

City of Falcon Heights
Regular Meeting of the City Council
City Hall
2077 W. Larpenteur Avenue

July 1, 1998
A G E N D A

- A. CALL TO ORDER: 7 p.m.
- B. ROLL CALL: GEHRZ ___ GIBSON TALBOT ___ HUSTAD ___
JACOBS ___ KUETTEL ___ HOYT ___ ASLESON ___
ATTORNEY ___ ENGINEER ___
- C. COMMUNITY FORUM
- D. MINUTES: June 24, 1998
- E. PUBLIC HEARING: None
- F. CONSENT AGENDA:
 - 1. Cancel July 8, 1998 council meeting
 - 2. Reappointment of Clem Kurhajetz and Al Hernandez to the Fire Department
- G. POLICY AGENDA:
 - 1. Report on the University of Minnesota Master Plan and Land Use planning principles related to the proposed University of Minnesota women's soccer stadium
 - 2. Consideration of Resolution 98-17 requesting that the University of Minnesota Board of Regents remove the Cleveland Avenue site as a site for a women's soccer stadium and that the Board of Regents follow the Master Plan document in making land use decisions.
- H. INFORMATION AND ANNOUNCEMENTS:
- I. ADJOURN

**CITY OF FALCON HEIGHTS
REGULAR CITY COUNCIL MEETING
MINUTES OF JUNE 24, 1998**

Mayor Gehrz convened the meeting at 7:00 p.m.

PRESENT

Gehrz, Gibson Talbot, Hustad, Jacobs, and Kuettel. Also present was Asleson and Maurer.

COMMUNITY FORUM

There was no one wishing to take advantage of the community forum.

MINUTES OF JUNE 10, 1998

Minutes were approved by unanimous consent.

CONSENT AGENDA APPROVED

Councilmember Gibson Talbot moved to approve the following consent agenda. The motion passed unanimously.

1. Disbursements
2. Licenses
3. Approval of step increase for the Parks/Public Works Superintendent
4. Acknowledgement of City Administrator's appointment as President of Association of Metropolitan Municipalities
5. Adopt change in regular council meeting date from July 22, 1998 to July 29, 1998
6. Appointment of City Administrator to the University of Minnesota Master Planning Advisory Committee
7. Approval of variance in the required five foot rear yard setback for the construction of a garage at 1457 W. Hoyt Avenue, Chapter 9-2.04 subd. 1 (c)
8. Adoption of Ordinance 98-04, amending Chapter 9-2.04 subd. 1 (c) of the zoning code related to rear and interior side yard setbacks

PUBLIC HEARING

**PUBLIC HEARING ON PROPOSED ASSESSMENTS FOR THE 1998 HOYT AVENUE
PROJECT**

Engineer Mayrer gave a report on the Hoyt Avenue project, which includes street reconstruction and streetlight replacement from Cleveland Avenue to Fulham Street. Mayor Gehrz opened the public hearing at 7:06 p.m. As there was no one present to speak on the issue, Mayor Gehrz closed the public hearing at 7:07 p.m.

POLICY AGENDA

CONSIDERATION OF RESOLUTION 98-15, ADOPTING THE 1998 HOYT AVENUE PROJECT ASSESSMENT ROLL

Engineer Maurer explained that passage of the proposed resolution was the final action necessary to complete the special assessment process for this project.

Mayor Gehrz noted that the University of Minnesota was not proposed to be assessed for street reconstruction since the city's policy is to assess corner lot properties for only one reconstruction. Gehrz proposed that the assessment policy be changed to require assessment for all sides of a corner lot property when the property is owned by a tax-exempt entity. The rationale for this is that tax exempt properties should pay the full cost of public improvements rather than being subsidized by taxpaying properties. Engineer Maurer explained that the University could be assessed for the road work through a separate process.

Councilmember Jacobs asked for clarification as to the due date for pre-paying special assessments. Administrative Assistant Asleson answered that property owners have 30 days, or until the end of the business day on July 24, 1998, to pre-pay their assessment without interest.

Councilmember Jacobs then inquired as to why the city allows 30 days for pre-payment. Engineer Maurer replied that the city could allow a longer pre-payment period if it wished but that standard practice through past assessments has been 30 days. The council discussed the merits of allowing a longer pre-payment period for future assessments, but decided to keep the pre-payment period at 30 days for this assessment project.

Councilmember Jacobs moved approval of Resolution 98-15, adopting the 1998 Hoyt Avenue assessment roll. The motion passed unanimously.

REPORT ON THE 1997 AUDIT (COMPREHENSIVE ANNUAL FINANCIAL REPORT)

Ms. Jennifer Thiennes from the auditing firm of Kern, DeWenter, Viere, Ltd., presented the council with the 1997 annual financial report and related audit.

ADJOURNMENT

The meeting adjourned at 8:17 p.m.

Sam L. Jacobs, Acting Mayor

Carla Asleson
Recording Secretary

CONSENT 1
Date: 7/1/98

ITEM: Cancellation of July 8, 1998 meeting

SUBMITTED BY: Susan Hoyt, City Administrator

EXPLANATION/DESCRIPTION:

The regular July 8, 1998 city council meeting can be cancelled due to the special city council meeting being held tonight.

ACTION REQUESTED: Cancel July 8, 1998 city council meeting.

CONSENT
Date: 7/1/98

ITEM: Re-appointment of Clem Kurhajetz and Al Hernandez to the Fire Department

SUBMITTED BY: Nick Baumann, Fire Chief

REVIEWED BY: Susan Hoyt, City Administrator

EXPLANATION/DESCRIPTION:

Clem Kurhajetz and Al Hernandez resigned from the Fire Department a few weeks ago. They wish to be re-instated as firefighters. Both live within 2 miles of the Falcon Heights fire station.

ACTION REQUESTED: Reappoint Clem Kurhajetz and Al Hernandez to the Fire Department.

ITEM: Report on the University of Minnesota Master Plan and Land Use planning principles related to the proposed University of Minnesota women's soccer stadium

SUBMITTED BY: John Shardlow, Consulting Planner, DSU

REVIEWED BY: Susan Hoyt, City Administrator
Roger Knutson, City Attorney (in process)

EXPLANATION/DESCRIPTION:

Summary and action requested. The city council will receive the planning consultant's report on the women's soccer stadium that is proposed for the southwest quadrant of Cleveland and Larpenteur Avenues. The report focuses on the project's compliance with the University of Minnesota Master Plan and with accepted national and local land use planning principles.

Background.

September, 1996	Board of Regent's Approval of the Master Plan
March 26, 1998	University staff stops by city hall and asks the city clerical staff about getting the city's sewer plans for the soccer stadium that will begin construction in the fall of 1998— triggers call from city staff to the U of M for more information; U officials return call and work with the Mayor to set up an informational meeting
April 13, 1998	City hosts meeting with University officials and neighborhood residents to learn about the proposal
April 21, 1998	City planning commission hears information from University officials and neighborhood residents
April 22, 1998	City council hears information from University officials and neighborhood representatives and establishes a task force to study the issue
May 6, 1998	1 st Task Force meeting raises questions about the plan for University officials to respond to

May 28, 1998

2nd Task Force meeting; University officials report that they are studying alternative sites for the stadium

June 22, 1998

3rd Task Force meeting; University officials provide information responding to the questions asked by the Task Force on May 6, 1998; University officials announce that they will recommend that the stadium be on the July 9, 1998 Regent's agenda

ATTACHMENTS:

- 1 Summary of information on the proposed site (provided by Task Force members)
- 2 Report from John Shardlow dated July 1, 1998, Consulting Planner, DSU
- 3 Master Plan exhibit showing future build-out of the St. Paul campus
- 4 Figure 43 showing proposed development of the St. Paul campus

ACTION REQUESTED:

- Summary of task force business from Chair John Hustad
- Report from John Shardlow, Consulting Planner, DSU
- Questions from councilmembers
- Comments from Associate Vice President Clint Hewitt, University Master Planning Office or another representative of University Master Planning
- Questions and comments from planning commissioners
- Questions and comments from a representative of:
 - 1666 Coffmann Condominium Association
 - Grove Neighborhood Association
 - St. Anthony Park Community Council
- Questions and comments from local and state officials
- Concluding discussion among councilmembers

PROPOSED SOCCER STADIUM COMPLEX AT CLEVELAND AND LARPENTEUR

I. FACTS ABOUT THE PROPOSAL

1. SITE:

- Originally proposed as a 7 acre portion of 11.5 acre site in southwest quadrant of the intersection of Cleveland and Larpenteur (west of Cleveland, south of Larpenteur)
- Plans contemplate possible expansion for parking to include remaining 4.5 acres, now occupied by greenhouses
- Western border of site abuts retirement condominium known as "1666 Coffman," containing 93 units with approximately 135 residents
- Southern border abuts "University Grove," a planned residential community for University employees, containing 103 architect-designed homes

2. PERMANENT BUILDINGS:

- Stadium in yellow and maroon cement:
 - 48' high (38' + 10' signage facade)
 - higher than adjacent 1666 Coffman condominium;
 - 156' long
 - 90' wide
 - 7,668 square ft
 - Original program statement called for seating for 2,500 fans; later statement said "facility will seat 1,000 with space for an additional 500 seats if necessary." It includes:
 - VIP area and catering kitchen for VIPs
(No other university in Big 10 great Lakes Region Division I donates building space to VIP lounge)
 - toilets, team meeting/training room, press area
 - No showers or lockers for athletes
 - Concession food and sales area
 - Storage
- Entry/ticket/maintenance building in "decorative cement colors"
 - approximately 35' x 25'
 - set in paved entrance plaza
- Paved equipment/maintenance area 60' from windows of 1666 Coffman condominium

3. LOCATION:

- Stadium:
 - 33' from 1666 Coffman condominium property line
 - 195' from 1666 Coffman condominium
 - 168' from Grove lot lines
- Entry/ticket/maintenance building:
 - 110' from windows of 1666 Coffman condominium
- Plaza for pre-game activities:
 - 35' from 1666 Coffman condominium to plaza on west side of ticket building
 - 140' from 1666 Coffman condominium to plaza on east side of ticket building

4. FENCES:

- 8' high perimeter chain link fence on property line, no setback
- 36' from windows of 1666 Coffman condominium
- 40' from lot lines of homes on Folwell Avenue
- 8' high chain link fence down the center of the complex
- Adjoining communities (University Grove and 1666 Coffman condominium) do not permit fences of any kind

5. NOISE:

- Public address system is part of the complex
- Estimated volume:
 - 85dB in stands
 - 60dB in adjacent homes

6. SEATING CAPACITY:

- 1,000 seats, to be expanded to 1,500
- This capacity is likely to be exceeded, as women's soccer is growing very rapidly
 - Attendance at University of Minnesota has been growing over 25% per year, on average, for the last three years — more than doubling in the last four years
 - Women's soccer has been growing at an average rate of 15.5% per year at NCAA institutions for the last 4 years for which data is available — 77% over the last four years
 - US Youth Soccer Minnesota registration grew 25% from 1995/96 to 1996/97
 - University women's soccer attendance has more than doubled over the last four years
 - Only 3 of the Big Ten Great Lakes Division I schools have seating capacity less than 1,500. Several others are much larger

7. PARKING AND TRAFFIC:

- Estimated parking spaces available for Friday and Sunday games exceed projected demand by only 4 spaces
- Parking for University activities already impacts the surrounding neighborhood, causing street congestion
- The proposed parking plan is claimed to be “sufficient” for the current second highest attendance of 550 per game. Highest attendance in 1997 was 1,450
- Stadium plans call for 1,500 spectators in the permanent stadium. The parking impact may be expected to grow rapidly, as women’s soccer is growing very rapidly
- Parking plans call for use of Gibbs Farm parking. Sunday afternoon is the peak usage for Gibbs Farm Museum
- The estimates of available parking spaces are based on, observations made on one Monday, not on a Friday or Sunday when the games are actually held
- Increases traffic and congestion in quiet residential area
- The traffic impact may be expected to grow rapidly, as women’s soccer is growing rapidly

8. LIGHTS:

- Desirable for night games and to increase rental possibilities
- Prohibited at this site by previous University commitments
- All but one of the Big Ten schools that have (or plan) stadia (vs. bleachers) also have lighted fields (or plans for lighted fields)
- Only 2 of the Big Ten have no plans for lights

9. UNIVERSITY REPRESENTATIONS REGARDING FUTURE USE OF STADIUM COMPLEX:

- No plans to install lights at Stadium
All but 2 of the other Big Ten soccer facilities have lights or plans for lights
- No plans to allow other varsity sports to use the Stadium
All but 1 of the other Big Ten schools are using, or will be using their soccer stadia and facilities for more than one activity
- No plans to rent stadium to non-University users

II. PROPOSAL'S CONFORMITY WITH LAND USE PLANNING LAWS AND REGULATIONS

10. VIOLATES THE REGENTS' OWN MASTER PLAN:

- Master Plan was adopted by the Regents in September, 1996 after two years of planning with neighborhood, City, and University architects and officials, hired urban planning consultants, and citizens
- Master Plan calls for all varsity sports facilities to be located on Mpls campus
- Master Plan states "the fields in the southwest quadrant of the intersection of Cleveland and Larpenteur should be preserved and their role as a recreational [vs. varsity] field acknowledged"
- Master Plan states "the residential nature of Cleveland Avenue should be recognized"

11. VIOLATES ZONING STANDARDS OF MINNESOTA CITIES:

- The stadium violates the Minneapolis zoning ordinances, which prohibit construction of stadia within 300' of residences
- The stadium violates St. Paul zoning ordinances, which prohibit buildings of its height in residential areas
- We were informed that no municipality in Minnesota would allow such a use on private land so close to homes
- The University is not subject to city zoning ordinances
- University rejected City of Falcon Heights request for an Environmental Assessment Worksheet



INCORPORATED

CONSULTING PLANNERS
LANDSCAPE ARCHITECTS
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MINNEAPOLIS, MN 55401
612-339-3300

DATE: July 1, 1998

TO: The Falcon Heights City Council

FROM: John W. Shardlow, AICP

RE: Summary Report Regarding the Community Planning Issues Associated With the University of Minnesota's Proposed Women's Soccer Stadium

INTRODUCTION

Our firm has been asked to review the University of Minnesota Women's Soccer Stadium proposed in the general vicinity of the southwest quadrant of the Larpenteur and Cleveland Avenue intersection. Unfortunately, our review has been complicated both by the surprise change in schedule and the incomplete and grossly inadequate information that has been submitted to the City for review.

Therefore, the following report summarizes our findings and opinions, based upon a rushed review of incomplete and inadequate information. It attempts to focus attention on only the most significant and relevant issues and concerns. There are a great number of other questions that would normally be carefully reviewed and addressed before final approval of such a proposal.

The report begins with a review of the regulatory context in which this proposal must be reviewed. It then summarizes the University's Master Plan for the Twin Cities Campus. This review will include the structure and contents of the Plan, the process that led to its adoption, and the City of Falcon Heights' role in that process. Particular attention is paid to documenting the inconsistency of the proposed soccer stadium with the adopted master plan, the failure of the University to follow its adopted Implementation process and the net effect that has on the integrity of the master plan, the City of Falcon Heights and its effected neighborhoods. The report then addresses the suitability of the subject property for the proposed soccer stadium, based upon accepted national community planning standards and adopted policies. The report then presents a discussion of the proposed stadium's inconsistency with the Falcon Heights Comprehensive Plan and zoning ordinance, as well as the zoning standards of several other Metropolitan Area communities. It concludes with a summary of findings and conclusions for your consideration.

SUMMARY OF APPLICABLE LAND USE AUTHORITY

The site proposed for the Women's Soccer stadium is located within the corporate limits of the City of Falcon Heights. It is included in the city's adopted Land Use Plan and the use of this property is addressed in several adopted goals and policies. However, because this land is owned by the University of Minnesota, the State Constitution grants exclusive land use (zoning) authority to the University. This places Falcon Heights in the unfortunate position of having a great stake in the outcome of this decision, with no direct legal authority to control its outcome.

The University is a governmental entity and it is bound by the same constitutional limitations that control all governments. Essentially this means that the University cannot act in an arbitrary manner with respect to land use decisions. Failure to follow an adopted master plan could be viewed as evidence of acting arbitrarily. One could argue that in light of the University's extraordinary powers and exemption from all other local land use regulation, that it is extremely important that they follow their own internal procedures in making decisions that affect adjacent lands.

THE UNIVERSITY OF MINNESOTA TWIN CITIES CAMPUS MASTER PLAN

The University Board of Regents approved master plans for not only the Twin Cities campus, but also the Duluth, Morris, & Crookston campuses. In adopting the master plan the Regents directed that it be used to direct all future development of the campus **"in accordance with the four planning principles and that the policies, procedures and strategies therein will be the basis for all future master planning decisions"**. With this resolution the University said in effect, we are committed to following this master plan. The document itself contains an abundance of policies, strategies and procedures to ensure that occurs.

Today there is a tremendous amount of emphasis being placed upon "community-based planning". This form of strategic planning strongly emphasizes public participation and intergovernmental cooperation. The theory of community-based planning is that neighboring communities and agencies have a shared stake in the decisions that shape their respective futures. Moreover, to really participate effectively, surrounding jurisdictions and other "stakeholders" have to be at the table. They have to help shape the plans and not merely react to them after they have been developed. The cornerstones of this approach to planning are openness, inclusivity, and accountability.

The University of Minnesota Twin Cities Master Plan, A Livable Campus, and the process that led to its adoption, reflect superior examples of community based, strategic planning. The plan was prepared under the direction of the U of M Master Planning Office and The Twin Campus Master Planning Advisory Committee (MPAC). The MPAC consisted of numerous individuals who represented interest groups within the University itself and surrounding communities. Falcon

Heights was represented initially by former Mayor, Tom Baldwin and subsequently (and currently) by Susan Hoyt.

In structuring the planning process as they did, the University acknowledged that it was not autonomous and that its land use decisions affect surrounding neighborhoods and communities. Evidence of its sensitivity to these factors occur numerous times throughout the document, including the procedures for updating and amending the Plan. The Plan expresses a great appreciation for the importance of historical landscapes and open space systems and challenges proponents of new uses to first understand all of the functions and values that they would be replacing. The Implementation process includes an administration procedure for reviewing and approving projects and the Plan states that proponents of projects and initiatives **must** follow this procedure.

The Master Plan "is underpinned" by eleven Guiding Principles which interpret and amplify the Board of Regents four planning principles and University 2000. In addition, the Master Plan contains a Vision for the St. Paul Campus, and Structure Plan Elements to provide a broad level of guidance for the campus generally. Finally, the Plan divides the campus into fifteen Precincts which address more detailed opportunities and issues. There are contents of every one of these levels of the Master Plan that are relevant to the review of the proposed Women's Soccer Stadium.

We have conducted a complete review of the University's Twin Cities Campus Master Plan. A detailed summary of that review is available upon request, however, we frankly believe that the key facts about that Master Plan can be summarized pretty simply.

SUMMARY

1. The University's Master Plan places great emphasis on openness, inclusivity and accountability. It stresses the importance of involving all stakeholders (including representatives from surrounding communities) throughout the planning process.
2. The plan expresses great sensitivity for existing natural landscapes and the relationship with surrounding neighborhoods and in fact, challenges the proponents of "initiatives" to analyze the value of the natural character that would be lost as a result of a project, as well as the effect they would have on the goals of the surrounding communities.
3. The plan states directly that the current use of the subject property (as soccer **fields**) shall be continued. There is no ambiguity about this fact. The document *graphically distinguishes* between sites for future recreational **structures** and open fields. There are future recreational structures shown on the Minneapolis campus and no new recreational structures are shown on the St. Paul campus.

4. In the resolution approving the master plan the Board of Regents made a strong commitment to following it in all future physical improvements. They stated that they intended to hold the leadership of each campus accountable and directed them to submit an annual report documenting their conformance. This statement of commitment to the plan is very broad covering all of the principles, policies, strategies and procedures included therein.
5. One of the important sets of procedures contained within the plan are included in its Implementation section. This section is very deliberate and prescribed and contains a seven step process. It calls for the proponent of any project to review the relevant precinct plan and other pertinent sections of the document. It also provides for ample time for review and input.

If a project requires an amendment to the master plan, the Administration section prescribes four additional steps, including: Step 8: The MPIC authorizes a Precinct Plan elaboration or amendment; Step 9: The Precinct Plan review; Step 10: The MPIC considers the revised Precinct Plan; Step 11: The President and Senior Officers review; Step 12: Confirmation by the Board of Regents.

6. There are also other aspects of the proposed stadium that are clearly inconsistent with the plan. For instance, it contains a policy calling for all new projects to be self sufficient with respect to parking. As previously mentioned, the plan shows all proposed recreational buildings on the Minneapolis campus. In addition to those aspects of the proposal that are clearly inconsistent, there are many more that call for interpretation, such as whether the proposed stadium would adversely affect the character of the surrounding area. There are obviously many people who feel that it will and if that sentiment were to prevail through the review process, the plan would call for the proposal to be stopped.

CONCLUSIONS

1. The proposed Women's Soccer Stadium to be located south and west of the Cleveland / Larpenteur intersection is not consistent with the adopted Master Plan. We are not aware of any ordinance or code that would define a facility with open fields and one with a stadium as the same use. The words "soccer venue", as used by Clint Hewitt in describing the basis for his opinion about the stadium's consistency, does not show up anywhere in the document.
2. The soccer stadium was never part of any draft or final master plan document reviewed by the Master Plan Advisory Committee. Furthermore, since the University is now taking the position that the stadium is consistent with the plan, they are also attempting to circumvent the amendment procedure. Consequently, the City of Falcon Heights has never been afforded the opportunity to express its opinions about the appropriateness of this land use. Rather the City is being asked to limit its comments to design review, since the decision has already been made to proceed.

SITE SUITABILITY

The subject property is located immediately adjacent to the 1666 Coffman condominiums and in close proximity to the back lot lines of single family homes. As with the discussion of Master Plan consistency above, a long detailed review obscures the obvious. No community that we are aware of is currently siting, even actively programmed recreational fields, right next to residential areas, let alone a stadium.

We have consulted with numerous park and recreation directors throughout the Metropolitan Area. We have also utilized the Planning Advisory Service through the American Planning Association to check plans and ordinances throughout the country. The findings are consistent wherever we look - actively programmed recreational uses (and certainly stadiums) are not compatible with residential neighborhoods.

The overwhelming majority of community plans do not make specific reference to stadiums. They do discuss community scale parks where intensive active recreational activities should occur and "special use facilities". Virtually without exception, these community plans and the published national park planning standards, call for these facilities to be located well away from residential neighborhoods. They also almost uniformly cite noise, access and parking as the most pressing issues to address in siting such facilities.

The proposed site is located immediately adjacent to residential uses. It is too small to even accommodate its own parking (as called for by the Master Plan), or to provide room for future expansion, or to adequately buffer it from adjacent uses. There are no guarantees about either the frequency or the duration of use of this facility. The information submitted regarding noise is sketchy at best and raises more questions than it resolves.

The proposed site would not be judged appropriate for a stadium in any of the local or national communities that we have checked.

FALCON HEIGHTS COMPREHENSIVE PLAN

The subject property is addressed in the Falcon heights Comprehensive Plan. The University's Master Plan calls for the proponents of projects to understand the goals of surrounding communities as they evaluate them. The following excerpts from the Falcon Heights Comprehensive Plan are interesting in that light.

Purpose and Scope Section

Perhaps the one thing that needs most to be remembered is that no decision can be made independently of all others. Since the Plan theoretically establishes an optimal balance between land use intensities, street capacities and other natural and cultural systems, an amendment may be far more complicated than may be immediately apparent.

Goals

1. A small town character within a Metropolitan setting.
11. Neighborhood conservation and the protection of neighborhoods from potentially adverse nonresidential influences.
16. An historically meaningful and enriched environment through protection of such assets as the Gibbs Farm, the University Grove residential area and the venerable University of Minnesota agricultural research fields.
19. Maximum intergovernmental/interagency cooperation in public decision making.

ZONING COMPLIANCE

Although the City does not have zoning control over the University, the City's Zoning Ordinance references the University's compliance to the Official Campus Plan. If the land in question were subject to the City of Falcon Heights' zoning authority, or located on any land other than land owned by the University, the proposed stadium would not be allowed. The City's zoning ordinance does not list stadium as a permitted or conditional use in any established zoning district.

Very few city ordinances that we have reviewed address stadiums. The only ordinance that we could find that did, during the short period of this review, was the City of Minneapolis. The Minneapolis Zoning Ordinance requires a 300 ft. minimum setback from any stadium to the nearest residential property line. The sketch site plan submitted by the University shows the stadium at 160 ft. from single family lots in the Grove neighborhood.

SUMMARY AND CONCLUSIONS

The University of Minnesota Women's Soccer Stadium, proposed for the southwest corner of Larpenteur and Cleveland, is not only completely inconsistent with every relevant section of the Twin Cities Campus Master Plan, it stands in direct conflict with all of its relevant policies and guiding principles. The City of Falcon Heights was never afforded the opportunity to comment on the appropriateness of this land use. The Plan that came forward for formal review proposed that the property continue with its current use - soccer fields, there was no need to comment further. By taking the position that a soccer stadium is the same use as soccer fields, the University is denying the City due process and violating both the spirit and the administrative procedures adopted in the Master Plan.

The subject property is not suitable for the construction and operation of a stadium. It is isolated from the rest of the campus and all other athletic program's facilities. This use would have an adverse effect on both the Grove neighborhood and 1666 Coffman residents. The proposed lack of parking violates the Master Plan parking policy and the pedestrian routes that would result

from the proposed parking locations fall very short of the level of safety, security and linkages desired by the Master Plan.

The Twin Cities Campus Master Plan is a superior document that represents the culmination of an excellent process. It's guiding principles reflect tremendous sensitivity to surrounding communities and the diversity of opinions and values that must be respected when building a campus within fully developed communities. The procedures for administering this master plan are careful and deliberative and they offer ample opportunities for review and comment before decisions are made..

The ad hoc process that the Women's Athletic Department and the Master Planning Office have been following in proposing the stadium on the St. Paul campus stands in stark contrast to the process provided for in the Master Plan. The Master Plan does not support the development of a Women's Soccer Stadium on the Cleveland and Larpenteur site.

POLICY 2
DATE: 7/1/98

ITEM: Consideration of Resolution 98 – 17 requesting that the University of Minnesota Board of Regents remove the Cleveland Avenue site as a site for a women's soccer stadium and that the Board of Regents follow the Master Plan document in making land use decisions

SUBMITTED BY: Mayor Sue Gehrz

EXPLANATION:

Summary and action requested. The council is being asked to consider a resolution requesting that the University of Minnesota Board of Regents remove the Cleveland Avenue site as a site for a women's soccer stadium. The resolution also requests the University to follow the master plan.

ATTACHMENT:

1 Resolution 98-17

ACTION REQUESTED:

Discuss and act on proposed resolution 98-17.

CITY OF FALCON HEIGHTS

COUNCIL RESOLUTION

Date: July 1, 1998

RESOLUTION REQUESTING THE BOARD OF REGENTS OF THE UNIVERSITY OF MINNESOTA TO REMOVE THE PROPOSED CLEVELAND AVE. SITE AS A LOCATION FOR THE WOMEN'S INTERCOLLEGIATE SOCCER STADIUM AND TO FOLLOW THE MASTER PLAN IN ITS LAND USE DECISIONS

WHEREAS, the City of Falcon Heights (City) supports and promotes opportunities for women including government and athletics;

WHEREAS, the City is responsible for assuring the quality of life in its neighborhoods and for providing affordable public services for its citizens by planning for and promoting compatible land uses throughout the community whether or not these land uses are within its governmental control because maintaining a healthy community requires working in cooperation with rather than in isolation from different governmental jurisdictions;

WHEREAS, the City promotes sound community planning by regularly informing its citizens, its businesses, its institutions and its neighbors of upcoming long range and specific project planning activities and by inviting its citizens, its businesses, its institutions and its neighbors to be involved in all stages of the planning process;

WHEREAS, in 1993 the City accepted the University of Minnesota's (University) invitation to participate in the Master Planning process with enthusiasm, commitment and good faith;

WHEREAS, the University, using public funds, prepared, presented for public review and adopted the Master Plan entitled "A Livable Campus" in September, 1996 with a strong commitment from the Board of Regents to follow the master plan;

WHEREAS, the Master Plan reflects a thoughtful handling of future land uses on the Twin Cities Campus and their relationship with the surrounding community;

WHEREAS, city officials participated in the University planning process and the city planning commission and city council reviewed the Master Plan for its consistency with the city's comprehensive planning goals prior to the plan's adoption by the Board of Regents;

WHEREAS, the Master Plan, as presented for public review and approved by the Regents, identifies a continued use for the soccer fields and open space on the southwest quadrant of Cleveland and Larpenteur Avenues (Cleveland site);

WHEREAS, the 1998 University proposal to build a women's soccer stadium on the Cleveland site to replace the temporary women's soccer facilities conflicts in several ways with the Master Plan, in specific it conflicts because soccer fields are not defined as the same land use as athletic facilities or soccer stadiums either in general planning terms or in the Master Plan as noted in the text and illustrated in the diagrams for future development of the Cleveland site;

WHEREAS, upon selecting the Cleveland site for a women's soccer stadium in 1998, the University failed to follow its procedures for amending the Master Plan which include a review of all building projects for their consistency with the Master Plan and a detailed series of additional steps prior to approving projects that do not conform to the Master Plan, like the women's soccer stadium;

WHEREAS, under any circumstances, siting active recreational facilities like a soccer stadium requires a careful analysis of the use and its relationship to the site and surrounding properties;

WHEREAS, the proposed women's soccer stadium on the Cleveland site is inconsistent with national and local community land use planning principles for locating active recreational uses because of its proximity to residential property;

WHEREAS, the proposed women's soccer stadium on the Cleveland site provides no room for expansion, inadequate parking facilities, and no developed plans for access and noise control;

WHEREAS, the City believes that supporting and promoting women's intercollegiate athletic facilities requires locating these women's facilities where they maximize the opportunities for the program's growth and minimize the opportunities for conflicts and constraints on the program due to conflicting land uses;

WHEREAS, the University failed to involve the City and the greater community in the selection of the Cleveland site or in the review of alternatives sites for the women's soccer stadium;

WHEREAS, the City welcomes the opportunity to work with the University and neighboring communities to find a suitable location for the women's soccer stadium;

NOW THEREFORE BE IT RESOLVED THAT the City requests that the Board of Regents respect the Master Plan and accepted community land use planning standards and remove the Cleveland site as a location for the women's intercollegiate soccer stadium;

AND that the Board of Regents follow the thoughtfully prepared, publicly reviewed, community sensitive Master Plan, including its detailed amendment process, in all University land use decisions.

Moved by: _____

Approved by: _____

Mayor

GEHRZ _____ In Favor

GIBSON TALBOT

HUSTAD _____ Against

JACOBS

KUETTEL

Date

Attested by: _____

City Clerk

Date