

**Proposed MRCCA Districts
DRAFT Descriptions**

District	Cities	Outstanding Features	Description (or typology?)	Guidelines
River Town	Dayton		The River Town district provides for the preservation and enhancement of small river towns that historically took shape along the Mississippi River. Typified by a traditional block pattern, and development to near the River's bank.	Mixed use Medium to high density
Conservation Residential (formerly Rural Open Space)	Dayton, Ramsey	Undeveloped Open Space Undeveloped Islands Planned Regional Park	The conservation residential district provides for low-intensity, clustered development while protecting a continuous open space and trail system along the River's edge.	Low density or medium density clustered away from river Vegetative screening Open Space Protection Conservation Design Bluffline setback
Suburban Residential	Anoka, Coon Rapids, Champlin, Brooklyn Park, Brooklyn Center	Undeveloped Islands Regional Parks & Trails	The suburban residential district provides for low-density, primarily residential uses situated around limited public parkland.	Low to medium density Erosion protection Vegetative screening Lot coverage maximums Building height (below tree canopy) Standards for dockage, retaining walls Protection of Natural Floodplain Islands
Suburban Open Space	Fridley, Brooklyn Center	Regional Parks and Trails	The suburban open space district provides for primarily low-density, residential development along the River's edge, with significant parcels of open space along the riverfront.	Erosion protection Vegetative screening Standards for dockage, retaining walls
Urban Mixed Use	Minneapolis	Planned Regional Parks and Trails Public river access	The district provides for medium-density mixed use development situated around a revegetated, public, green corridor extending the length of the riverfront.	Urban Mixed Use Implement parks and trails Parkway with frequent access to traditional street grid No high-rises Standards for dockage, retaining walls
Saint Anthony Falls	Downtown Minneapolis	National and Local Historic District Public river access Waterfall	The St. Anthony Falls District provides for a variety of mid- to high-density development, while protecting key river views, historic and cultural amenities, and preserving a contiguous public open space corridor along both sides of the river.	Urban Mixed Use Protect historic buildings, spaces and landscapes Manage building height and land use to preserve historic district aesthetics Parkway and trails with frequent access to traditional street grid

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University	Minneapolis	Gorge Regional Parks and Trails	The University District provides for a variety of mid-density development, while protecting key river views from encroachment, and preserving and expanding a contiguous public open space corridor along both sides of the river.	Urban Mixed Use/University Bluffline setback Protect historic buildings, spaces and landscapes Manage building height and land use to preserve scenic resources Parkway with access to traditional street grid No barge fleeting Steep Slope Protection / Erosion Control/Vegetative Mangement
Gorge	Minneapolis, St. Paul	Gorge Regional Parks and Trails Waterfalls Scenic Vistas	The Gorge District provides a contiguous public open space corridor along both sides of the river that protects the key topography of the river basin from disturbance, while allowing for low-density, primarily residential development on either side of the open space.	Protect linear parks and parkways Protect scenic uninterrupted bluffs Strict height limits (35-40 feet) No barge fleeting Waterfalls (Bridal Veil, Shadow Falls, Hidden Falls, Minnehaha Falls Bluffline setback
Ft. Snelling	Snelling Township (Hennepin County), St. Paul	National Historic District Gorge Regional Parks and Trails Lakes and wetlands Undeveloped islands Scenic Vistas	The Fort Snelling District provides for the unique protection of historic, cultural, park and open space resources at the heart of the Twin Cities.	Protect historic buildings, spaces and landscapes Protect scenic uninterrupted bluffs Manage building height and land use to preserve historic district aesthetics Strict height limits (30-35 feet on west side) Protect linear parks and parkways No barge fleeting Bluffline setback
Crosby - Lilydale District	St. Paul, Mendota, Mendota Heights, Lilydale	Bluffs Lakes and wetlands Regional Parks and Trails	The Crosby-Lilydale District provides for a continuous riverfront open space corridor that protects the key topographic, natural and scenic features of the district, while allowing for low-density, and some middle-density development set back from the river.	Protect linear parks and parkways Protect scenic uninterrupted bluffs Strict height limits (35-40 feet) Some barge fleeting Lots of history (Lilydale, rail, Island Station, Xcel High Bridge, Fountain Cave, Sibley House) Bluffline setback
West Side Flats	St. Paul	Bluffs Scenic Vistas Regional Parks and Trails	The West Side Flats District provides for middle-density development in the river flats with a height that protects the key views through the area, and low-density residential development atop the major river bluffs.	Protect key views to/from blufftops on either side of River valley Strong height limits (60 feet) Barge fleeting Lots of history Protect bluffs, topography Bluffline setback

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Downtown St. Paul	St. Paul	Bluffs Regional Parks and Trails Scenic Vistas	The Downtown St. Paul District provides for mid- to high-density development that protects the sightlines across the River valley from atop the river bluff.	Protect views to other areas through caps on height of buildings below bluffs to height of bluff.
Pig's Eye	St. Paul, South St. Paul, Maplewood	Pig's Eye Lake Heron Rookery	The district provides for the protection of a wide swath of open space through the lowlands, occupied as well by key industrial sites, while allowing low-density development set back from significant topography along the edges.	Protect open space Protect key views Center of barge fleeting Protect bluffs, topography
Wakota District	South St. Paul, Newport, St. Paul	Regional Trail	This district provides for the continued use of the lowlands as industrial areas, while allowing residential uses along the bluffs and protecting views from these areas	Protect and enhance greening of the riverfront Protect key views and vistas from bluffs Allow for continued industrial uses Protect bluffs
Rock Island District	South St. Paul, Inver Grove Heights	Bluffs	This district provides for the creation of a green corridor along the riverfront with a mix of medium-scaled uses behind	Protect bluffs
River Town	Newport, St. Paul Park		The River Town district provides for the preservation and enhancement of small river towns that historically took shape along the Mississippi River. Typified by a traditional block pattern, and development to near the River's bank.	Traditional street grid Mixed Use, low to moderate density Small riverfront parks at ends of blocks
Robinson's Rocks District	St. Paul Park, Grey Cloud Island Township	Robinson's Rocks Undeveloped Open Space Undeveloped Islands High Quality Habitat Scenic Vistas	The Robinson's Rocks District provides for low density residential to medium density clustered residential development with significant bluff and shoreline setbacks to protect natural areas, and geologic features.	
Pine Bend Bluffs	Inver Grove Heights, Rosemount	Pine Bend Bluffs High Quality Habitat Undeveloped Open Space Scenic Vistas	The Pine Bend Bluffs district provides for protection of key topographic features along with key stretches of wildlife and open spaces, combined with an allowance for industrial uses in limited areas.	Protect bluffs Protect vegetation and wildlife Any new residential development should be clustered away from river Preserve riverfront wild and scenic qualities
Spring Lake Park	Rosemount, Nininger Twp.	Schaar's Bluff High Quality Habitat Undeveloped Open Space Undeveloped Islands Regional Parks and Trails Scenic Vistas	The district provides for low density residential development set back from the bluff, with regional parkland as the dominant river feature	

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Lower Grey Cloud Island	Grey Cloud Island Twp, Cottage Grove	Planned Regional Parks and Trails Planned public river access Lakes and wetlands High Quality Habitat Undeveloped Open Space	This district provides for low density residential development and continuation of industrial uses, with high standards of protection of key natural features and wildlife habitat.	Protect vegetation and revegetate
Suburban Blufflands	Cottage Grove, Denmark Twp.	Pine Bend Bluffs High Quality Habitat Undeveloped Open Space Scenic Vistas	The suburban blufflands district provides for low-density development set back from the edge of protected bluffs, and preserves key provisions for the protection of identified viewsheds.	
River Town	Hastings	Historic downtown Regional and Parks and Trails Lakes and wetlands	The River Town district provides for the preservation and enhancement of small river towns that historically took shape along the Mississippi River. Typified by a traditional block pattern, and development to near the River's bank.	Protect key historic river town downtown Protect and restore river's edge
Vermillion	Ravenna Twp.	Vermillion River Bottoms Planned regional and Parks and Trails Lakes and wetlands High Quality Habitat Undeveloped Open Space	The Ravenna district provides for the protection of key open space and natural features of the Vermillion watershed.	Open space Wetlands Vermillion River basin Clustered development, if any at all