

Comprehensive Plan For 2030

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Section 1: Introduction

Historical Overview

Robbinsdale is located immediately north and west of Minneapolis, about 15 minutes from its downtown. To the east, Robbinsdale borders Minneapolis, to the northeast the City of Brooklyn Center, and to the west and southwest the cities of Crystal and Golden Valley.

Robbinsdale officially came into existence in 1893 when dissatisfaction among local residents led to the secession of a portion of then Crystal Village to create the Village of Robbinsdale. Robbinsdale remained more rural than urban through the end of the nineteenth century. A small, active commercial nucleus, surrounded by residential areas, developed in the area located along West Broadway in the vicinity of 42nd Avenue. Although large areas of the community had been platted prior to the turn of the century, major growth did not occur until after World War I, when the first significant suburban migration began. This period of growth resulted in the development of large portions of the community situated west and south of County Road 81. A second period of community growth occurred as a result of the suburban boom following World War II. During this period areas located around Crystal, Twin, and Ryan Lakes were developed into residential areas.

As one of the Twin Cities metropolitan area's older suburbs, Robbinsdale shares many issues with other cities within this "first ring" for example, the need for continued renewal of their housing stock and infrastructure, increasing concentrations of elderly residents, and a slower growth in their commercial tax base. Robbinsdale has been working since the 1980s to address these issues; both within its own borders and with other first ring suburbs on a regional basis.

Community Vision

Public Outreach and Participation

The City of Robbinsdale held open houses in April and May of 2007 to engage the public. Additional outreach efforts have included articles in the local Sun Post newspaper, the quarterly City newsletter and the City's web site. The Planning Commission has accepted the challenge of acting as a Task Force responsible for updating the Comprehensive Plan.

The context of the Comprehensive Plan update is that much of the Vision 2020 plan as adopted in 2001 is still valid. The City has been considered fully developed since the mid 1970's and the existing plan contains many land-use policies which are still applicable. However, the updated plan acknowledges the evolution of new and ongoing trends and milestones accomplished by the implementation of the 2020 Comprehensive Plan.

Citizens Vision a Future Robbinsdale

A vision statement was developed for Vision 2020 which still holds true for 2030. The statement below is what Robbinsdale is hoped to become in the year 2020 by its residents.

ROBBINSDALE 20/20 VISION STATEMENT

When people look at Robbinsdale in 2020 they will see a place that is different than it once was but is still very familiar. It is a safe place. It is a clean place. It is a place that knows what it is and what it is not. Robbinsdale is a place that reflects the past yet embraces the future.

The charm of its neighborhoods is still very evident. Residential neighborhoods are friendly places filled with pride that is evident in the well-kept housing, street corridors, and parks. People are comfortable to stop and meet others along its tree-lined streets. Housing architecture and design respects the past and integrates the new in a manner that is compatible and pleasing.

Another source of community pride is the downtown, which has continued to evolve without losing touch of its rich history. People describe the downtown as functioning like a much larger downtown but with a small town feel. Accessibility and convenience are key elements even with the improvements that have occurred. West Broadway continues to be the spine of downtown providing support to an integrated network of cross streets. Downtown Robbinsdale is a hub for activity with a mix of interdependent uses including housing, restaurants, offices, retail and service commercial and public facilities. Multi-modal transportation facilities bring people and a new respect to this pedestrian scale downtown.

Once a cause of concern, County Road 81 is now better integrated into the community. This once divisive roadway is more pedestrian friendly connecting neighborhoods and adjacent communities. Traffic has calmed to acceptable levels and safe street crossings are more accessible and identifiable to pedestrians and vehicles.

Terrace Mall and North Memorial Medical Center fit in with the surrounding neighborhood. Improvements in this area have allowed for better relationships and connections between land uses. Residents have embraced these changes while understanding the importance of these areas within the community.

Residents embrace the improved park and trail system. Connections to the system and to the surrounding area have been made. The quality of park facilities will have improved to keep pace with changing lifestyles. Water quality of the lakes will have increased making them a more enjoyable resource.

A second outcome of the Visioning Process was the creation of guiding principles, which have become the underlying policy that supports the 20/20 Vision Statement and this Robbinsdale Comprehensive Plan. The Guiding Principles are as follows:

GUIDING PRINCIPLES

- **Promote the community as an attractive and safe place to live** – The community will continue to emphasize an attractive and safe environment that affords residents the opportunity to interact with their neighbors. Public and private gathering spaces located throughout the community will accommodate formal and informal gathering which help support a strong sense of community. People will feel comfortable enjoying the beautiful city streets at any time of the day or night.
- **Create a vibrant and prosperous downtown** – Downtown Robbinsdale is a favorite place of many people who live in the community. The community prides itself on those qualities that make it an identifiable place to shop and do business. Continued public and private efforts should be made to secure it as the focal point of the community. Streetscape improvements should be continued to further define downtown and its relationship with the community.
- **Protect natural resources to promote a healthy environment** – The residents of Robbinsdale are blessed with the unique resources offered by Crystal Lake, Twin Lake, and Ryan Lake. Their proximity within an urban setting subjects them to a number of external influences that potentially jeopardize their natural qualities. Robbinsdale must continue to recognize the importance of these features as they relate to community identity and ecological values, and find ways to ensure they remain significant features within the community without compromising their qualities.
- **Facilitate a strong business community** – To ensure a future downtown is successful, retaining and supporting existing businesses and attracting quality new businesses that compliment the existing businesses is key to its health. Stakeholders must join together with courage and conviction and be proactive to drive the design of redevelopment areas of the downtown. A cohesive business community must set standards for business owners and those frequenting the downtown.
- **Ensure a balanced mix of quality lifecycle housing** – Residents will have more opportunities to live in Robbinsdale as they pass through various life stages. Emphasis should be placed on continuing to provide and maintain quality affordable housing supply for young families and seniors that meet their needs and contributes positively to the community as a whole. Rehabilitation of viable homes and redevelopment of obsolete and deteriorated homes should continue to be a preferred approach to maintain neighborhood character.
- **Create an integrated park and trail system** – Parks and trails are an important part of Robbinsdale when emphasizing the natural features of the landscape and connecting waterways, neighborhoods, and people. The City should continue to improve the parks and trails to provide for the changing needs of the residents. Local and regional connections should continue to be made where possible to further expand recreational opportunities. Parks and trails have been a source of pride for residents and a continued City commitment will ensure they will remain as such well into the future.
- **Enhance the community's image** – Robbinsdale has a unique character that can be found in the downtown and surrounding residential neighborhoods. New building and rehabilitation projects must continue to recognize the character that exists in the built environment, natural landscape, the community's history, and its people to find a proper fit. Desirable features

should be expanded and used to attract high quality development. This standard should also apply to all redevelopment areas in the community.

- **Support public education** – Public education facilities in the City provide a comprehensive range of programs to meet the needs of all Robbinsdale citizens, children, as well as adults. Residents embrace the continued presence of public schools in the City and continue to work cooperatively to achieve that end.

Issues through the year 2020 and beyond.

Issues through the year 2020 which are based on the Guiding Principles and the Visioning Process are identified as follows:

Create a vibrant, safe, strong, and prosperous Downtown:

Through redevelopment, zoning, and other efforts, Downtown Robbinsdale will become even higher in density and a more compact mixed-use area. The concept of mixed use is not new to Robbinsdale and will continue to be used in the future. Providing flexibility for the Downtown will allow the City to promote housing opportunities, business development, retention, and expansion. The goal is to continue to create a livable, traditional, hometown main street that can serve as Robbinsdale's commercial core.

Guidelines for Downtown Robbinsdale were created to provide assistance to owners making changes to their buildings and to developers proposing new development projects. Any new development, exterior remodeling or renovation of existing buildings, or signs within the area requires architectural design review. The Downtown Robbinsdale Architectural Design Guidelines will be used to assist in the design review.

The City of Robbinsdale believes that in a traditional downtown, the highest concentration of pedestrian activity takes place on the main street. Vibrant main street retail requires a seamless or continuous frontage of shops, entrances and shop windows. These street front design features are critical to maintain pedestrian interest. The application of guidelines will allow West Broadway/Old Downtown ("Old Town") area of Robbinsdale to become a distinct place into the future.

The City continues to develop and improve multi-modal regional and sub-regional transportation links within the community between activity centers, employers, parks, and neighborhoods. The City is also improving its connections to large employers and educational opportunities in other parts of the region with transit and pedestrian/bicycle links.

Protect natural resources to promote a healthy environment:

Robbinsdale places primary emphasis on assuring the conscious management of the environment that will enhance and protect Robbinsdale's natural resources from development that may generate adverse effects.

To achieve this, the City of Robbinsdale intends to cooperate with the respective water management organizations. Hennepin County and the State and Federal government units address all aspects of environmental protection including the protection of lakes, wetlands, flood

plains, and the maintenance of water related scenic and aesthetic qualities.

Vital aspects of environmental quality are to manage stormwater runoff, control erosion and sedimentation, treat stormwater, protect ground waters, minimize vegetation losses, encourage energy efficiency, and promote sound waste management practices.

Maintain a balanced mix of quality lifecycle housing:

Housing is the single most important component of the quality of life experienced by Robbinsdale residents. To a City, its housing is not only the largest user of land, but also the largest user of City services and the most significant base for local taxes. Housing, for the most part, is the determining factor by which a City is initially judged and thereby reflects the characteristics of the City's resident population.

Robbinsdale's existing housing stock is predominantly single family homes in which 97% are affordable ownership units. The City of Robbinsdale has been facilitating the preservation of this precious resource by implementing a variety of programs including scattered site redevelopment, housing rehabilitation programs, housing maintenance code, and nuisance code enforcement efforts. The City of Robbinsdale will continue efforts to preserve and maintain its current housing stock and neighborhoods with the same strategy it has used over the last 25 years using public investment to spur massive private investment. The City will continue to use education to encourage the private sector to participate in its efforts toward neighborhood preservation. Robbinsdale's diverse housing stock provides residents with the option of staying in Robbinsdale after they have outgrown the traditional single family home. As a family matures, its members have different housing needs. The children of Robbinsdale residents should have affordable rental or ownership opportunities available to them when they are ready to leave home. Older residents should be able to find low maintenance and/or specially designed housing when the single family home becomes too much for them. Such "life cycle" housing considerations promote stability within the community. Robbinsdale hopes to expand its housing options in the future by providing larger single family homes, market rate townhomes, market rate rowhouses, and market rate apartments and condominiums. These needs have been identified in the housing section of this Comprehensive Plan.

Enhance and integrate the park and trail system:

Robbinsdale will see little, if any, additional parkland added to its inventory. A strategy for a Community Center must be considered. Consequently, walkway/bikeway trail connections will become very important. The City must take advantage of opportunities to make these connections, as it will become very difficult as time goes on. Trail connections must also be considered on all County Roads as they are redeveloped and improved.

Existing parks and facilities must periodically be evaluated to improve their function. Capital outlay to make improvements must be addressed. Parks were identified as some of the most important and favorite places in the Visioning process.

Enhance the community's image through land use and design:

Future residential and commercial development density will increase in areas of the City such as Terrace Mall and Downtown. The change in density and design is part of a larger plan to create mixed-use districts, which will allow compact development in a certain area. Mixed use is a concept of "New Urbanism" that promotes commercial and residential mixed development designed in a pre-suburban form. This form is one that is intense, compact, and friendly to alternative modes of transportation such as walking, bicycling, and transit (light-rail or bus).

Underutilized lands that may be available to the City for development have been identified as sites for single and multiple family housing developments. In mixed-use areas such as the Downtown and Terrace Mall, higher-density residential units will be considered. Residential property that is being redeveloped through the City's Scattered Site development program is mainly low density single-family units and will continue to be developed as low density single-family. The City is trying to lower its overall density in single family areas by combining properties when possible to create lots so that home designs that meet today's needs can be constructed.

COMPREHENSIVE PLAN OPEN HOUSES

In early 2007, the Planning Commission hosted a series of open houses to solicit public comment as an introduction to the comprehensive plan update process. While the turn-out was not impressive, the character of the comments provided a cross-section of the resident's sensibilities, which have not changed dramatically since the visioning process occurred in 1999-2000.

APRIL 24, 2007

Attended by the Planning Commission, Council Member Selman, City Planner Pearson, Sun Post Reporter Cara Lee, and three residents.

The following comments were provided by the attendees:

- Find ways to attract young people.
- No "big-box" retail.
- Instead of "big-box", encourage some type of anchor like Trader Joe's or Wuollet's.
- The "bar" should be set higher, Robbinsdale does not give itself enough credit, and we too often "settle" for the first thing that comes along.
- Parker Village was too "cookie-cutter", and not right for Robbinsdale. The West Broadway (Accent) townhomes are much more appropriate.
- One of Robbinsdale's strengths is the small-town community. Whiz-bang brings people in and everybody is friendly and knows each other.
- We need to improve water quality at our lakes, especially Crystal Lake. People used to swim in the lake, but no longer do.
- Hidden Shores should be the subject of a Sun Post article for shoreland restoration. They are in a multi-year project with native aquatic plantings among other things.
- We should take a macro view for more appealing development, instead of the micro view.
- We should try to get incrementally better development – such as Applebee's.
- We should think positively, and outside of the box.
- We need a restaurant that serves breakfast, and be open from 6 am to 2 pm.
- Disappointed in Robin Center, and the empty buildings in the downtown.
- People have to support businesses, especially in the downtown.

- What is going on in Terrace Mall is great. We need more, especially restaurants (in Terrace Mall) and a Bruegger's.
- Mark II building is badly deteriorated and getting worse.
- Desired uses would include an Applebee's, and businesses that cater to younger people like "Chuck E. Cheese."
- "Noodles" and "Edible Arrangements" are other desirable food related businesses.
- "Starbucks" would also be good.
- We need to protect our assets. Transportation to and through Robbinsdale and the downtown must be good for business.
- Robbinsdale's strength is its lakes. Businesses should be encouraged that put people on the water, such as a water-front restaurant of high-quality such as Thistles.
- Park and Rec. should have canoe and paddle-boat rental, and other activities like bike rentals, horseshoes and yard-golf.
- Some of these activities could be run by volunteers.
- There should be more water-based activities for the residents than just fishing.
- There is too much rental housing – there should be a balance of rental vs. ownership.
- There should be an increased police presence, not just speeding enforcement.
- Drug trafficking has been observed in Sanborn Park, we can't lose the park to gang violence.
- Neighborhood safety could be enhanced by eliminating "through-streets."
- The City would benefit from a nice grocery or "boutique food" store, such as Kowalski's.
- Development patterns can deter crime.
- We should figure out what attracts younger and newer families.
- County Road 81 is going to improve access to the City and bring more traffic through.
- Parks and the lakes should be linked.
- The Legion site has great redevelopment potential with views of the lake and park.
- There were exciting components of the Landform concept for the Terrace Mall area such as the pedestrian bridge across County Road 81.
- We should build off of the hospital, considering the needs and limitations of seniors (with less mobility).
- County Road 81 with its vehicular focus and West Broadway with a more pedestrian orientation is only a block apart.
- We need more anchors like Wuollet's, Hackenmuller's and the Hardware store.
- When opportunities present themselves, we need follow-through.
- We should be prepared to take risks, such as have a bond issue, or whatever it takes to get development like Excelsior & Grand.
- We need someone to "sell it."
- We do not want a drive-through community.
- We should have more boutique businesses, if Maple Grove has them, why can't we? Half-price Books used to be on West Broadway, other ideas such as yarn shop and coffee mixed with other uses.
- We should have a hobby-shop/tool place were people can do wood-working projects and other hobbies.
- Re-enforce a small-town feeling.
- We need a "mix" of commercial – some name brands drive businesses and offer upper-end products.
- More community events such as art fairs. White Bear Lake has its "Thursdays."
- Find out where kids of ages 18-24 go for fun. They should be engaged in this visioning process.

- People need “community” and are even desperate for it.
- We need to regenerate from Seniors to young families – ask young people what would keep them here.
- There should be more cultural events, art fairs, dinner theater, especially centered on the lakes.

The group discussed ideas for extending the outreach efforts, such as mailings, sending letters to the School District, and inserting flyers into the utility bills.

SECOND COMPREHENSIVE PLAN OPEN HOUSE

MAY 22, 2007

Planning Commission, Rick Pearson, City Planner, Shari Ross, Department Secretary, and 10 Robbinsdale residents that included a realtor/developer and a business owner were also present.

The following comments were provided by the attendees:

- Quality restaurant in town, something that sets us apart
- Smaller, quality, upscale anchor businesses, variety
- Increase businesses that have a “fresh” market
- Median age in Robbinsdale is 38 years
- Light rail coming would bring in more people and businesses
- Really like location of Robbinsdale to downtown Minneapolis; quick commute
- Would like to see more businesses in walking distance of neighborhoods
- Would like to see more walking paths
- Neighborhoods are nice
- Homes are affordable
- Design homes with character instead of square footage
- Design homes that blend in to communities
- Poor visibility of businesses from CR 81
- Increase walkability of area around CR 81
- Parking; need to have more for businesses
- Robin Center outdated-not good for city anymore
- Build smaller businesses along West Broadway
- Can see the stars at night in Robbinsdale
- Developers take a risk developing here because it is not a “proven” area
- Robbinsdale not a high growth area, quick to downtown, affordable housing
- Parks and recreation are fabulous
- Doesn’t think reconstruction of 81 will bring in more businesses
- Thinks that reconstruction of 81 will bring in more businesses/people
- Soil contamination a hindrance to developers
- Most willing to pay assessments for sidewalk installation if needed
- All of Robbinsdale residents should have access around the lakes, not just lake front homeowners
- Bike and walking paths around lakes
- More mixed use with retail below, residential above
- Concerned with promoting new businesses here
- Higher end grocery store(s)

- Coffee shop that stays open later into the evening
- Hold some public meetings off-site in public locations
- “Announce” new business openings (i.e. utility bill, etc.)
- Needs a place for young families to meet (Community Center)
- Offer monthly activities to bring residents to downtown/West Broadway
- City to be pro-active in redevelopment to attract more businesses

The group discussed ideas for increasing retail, developing business incentives, and what the city can do to bring in more businesses. Discussion also included explaining what the TIF districts are and what they are used for, tax abatement and grants. The group discussed concerns regarding the current condo and home sales market, goals of the city council (as discussed in 2007), and changes to the land use plan from the “Vision 20/20” plan.

Many of the ideas that were presented were very specific, especially in terms of desired businesses, restaurants and site improvements. But from a broader perspective, the participants were advocating many ideas that have already become a matter of policy. Diversifying the housing options, the importance of the park system in the quality of life, promoting more walking and biking facilities and opportunities resulting from Robbinsdale’s location and proximity to the Minneapolis Downtown area are all part of the current Comprehensive Plan Policies and Objectives.

Section 2: Forecasts: Population and Households

Since 1970, when Robbinsdale has traditionally been considered to be fully developed, the growth patterns of population and households have fluctuated. Between 1970 and 1980, the City lost 14% of its population, a significant decline. However, between 1980 and 2000, Robbinsdale's population showed signs of stabilization with a decline of just 1.9%. The Metropolitan Council has provided projections in ten year increments to the year 2030 in the Systems Statement published in 2005 (See **Table 2-1 for Population, Household Changes and Projections**).

The growth of households followed a different pattern than population growth. Between 1970 and 2000 the number of households actually grew as a result of diminishing household size and an increase in high-density housing availability. **Table 2-1** reveals that Robbinsdale's household count grew 7.8% during the 1970s and 11% in the 1980s. Specific local policies and programs during this period contributed to facilitate these additional housing units, despite having little land for expansion. Significant high-density projects include Broadway Court, Robbins Landing Senior Housing Project, Lee Square Senior Cooperative, Lilac Parkway Senior Project, Copperfield Hill Senior Project, Cunningham Handicap Project and several single family developments. Today, the City continues its efforts to provide quality housing for all its citizens.

The Metropolitan Council's forecasts assume household size will level off and will remain fairly constant (at around 2.3 persons per household) through 2020. After 2020, household numbers stabilize at a status quo of 7,000 and population decreases by 100. The household size would then be 2.37 persons per household.

Household size has decreased since 1970 as shown in **Table 2-1** below, but the rate of this decrease has slowed in the past 10 years. The trend may have reached its lowest point in the year 2006, with average household size of 2.23 people. The Metropolitan Council predicts that household size will start to increase slightly for the following reasons: late baby boomers, the boomerang concept (in which young adults continue to stay or return to live with parents because of cost of living), increased number of extended families living together and senior turnover. Robbinsdale has a large supply of affordable, modest housing attractive to young couples starting families. With higher energy prices and the downturn in the economy, perhaps fewer young families will be migrating to "move-up housing" in the outer suburbs. There is also an increase of single-parent with children households.

Table 2-1: Population, Household Changes and Projections

Year	1970	1980	1990	2000	2010	2020	2030
Population	16,845	14,422	14,396	14,123	14,100	14,600	15,000
% Change	+2.8	-8.9	- 6.0	-1.9	- 0.2	+ 3.5	+ 2.7
Households	5372	5798	6008	6097	6,200	6,500	6,700
% Change	+13.9	+4.7	+3.6	+1.48	+ 1.7	+ 4.8	+ 3.1
Household Size (Average)	3.1	2.4	2.34	2.26	2.27	2.25	2.24
Employment	N/A	N/A	6,813	7,109	7,100	7,600	8,100

Source: Metropolitan Council Systems Statement, U.S. Census Bureau, City of Robbinsdale

Robbinsdale is concerned about the ability to achieve the original projections contained in the System Statement.

As mentioned previously, the City has been considered fully developed for 30 years, and only very small fragments of land - typically vacated right-of-way has been made available for development. In this context of limited available land, the only hope of significantly increasing population is through redevelopment at higher densities. Robbinsdale has adopted land use strategies utilizing the concept of “mixed-use.” Theoretically, enough land has been guided for mixed-use, however, acquisition of property for redevelopment is expensive because:

- The value of existing buildings must be absorbed in the increase of value created by the redevelopment.
- The existing buildings and related site improvements must be either demolished, or retrofitted having been brought up to date, including cleaned of hazardous materials.
- Oftentimes the site requires clean-up because it may contain contaminated soils. Former locations of gasoline filling stations and dry-cleaning businesses are notorious for requiring site clean-up.
- Site assembly is usually necessary because many small parcels (often only 30 feet wide (±) with the building having to be acquired, cleared, cleaned and combined to create a viable redevelopment site.
- Existing owners or tenants may be required to be compensated for relocation.
- Eminent domain which has always been a method of last resort has been strictly limited by the Legislature.

Robbinsdale’s population decline in the past three decades is in contrast to general trends of increase in Hennepin County as a whole, and is likely because of the City’s position as a first-tier suburb, in contrast to the growth of the outer ring of suburbs and residential redevelopment in Minneapolis. After discussing these issues with the staff of Metropolitan Council, the above-mentioned projections were agreed upon.

Table 2-2 compares Robbinsdale population to that of State, County and Metropolitan areas.

Table 2-2: Population Trends 1980 – 2000

	1980	1990	% of Change	2000	% of change
Minnesota	4,077,148	4,375,009	+7.3%	4,919,479	+ 12.4%
Metropolitan Area	1,986,000	2,288,000	+15.2%	2,642,062	+ 15.5%
Hennepin County	941,411	1,032,431	+9.7%	1,116,206	+ 8.1%
Robbinsdale	14,422	14,396	-0.2%	14,123	- 1.9%

Source: U.S. Census Bureau

The Metropolitan Council allocates population to individual cities based upon past growth trends, land supply, and policies such as the 2030 Regional Development Framework. The council’s projection for Robbinsdale as a developed community assumes an approximately eight percent growth rate which seems quite optimistic since it is dependant upon redevelopment increasing density along transit corridors and encouraging infill development. The increase in population projected to the year 2010 might be possible based upon ongoing developments and if

properties redevelop to higher densities. It seems unlikely however, as the decline in the housing market has resulted in two approved high density projects fail to materialize. The projected population growth from 2010 to 2020 is much more uncertain and dependant on market forces redeveloping privately owned land. For its part, Robbinsdale has encouraged higher density residential uses with land use policies for mixed-use and higher density redevelopment since 2000, primarily in the West Broadway corridor and the Parker Village development on the former site of a Junior High School.

Age Distribution

Changes in age groups during the 1990’s show a pattern that is typical of many first-ring suburbs that were settled in the 1950’s through the 1970’s. The largest growth occurred in the middle-aged group, ages 45-54 who may anticipate becoming “empty-nesters.” This group reflects the aging of the baby-boomers who may have purchased their homes from the “first generation” of homeowners who may have moved into life-cycle housing. The group with ages over 85 increased by 35.6 percent during the decade, and they are looking for housing alternatives such as townhouses, condominiums, and apartments. The children of the baby-boomers create an echo-effect with their population increasing about 16% between the ages of 10-17. The numbers of young adults in age brackets ranging from 18-34 has declined, reducing the number of “first-time homebuyers.” The implication of this is a reduction in demand for entry-level housing, of which Robbinsdale has in large supply. The sharpest decline occurs with the 55-74 age groups. This 32% loss may indicate that suitable housing alternatives for this group are not available in Robbinsdale, and people in that age group are migrating elsewhere. The median age in the City is now at 37.6, an increase of 1.7 years since 1990. (See Table 2-3 for Age Distribution.)

Table 2-3: Age Distribution 1990-2000

Age Group	1990	% of total population	2000	% of total population	1990-2000 % of change
Under 5 years	1,053	7.3%	941	6.7	- 10.6%
5-9	857	6.0%	831	5.9%	- 3%
10-14	735	5.1%	847	6.0%	+ 15.2%
15 to 17	382	2.7%	449	3.2%	+ 17.5%
18 to 21	540	3.8%	512	3.6%	- 5.2%
22 to 24	528	3.7%	450	3.2%	- 14.8%
25 to 34	2,879	20.0%	2,386	16.9%	- 17.1%
35 to 44	2,106	14.6%	2,478	17.5%	+ 17.7%
45 to 54	1,097	7.6%	1,836	13.0%	+ 67.4%
55 to 64	1,272	8.8%	916	6.5%	- 28.0%
65 to 74	1,509	10.5%	969	6.9%	- 35.8%
75 to 84	1,104	7.7%	1,055	7.5%	- 4.4%
85 and older	334	2.3%	453	3.2%	+ 35.6%
Total Population	14,396	100.0%	14,123	100.0%	- 1.9%

Source: U.S. Census Bureau

Household Composition

In keeping with the trend towards smaller households, the number of one-person households increased during the 1990s. Non-family households also increased. The number of male-headed one-person and two-person households had a substantial increase since the 1980s. Interestingly, the number of male households with children but with no wife experienced the sharpest increase of almost 60%, although the numbers are comparatively small. Married couples occupied only 43.7% of all households in the City in 2000, and there was also an overall decrease in married couples with children, especially non-related children. (See Table 2-4 for Household Composition.)

Table 2-4: Household Composition

Household Type	1990	2000	Change	% Change
Family Households	3,904	3,524	- 380	- 9.7%
Married couples	3,157	2,663	- 494	- 15.6%
- With related children under age 18	1,293	1,186	- 107	- 8.3%
- No related children under age 18	1,864	1,477	- 387	- 20.8%
Other families	747	861	114	+ 15.3%
Male householder, no wife present	166	212	46	+ 27.7%
- With related children under age 18	71	113	42	+ 59.2%
- No related children under age 18	95	99	4	+ 4.2%
Female householder, no husband present	581	649	68	+ 11.7%
- With related children under age 18	316	409	93	+ 29.4%
- No related children under age 18	265	240	- 25	- 9.4%
Non-Family Households	2,104	2,573	469	+ 22.3%
1 – person	1,705	2,088	383	+ 22.4%
2 or more persons	399	485	86	+ 21.6%
Total Households	6,008	6,097	89	+ 1.5%

Sources: U.S. Census Bureau, Metropolitan Council

Racial and Ethnic Composition

The City became more racially diverse, starting in the 1980s, with the largest increases occurring among African Americans. The Asian and Native American population also increased significantly, although numbers are still small. This trend is due to the gradual shift in minority population from central cities to the suburbs. (See Tables 2-5 for Minority Population; Table 2-6 for Racial Composition.)

Table 2-5: 2000 Minority Population, Robbinsdale and Neighboring Cities

City	African American (%)	American Indian (%)	Asian and other (%)	Hispanic (%)	Total (%)
Brooklyn Center	14.1	0.9	8.8	2.8	26.6%
Brooklyn Park	14.3	0.6	9.2	2.9	27%
Crystal	4.2	0.6	3.4	2.5	10.7%
Robbinsdale	5.7	0.6	2.1	2.0	10.4%
Columbia Heights	3.6	1.6	3.5	3.1	11.8%
Fridley	3.4	0.8	2.9	2.6	9.7%

Source: U.S. Census Bureau, Metropolitan Council

Table 2-6: Racial Composition

	1990	% Total	2000	% Total	% Change
White	13,847	96.2	12,553	88.9	- 0.9%
African Am	249	1.7	811	5.7	+ 225.7%
Am Indian	83	0.6	84	0.6	+ 1%
Asian/other	172	1.2	293	2.1	+ 70.3%
Others	45	0.3	382	2.7	+ 748.8%

Source: U.S. Census Bureau, Metropolitan Council

	1990	% of Total	2000	% of Total	% Change
Hispanic origin	131	0.9	282	2.0	+ 115.3%
Non Hispanic	14,265	99.1	13,841	98.0	- 3%

Source: U.S. Census Bureau, Metropolitan Council

Household and Family Income Levels

The 2000 census revealed that the median household income for Robbinsdale (in 1999) was \$48,271; a 46% (rounded) increase over the 1990 figure of approximately \$33,107 which is shown in Table 2-7.

Table 2-7: Household and Family Income

	1980	1990	2000	% of Change
Median Household Income	\$20,167	\$33,107	\$48,271	45.8%

Source: U.S. Census

EMPLOYMENT

According to the 2000 Census, Robbinsdale has 7,569 employed persons in the labor force. Robbinsdale is primarily a “bedroom community” with most of its workforce employed elsewhere. The employment projections prepared for Robbinsdale assumed there were 6,988 jobs in the City with North Memorial Medical Center and the Independent School District #281 as its largest employers (See Table 2-8).

Table 2-8 Significant Robbinsdale Employers

Employer	Description of Products/services	No. of Employees
North Memorial Medical Center	General Medical and Surgical Hospital, Level 1 Trauma Center	3,500
Robbinsdale Schools – ISD #281	Elementary & Secondary Schools	245
Rainbow Foods	Grocery Stores	175
City of Robbinsdale	Local Gen. Govt. Support	74
Twin City Federal Bank	Depository Credit Intermediation	60
US Bank	Depository Credit Intermediation	42
Burmeister Electric Co.	Building Equipment Contractors	25
Citizens Independent Bank	Depository Credit Intermediation	17

Source: Minnesota Department of Employment & Economic Development

As with many mature communities with newer suburban neighbors, the local school district has its origins in Robbinsdale, but now encompasses large areas of surrounding communities.

EMPLOYMENT FORECASTS

Robbinsdale city staff has had discussions with principal employers and commercial land owners and as a result, would project up to 1,000 new jobs in the city with half of them being attributed to the health-care industry. The Metropolitan Council had originally projected employment growth for Robbinsdale of 2,612 new jobs for an increase of 37.4% for the period ending in 2030. Discussions between City and Metropolitan Council staff have resulted in the projections shown in table 2-9.

Table 2-9 Employment Projections

2000	2007	2010	2020	2030
6,988	6,887	7,100	7,600	8,100
Change	- 1.4 %	+ 3 %	+ 7 %	+ 6.6 %

Source: Metropolitan Council, Minnesota Department of Employment and Economic Development

Given the current economic conditions, the City would expect a very modest rate of growth within the period leading up to 2010. Post 2010, the optimistic view is that Robbinsdale’s position as a first tier suburb will contribute to an infusion of new urbanism housing opportunities with related commercial growth and modest expansion continuing at North Memorial Medical Center.

The modest employment projections or trends are based upon the following:

- No new commercial land is being created. Any new commercial development would be dependant on redevelopment at higher densities.
- Robbinsdale has very little industrial land and no industrial “parks.”
- Industrial land tends to have lower value than commercial or residential land and as such, there is no financial incentive to create industrial land through redevelopment.
- Retail growth is not currently expected, primarily because of regional commercial growth in the outer tier suburbs and general trends of diminishing retail because of the growth of the internet and the current state of the economy.
- The owner of the northern half of the Terrace Mall which includes a grocery anchor is concerned about their ability to retain tenants. Most of the buildings of the Mall are constructed on pilings which seem to limit expansion and the potential to increase density.
- North Memorial Medical Center (NMMC) is the largest employer in Robbinsdale by a significant margin. Their job growth projections are no more than 500 new positions.
- Since 2000, NMMC has added 157 permanent full-time jobs at the Terrace Mall redevelopment site (Wards).
- As many as 200 temporary construction and IT jobs were created with the project, but they are nearing the completion of their tasks.
- The hospital is transitioning to single-occupancy rooms. This has resulted in a loss of as many as 350 nursing positions. Ultimately, the patient capacity is expected to range between 340 to 440 beds.
- The second largest Robbinsdale employer is Independent School District 281. ISD 281 has 245 jobs in Robbinsdale. This number is not expected to increase because of declining enrollments.

- Redevelopment for higher density mixed use combining commercial and residential uses may not be possible without outside funding such as regional investment, or federal stimulus funding. The city has exhausted its financial capacity to subsidize additional higher density commercial/residential redevelopment.

North Memorial Medical Center

As the City's largest employer, North Memorial Medical Center (NMMC) would be expected to provide for half of the projected new jobs. A significant expansion occurred in 2005, when NMMC redeveloped the south half of the Terrace Mall area as an outpatient clinic. The site was originally developed as a Montgomery Wards retail and service center. Redevelopment has created 157 new full-time jobs, and a larger number of temporary technical support and construction jobs.

North Memorial Hospital will continue to be the community's largest employer. However, NMMC's long term growth may have reached its zenith for reasons abovementioned. The new hospital recently constructed in Maple Grove certainly absorbs some of NMMC's growth potential.

Other areas that are projected to become areas of growth for employment include the Downtown and the County Road 81 commercial areas which includes the Terrace Mall. Retail growth is expected to be relatively flat as more goods and services are available electronically on the internet and through mail-order businesses. However, as the economy rebounds, and higher density redevelopment occurs, it is hoped that there will be opportunities for some specialty, convenience retail and services.

The second largest employer is the Robbinsdale School District (ISD 281). However, the vast majority of the school district related jobs are outside of Robbinsdale. Declining enrollments have caused the closing of public schools with Robbinsdale, with Lakeview Elementary and the Robbinsdale Middle School remaining. Given all of the above, the projected 1,000 additional jobs may be unrealistic, even if the economy rebounds. (See Table 2-10 for Projected City Employment Changes.)

Table 2-10: Projected City Employment Change From 1990-2030

TAZ	2000 Jobs	Change in #'s (New Jobs)	Projected 2030 Jobs	Change in % (Growth Rate)
705	4,933	+ 500	5,433	+ 50 %
708	900	+ 400	1,300	+ 40 %
709	1,105	+ 40	1,145	+ 4 %
710	16	+ 5	21	+ 0.5 %
720	28	+ 20	48	+ 2 %
721	106	+ 25	131	+ 2.5 %
723	0	+ 5	5	+ 0.5 %
724	21	+ 5	26	+ 0.5 %
Total	7,109	+ 1000	8,100	100 %

Source: City of Robbinsdale, Metropolitan Council Traffic Analysis Zone's

No new commercial land is being created. The increase of jobs is dependant on increasing the density of commercial development and redevelopment with mixed use and higher density of development patterns. Other stimulus for commercial redevelopment would have to be increases in traffic which may result from regional mass transit improvements. The traffic on minor arterial highways has been comparatively stable, which is not likely to stimulate additional commercial investment. One employment trend that is difficult to quantify is that more residents will work from their homes via telecommuting.

TAZ 705 includes the Terrace Mall area and North Memorial Medical Center and would provide for half of the anticipated future jobs in Robbinsdale. A master plan for the North Memorial Medical Center Facility was adopted in the early 1990's. Since that time, acquisition and redevelopment of the Terrace Mall (former Ward's site) has been accomplished as well as development of a regional facility in Maple Grove. The only component of the master plan that may be constructed in the future would be a medical office building on the corner of Abbott and Oakdale Avenues, North. However, there is no current need for the building.

The Terrace Mall area has been partially redeveloped. As mentioned previously, the former Montgomery Wards site is now an outpatient medical clinic as part of the North Memorial facilities. The outpatient clinic is completed and occupied. The balance of the Terrace Mall area is a combination of retail, service and some office uses. The owner of the north half of the Terrace Mall area has determined that the retail market is not expanding in this area of the city. One indicator is the traffic counts for County Road 81 which is not expected to increase dramatically, nor is population in the area. Therefore, the property owner is not contemplating any expansion of the northern half of the mall area. In fact, the future land use in this area may be in question. Therefore, the mixed-use option is well suited for this location creating potential for other uses, primarily higher density residential.

The Terrace Theater has had all vestiges of its former movie theater use removed and has been prepared for redevelopment. The building owner had anticipated adaptively re-using the building shell for medical office space. Unfortunately, over two years of marketing for that use has yet to produce results.

Lastly, more people are expected to office out of their homes, which distributes perhaps five percent of the projected job growth evenly over the residential land use areas.

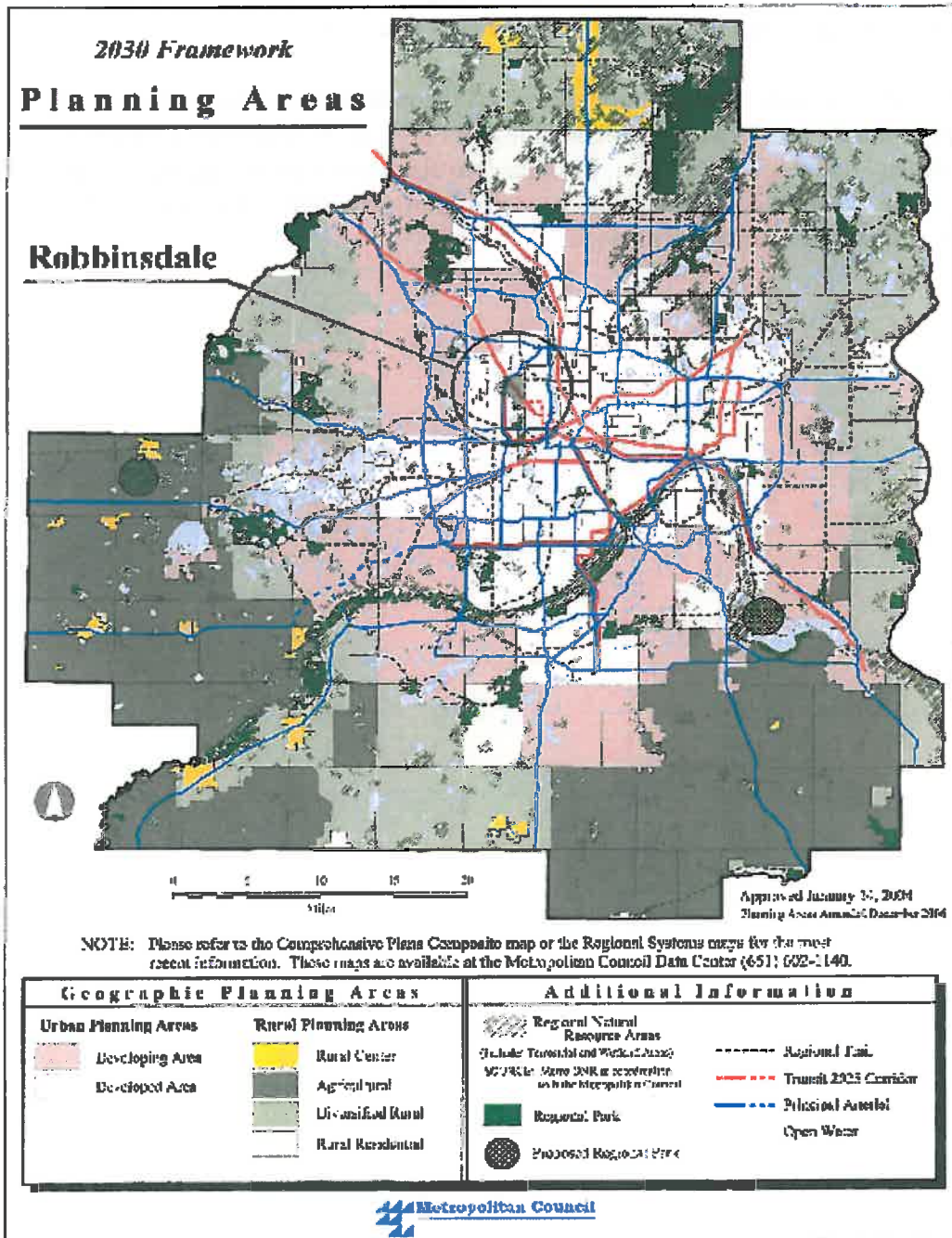
Section 3: Planning Area Designation

The City of Robbinsdale is designated as a “developed community” relative to geographic planning in the *2030 Regional Development Framework*.

The City of Robbinsdale experienced most of its growth between 1960 and 1970 when its population reached its peak of 16,845 and total households of 5,372. This growth was attributable to the post-World War II baby boom which precipitated a substantial volume of middle income housing and consumed nearly all of its land resources.

Regional growth forecasts may be accommodated given the established pattern of relatively small, urban single-family lots (average 50 feet wide and 6,000 sq. ft. area) and a generous supply of high density housing. In addition, Robbinsdale already has promoted mixed-use redevelopment in the West Broadway area and encourages mixed use in large areas in the County Road 81 and West Broadway corridors.

Figure 1-1 Shows Robbinsdale's location relative to the Metropolitan area.



Section 4: Policies and Objectives

Land Use

Future land use strategy in Robbinsdale should be directed towards protecting and enhancing existing neighborhoods, preserving park and open space, and redeveloping land containing blighted or obsolete buildings. It will continue to promote mixed uses including higher density residential as the most appropriate means of accommodating regional population projections. It will also address issues like enhancement of tax base while balancing the land use demands of commercial areas with land use needs of single-family and multi-family residential areas. Chapter 2 provides specific details explaining strategies for implementing the land use policies and objectives.

Land use objectives are as follows:

- Assure the highest quality living environment attainable.
- Enhance and protect residential neighborhoods and natural areas.
- Increase tax base and employment through redevelopment.
- Facilitate development and redevelopment that protects the natural environment.
- Reduce and eliminate incompatible relationships among land uses through redevelopment.
- Plan land use patterns that support transit service and development.

GOAL: Assure the highest quality living environment attainable.

OBJECTIVE: Protect and enhance residential neighborhoods and natural areas/parks.

POLICIES:

1. The City should continue to protect and enhance the visual qualities of its residential neighborhoods.
 - A. The City should continue to implement rehabilitation and redevelopment programs/projects that retain the viability of neighborhoods.
 - B. The City should promote a joint effort of public improvements and neighborhood rehabilitation to improve neighborhood image.
 - C. The City should continue to provide strict enforcement of property maintenance, rental housing inspections and licensing; debris, nuisance abatement, and yard maintenance ordinances supplemented through public education and proactive, effective code enforcement.
2. The City should protect and enhance all scenic assets to the City including parks, open spaces, lakes, and other natural areas.
 - A. The City should ensure that development does not have a negative impact on key scenic views, and encourage designs that preserve, enhance or create scenic views.
 - B. The City should, where feasible, allow and identify public trails, scenic roadways and scenic overlooks along natural areas.
 - C. The City should continue to develop and maintain master plans for all parks.
 - D. The City should continue to link all areas of interest by sidewalks and trail systems.

OBJECTIVE: Reduce and eliminate incompatible relationships among land uses through development.

POLICIES:

1. The City should require, when opportunities arise, appropriate transitions between major land use areas.
2. The City should correct, when feasible, poor land use decisions to create a quality living environment.
3. The City should continue to examine and adjust land use to accommodate forecasted needs.
 - A. The City should continue to balance the regional and local needs and desires when evaluating proposed land use changes.
 - B. The City should continue to use land use planning to protect existing neighborhoods.

Development

Given the context of a fully developed community, development related policies and objectives focus on selective in-fill opportunities created by acquisition and demolition of outdated buildings, vacant properties, acquisition of excess right-of-way (primarily from MnDOT) or adaptive reuse of property. Otherwise, the preservation and enhancement of existing buildings, neighborhoods and commercial areas is the focus for Robbinsdale.

OBJECTIVE: Accommodate growth forecasts through reinvestment at appropriate densities of five units per acre (average) where appropriate.

POLICIES:

1. The City will consider allowing high density development in appropriate locations that:
 - Have access to regional transit services.
 - Are located along arterial highway corridors.
 - Incorporate design standards and techniques that protect existing neighborhoods.
 - Utilize existing infrastructure.
 - Provide recreational amenities capable of serving the needs of the new residents.
 - Do not impose additional development generated traffic on local streets.
2. The City will continue to review ordinances and development standards that promote mixed-use development, transit oriented development, planned unit development, and overlay districts.
3. The City will continue to re-use under-utilized land and promote in-fill development when it is feasible and at appropriate densities.
4. The City will continue to reduce inflow into the local and regional wastewater treatment system.

OBJECTIVE: Promote the maintenance of a high quality living environment, the preservation of stable residential neighborhoods and, where necessary, the upgrading of the existing housing stock and expansion of housing choices within the City.

POLICIES:

1. The city should continue to consider and pursue distressed properties for strategic site redevelopment.
2. The City should promote the consolidation of parcels of land to continue to provide a variety of housing types and designs to allow all people a housing choice.
3. The City should use available programs, funds, and planning approaches as appropriate in order to provide housing opportunities at costs individuals and families can afford without compromising essential needs. This approach is based on continued efforts by the City to obtain assistance from:
 - Minnesota Housing and Finance Agency
 - Community Development Block Grant
 - Other programs that provide housing opportunities
4. The City should continue to acquire excess right-of-way from the Minnesota Department of Transportation for housing development when available and capable of sustaining housing development.
5. The City should advocate equal opportunity in home ownership and renting.
6. The City should encourage re-investment in residential areas with updated housing that introduces amenities offered by new construction, otherwise having limited availability in Robbinsdale.
7. The City will continue to promote life-cycle housing that provides residents a variety of housing choices appropriate for all stages of their lives.

OBJECTIVE: Maintain and preserve the existing housing stock.

POLICIES:

1. The City should encourage continued private sector investments to improve housing.
 - A. The City should continue to strengthen its efforts to provide funding for housing maintenance and rehabilitation assistance.
 - B. The City should continue to facilitate home maintenance classes through community education.
 - C. The City should continue to provide technical information and referrals to assist with maintenance and code issues.
 - D. The City has created a “point-of-sale” inspection requirement, which has proven to be effective in other cities with aging housing despite its controversy.
2. The City should promote increased efforts for energy conservation techniques in the maintenance of its existing housing stock.

3. The City should continue active and systematic enforcement of the City's "Housing Maintenance Code" to reduce the rate of housing deterioration.
 - A. The City should consider adding all distressed properties to its mandatory inspection program.
 - B. The City should clarify and strengthen the existing housing maintenance code to meet changing conditions.

Redevelopment

OBJECTIVE: Guide the future land use of specific redevelopment sites to increase tax base and employment in the community.

POLICIES:

1. The City should maintain its economic strength by encouraging expansion of existing businesses.
 - A. The City should encourage economic diversity by encouraging compatible/complimentary business establishments with mixed uses.
 - B. The City should facilitate future commercial development and redevelopment, which will provide the City with employment and additional tax base.
 - C. The City should continue to work with North Memorial Medical Center to keep their future expansion plans up to date.
 - D. The City should continue to promote revitalization of its Downtown commercial area through the REDA or other programs that are available to continue the City's economic strategy.
2. The City should continue to encourage businesses to upgrade their properties and promote design that is orientated toward pedestrians and reinforces its traditional downtown character.
 - A. The City should continue efforts to integrate existing Downtown strip centers into the pedestrian scale downtown.
 - B. The City should continue to promote a compact and "pedestrian scale" Downtown.
 - C. The City should continue efforts to work with the Terrace Mall owners to continue the appropriate re-use/redevelopment of the area in the vicinity of the Terrace Theater and the Grocery anchor.
 - D. The City should where possible promote diversified mixed-use sites that can share parking and provide a more pedestrian-friendly atmosphere.
 - E. The City should continue to promote the use of shared parking as a means of potentially increasing density and diversity of uses.
3. The City should continue to build on the success of the Downtown to develop a pedestrian scale commercial environment.
 - A. The City should continue to promote and implement improvements such as landscaping, street furniture, brick sidewalk pavers, and buried power lines, and ensure that those improvements are sustainable to enhance the character, identity, and amenities of commercial areas.

- B. The City should continue to create flexible zoning regulations for the entire Downtown to allow compact mixed-use development that has an appropriate density.
- C. The City should examine its parking requirements to ensure that they are up-to-date, and not overly burdensome.
- D. The City should continue to work and cooperate with businesses in an effort to promote consistency and compatibility in building facade improvements and other specially designed pedestrian scale public improvements in commercial areas.
- E. The City should continue to update and enforce architectural design guidelines in the Downtown.
- F. The City should continue to update and enforce development regulations that ensure compatibility with existing site conditions and follow ordinances concerning architectural, landscaping requirements, image, and health/safety.

OBJECTIVE: Rehabilitate and/or redevelop blighted and deteriorated housing.

POLICIES:

1. The City should seek to rehabilitate substandard housing units through both private and public means.
 - A. The City should continue to grant the necessary development control approvals for housing expansion where it has been demonstrated that the expansion increases the livability of the property and improves the neighborhood.
 - B. The City should encourage the participation of local lending institutions in State and federally funded rehabilitation programs.
 - C. The City should continue to seek alternative sources of funding for its rehabilitation and redevelopment activities.
 - D. The City should continue programs to rehabilitate and/or redevelop blighted and deteriorated housing in order to preserve the character of single family neighborhoods.
2. The City should continue the selective redevelopment of targeted areas, commercial and residential, to eliminate incompatible or deteriorated structure/uses and stimulate new investment.
 - A. The City should identify key commercial redevelopment sites.
 - B. The City should ensure that redevelopment projects adhere to adopted planning and design standards.
 - C. The City should replace outdated or obsolescent single-family housing with attractive non-residential or mixed-use development in commercial areas.
 - D. The City should discourage overhead utility lines and, where feasible, encourage underground placement with redevelopment.
3. The City should continue its Scattered Site Redevelopment Project.
 - A. The Robbinsdale Economic Development Authority should continue to acquire and redevelop blighted housing units under its Scattered Site Redevelopment Program.

- B. The City should pursue properties that provide an opportunity for large single-family housing units when feasible.
 - C. The City should use its Scattered Site Program to obtain key properties to assist with the development of townhouse opportunities.
 - D. The City will promote redevelopment by considering the acquisition of blighted properties when they become available.
 - E. The City should continue single-family redevelopment with replacement housing that is compatible with the surrounding neighborhood, promotes a diversity of housing options including life-cycle housing and provide “move-up” houses for growing families which is an under-served “niche” in Robbinsdale’s housing supply.
4. The City should facilitate life cycle housing with the construction of apartments, townhouses, and single-family units for a range of incomes.
 5. The City should continue to work with property owners to rehabilitate apartment complexes throughout the City.
 6. The City should continue to coordinate public improvements (such as repairing streets, replacing curbs and gutters, and updating street lighting) with housing improvement programs.

Preservation of Land & Water

OBJECTIVE: Facilitate development and redevelopment that protect the environment.

POLICIES:

1. The City should promote expansion or development that respects the natural environment.
 - A. The City should protect and manage all environmentally sensitive areas through local land use controls (i.e. erosion control regulations, shoreland and storm water management regulations, watershed regulations)
 - B. The City should permit only compatible uses in undeveloped areas around Crystal Lake, Twin Lake, Ryan Lake, and Ryan Creek.
2. The City should promote development and redevelopment in accordance with existing environmental conditions of a site.
 - A. The City should maintain performance standards and design criteria to prevent improper site design or misuse of land resources.
 - B. The City should review and, if necessary, expand on zoning code regulations that control site development.
 - C. The City should continue to require certificate of surveys, first floor elevations, and drainage plans with all proposed development projects to properly evaluate the existing conditions.

3. The City will promote development and redevelopment designed to reclaim contaminated lands and restore natural resources where appropriate.
4. The City will implement best management practices to control and treat storm water as redevelopment opportunities occur.

PLAN IMPLEMENTATION

Official controls

The primary method of implementing the comprehensive plan is to update the official controls through the zoning ordinance. Accommodating the additional population and households will primarily be accomplished through increasing residential density with the implementation of “mixed use” land use. Mixed use is described in detail in the housing and land use sections, but it is important to note that the zoning ordinance already accommodates combinations of residential and non-residential uses. All “B” Commercial, Downtown and the Residential Business districts permit multiple family housing through a conditional use permit process that may be combined with other uses. This concept was originally introduced in the Robbinsdale Vision 2020 Comprehensive Plan and has largely been implemented.

Additional refinement of the zoning standards is ongoing. For example:

- Architectural standards recommended by the downtown architectural design guidelines have been addressed with an overlay district.
- Consolidation of three different zoning districts to create a cohesive or “seamless” zoning reflecting the traditional character desired for the downtown area on either side of West Broadway between 41st and 42nd Ave. N.
- Acknowledging the suburban character of the County Road 81 business districts while preserving the ability to redevelop for mixed use.
- Changes to State and Federal Law. Strict limitations of the use of Eminent Domain and leniency towards legal non-conforming uses are two examples of how the City has and will continue have to modify ordinance language to eliminate conflicts with overriding State Legislation and Federal law.

Capital investment in infrastructure to implement the plan

In developing cities, new infrastructure is constructed to accommodate the development. Robbinsdale has been fully developed for over thirty years, and is rebuilding infrastructure. For example, clay sewer lines are being replaced with newer materials and almost all on-site individual sanitary treatment systems have been replaced with city sanitary and stormwater management systems.

To illustrate Robbinsdale’s commitment to replacing and upgrading infrastructure, the city’s current Capital Improvement Plan is provided below.

Standards & Programs for Implementing the Plan

CAPITAL IMPROVEMENT PLAN 2008-2012

CIP OVERVIEW

Capital Improvement Plan (CIP)

The Capital Improvement Plan (CIP) is a planning tool that forecasts the City's capital needs over a five-year period based on City-adopted long-range plans, goals and policies. The CIP includes detailed descriptions of every Capital Project the City anticipates to initiate during the five-year period. The CIP is updated annually and published as a separate document. A summary of the CIP Projects and Funding Sources has been included within this Budget Document.

CIP Goals

The goals of the CIP are to:

- Provide a balanced program for capital improvements given anticipated funding revenues over a five-year planning period.
- Enable the community to take a long-range view of needed improvements to determine responsibilities for future development.
- Enhance opportunities for participation in federal and/ or state grant and aid programs.
- Enable the City Council to evaluate the needs of the entire City objectively.
- Anticipate needed capital improvements in advance, rather than being overlooked until critically needed.
- Provide a plan for capital improvements that can be used in preparing the Capital Budget for the coming fiscal year.

Project Details

The Capital Projects detail being reported in the CIP will be shown within the following sections:

- Government Buildings
- Park System
- Traffic & Transport
- Utilities
- Capital Equipment

Qualifying Criteria

Capital projects must meet one or more of the following criteria to be included in the CIP:

- Implement Council-adopted plans and policies, including the Comprehensive Plan.

- Address health and safety needs, reduce City liability, or improve access to City facilities by those with disabilities.

- Maintain existing assets or improve the efficiency of City operations.
- Improve revenue potential or enhance existing programs.
- Respond to a request from a neighborhood group, citizen, government entity, or City advisory group.
- Be funded from within current and/or projected revenue streams (including additional operating requirements).

Capital Needs

Rehabilitation & Preservation of Existing Capital Assets

As an asset ages, it requires preservation to protect or extend its useful life. If an asset is not preserved, it will deteriorate prematurely and its benefit to the community will be lost. In addition, reconstruction costs are frequently four to five times the cost of preservation and maintenance. As a result, the CIP reflects the broad direction of the City Council to preserve existing capital assets before they fall into such disrepair that expensive rehabilitation or replacement is required.

The City currently maintains a wide variety of capital assets. These assets are categorized as follows:

- Government Buildings
 - Buildings & Structures
 - Building Improvements
 - Other Improvements
- Park System
 - Paths & Trails
 - Playground Equipment
 - Wading Pool
 - Ball Fields
 - Park Lighting
 - Fishing Dock
- Traffic & Transport System
 - Residential Streets
 - Alleys
 - Bridges
 - Parking Lots
 - Sidewalks
 - Street Lights
 - Traffic Lights
- Utility System
 - Distribution and Collection Systems
 - Well and Lift Stations
 - Water Storage Systems
- Capital Equipment
 - Furniture & Office Equipment
 - Machinery & Equipment
 - Mobile Equipment

Project Priorities

The City of Robbinsdale as an established community is faced with the growing issue of replacing its aging infrastructure. Faced with the issue of finite financial resources, the City has undertaken a

methodology of prioritizing projects so as to achieve the best return for the resources used. The priority assessment criterion is reflective of the City Council goals and initiatives.

The following assessment criteria are being used to rank each project within the CIP:

Policy Criteria

- Financial Impact (cost of project and effect on future operational costs)
- Community Benefits (participation, ownership, quality of life impact)
- Environmental Benefits (future generations, impacts outside City)
- City Benefits (comprehensive plan, risk management, legislative requirements)

Asset Management – Operational Criteria

- Remaining life
- Service requests
- Condition
- Risk history
- Criticality
- Demand / utilization

Each project (except capital equipment) was ranked on a score of 1 to 5 for each part of the assessment criterion. The final score was used to provide the initial priority rankings of all requested projects. Circumstances outside of the assessment criteria were taken into account prior to finalizing the included projects within the CIP.

The major sources of funds available for capital projects are dedicated funds. Dedicated funds must be used for a particular purpose. For the most part, these funds are accounted for in the City’s special revenue, capital projects, internal service, and enterprise funds. The City may also receive direct funding for a project from other governments or through grants and donations.

Given the wide variety of specialized funding sources and the framework of adopted plans and policies, selection of projects for the CIP does not follow a one-size-fits-all priority setting process. The ranking of each project is reviewed within its functional area, with projects being selected based on a sense of the needs that have been identified through the priority assessment process within that area; the funding that is projected to be available (and the limitations on how it can be used); and any specific support or direction that has been provided by official advisory groups, neighborhoods, individual citizens, the City Council, outside agencies or other sources of input and guidance.

Policy Guidelines

The City’s Financial Management Goals and Policies provide the framework for financial planning and decision-making by the City Council, Capital Works Committee, and City staff. The Capital Improvements Policies as last revised by the City Council in 2003 are located in the appendix section of the CIP Document.

The CIP Development Process

A Capital Works Group has been established consisting of staff from the Administration, Engineering, Finance, Public Works, and Recreation & Parks departments. The Group’s objectives are the development and management of the CIP, and to maintain good communication to work through issues that arise regarding the City’s infrastructure.

The CIP Development Process currently consists of the following steps:

- Call for the submitting of projects to the City Engineer in May through July.
- Initial ranking of all projects by the Engineering Department by September.
- Submit project ranking to the Capital Works Group for discussion in September.
- Finance to develop funding scenarios in coordination with Engineering costs estimates in October.
- Submit draft CIP to Capital Works Group for discussion in October.
- Hold work session with City Council to present and discuss proposed CIP in October / November.
- Adjust and finalize CIP for adoption by City Council in December.

Following the adoption of the CIP by the City Council, the projects in the first year are funded provided they have been adopted as part of the City Operating Budget Document. Projects in the CIP's second year become the basis of the subsequent year's capital budget.

City of Robbinsdale, Minnesota
Capital Improvement Plan 2007-2011
SUMMARY OF PROJECTS BY SECTION

Section	Project#	2008	2009	2010	2011	2012	Total
Government Buildings							
City Hall - Replace Broken Subsidied Concrete Walk	101	2,500	2,500				5,000
Police / Fire - Replace Climate Control Elements	103	15,000					15,000
PW Garage - Roof Replacement	112	53,000					53,000
Library - Structural repair to entry area	115	20,000					20,000
PW Garage Construction of Bulk Storage Bins	118	33,000					33,000
PW Garage - Yard Enhancements	119		20,000	20,000			40,000
PW Garage - Building and Yard Security	122			38,000			38,000
City Hall - Roof Overflows	124					10,000	10,000
City Hall - Backup Generator	127	57,500					57,500
Police & Fire - Replace Roof	129	60,000					60,000
Police & Fire - Replace Backup Generator	131	112,000					112,000
City Hall - Rooftop Climate Control	133	10,000	80,000				90,000
City Hall - Replace Windows	134				160,000		160,000
City Hall - Auto Entry Doors	135	35,000					35,000
Police & Fire - Replace Carpet 2nd Floor	136			30,000			30,000
City Hall - Replace Carpet	137			40,000			40,000
City Hall - Rain garden	138	2,500					2,500
PW Garage - Repaint Exterior	139	8,000					8,000
City Hall - Roof Replacement	140		60,000				60,000
PW Garage - Pole Barn - Storage room	141	2,000					2,000
PW Garage - Pole Barn Lean To	142	2,000					2,000
Government Buildings Total		432,500	200,500	70,000	160,000	10,000	873,000

Park System

Lakeview Terrace Park - Ball field Lights	205		130,000			130,000
Lee Park Improvements	207				214,000	214,000
Graeser Park Improvements	211	20,000		180,000		200,000
LVT - Pump House Roof	212	5,000				5,000
Sanborn Park Trail Reconstruction	213	18,150	199,650			
217,800						
Sochacki Park Improvements	219	50,000				50,000
5215 44th Ave N - Pocket Park	223		5,000			5,000
Resurface Parking Lots at Lakeview Terrace	227		50,000			50,000
Resurface Tennis Courts	228		22,500		40,000	62,500
Manor Park Wading Pool/Splash Park	229		330,000			330,000
Kelly Park Improvements	230		10,000		100,000	110,000
Triangle Park Wading Pool/Splash Park	231				330,000	330,000
Parkview Park Playground Equipment	232				54,500	54,500
Sochacki Park Road Improvement	243		40,000			40,000
LVT - Trail Reconstruction	244		12,200		134,200	146,400
Sochacki Park - Trail Rehabilitation	245		11,650		128,350	140,000
LVT - Demolish Warming House and Provide Pavilion	246		20,000		120,000	140,000
Fitness Center Equipment Replacement	248	12,000	12,000	12,000	12,000	60,000
Park System Total		514,500	160,150	663,850	371,850	574,850 2,285,200

City of Robbinsdale, Minnesota
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SUMMARY OF PROJECTS BY SECTION

Section	Project#	2008	2009	2010	2011	2012	Total
Traffic & Transport							
Alley Reconstruction Program	301	15,000	15,000	15,000	15,000	15,000	75,000
Alley betw Scott & Toledo - Construct 43rd to 44th	303	64,000					64,000
Alley betw Toledo & Unity - Construct Toledo-43rd	304	91,000					91,000
Reconstruction - Oakdale/ Chowen/ Drew/ Ewing	313			150,000	2,428,180		2,578,180
France Avenue - Reconstruction Lowry to 36th Ave	315				202,600	54,000	256,600
Lowry Avenue - Reconstruct France to Abbott Ave	316			25,000		789,560	814,560
47th Avenue - Reconstruct CR81 to W Broadway	319	215,500					215,500
County Road 81 Cost Participation	322	20,000	100,000				120,000
Lakeland Ave - Reconstruct wBdwy to 47th Ave N.	324					33,500	33,500
Reconstruction - Abbott / Beard 40th - 43rd	325	1,971,190					1,971,190
West Broadway - Pavement Rehabilitation	326	100,000					100,000
York Ave Reconstruction - 40th to 43rd Ave N	328	695,000					695,000
Tree Removal - West Broadway 40th - 42nd	333	40,000	40,000	40,000	40,000	40,000	200,000
West Broadway (CR8) - Reconstruct 42nd to 47th	339				20,000		20,000
3614 Oakdale Avenue - Alley Construction	342				23,500		23,500
France - Reconstruct Lowry to Oakdale	344			61,000		671,830	732,830
Welcome Avenue - Reconstruct CR9 to City Limits	345		178,000				178,000
Vera Cruz Avenue - Reconstruction 42nd to 46th	346		838,800				838,800
Xenia Avenue - Cul-de-sac to City Limits	347		57,200				57,200
Zane Avenue - Reconstruction 42nd to City Limits	348		96,000				96,000
Adair Avenue - Reconstruction 42nd to City Limits	349		35,000				35,000
Scott Avenue - Reconstruction 44 1/2 to 46th + 45th	350					89,230	89,230
47th Avenue - Reconstruction CR81 to Orchard	351	160,500					160,500
County Road 9 - Reconstruction CR81 to Parkway	352			387,800	4,312,200		4,700,000
36th Avenue - Mill & Overlay Regent to France	353		172,700				172,700
36th Avenue - Video Detectors for Signals at Noble	354		20,000				20,000
Safe Routes to Schools	355		10,000	10,000			20,000
EVP Detector - W Broadway and France	356		8,000				8,000
EVP Detector - Hubbard and CR9	357		8,000				8,000
Zenith / 41st / 42nd - Reconstruction 40th to 43rd	358		1,518,000				1,518,000
37th Avenue - Indiana to Hubbard	359			40,000	360,000		400,000
Van Demark Road - Reconstruction France to end	360				35,000	235,000	270,000
Regent Avenue - Sidewalk between 36th and 39th	361	55,000					55,000
39 1/2 Avenue - Gates at Railroad Crossing	364				27,250		27,250
43rd Avenue - Reconstruct York to Chowen	365		605,000				605,000
Small Works Program	397	20,000	20,000	20,000	20,000	20,000	100,000
Road Resheeting Program	398	150,000	200,000	150,000	120,000	200,000	820,000
Sidewalk Replacement Program	399	10,000	12,000	12,000	12,000	12,000	58,000
Traffic & Transport Total		3,625,190	3,925,700	900,800	4,827,550	4,948,300	18,227,540

City of Robbinsdale, Minnesota
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Section	Project#	2008	2009	2010	2011	2012	Total
Utilities							
Valve Replacement Program	504	15,000	15,000	15,000	15,000	17,500	77,500
Water - Well No. 3 Replacement	507		508,750				508,750
Reconstruct Tower No. 1	510				40,000	1,000,000	1,040,000
Water - Repair Broken Valve Plant No. 2	517	40,000					40,000
37th Avenue Loop Connection	518	5,000	25,000				30,000
City Wide Water Meter Battery Replacement	519	200,000					200,000
Well No. 1 - Upgrade	524		25,000				25,000
Well No. 2 - Upgrade	525	25,000					25,000
Plant # 2 Backup Generator	526	20,000					20,000
Plant # 3 Backup Generator	527	50,000					50,000
Water Plant Equipment	599	26,500	26,500	26,500	26,500	10,000	116,000
Lift No. 3 (Toledo) - Rehab	603	100,000					100,000
Lift No. 5 (Sleepy Hollow) - Rehab	604					100,000	100,000
Lift No. 6 (Wards) - Rehab	606				25,000	250,000	275,000
Sanitary Sewer Manhole Rehabilitation	607	15,000	15,000	15,000	15,000	15,000	75,000
Installation of Grit Chambers / GPT's	700	10,000	10,000	10,000	10,000	10,000	50,000
Crystal Lake Water Quality Treatments - Phase I	701	50,000	300,000				350,000
Catch Basin Replacement Program	702	10,000	10,000	10,000	10,000	10,000	50,000
France Avenue Catchment - Rehab of Trunk Drain	705	170,000					170,000
Lift No. 11 (Crystal Lake) - Improvements	709			80,000			80,000
Utilities Total		736,500	935,250	156,500	141,500	1,412,500	3,382,250

Capital Equipment

Video System Replacement - Council Chambers	7001	105,000					105,000
Server Replacements	7102	12,000	24,000	24,000	12,000	24,000	96,000
Network Equipment	7103	15,000	20,000	20,000	20,000	22,000	97,000
Enterprise Systems Software Licenses	7113	6,000	6,000				12,000
IT - Tape Library Back-up	7114	18,000					18,000
Council Chamber Wireless Setup	7115	2,500					2,500
PS - Computer/Switch Room Reconfiguration	7116	10,000					10,000
Auto CAD 3D Upgrade - Engineering projects	7117	13,260					13,260
Squad Car Purchases	8000	60,000	62,000	64,000	66,000	68,000	320,000
Snow blower	8008		80,000				80,000
Fire Vehicle	8009	28,000					28,000
Fire Truck	8010		550,000				550,000
Sidewalk Machine - snow removal	8016	100,000					100,000
Dump Truck	8017	105,000					105,000
Riding Lawn Tractor	8022		40,000				40,000
Water Truck	8023	105,000					105,000
Public Works Pickup Trucks	8024	52,000					52,000

Engineering Van	8025		27,000		27,000
Dump Truck	8026	105,000			105,000
Public Works Pickup Trucks	8027			58,000	58,000
Tractor / Mower for Parks	8029		30,000		30,000
Parks Mower	8030		50,000		50,000
Dump Truck	8031		140,000		140,000
Engineering Truck	8032	30,000			30,000

City of Robbinsdale, Minnesota
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Section	Project#	2008	2009	2010	2011	2012	Total
Small Dump Truck	8034		60,000				60,000
Dump Truck	8040				120,000		120,000
Backhoe	8041				150,000		150,000
Trailer Mounted Generator	8042	20,000					20,000
Survey Vehicle Shelving	8043			2,000			2,000
Survey Equipment - Trimble Robotic Instrument	8044	35,000					35,000
Paint Machine	8045	4,900					4,900
Trailer for Walk Behind Mowers	8046	2,000					2,000
Service Body for Pick Up Truck	8047	7,300					7,300
Parks Mower Trailer	8048	12,000					12,000
Equipment Trailer for Emergency Pumps	8049					2,400	2,400
Equipment Trailer - Paint Machine and Equipment	8050					2,400	2,400
Road Grader	8051					150,000	150,000
Capital Equipment Total		847,960	842,000	357,000	368,000	326,800	2,741,760
Grand Total	6,156,650	6,063,600	2,148,150	5,868,900	7,272,450	27,509,750	