations by a written decision and notify the local units of government and regional and state agencies and the Metropolitan Council, or 2) return them to the applicant for modification.

The modified plans shall then be adopted by local units of government, regional and state agencies.

#### Enforcement

Enforcement of the approved plans with attendant policies and development guidelines is ultimately the responsibility of the

local unit of government.

#### UNIVERSITY INVOLVEMENT

In adherence to the planning process discussed in the preceding section, the University of Minnesota, Office of Physical Planning submitted the Long Range Development Plan for the Minneapolis Campus to the Metropolitan Council for review and assessment regarding compliance with the standards and guidelines in the Order of Designation. Based on this assessment, the Long Range Development Plan was found to be deficient in several areas as defined in the Metropolitan Council's Preliminary Recommended Critical Area Plan and Regulation Activities.

The deficiencies were submitted to the University in an "Outline of Work Activities for the University of Minnesota" (see appendix a). Deficiencies were divided into four sections: I. LOCAL PLAN ELEMENTS; II. REGULATIONS; III. FIVE YEAR CAPITAL IMPROVEMENT PROGRAM; and IV. PUBLIC PARTICIPATION. Deficiencies under sections I and II included the need for inventory/policy/regulation formation for floodplains, steep slopes, significant vegetation, erosion, surface water runoff (storm sewer and outfalls), areas suitable for barge fleeting, utility crossings, Great River Road routing, scenic overlooks and a river corridor trailway.

Section III, required the University to prepare a Five-Year Capital Improvements Program for all public projects proposed within the Critical Area. The program should "specify the sequence of actions to be undertaken by each public agency...". Section IV required the University to provide adequate opportunities for public participation in the preparation of plans and regulations.

The 1975 Planning Base Inventory was subsequently submitted to and reviewed by the Metropolitan Council. Information contained in that study satisfied the inventory (mapping) requirements for significant vegetation and storm sewers and outfalls. Policies for steep slopes, significant vegetation and management of surface

water runoff were still deficient, however.

The University will forward copies of its Legislative Request for capital projects involving the Minneapolis Campus to the appropriate regulatory agencies in response to Section III requirements for a Capital Improvements Program.

Regulatory bodies, community members and organizations had input into, and approved, the Minneapolis Campus Long Range Development Plan\*. Due to the nature of Critical Area requirements, this plan is considered an addendum to the Minneapolis Campus Long Range Development Plan (L.R.D.P.). Therefore, public participation for the initial plan is still valid although subsequent comments concerning this document and the river corridor were sought.

University staff members met with community representatives and solicited comments to drafts of these additions to the L.R.D.P. The staff of the Cedar Riverside Project Area Committee was contacted with respect to their interest in the West Bank Campus; and the Southeast Minneapolis Planning Area Committee reviewed and responded with East Bank concerns. Copies of their formal comments are contained in appendix b.

This addendum presents the modifications necessary to ensure the Minneapolis Campus Long Range Development Plan's compliance with the Designation Order. The document's format essentially follows that of the "Outline of Work Activities for the University of Minnesota" as defined by the Metropolitan Council (appendix a).

#### PROCEDURES FOR ADMINISTRATION

To protect and preserve the aesthetic and environmental qualities of the river corridor, a critical area overlay district with its attendant regulations is hereby established as part of the development policy of the Board of Regents. Lands within the

---

\*A copy of this document is available for inspection in the University Planning Office, 503 Morrill Hall.

critical area shall be subject to the requirements established in these policies and guidelines. All uses within the overlay district shall be permitted in accordance with existing University policy, provided however, that such uses shall not be entitled to or issued the appropriate development permit until they have first satisfied the additional requirements in the site plan. Site plan review and approval must take place prior to completion of the schematic design phase of the proposed project.

#### Site Plan Application/Contents

A written application for site plan approval by the Assistant Vice President for Physical Planning shall be filed with the Office of Physical Planning, University of Minnesota, 340 Morrill Hall, 100 Church Street SE, Minneapolis, Minnesota 55455. The application shall contain evidence adequate to show that the proposed use will conform to the standards set forth in this document. One set of clearly legible blue or black-lined copies or drawings and required information shall be submitted to the Assistant Vice President for Physical Planning at the above address for purposes for review.

To this end, the Office of Physical Planning will review and monitor all development plans within the Critical Area according to the following criteria:

- Site plans should include, but not be limited to the submission of an adequate and detailed description of the project in graphic and written form. The description must relate how expected physical changes in the landscape are compatible with the character and use of the river corridor.
- Site plans should maximize opportunities for open space establishment and for public viewing of the river corridor and shall contain conditions with regard to buffering, landscaping and revegetation.
- General and specific locations for all physical

improvements within the Critical Area should be sensitive to riverband and bluff disruption and interference with views of and from the river.

sentencing and guidelines  
policies and guidelines

## INTRODUCTION

The following section (Policies and Guidelines) constitutes the University's response to conformance requirements as determined by the Metropolitan Council. Figure 1 identifies the Critical Area boundary as designated by the Council. The Critical Area designation on the East Bank includes all lands between University Avenue, Oak and Fulton Streets, SE to the Mississippi River. The West Bank designation includes all lands between 2nd St., SE, 19th Ave. So., Riverside Ave., and the river. Policies and guidelines discussed are for University property only.

### Bluffline

The knowledge of the actual physical location of the bluffline is useful in evaluating future development proposals in the Critical Area. The Metropolitan Council defines the bluffline as "a line connecting those points along the top of the slope at which the percent of slope becomes less than 18 percent". The bluffline has therefore been established through the use of topographical profiles (see Appendix c). Figure 2, identifies the location of the bluffline on University property. Figures 2a and 2b depict typical East and West Bank Campus sections, clearly showing the relationship of the campus to the river.

### Land Use

The dominant campus land use suitabilities are shown in Figure 3. Land use considerations deal with the large scale overview and general physical organization of the campus. The goal is to provide a generalized concept for development which is sensitive to both the interrelationships among activities and the physical demands on the land. Land in various locales has been identified as Recreation/Open Space; and, in principle, this designation has been adopted as policy by the Board of Regents (see Figure 3).

Additional maps depicting existing natural resources and identifying

existing and proposed physical facilities as required in the Standards and Guidelines for Preparing Critical Area Plans and Regulations are found with appropriate text in the following section.

key: — critical area designation



figure 1



# mississippi river corridor critical area

key: --- bluffline



figure 2

bluffline



mississippi river corridor critical area



west bank campus sections

mississippi river corridor critical area



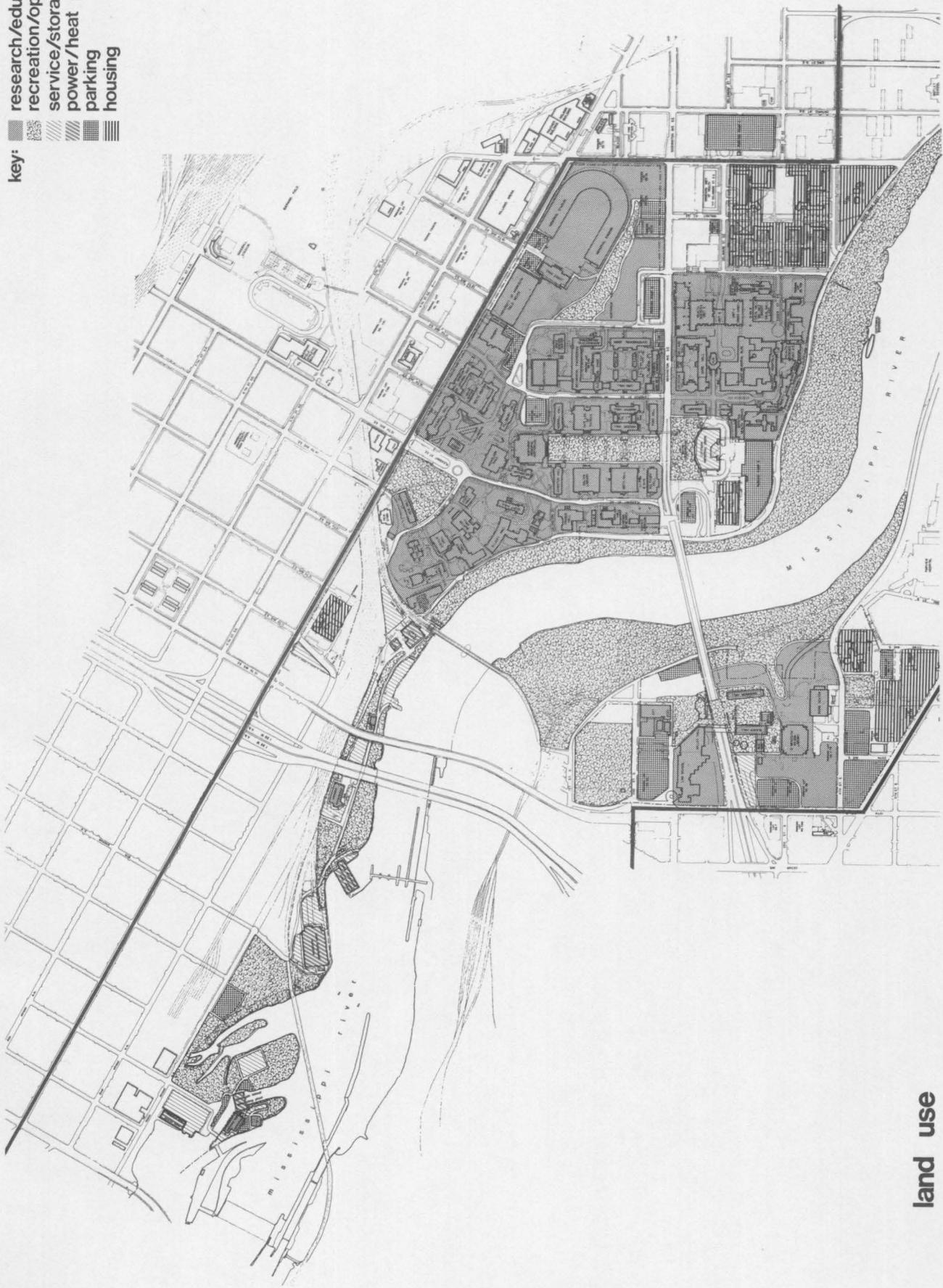
university of minnesota physical planning

figure 2a





- key:
- research/education
  - ▨ recreation/open space
  - ▧ service/storage
  - ▩ power/heat generation
  - parking
  - housing



land use

figure 3



mississippi river corridor critical area

university of minnesota physical planning



## POLICIES AND GUIDELINES

### I & II. LOCAL PLAN ELEMENTS AND REGULATIONS

#### A. ENVIRONMENTAL INVENTORY

##### 1. FLOODPLAIN (Figure 4)

It is recognized that the floodplain (flood fringe and floodway) may be a constraint to future development on riverfront lands; therefore, University development policies will be consistent with city and state floodplain management policies as indicated below:

- All city, state and federal standards in force for construction in floodplains and floodways would be observed.

##### 2. STEEP SLOPES (Figure 5)

The Mississippi River effectively divides the Minneapolis Campus, locating the East and West Banks on bluffs above the river approximately 120' and 90' respectively. The majority of steep slopes along the Mississippi River adjacent to the University are not under University jurisdiction, and are managed by the Minneapolis Park Board. University jurisdiction does include the river bluffs beginning at Fraser Hall and extending northward. Active protection and management of these slopes is made difficult due to exposed bedrock and surficial geology. The sedimentary material is largely St. Peter Sandstone, a white friable sandstone with little cement, making a very loose material.

This sandstone formation is not conducive to dense vegetation. Existing shrubs and trees have, over a period of years, developed extensive root systems enabling them to cling to the bluff. While scattered seeding from on-campus vegetation does occur, its success is minimal.

The University has recognized the importance of maintaining these bluffs not only from the standpoint of erosion control but also for the aesthetic views offered to river users. Therefore, the following policies will be enforced.

Development on slopes in excess of 12% before alteration should meet the following conditions:

- a. The foundation and underlying material of any structure should be adequate for the slope condition and soil type.
- b. The proposed development presents no danger of falling rock, mud, uprooted trees or other

key: -500- 500-year flood outline  
-100- 100-year flood outline



floodplain

mississippi river corridor critical area



university of minnesota physical planning

figure 4



1000

0 200

key:   
 ■ over 18 percent slope   
 ■ 12 to 18 percent slope   
 ■ less than 12 percent slope



steep slopes

figure 5



mississippi river corridor critical area

university of minnesota physical planning



0 200

1000

materials to structures downhill.

- c. To the maximum extent possible, the use of natural devices, including vegetation management, should be preferred over the construction of artificial devices, including culverts, holding ponds, walls and terracing.
- d. In no case should natural slopes in excess of 40% be developed.
- e. The University-owned slopes north of Fraser Hall to the University heating plant should remain in their natural state, or returned thereto if disturbed.

### 3. SIGNIFICANT VEGETATION (Figure 6)

Figure 6 indicates areas of significant vegetation for the Minneapolis Campus, East and West Banks, and the Southeast Riverfront property. The majority of plant material has been developed by either the City of Minneapolis or the University of Minnesota. The river bluff is the only area where natural vegetation exists. Seeding has occurred in some areas along the bluff due to vegetation planted on campus.

The University maintains a detailed inventory of vegetation for the area within its jurisdiction. The inventory is managed and updated on a continuing basis by the University Landscape Architect. The master landscape plan for the Minneapolis Campus is phased so that existing trees are mapped according to size; and diseased and/or dead trees are eliminated. Programs are underway for curbing the spread of Dutch Elm Disease (through sanitation, injection and vapam barriers), replacing diseased and/or dead trees and providing plantings of varied species at a sufficient size to ensure optimal change for survival.

A more detailed explanation of existing campus vegetation can be found in the Inventory of Physical Facilities, Long Range Development Plan Facilities Utilization Study, February 1975, pages 24-27.

The policies listed below will further enhance University vegetation efforts.

- a. The development should be located in such a manner as to minimize the removal and alteration of the natural topography.
- b. Where there is no feasible or prudent alternative to cutting trees on the site, tree density and ground cover should be restored to that which

key:  major vegetation



figure 6

significant vegetation

mississippi river corridor critical area



university of minnesota physical planning



0 200

1000

existed before development, but in no case should the applicant be required to raise the density above 10 trees per acre.

- c. Existing trees of significant size should not be removed until their loss has been fully evaluated.
- d. Significant or unique vegetation which offers educational opportunities should be preserved; site development plans should provide the environmental elements necessary to promote and maintain both native and unique ground cover.
- e. All grading which takes place should be conducted in a manner that preserved the root zone aeration and stability of existing trees.

#### 4. EROSION (Figure 6)

There does not appear to be any significant erosion problems on University controlled lands, however, surface water runoff has been severe during extremely heavy rainfalls. (See number 5 below.)

Erosion control is further developed through measures described under Steep Slopes, Significant Vegetation and Surface Water Runoff. These sections describe additional policies to control erosion.

- a. Development leading to erosion will be discouraged; where construction does occur, control measures will be maintained to ensure that gross soil loss levels do not impair adjacent water bodies or water courses.
- b. Erosion protection measures should make maximum use of natural in-place vegetation rather than the placing of new vegetation on site as erosion control facilities.
- c. Natural erosion control devices are preferred over the construction of artificial drainage devices including culverts, holding ponds and ditches.
- d. Riverbanks should be maintained in their present condition or improved through proper erosion control.

#### 5. SURFACE WATER RUNOFF (Figure 7)

On-campus storm water is collected and emptied into

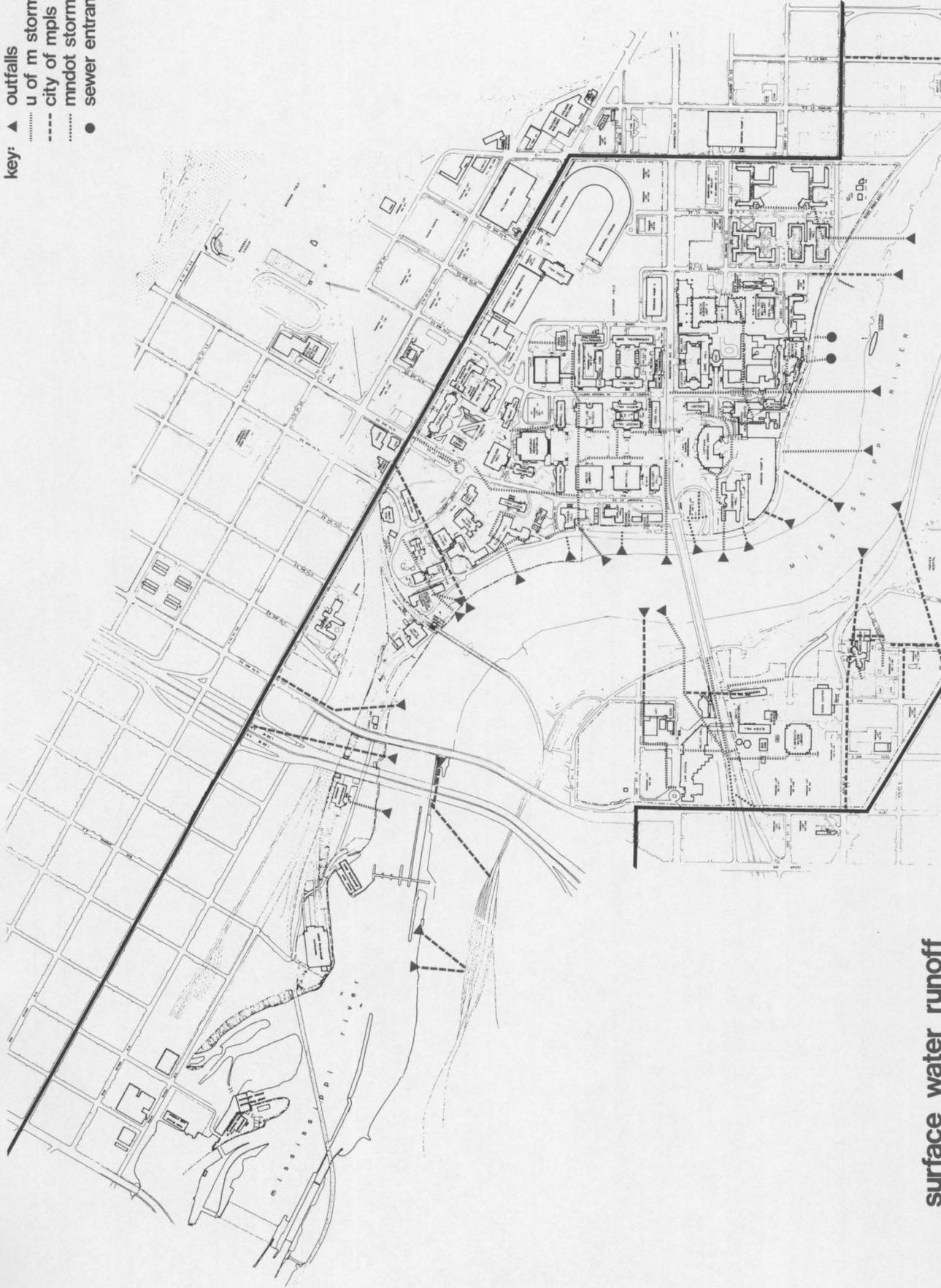
key: ▲ outfalls

..... u of m storm sewer

--- city of mpls storm sewer

..... mndot storm sewer

● sewer entrance



surface water runoff

mississippi river corridor critical area



university of minnesota physical planning

figure 7



1000

the Mississippi River by three different systems. The University-owned system consists of shallow sewers and deep interceptor tunnels that empty into the river at a number of locations. The City of Minneapolis has combination sanitary and storm sewers on University Avenue and periphery streets. These sewers connect to a Metropolitan Sewer Board combination interceptor on Oak Street.

Many University buildings have separate sewer systems but are connected to a combination collector sewer. Any University combined sewer hooks into city sewer lines for treatment. The majority of buildings on campus will have total sewer separation by Fall 1981 provided full legislative funding is forthcoming on schedule as requested by the University.

The outfall areas are so designed as to have minimal effect on the river. In most areas, inceptor tunnels are laid 25' to 30' into the river to minimize discharge effects (e.g. bank erosion).

The low point for the watershed that extends along and near the Burlington Northern track bed is near the northwest corner of the University Heating Plant. During extremely heavy rains, the storm sewer that drains the watershed to the river becomes surcharged and some of the runoff runs over the river bank. A storm sewer of higher capacity is being planned that will lessen the overflow frequency. New developments within the Critical Area should adhere to the following:

- a. The proposed development should not effectively increase the runoff rate or decrease the natural rate of absorption of ground water.
- b. The quality of water runoff and water infiltrated to the water table or aquifer should be as high after development as it was before development.

#### Natural Resource Management Standards

University policies and standards strive for compatibility between river preservation and utilization. It is unrealistic to attempt to return the river to its original state, yet with appropriate measures further river abuse can be avoided. The policies detailed above enable the University to monitor activities and employ proper management techniques affecting that portion of the river abutting University property.

## B. LAND USE ELEMENTS (Figure 8)

General Land Use policies for the Minneapolis Campus are described in the Long Range Development Plan for that campus. The plan identifies land use capabilities for each open space site unit based on the physical characteristics of the campus land resources (see also Figure 3). Accordingly, the University will adhere to the following policies:

### 1. HIGH RISE STRUCTURES

The location of clustered high-rise structures is proposed where public services are available and adequate and where structures are compatible with adjacent land uses (see Minneapolis Campus Long Range Development Plan, page 53). Additionally:

- a. Structure size and location should be sensitive to the existing character of the river. Natural riverbanks, bluffs and scenic overlooks should support views of and from the river.
- b. The clustering of structures of significant size should be encouraged thereby minimizing overall river impact and utilizing river corridor lands efficiently.

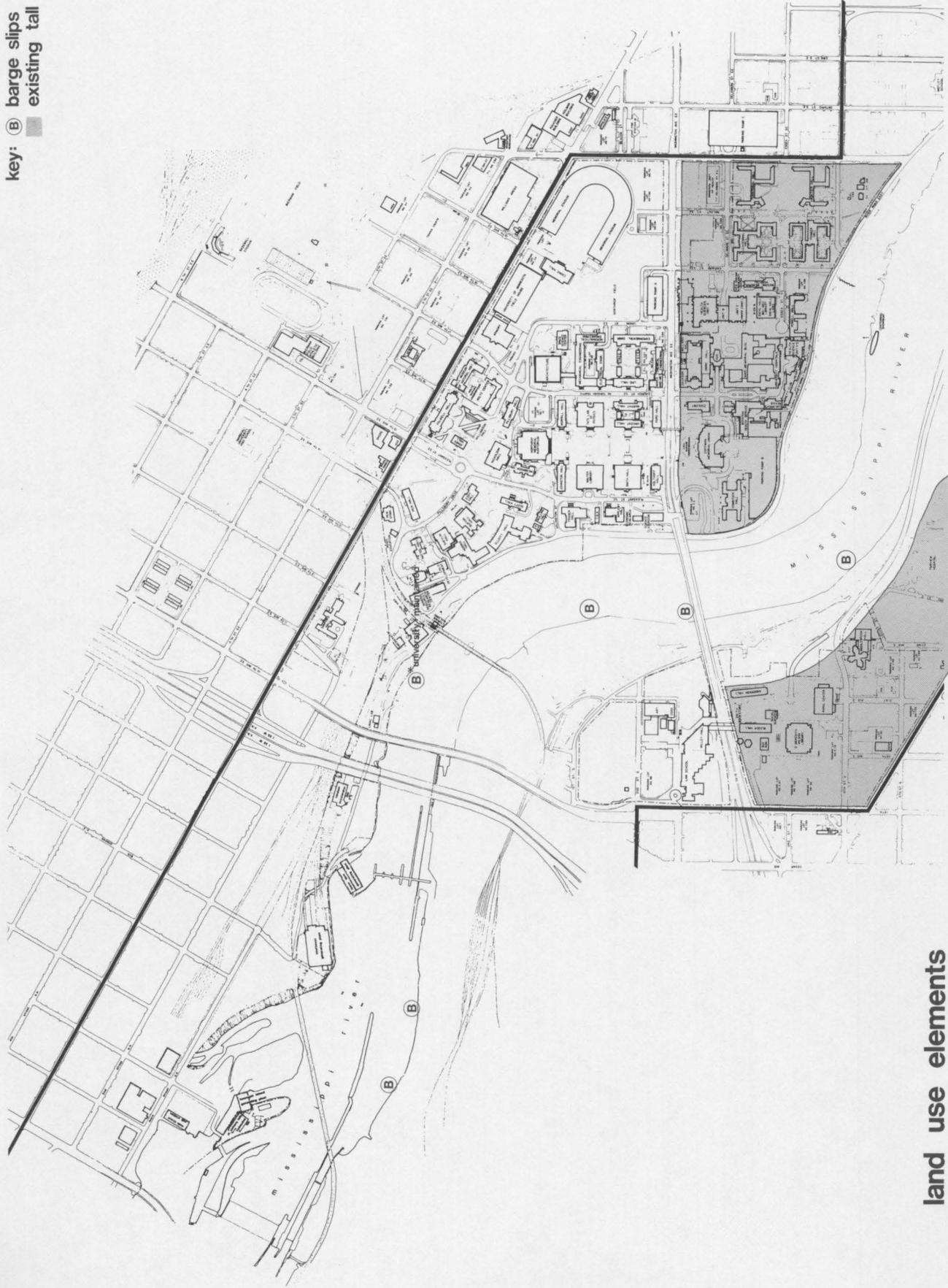
### 2. BARGE SLIPS AND FLEETING AREAS

The University owns and maintains one barge slip adjacent to its heating plant. The barge slip and coal dock are maintained for shipments of University and heating plant equipment and as a staging area for construction during heating plant modifications. Should the fuel transportation situation change the barge slip and coal dock may be further utilized.

- The University will maintain its present barge slip in an ecological manner, i.e., the University will provide adequate maintenance to prevent dock erosion and to minimize coal spillage.

The present University-owned barge slip is adequate to meet the University's fleeting needs. The adjacent area is not conducive to the construction of additional slips nor to the fleeting of other barges. For insurance and/or safety reasons, the University cannot allow non-University-related barges to utilize the existing slip.

key: (B) barge slips  
existing tall structures



land use elements

figure 8



university of minnesota physical planning

mississippi river corridor critical area



1000

0 200

## Development Standards

The Minneapolis Campus Long Range Development Plan\* identifies areas of potential future development: renovation, infill, expansion/new development and redevelopment. Generally speaking, these sites are synonymous with existing open space not identified as preservation areas. The plan further states "...the potential space resources... should normally be harvested only after the capacity of improved facilities utilization has been exhausted. Renovation should be pursued as a secondary strategy followed by infill, redevelopment and finally expansion as a last resort" (pg. 102).

The Mississippi Riverfront Significant Features Study produced by the Metropolitan Council identifies the location of tall structures. Such areas include the East and West Bank campuses south of Washington Avenue. This designation generally parallels the areas identified for future development in the Long Range Development Plan.

---

\*Minneapolis Campus Long Development Plan, Planning Framework, January 1976. Copies of the document are attached herto or available for inspection at 503 Morrill Hall.

## C. PUBLIC FACILITIES PLAN

### 1. TRANSPORTATION PLAN (Figure 9)

The routing for the Great River Road through the University area is indicated in Figure 9. The proposed route, including stretches of new alignment, is not under University jurisdiction. The provision of scenic overlooks for motorists and access to public riverfront lands is left to the City of Minneapolis' plan. Scenic overlooks for motorists on the East Bank are not encouraged due to the proximity of the East River Road to the bluff. Scenic overlooks for pedestrians, however, are addressed under the Open Space and Recreation section.

- a. The University will cooperate with state and federal agencies with respect to Great River Road routing and facilities.
- b. Access will be made available where appropriate for the construction of scenic overlooks and/or to encourage public access to riverfront lands.

### 2. UTILITY INSTALLATIONS (Figure 10)

The Utility Installations map identifies existing and future utility crossings within the Critical Corridor as well as additional utility lines. Storm Sewers and outfalls are discussed under Surface Water Runoff (Figure 7). The electrical transmission and steam distribution systems are discussed below.

Electrical Distribution: The East Bank Campus is served by a University-owned and operated primary electric distribution system supplied at one point from a substation located at Fourth Street and 16th Avenue. The system is in the final stages of conversion to a 13,800 volt, three-phase, four-wire grounded neutral system. Installation consists of a feeder cable running in an underground concrete encased duct and manhole system.

The West Bank Campus is served by a University-owned and operated 13,800 volt primary electric distribution system supplied from a substation building on the north side of Wilson Library. Four 13,800 volt, three-phase, four-wire grounded neutral feeder cables installed in an underground concrete encased duct and manhole system serve electrical requirements of buildings on this campus.

Steam Distribution: Steam (high and low pressure) is distributed to the East Bank Campus buildings via an

- key:
- great river road
  - proposed route
  - ..... new alignment
  - - - 9' navigation channel



figure 9

transportation

mississippi river corridor critical area



university of minnesota physical planning



- key:
- overhead electrical line
  - - - underground electrical line
  - ..... future hot water
  - - - overhead steam
  - - - underground steam
  - submarine cable
  - - - utilities tunnel



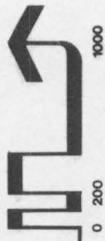
utility installations

figure 10



mississippi river corridor critical area

university of minnesota physical planning



extensive system of deep heating tunnels with required pipe shafts and shallow tunnels to serve individual buildings.

The original high pressure steam service to the West Bank was installed from the central heating plant on the East Bank Campus via the Northern Pacific Railroad Bridge and concrete tunnel to a pressure-reducing station and pipe shaft west of Blegen Hall.

In order to improve the reliability of steam service to the West Bank Campus, an additional high pressure steam line was installed (1967) in the pedestrian concourse of the Washington Avenue Bridge.

Future extensions of the tunnel system (generally West along Washington Avenue South, south along 19th Avenue South, and east along 4th Avenue South) will be required to handle future construction on the West Bank.

Further discussion of University utilities can be found in the Inventory of Physical Facilities, Long Range Development Plan, Facilities Utilization Study, February 1975, pages 105-141.

Utilities will be placed underground except where economic, technological or land characteristics make underground placement infeasible. Where overhead crossings are required, the following criteria should be met:

- a. Overhead crossings should be adjacent to or part of an existing utility corridor.
- b. All utilized structures should be as compatible as practicable with land use, scenic views and existing transmission structures in height, material, color and design.
- c. Right-of-way clearance should be kept to a minimum.
- d. Vegetative screening should be utilized to the maximum extent consistent with safety requirements.
- e. Routing should avoid unstable soils, blufflines, or high ridges; the alteration of the natural environment, including grading, should be minimized.

## Transportation and Utility Crossing

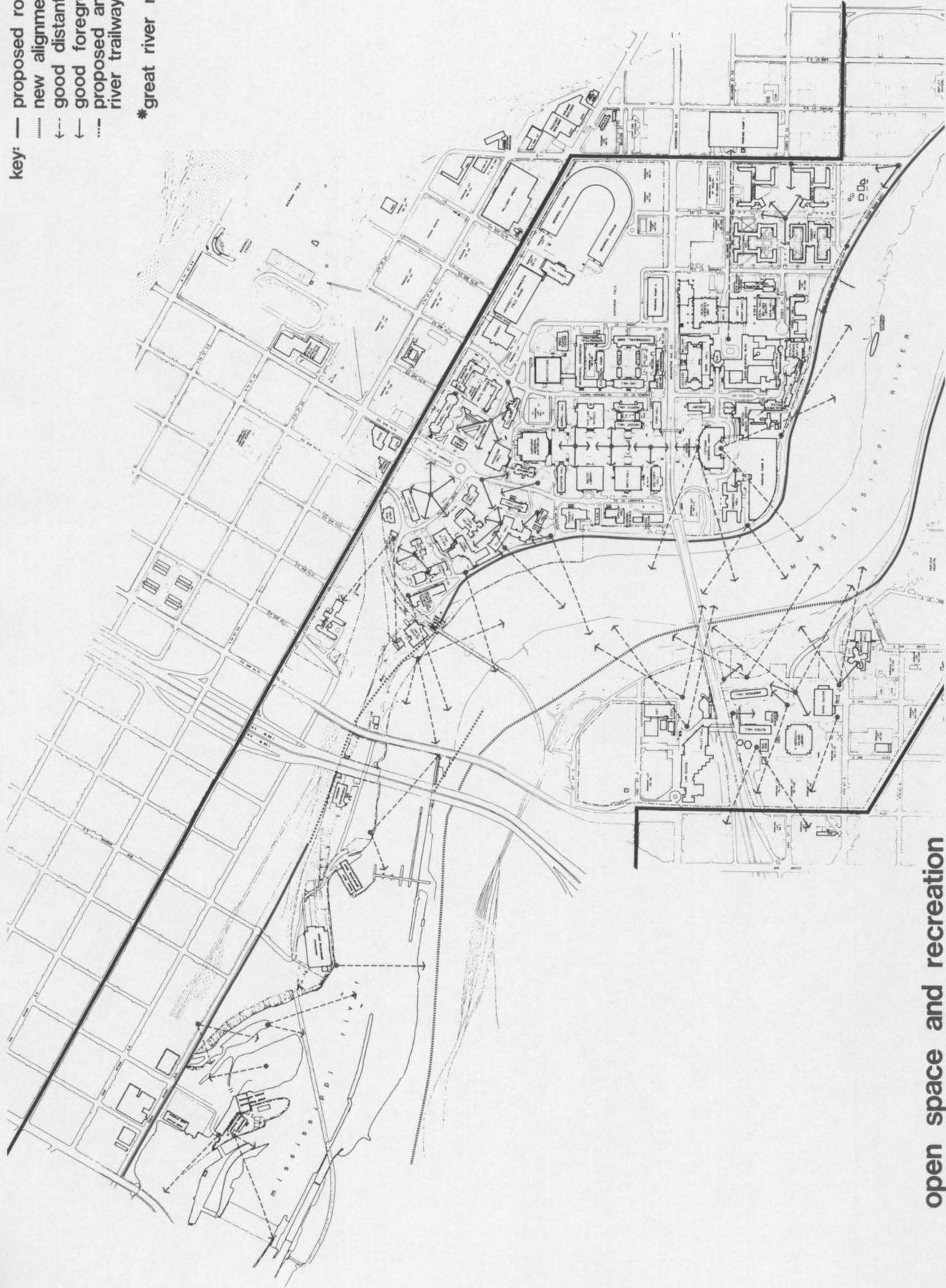
The University transportation and utility systems are substantially complete. Additions will be made to the existing utility lines when remodeling and/or new construction require. Such additions will be made at the least environmental cost, if any. The University will also maintain its streets and utility lines in good operations conditions, thus avoiding any resultant hazards.

### 3. OPEN SPACE AND RECREATION PLAN (Figure 11)

The elevated location of the University of Minnesota's Minneapolis Campus offers the pedestrian significant long range views of the Mississippi River gorge and of downtown Minneapolis. Campus foreground views are also numerous, as evidenced in Figure 11. These foreground views are primarily of historic buildings, architecturally unique buildings and unique open spaces (e.g. the mall area). Several long and short range viewing areas are adjacent to the river trailway. Such views should be preserved and their utilization encouraged; numerous viewing areas now serve as passive recreation sites with benches and shade trees provided for the user.

- a. The University will allow pedestrian access to the riverfront (and its viewing areas) except where:
  - Unavoidable hazards exist to the public.
  - Public pedestrian access at a particular location cannot be designed or developed to provide a pleasant view or recreational experience.
  - Access must be temporarily denied when it interferes with specific University needs and/or operations.
- b. New development should be consistent with the reasonable preservation of the river corridor from other properties by the public, minimizing the walling off of views of the river corridor.
- c. The University encourages the establishment of a system of regional trails to meet the regional recreational trail needs of the people of the Metropolitan area.

- key: — proposed route\*  
 ..... new alignment\*  
 ←- good distant view  
 ← good foreground view  
 - - - proposed and existing river trailway  
 \*great river road



open space and recreation

figure 11



university of minnesota physical planning

mississippi river corridor critical area



0 200 1000

appendix a  
a xidneppa

## Preface

The following "Outline of Work Activities for the University of Minnesota" was developed by the Metropolitan Council. It reflects an assessment of existing plans submitted by the University of Minnesota based on standards and guidelines contained in the Designation Order. The preceding discussion of University policies and regulations responds to this work outline.

## Outline of Work Activities for the University of Minnesota\*

Recommended work activities follow the same sequence as the attached plan and regulation assessment and are based on this assessment.

### I. Local Plan Elements

#### A. Environmental Element

##### 1. Environmental Inventory and Policies

- Map, describe and provide policies for the following:
  - Floodplain including map indicating floodway and flood fringe areas
  - Steep slopes (see page 17 of EQC handbook)
  - Significant vegetation (see page 26 of EQC handbook)
  - Beaches and riverbanks with erosion potential (policies should address all potential alternatives for erosion control and be coordinated with the City of Minneapolis)
- Prepare plans and policies for:
  - Management of surface water runoff quality and quantity

#### B. Land Use Elements

- Plan appears to be consistent but should be coordinated with development of City's plan including the location of high-rise structures
- Identify areas suitable for barge slips and fleeting areas

#### C. Public Facilities Plan

##### 1. Transportation Plan

- Designate routing and related facilities for the Great River Road (coordinate with Minneapolis, Metropolitan Council and the Minnesota Department of Transportation)
- Locate 9-foot navigation channel on plan map
- Develop plans and policies for the provision of scenic overlooks for motorists and access to public riverfront

## 1. Transportation Plan Cont.

lands in planning the construction or reconstruction of public transportation facilities (coordinate with Great River Road plans of the Minnesota Department of Transportation and Metropolitan Council riverfront significant features and analysis).

## 2. Utility Installations

- Map and describe existing and proposed utility crossings and develop policies to minimize their impact (coordinate with the City of Minneapolis, Minnesota energy agencies and utility companies to develop consistent policies and crossings plans).

## 3. Open Space and Recreation Plan

- Map, describe and develop plans and policies for:
  - Scenic overlooks, scenic views and public observation platforms (coordinate with Great River Road plans of the Minnesota Department of Transportation and Metropolitan Council riverfront significant features analysis).
  - Develop river corridor trailway plan (coordinate with Metropolitan Council regional trail planning and the City of Minneapolis)

## D. Consistency with Metropolitan Council Policies

- In developing Critical Areas plans, development proposals should be consistent with the Metropolitan Recreation Open Space Policy Plan (trails).

## II. Regulations

The University of Minnesota has the power to regulate development on its lands. However, the University does not regulate development in the manner that cities do through subdivision and zoning regulations. It is recommended that the University achieve the purposes of this section by developing and including within its Critical Area plan specific policies and standards which will achieve the purpose of this section. These would be adopted by the University as part of the Long Range Development Plan Planning Framework. This planning should be coordinated with related Critical Area planning by Minneapolis to achieve the necessary consistency in policies and standards.

### A. Natural Resource Management

- Prepare specific plan policies and standards for:
  - Flood plains (coordinate with Minneapolis, see page 33 of EQC handbook)

- Protection of steep slopes
- Surface water runoff management (see page 36 of EQC handbook)
- Site alteration management including grading and filling
- Beach and riverbank erosion control
- Management of vegetative cutting (see page 38 of EQC handbook)

#### B. Development Regulations

- Prepare specific site plan policies and standards consistent with EQC Critical Area Standard and Guideline 2.a. (coordinate with Metropolitan Council site)
- Prepare specific plan policies and standards for the siting and location of structures to maintain the natural state of bluffs, riverbanks, scenic overlooks and views of and from the river
- Prepare a specific policy and standard limiting access within 250' of a bridge or bridge ramp
- Prepare a policy and standards for existing development to manage existing vegetation and to screen visually intrusive uses
- Prepare standards for the management of proposed barge slips and fleeting areas

#### C. Transportation and Utility Crossings

- Prepare standards to manage utility crossings to minimize and concentrate crossings and ensure consistency with planned land and water uses (coordinate with neighboring communities and utility companies).

### III. Five Year Capital Improvement Program

- Prepare five year capital improvement program for University improvements in the Critical Area. The program should include project descriptions, timing, costs and funding sources consistent with EQC Critical Area Standard Guideline 8. (see page 30 of EQC handbook)

### IV. Public Participations

- In carrying out the Critical Area work program the University must provide adequate opportunities for public participation. In conjunction with the submission of Critical Area plans and regulations for Metropolitan Council and EQC review, the University should provide a description of the methods used to actively involve citizens and affected agencies in the Critical Area planning process along with an indication of groups involved in the planning process.

\*Recommended Critical Area Plan and Regulation Activities for the University of Minnesota, July 5, 1977.

appendix b  
b xidnɛppa

SEMPACC  
135 Melbourne Av. SE  
Minneapolis, MN 55414  
12 April 1979

DATE APR 30 1979	
FILE	<input checked="" type="checkbox"/>

Mr. Clinton N. Hewitt  
Asst. Vice President  
Physical Planning  
University of Minnesota  
340 Morrill Hall  
Minneapolis, MN 55455

As requested in your letter of 27 February 1979, there are furnished below comments on "Mississippi River Corridor Critical Area" by a SEMPACC special committee:

1. P.7, par.1. Believe reference to Second St. SE should be Second St. South.
2. P.7, par.2. The reference to figure 2 regarding bluff slopes appears incorrect. Should it not be figure 5? The reproduction quality makes distinguishing various features very difficult.  
*apparently fig. 2 is correct. . .*
3. P.19, item Bla and p.28, item B. There was a strong feeling expressed in the Citizens League, LRRRDAC, and SERAC studies against the destruction of the natural aspects of the bluffs. Believe the phrase "where feasible" should be omitted.
4. P.25, item 3. Should the reference be to "mill" area rather than "mall" area?
5. General. It may not be appropriate or necessary in this report, but it is believed essential that the University in planning trails and open spaces should include adequate provision for maintenance.

Thank you for this opportunity to review the report.

Special committee:

Naomi Loper  
P. A. Garmers  
Ray Wilkinson

*Julie Copeland*  
Julie Copeland, Pres.  
SEMPACC

*Merlin H. Berg*  
Merlin H. Berg, Chmn.



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Physical Planning  
340 Morrill Hall  
100 Church Street S.E.  
Minneapolis, Minnesota 55455

*Chris*  
C.A FILE

May 15, 1979

RECEIVED

MAY 16 1979

PHYSICAL PLANNING

Ms. Julie Copeland, President  
SEMPACC  
135 Melbourne Avenue S.E.  
Minneapolis, Minnesota 55414

Dear Ms. Copeland:

Thank you for your comments concerning the University's Mississippi River Corridor Critical Area Plan. We found them to be of value in the preparation of the final document. Items 1 through 4, specifically, will be incorporated into the plan. Revised policies and standards will be more explicit and exacting.

With respect to item 5, we will emphasize the importance of providing adequate funds for maintenance in the planning of trails and open spaces. We are sensitive to the safety and appearance of trails, but I am sure you appreciate where the priority on financial resources is placed at the University.

I appreciated your concern and attention to this project.

Sincerely,

Clinton N. Hewitt  
Assistant Vice President  
Physical Planning

CNH/hd

cc: ✓ Greg Kittelsen  
Laszlo Fulop



UNIVERSITY OF MINNESOTA  
TWIN CITIES

Physical Planning  
503 Morrill Hall  
100 Church Street S.E.  
Minneapolis, Minnesota 55455  
(612) 373-5765

March 2, 1979

Ms. Peggy Sand, Coordinator  
Mississippi River Corridor  
Critical Area  
Minneapolis Planning Department  
Room 210 City Hall  
Minneapolis, MN 55415

RE: Mississippi River Corridor Critical Area

Dear Ms. Sand:

Enclosed please find a DRAFT copy of the University's Mississippi River Corridor Critical Area Plan for your information. We would appreciate your review of the DRAFT, noting any potential problem areas and/or discrepancies with the Minneapolis Plan. Should you feel it advantageous to discuss any part of the DRAFT, please feel free to contact us and arrange a meeting.

Thank you for your time and effort in reviewing this DRAFT.

Sincerely,

A handwritten signature in cursive script that reads "Chris Levardsen".

Chris Levardsen  
Planner

CL/pl

Enclosure

✓ cc: Greg Kittelsen

# Cedar Riverside Project Area Committee

2000 S. 5th Street, 2nd Floor, Minneapolis, Minnesota 55454 • (612) 338-6375

August 29, 1979

RECEIVED

AUG 30 1979

PHYSICAL PLANNING

Clinton Hewitt  
Assistant Vice President  
Physical Planning  
340 Morrill Hall  
Mpls. MN 55455

Dear Mr. Hewitt

The Cedar Riverside Project Area Committee Development Committee has reviewed your draft of the Mississippi River Corridor Critical Area report. It found the goals to be generally desirable and looks forward to seeing how it will actually affect specific development decisions along the riverfront.

We appreciate this effort to keep us informed of University planning decisions.

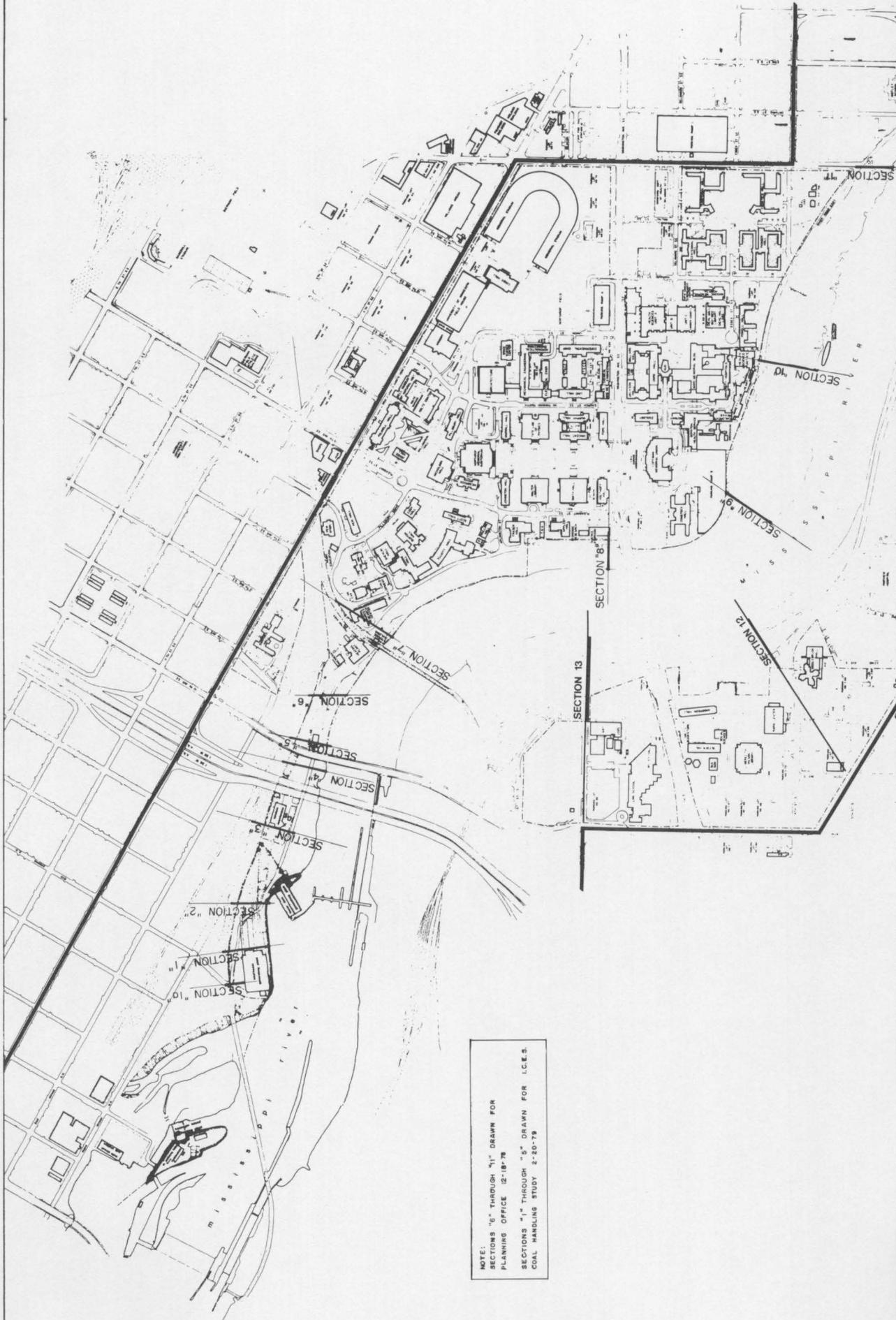
Sincerely,



Tim Mungavan  
PAC staff



appendix c  
c xidneppa



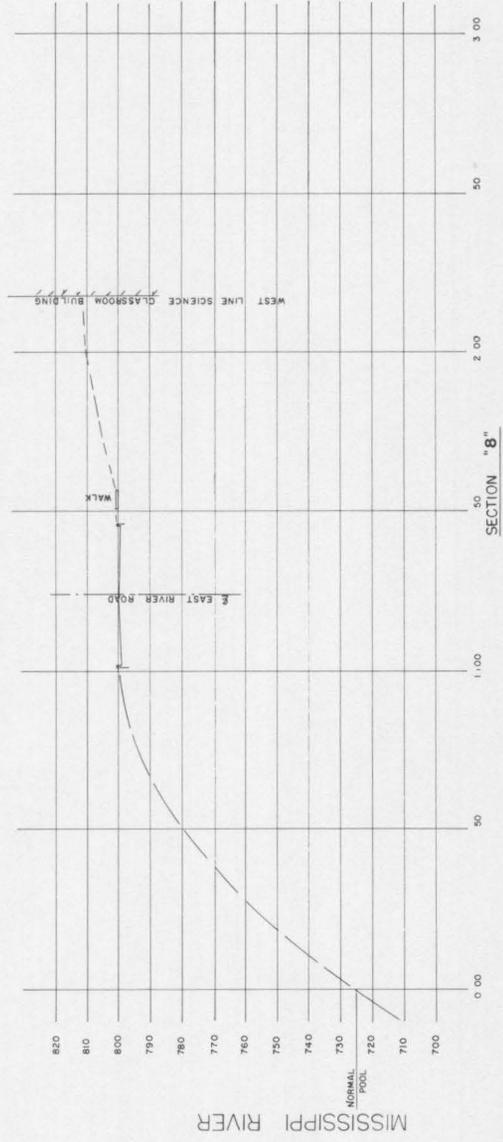
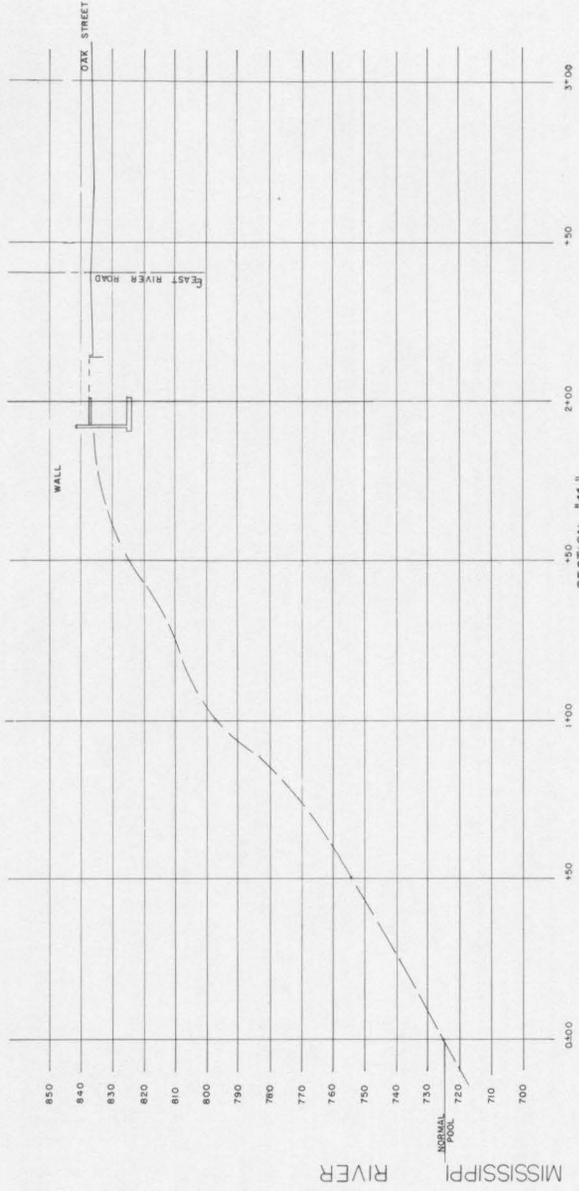
NOTE:  
 SECTIONS "6" THROUGH "11" DRAWN FOR  
 PLANNING OFFICE 12-18-78  
 SECTIONS "1" THROUGH "5" DRAWN FOR I.C.E.S.  
 COAL HANDLING STUDY 2-20-79

BY	D/JN	SCALE	SHEET
DATE	12-20-78	1"=20'	1 OF 3
PROJECT	CONCRETE DAM	REVISED	DATE
	2-20-79		17610

SEE PLANNING OFFICE SKETCH  
 SHEETS 1 THRU 5 DATED 12-18-78

TOPOGRAPHY PROFILES THROUGH MISSISSIPPI RIVER BANK

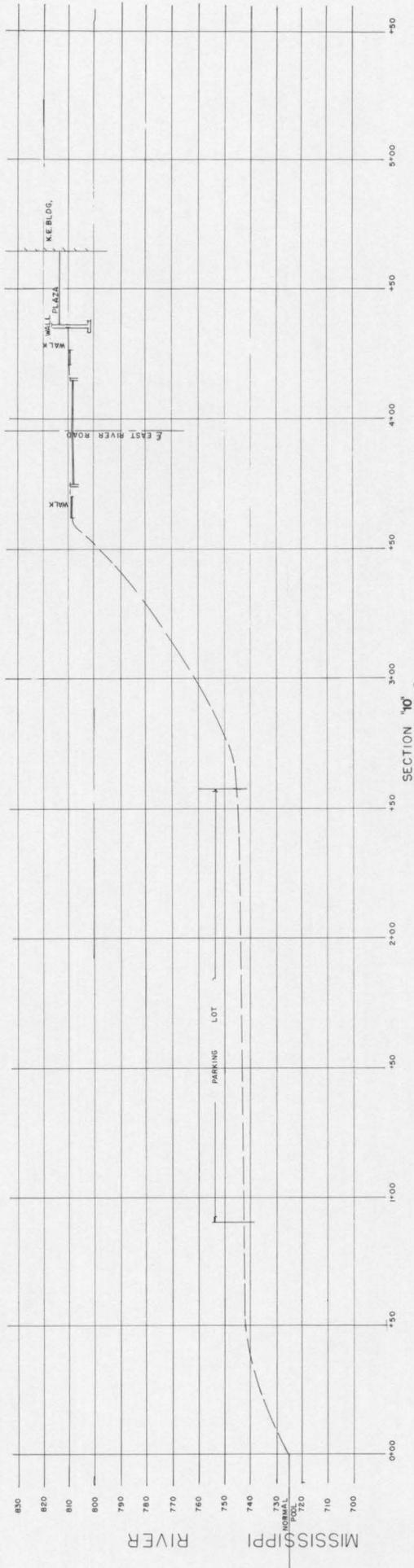




SECTIONS THRU EAST BANK OF MISSISSIPPI RIVER  
MINNEAPOLIS CAMPUS

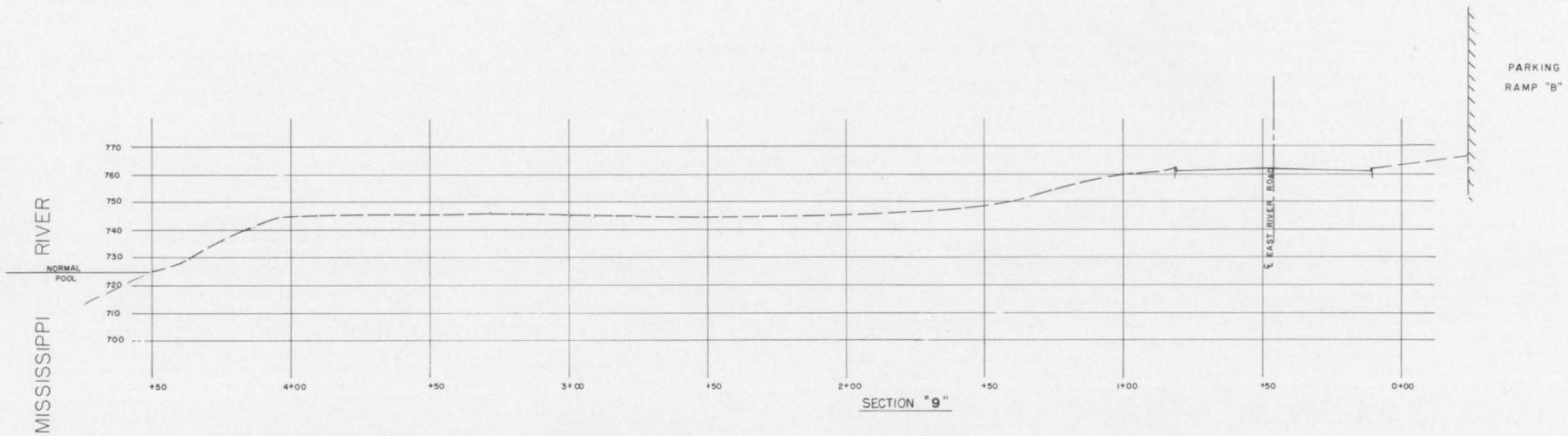


DESIGNED BY A.V.C.	CHECKED BY DATE	BUILDING DATE 12-18-78	SCALE 1"=20'	SHEET NO. 4 OF 5
			REVISED	DRAWING TYPE SKETCH



SECTIONS THRU EAST BANK OF MISSISSIPPI RIVER  
MINNEAPOLIS CAMPUS

by D/JN AWC	checked date 12-16-78	scale 1"=20'	sheet 2 OF 5
	revised		drawing BY: JCH

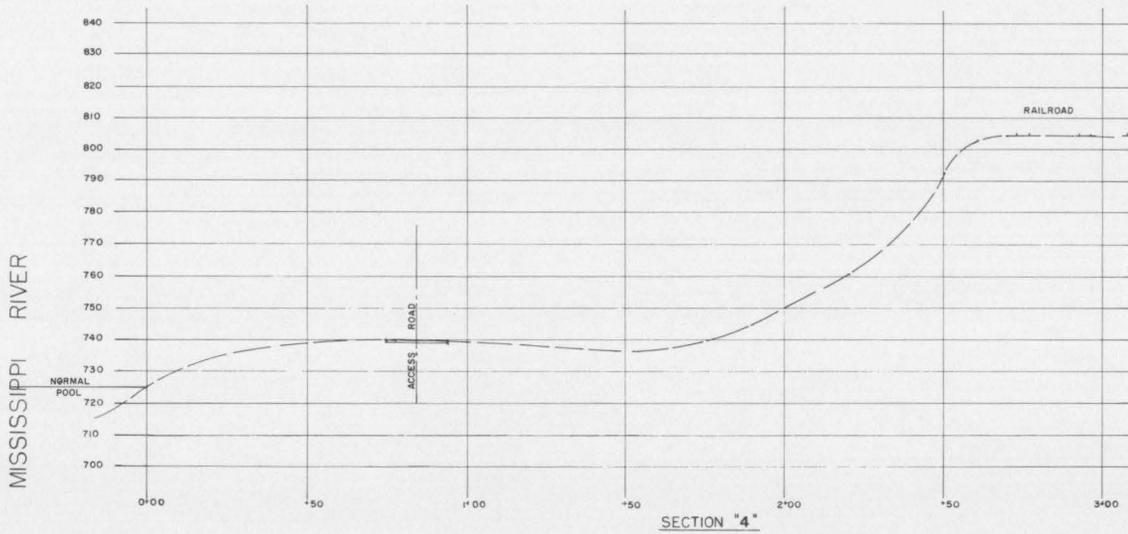
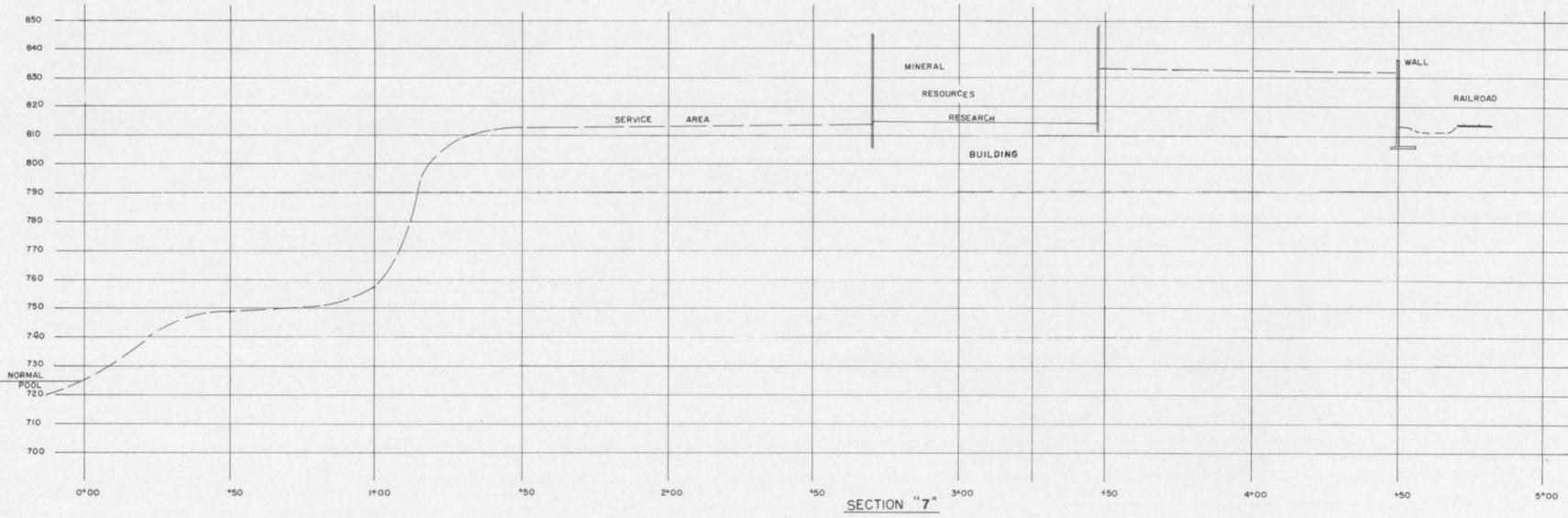


SECTIONS THRU EAST BANK OF MISSISSIPPI RIVER  
MINNEAPOLIS CAMPUS



by OJW AWC	building	scale 1" = 20'	sheet 3 OF 5
checked	date 12-18-78	revised	drawing SKETCH

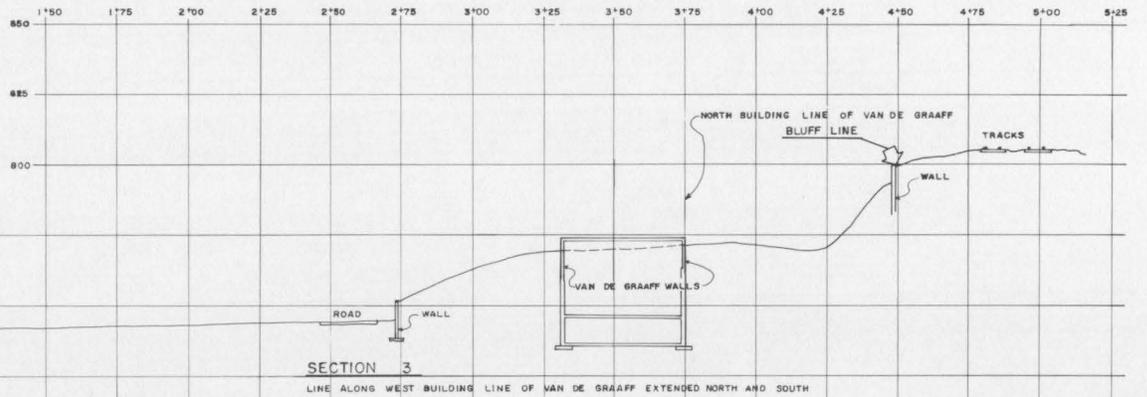
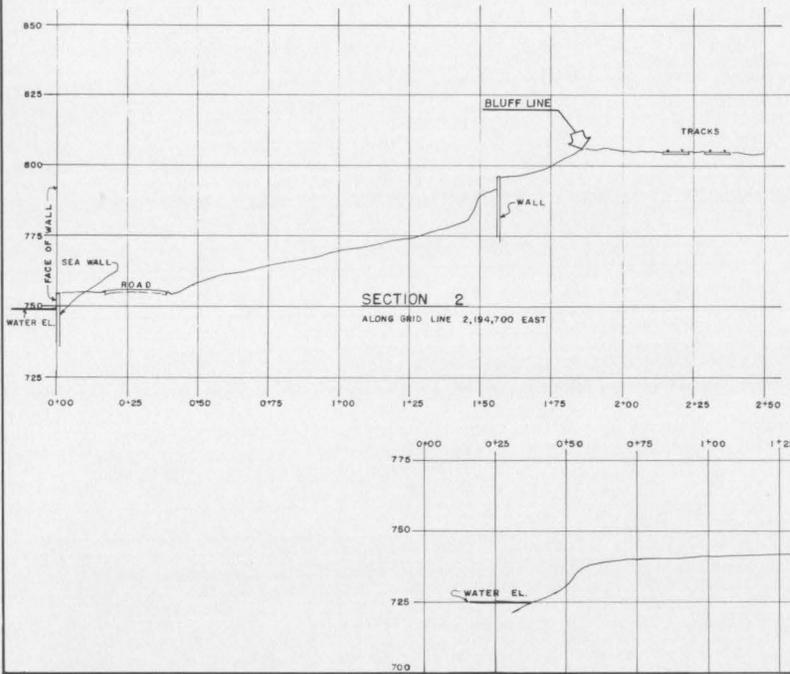
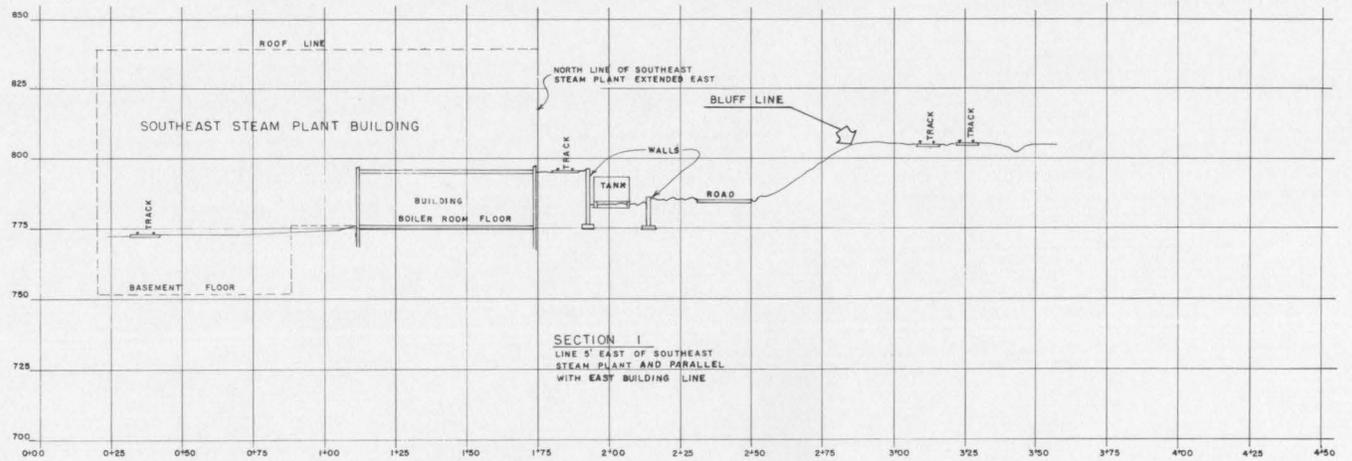
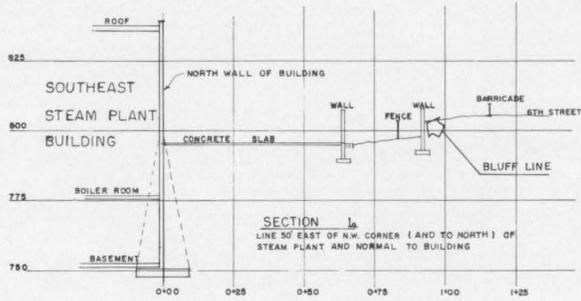
MISSISSIPPI RIVER



SECTIONS THRU EAST BANK OF MISSISSIPPI RIVER  
MINNEAPOLIS CAMPUS



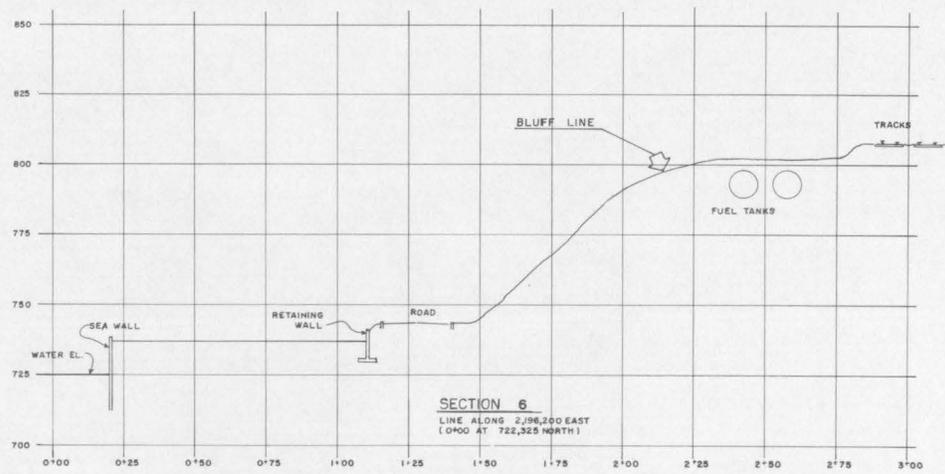
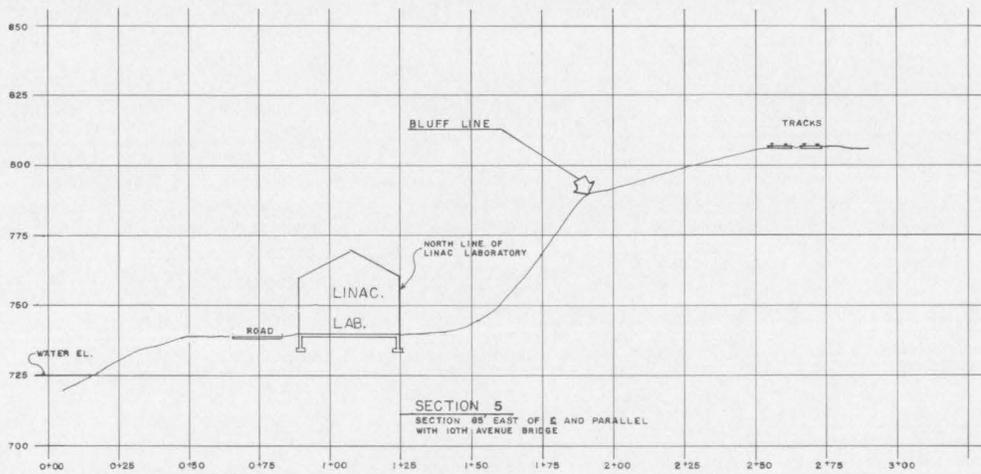
by OJN	building	scale	sheet
checked AWC	date	1" = 20'	5 OF 5
	12-18-78	revised	drawing SKETCH



UNIVERSITY  
OF  
MINNESOTA

SECTIONS THROUGH MISSISSIPPI RIVER BANK WEST OF MINNEAPOLIS CAMPUS HEATING PLANT

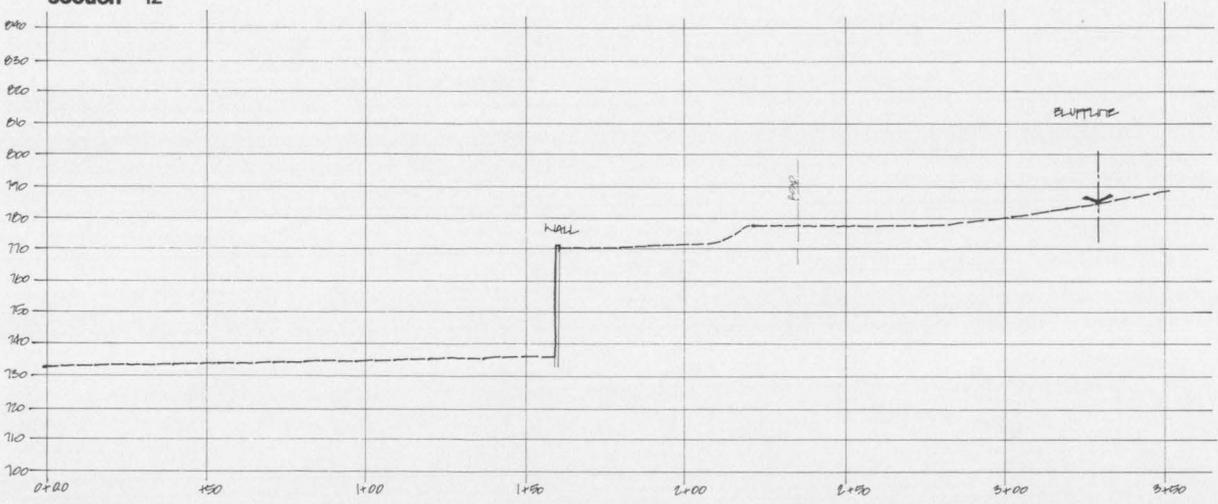
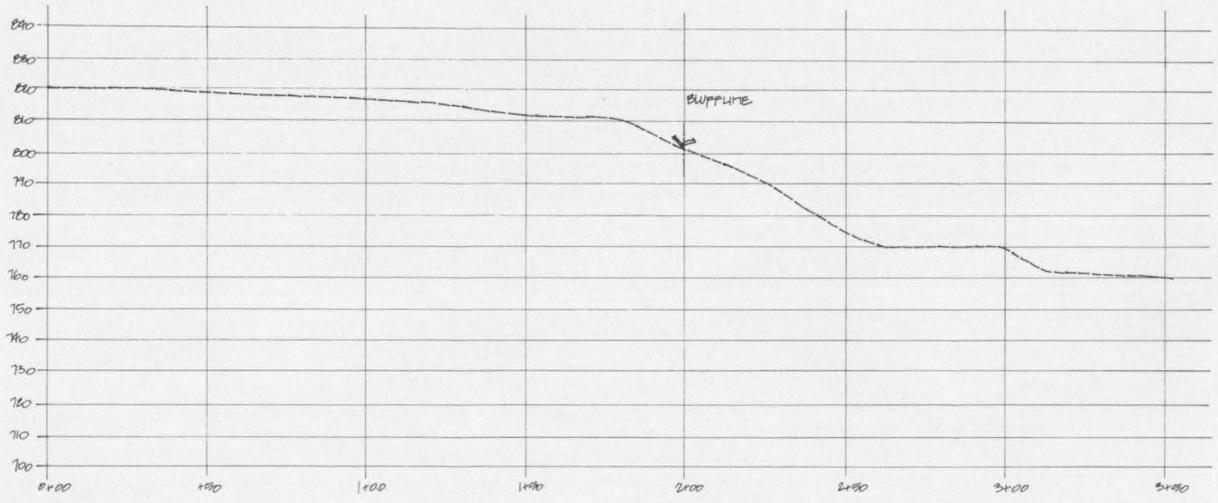
BY	BUILDING	SCALE	SHEET
DJN	AWC	1" = 20'	2 OF 3
CHECKED	DATE	REVISED	DRAWING
	2-20-75		17610



UNIVERSITY  
OF  
MINNESOTA

SECTIONS THROUGH MISSISSIPPI RIVER BANK WEST OF MINNEAPOLIS CAMPUS HEATING PLANT

BY D.J.N. A.W.C.	BUILDING	SCALE 1" = 20'	SHEET 3 OF 3
CHECKED	DATE 2-20-79	REVISED	DRAWING 17610



SECTIONS THRU WEST BANK OF MISSISSIPPI RIVER  
MINNEAPOLIS CAMPUS

by	building	scale	sheet
checked	date	revised	drawing