

P.C.

April 28, 2000

Heather Worthington
Acting Manager
City of Falcon Heights
2077 W. Larpenteur Avenue
Falcon Heights, MN 55113-5594

Re: Falcon Heights 2020 Comprehensive Plan Update
Metropolitan Council Referral File No. 18095-1
Metropolitan Council District 14

Dear Ms. Worthington:

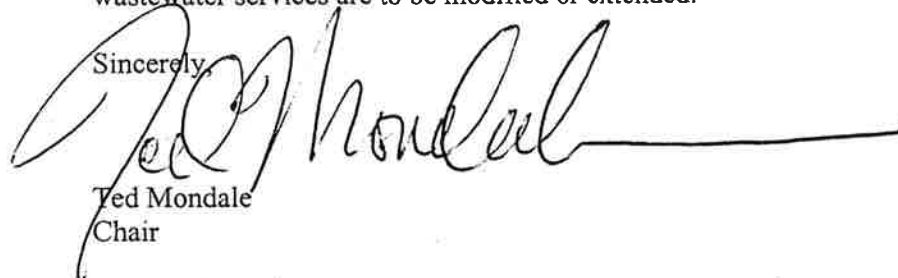
At its meeting April 26, 2000, the Metropolitan Council completed its review of the Falcon Heights Comprehensive Plan update. The Council based its review on the staff's executive summary and review record.

The Council found that the comprehensive plan update meets all Metropolitan Land Planning Act (MLPA) requirements for 1998 plan updates; is in conformity with the regional system plans for aviation, recreation open space, transportation and water resources management; is consistent with the *Regional Blueprint*; and is compatible with the plans of adjacent jurisdictions. Therefore, the city may place the comprehensive plan into effect and no modifications are required.

MN Statutes 473.864, Subd. 1, requires local governments to adopt the comprehensive plan with any required modifications within nine months following a final decision. We request two copies of your final plan once it is revised to include all the information that was submitted. One copy will be placed in the Council library and the other will be placed in the working file for Comprehensive Planning. In addition, please send us documentation indicating that the city adopted or amended any official local controls to implement the comprehensive plan.

We understand that the city intends to complete a more extensive comprehensive plan after the completion of the University of Minnesota St. Paul Campus plan. We appreciate the work the city did to comply with the more immediate MLPA submittal requirements and look forward to working with the city on future development plans. At that time, the city should address comments from the Minnesota Department of Transportation and also update its sewer plan if wastewater services are to be modified or extended.

Sincerely,



Ted Mondale
Chair

cc: Sherry Narusiewicz, MnDOT, Metropolitan Division
Lee Pao Xing, Metropolitan Council Representative, District 14
Linda Milashius, Referrals Coordinator
Sandra Pinel, Sector Representative and Principal Reviewer

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City of Falcon Heights 2020 Comprehensive Plan Update

Background

The city of Falcon Heights revised its comprehensive land use plan in 1991 using a public participation process that included the city's two major landowners, the University of Minnesota and the Minnesota State Fair. In the past eight years the fully developed city experienced the following land use and employment changes: 1) the development of 34 townhome units and 1 single family home; 2) the construction of the University of Minnesota women's intercollegiate soccer stadium in 1999; and 3) the relocation of 450 Harvest States employees from Falcon Heights to Cenex headquarters in Inver Grove Heights in October, 1999.

With an increasing awareness of the importance of the University of Minnesota in the city's land use future, the city anticipates reviewing its comprehensive plan again in 2000. Although the process to be used has not been discussed by the planning commission or council at this time, it is anticipated that there will be public involvement. This activity coincides with the city's budgeting for a GIS system which will be used to prepare the final product.

Finally, although the internal comprehensive plan update is planned for 2000, the city has been working extensively on planning its future over the past few years. Specifically, the city participates in two University of Minnesota land use planning efforts, the University of Minnesota Twin Cities Master Planning Advisory Committee and the recently constituted, University of Minnesota St. Paul Land Use Advisory Task Force which also includes representatives from the State Fair, neighboring St. Anthony Park and Ramsey County. These efforts are critical to the future of the city because the university owns a major share of the city's land area, yet the university is statutorily exempt from the city's land use controls. This important effort has absorbed a significant amount of the city's resources over the past two years to assure its success.

General Comments:

The city of Falcon Heights' goal is to create and maintain a good quality of life in the community which is an aging, inner ring, fully developed suburb adjacent to St. Paul and within two miles of Minneapolis (attachment 1). The city does this by funding good public services. Historically, Falcon Heights has done this by cooperatively contracting for many of its services because it is cost effective to do so. It also requires evaluating where the city can most prudently spend its dollars. In recent years, both the importance of police services and infrastructure rebuilding have been key financial investments for the city.

Maintaining the property tax base. Falcon Heights geographic boundaries include the University of Minnesota St. Paul Campus and the Minnesota State Fair. This unique land use composition creates an interesting community that is appreciated by residents and visitors alike. However, it results in 66% of the city's land area being both tax exempt and statutorily out of the city's land use control. With 43% of its tax base tax exempt, Falcon Heights ranks as the second highest city with tax exempt property in the metropolitan area after the small city of Hillside (attachment 2). Unlike many university cities, Falcon Heights tax base does not reflect the commercial or private research facilities that many university communities enjoy. Given the city's location by the university and within a few minutes of both downtowns, the city is increasingly attractive to tax exempt property owners. Since maintaining the tax base is critical to being able to pay for services that continue to make Falcon Heights an attractive community, the city must evaluate all land use proposals for their intrinsic planning sense in the community as well as their relationship to the tax base.

Areas of potential change. The city is fully developed with an estimated 4 acre parcel for potential future residential development if a number of constraints on the property are addressed. Therefore, it is not new development, but redevelopment where the city will see changes over the next twenty years. At this time, this redevelopment is in the commercial area of Snelling and Larpenteur Avenues, particularly on the southeast corner where there is an aging commercial facility. Although from time-to-time potential developers inquire about this corner, the current value on the property makes it a challenge for any redevelopment activity to occur. The city recently hired a consultant to review the development opportunities and costs related to this site to provide background information on what may be required to see a change in this location.

In addition to this identified redevelopment site on the southeast corner of Snelling and Larpenteur Avenues, the property on the northwest corner of this intersection is currently subject to change. Until 1999 Harvest States was the second largest employer in the city after the university. With the merger of Harvest States and Cenex, Harvest States recently moved its 450 employees to Inver Grove Heights. The building is for sale and its future use unknown at this time. The city is interested in seeing that any use not only be consistent with good land use planning in this quadrant of the community business district, but that it also pay property taxes.

Finally, another land ownership change with potential employment impact on the city is on the horizon. The city's third largest employer, Hewlett Packard, is anticipating the sale of its facility sometime over the next twenty four months. Again, maintaining the commercial, tax paying status on this site is critical for the financial well being of the city.

Relationship with the University of Minnesota and the Minnesota State Fair. The city works very hard to develop and maintain good communication with its two major landholders and institutions, the University of Minnesota and the Minnesota State Fair. Besides participating in the university planning activities described earlier, the city involved these institutions in the planning of the reconstruction of a major county road, Larpenteur Avenue. Very recently, the city engaged in marketing strategies with the university to promote the city commercial property as a place for private research facilities related to university research, specifically in the area of genetics research. Although this effort is just beginning, the city and university officials are optimistic about its potential for the near and more distant future.

Housing and Livable Communities. The city is primarily residential in character. In recent years thirty four market rate townhome units and one single family home were or are being constructed. This leaves approximately 4 acres of vacant land remaining for development in the city. This is a residential location and will be discussed in more detail under the land use section of this report. The city exceeds all but affordable owner occupied housing in the Livable Communities benchmarks established in 1996 (attachment 3). With the new construction of higher value owner occupied housing throughout the metropolitan area over the past four years, the city is very interested in seeing how Falcon Heights affordable owner occupied housing percentage compares with current market values in second, third and fourth tier suburban cities as of 2000.

Forecasts (Existing table 8 page 9)

The following projections are proposed to replace the existing table 8 on page 9. They reflect the following assumptions: 1) that household size for single family housing is slightly larger in 2000 due to some increase in families with children, but a realization that this trend may be changing since the elementary school is experiencing a decline in enrollment and many home purchasers in Falcon Heights are single homeowners or joint homeowners without children; 2) that there may be additional housing units constructed on the university campus by 2020 or the addition of some residential units as part of a redevelopment use by 2020 (not 2010); and 3) that employment on the university will continue to increase and that the city will be successful in retaining employment in its commercial sites. If necessary, these projections will be revised after the future of the Harvest States and Hewlett Packard properties is known.

	2000	2010	2020
Population	5650	5750	5900
Households	2100	2100	2150
Employment	3700 *	3900	4050

* Assumes that 450 jobs will go into vacant Harvest States site and that 260 jobs will be maintained at level at Hewlett Packard.

Land Use

Falcon Heights is a fully developed, inner ring suburb.

Existing land use 1999 (Replace table 9 page 12)

In acres

	1990	1999
Single family residential	284	284
Multi-family residential (1)	27	36
Commercial/Business	26	26
Industrial	0	0
University of Minnesota (2)	656	655 (3)
State Fair	288	288
Quasi-public Ramsey Co. Historical Society, church	3	4 (3)
City Hall	3	3
School and grounds	8	8
Parks and playgrounds	18	18
Public streets and Alleys	139	139
Vacant (not U or Fair)	13 (4)	4
Total	1465	1465

- (1) Not university housing
- (2) Not including park land leased to city
- (3) Sale of 1 acre from U to Ramsey County Historical Society in 1999
- (4) Revised from 1990 estimate of 9 acres vacant

Revised existing land use map. (Attachment 4)

Identifies in-fill development that occurred in 1990's.

Eliminates vacant parcels that are no longer vacant or were inaccurately designated as vacant.

Notes redevelopment site on southeast corner of Larpenteur and Snelling that is currently under study.

Notes sites of potential change due to sale of property.

Vacant land. The only vacant land for development in the city's land use controls is an approximately 4 acre site that is in a residential zone (attachment 5). Although it is unlikely that this property will be developed in the next ten or even twenty years because of a number of constraints on it, the city evaluated this area's development potential over the past year and determined some minimal criteria that must be addressed by any future developer to guarantee that it would be developed according to sound land use planning practices. These criteria included developing the property as a whole rather than on a lot by lot basis. It is likely that this would be developed as a planned unit development with densities being determined at the time of the development.

Falcon Heights unique composition includes the University of Minnesota's agricultural research fields. This land is not considered vacant by either the city or the university.

Density factors. The city's zoning code requires 10,000 square feet for a single family lot and has a maximum medium density at 12 units per acre. The city is developed at a density that exceeds these current zoning code standards. It is likely that any development or redevelopment proposal will be done as a planned unit development and the desirable density will be determined at the time of the proposal.

Potential changes. The southeast corner of Snelling and Larpenteur is designated as a redevelopment site. Market factors govern this redevelopment opportunity and, to date, there is no proposal on the site. The city is having a financial analysis of the site done to determine costs associated with any redevelopment. The future of the Harvest States property on the southwest corner of Snelling and Larpenteur is currently unknown and may be in transition. The future of the Hewlett Packard headquarters on Larpenteur Avenue is unknown. The city is talking with university officials about potential private sector research operations on this site.

Transportation

Transit service. The transportation section of the plan adds language that notes the transit routes available in the city as Metro Transit routes 4,5,6,12 and 33, Circulator Route 105 (see Metro Transit maps) and the University of Minnesota intercampus route (attachment 6). Also, that there are anticipated cross town routes being planned for Snelling Avenue and from the Ford Plant to New

Brighton. Falcon Heights is participating in the transit planning activities currently underway by Metro Transit.

LRT. The LRT designations should be eliminated from Figure 9 in the 1991 plan. Falcon Heights is not a designated light rail corridor.

Functional classification of roads

(map being provided by city engineer under separate cover)

Classification	Roads
A minor arterials	Cleveland Avenue, Larpenteur Avenue, Snelling Avenue
B minor arterials	Fairview Avenue, Hamline Avenue (north of Larpenteur), Como Avenue
Collector Streets	Roselawn Avenue, Hamline Avenue (south of Larpenteur)
Local Streets	Streets not designated above

Traffic forecasts. Use traffic forecasts provided by the Metropolitan Council. There are no traffic forecasts in 1991 plan.

Aviation No change.

Sanitary Sewer

The projections are based upon anticipated drop in use by household according to Don Bluhm. Also based upon household projections described under land use plan.

Year	2000	2010	2020
Households	2100	2100	2150
Sewer use rate (ga/hhold/year)	90,000	87,500	85,000
Annual household sewer use (MG)	189	184	183

3/17/00 revised

Stormwater

In 1994 the city amended its comprehensive plan to include an interim strategy for nonpoint source pollution related to stormwater. The city plans to adopt an ordinance regarding this in 2000.

Housing

The city exceeds most benchmarks for the Livable Communities program that were established in 1995. The city is interested in seeing how its affordable

owner occupied housing stock compares with affordable owner occupied housing in second, third and fourth tier suburbs after the development trends since 1996. As a fully developed city, at this time the city has no plans to construct affordable owner occupied housing, but to rely on mortgage subsidy programs for home buyers to achieve this goal. The city's Livable Communities goals and plan are attached (attachments 7 and 8).

TABLE 13

PROJECTED WASTE WATER FLOWS 1)
(millions gallons per year)

	HOUSEHOLDS	YEAR 2000	YEAR 2010 2)	YEAR 2020
St. Paul Interceptor	1100	130.2	130.2	133.7 3)
Northwestern Area Trunk Sewer				
- University Grove	102	4.7 7)	4.7	4.7
- University of Minnesota - Other		127.9	128.1 4)	128.1 4)
- U of M Commonwealth Terrace	330	26.5 7)	26.5	26.5
- U of M Bailey Hall Dormitory	260	10.4 7)	10.4	10.4
- State Fair		36.7	20.1 5)	20.1
- Hollywood Court/Northome	308	13.6 7)	13.6	13.6
TOTALS:	2100	350	333.6 6)	337.1 6)

1) Flow assumption: Year 2000 total of 350 million gallons is based on actual flow allocation as determined by Metropolitan Council Environmental Services. For year 2020 the increase of 50 households is based upon : Average usage = 100 gallons/capita/day with a household size of 2.4 persons.

2) Based on current average flows since 1995.

3) Projected increase in 50 households by 2020.

4) Employment increases in 2010 and 2020 add an estimated .2 millions gallons each decade.

5) State Fair will complete all surface water runoff projects in 2002.

6) Based on no reduction in Inflow and Irigation and no increase in per capita use.

7) The sanitary flows from these areas are unmetered. There are no intercity agreements that adjust for these flows, therefore, MCES estimates the sanitary flows for these areas based upon metered water data and connection counts.

ATTACHMENTS

1. City of Falcon Heights 2000 Goals
2. Department of Revenue 1992 report on tax exempt property (1998 now available)
3. Livable Communities Benchmarks
4. Existing Land Use Map
5. Land Use Map of Vacant Land
6. University of Minnesota Intercampus Transit Route
7. Livable Communities Goals
8. Livable Communities Plan
9. Regional Park
10. Traffic Counts and Functional Classifications

CITY OF FALCON HEIGHTS 2000 BUDGET GOALS

Purpose: *To promote a community that is a good place to live, work, and visit.*

Goal 1: To protect the public health and safety.

Strategy 1: Providing public safety services to citizens.

Action Items:

- Provide a responsive, visible, community police service
- Provide a responsive, well-trained fire service
- Provide emergency medical services that include advanced life support and medical dispatching
- Review, rewrite and practice the emergency management plan

Strategy 2: Participate in initiatives designed to prevent crime and the need for emergency responses.

Action Items:

- Promptly removing graffiti from public buildings and providing removal materials for city businesses
- Review and implement an improved crime block watch notification program using the web site

Strategy 3: Participating in early intervention programs with juveniles.

Action Items:

- Be involved in the Mayor's Commission Against Drugs (MCAD)
- Support Northwest Youth and Family Services

Goal 2: To maintain and promote the assets of the city's unique neighborhoods and tax base including commercial, residential, and open space uses for present and future generations.

Strategy 1: Maintain and enhance the neighborhood and community parks with updated facilities, recreation, and community services.

Action Items:

- Improve the entrances to and identification of Community Park
- Keep up the community landscaping
- Construct a gathering place in front of city hall
- Develop and implement a sound maintenance program for public facilities

Strategy 2: Work with businesses and homeowners to maintain a functional and desirable business and residential environment

Action Items:

- Continue to review and communicate city code requirements to business and commercial property owners
- Maintain the desirability of neighborhoods through code enforcement
- Communicate community standards through photos and code information on the web site

Strategy 3: Expand pedestrian and bicycle opportunities

Action Item:

- Include these components in the Larpenteur Avenue reconstruction plans east of Arona (Ramsey Co., city)

Strategy 4: Maintain the city's infrastructure

Action Items:

- Plan for and implement street improvements on Larpenteur east of Arona and alleys
- Continue the sidewalk maintenance program
- Publicize the availability of housing rehabilitation funds to owners of single and multi-family property owners
- Continue the sewer maintenance program

- Continue with a boulevard tree program for replacement , maintenance and expansion

Strategy 5: Protect and enhance the physical land use characteristics of the community

Action Items:

- Review and amend the comprehensive plan with community meeting
- Review the zoning code as needed
- Create and maintain a community identity along intersections through a streetscape plan - Phase III
- Participate in planning discussions and get the required planning expertise to assure that University of Minnesota and State Fair land uses do not negatively impact city neighborhoods
- Work with the University of Minnesota to minimize negative impacts like parking and noise related to the women's intercollegiate soccer facility
- Install a GIS system for land use planning and maintaining information on the city's land use and facilities

Strategy 6: Pursue community and economic development opportunities and business retention activities.

Action Items:

- Be well informed with the necessary planning, engineering, financial and legal expertise when making land use decisions
- Explore opportunities to strengthen the business community including exploring the financial realities and planning concepts for the SE corner of Snelling and Larpenteur
- Plan a council workshop focused on community development and economic development information and ideas
- Host a breakfast for the business community

Goal 3: To expand opportunities for the interaction and involvement of citizens of all ages in their neighborhoods and community

Strategy 1: Promote and participate in youth development

Action Items:

- Continue the junior leaders program
- Include youth as commission members

- Informally interacting with youth when the opportunity arises
- Contribute to the Chamber of Commerce dinner scholarship for a high school student
- Speak about local government at schools or youth related functions

Strategy 2: Host community/neighborhood activities.

Action Items:

- Annual Ice Cream Social
- Dead of Winter event
- Impromptu neighborhood gatherings
- Neighborhood Watch and National Night Out activities
- Recognize Arbor Day
- Fire Department Open House
- Welcome new resident event
- Host a breakfast for businesses
- Encourage volunteers to plan and be involved in community events

Strategy 3: Explore, create and provide an array of recreation programming

Action Item:

- Explore and create opportunities for youth and young adults of all ages

Strategy 4: Encourage citizens to participate in city government

Action Items:

- Promote participation by volunteers in any area of city business that is possible
- Invite citizens to be part of the review of the comprehensive plan

Strategy 5: Build stronger community and neighborhood connections

Action Items:

- Review, revise and more aggressively distribute the city's "Welcome to Falcon Heights" information
- Increase community building with a more attractive, quarterly newsletter

Goal 4: To provide a responsive and effective city government

Strategy 1: Establish goals to guide the activities of city staff and commissions

Action Items:

- Publish a summary of the goals in the city's newsletter .
- Convey these goals to the city's representatives at the legislature, at the county, at the Metropolitan Council, and to neighboring communities
- Examine goals at midyear to determine progress
- Develop a legislative agenda for the city focusing on the city's unique composition of tax exempt properties

Strategy 2: Communicate promptly and clearly with the citizens, businessowners and institutional representatives by anticipating information and quickly responding to questions.

Action Items:

- Provide a photo of staff members and a description of jobs in the newsletter
- Improve and expand the website
- Use e-mail as a communication tool
- Get out information in a timely way on any activity that is coming up

Strategy 3: Maintain collaborative relationships with other entities

Action Items:

- Communicate with the University of Minnesota
- Participate in the U of M Master Plan Advisory Committee and St. Paul Land Use Task Force
- Communicate with the Minnesota State Fair

Strategy 4: Strive to provide citizens with more efficient and convenient city services.

Action Item:

- Continue to develop, budget for and implement an improved maintenance program for city facilities and infrastructure

Strategy 5: Effectively manage the city's consulting and personnel resources.

Action Items:

- Review and clarify staffing assignments and responsibilities
- Evaluate the performance and work assignments of city employees through annual performance evaluations
- Recognize employees with a recognition event
- Provide employees with the affordable resources they require to efficiently and effectively do their jobs including a training plan and technology resources
- Provide adequate funds for personnel, equipment and contractors to maintain the city's infrastructure, facilities, public spaces and public improvements

Strategy 6: Effectively manage the city's financial resources

Action Items:

- Prepare a well researched five year capital improvement program
- Review and adjust the city's fees for service as part of the budgeting process
- Review and, if necessary, revise contracts with neighboring cities to make sure they cover city's costs for providing the service
- Review and evaluate the city's long term financial needs and the city's current and future financial resources to meet these needs
- Eliminate the fire marshal position and contract for fire inspections
- Maintain a contingency fund to be prepared for unexpected but necessary expenditures

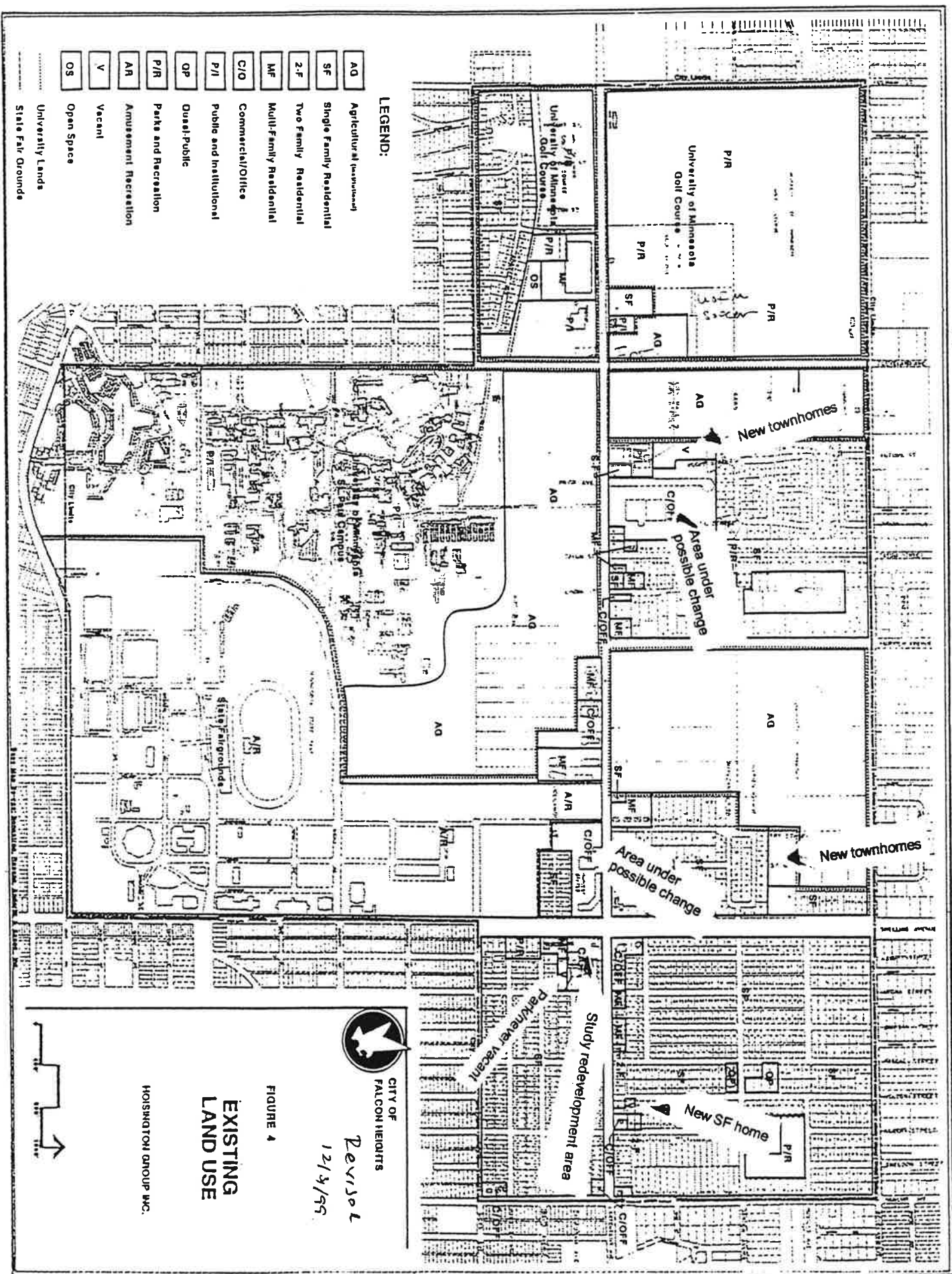
(98 Report continuing)

& 51 cities

	92 exempt mv	92 taxable mv	
1 NORTHOME	6,580,340	2,206,029	74.89%
2 OGILVIE	12,908,500	4,647,147	73.53%
3 MEADOWLANDS	2,455,700	900,531	73.17%
4 GOODRIDGE	2,064,100	811,069	71.79%
5 LAPORTE	4,377,100	1,755,564	71.37%
6 BIGFORK	12,908,272	5,308,510	70.86%
7 CASS LAKE	15,906,000	7,669,820	67.47%
8 SOLWAY	2,199,200	1,140,770	65.84%
9 HOLDINGFORD	16,533,300	8,620,457	65.73%
10 MCGREGOR	8,778,000	4,690,863	65.17%
11 BOVEY	11,117,430	6,172,815	64.30%
12 BARNUM	8,098,400	4,794,910	62.81%
13 SANDSTONE	28,238,800	16,839,119	62.64%
14 APPLETON	29,997,700	18,945,507	61.29%
15 REMER	7,634,500	4,859,085	61.11%
16 DEER RIVER	17,207,000	10,958,568	61.09%
17 GRANADA	3,646,700	2,326,194	61.05%
18 KELLIHER	5,086,300	3,372,004	60.13%
19 ONAMIA	12,007,400	8,011,787	59.98%
20 CLEARBROOK	8,290,900	5,613,384	59.63%
21 PINE RIVER	20,799,800	14,205,727	59.42%
22 TWIN VALLEY	11,603,800	8,202,023	58.59%
23 MCGRATH	951,700	678,023	58.40%
24 LAKE HENRY	1,613,300	1,155,530	58.27%
25 BORUP	1,519,300	1,089,110	58.25%
26 WALDORF	5,109,200	3,664,350	58.23%
27 CARLTON	16,438,400	11,838,741	58.13%
28 CROSBY	41,377,900	30,393,363	57.65%
29 SILVER BAY	41,664,800	32,513,215	56.17%
30 NASHWAUK	9,976,400	7,799,258	56.12%
31 PALISADE	2,011,600	1,583,540	55.95%
32 IVANHOE	11,372,500	9,058,014	55.66%
33 CEYLON	4,032,800	3,365,471	54.51%
34 SPRING HILL	1,548,100	1,295,393	54.44%
35 KIMBALL PRAIRIE	11,861,900	9,944,356	54.40%
36 ELY	56,106,500	47,207,546	54.31%
37 PARKERS PRAIRIE	12,368,100	10,654,576	53.72%
38 WOODSTOCK	1,663,200	1,446,983	53.48%
39 OKABENA	2,752,000	2,402,977	53.39%
40 TINTAH	989,200	866,890	53.29%
41 RED LAKE FALLS	17,579,700	15,523,937	53.11%
42 MAZEPPA	12,731,700	11,244,422	53.10%
43 SEBEKA	8,114,700	7,182,339	53.05%
44 FLOODWOOD	6,204,600	5,621,276	52.47%
45 PLUMMER	4,277,200	3,957,346	51.94%
46 UNDERWOOD	4,131,300	3,838,343	51.84%
47 RUTHON	3,520,400	3,281,810	51.75%
48 OSLO	5,735,400	5,413,418	51.44%
49 ST PETER	137,113,200	129,560,275	51.42%
50 MIDDLE RIVER	2,937,400	2,786,062	51.32%
51 WILLOW RIVER	4,950,000	4,695,004	51.32%
52 HENDRUM	3,082,100	2,934,567	51.23%

53 AITKIN	33,083,100	31,849,010	50.95%
54 GARY	2,179,100	2,100,158	50.92%
55 BEMIDJI	192,839,400	186,963,804	50.77%
56 BAGLEY	16,445,800	16,171,789	50.42%
57 LITTLEFORK	6,279,200	6,175,297	50.42%
58 SQUAW LAKE	1,369,000	1,348,055	50.39%
59 BRUNO	1,231,600	1,214,646	50.35%
60 TRUMAN	18,052,500	17,876,325	50.25%
61 GRACEVILLE	6,994,100	6,934,849	50.21%
62 OKLEE	5,365,400	5,378,023	49.94%
63 NEW RICHLAND	16,520,900	16,606,283	49.87%
64 FREEBORN	4,370,500	4,403,765	49.81%
65 COMFREY	4,694,100	4,734,021	49.79%
66 ALVARADO	4,282,400	4,335,573	49.69%
67 TOWER	6,254,700	6,371,738	49.54%
68 HERMAN	5,938,100	6,088,177	49.38%
69 MOOSE LAKE	19,656,700	20,252,005	49.25%
70 AKELEY	5,225,000	5,431,293	49.03%
71 ST JOSEPH	37,219,900	39,445,452	48.55%
72 BAUDETTE	16,005,600	17,000,314	48.49%
73 HILLTOP	10,985,100	11,708,578	48.41%
74 STAPLES	28,309,900	30,236,777	48.35%
75 MAHNOMEN	15,174,900	16,297,381	48.22%
76 BELLINGHAM	2,171,100	2,344,047	48.08%
77 HALSTAD	8,025,000	8,698,745	47.99%
78 MORRIS	69,483,400	75,482,195	47.93%
79 KENSINGTON	2,684,200	2,949,041	47.55%
80 ASHBY	5,044,700	5,545,440	47.54%
81 ELBOW LAKE	15,864,100	17,653,510	47.33%
82 BELVIEW	3,714,200	4,151,968	47.22%
83 ST LEO	1,060,300	1,190,946	47.10%
84 NEVIS	5,683,900	6,386,547	47.09%
85 ELLSWORTH	4,915,400	5,539,957	47.01%
86 CHISHOLM	58,878,800	64,346,159	46.92%
87 DENT	1,812,600	2,055,035	46.87%
88 FALCON HEIGHTS	147,400,800	167,366,847	46.83%
89 GONVICK	2,619,300	2,978,016	46.80%
90 MAYNARD	3,922,400	4,572,889	46.17%
91 BEAVER CREEK	1,939,900	2,263,298	46.15%
92 CAMBRIDGE	101,871,500	120,213,392	45.87%
93 AMBOY	6,021,800	7,160,652	45.68%
94 WRENSHALL	4,747,400	5,645,589	45.68%
95 BEARDSLEY	2,181,900	2,595,793	45.67%
96 CROOKSTON	99,444,900	118,711,244	45.58%
97 MORGAN	9,334,500	11,275,483	45.29%
98 PIPESTONE	58,533,600	71,056,515	45.17%
99 GRAYGLA	1,949,000	2,369,749	45.13%
100 FRAZEE	11,060,100	13,484,863	45.06%
438 MINNEAPOLIS	3,815,965,137	13,716,761,225	21.76%
446 ST PAUL	2,101,127,900	7,874,930,815	21.48%
All cities	23,938,631,735	114,593,101,138	17.28%

	CITY INDEX	BENCHMARK	GOAL
<i>Affordability</i>			
Ownership	60%	68-77%	see attached
Rental	85%	45-48%	see attached
<i>Life-Cycle</i>			
Type (Non-single family detached)	45%	36-41%	see attached
Owner/renter mix	56/44%	(64-74) / (26-36)%	see attached
<i>Density</i>			
Single-family detached	3.4/acre	1.3-2.9/acre	see attached
Multifamily	17/acre	12-15/acre	see attached



- LEGEND:**
- AD Agricultural (unimproved)
 - SF Single Family Residential
 - 2-F Two Family Residential
 - MF Multi-Family Residential
 - C/O Commercial/Office
 - P/I Public and Institutional
 - OP Oversight-Public
 - P/R Parks and Recreation
 - AR Amusement/Recreation
 - V Vacant
 - OS Open Space
 - University Lands
 - State Fair Grounds

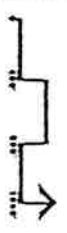


CITY OF
FALCON HEIGHTS

Revised
12/3/99

**FIGURE 4
EXISTING
LAND USE**

HOSINGTON GROUP INC.



2020 PLAN

Roseville

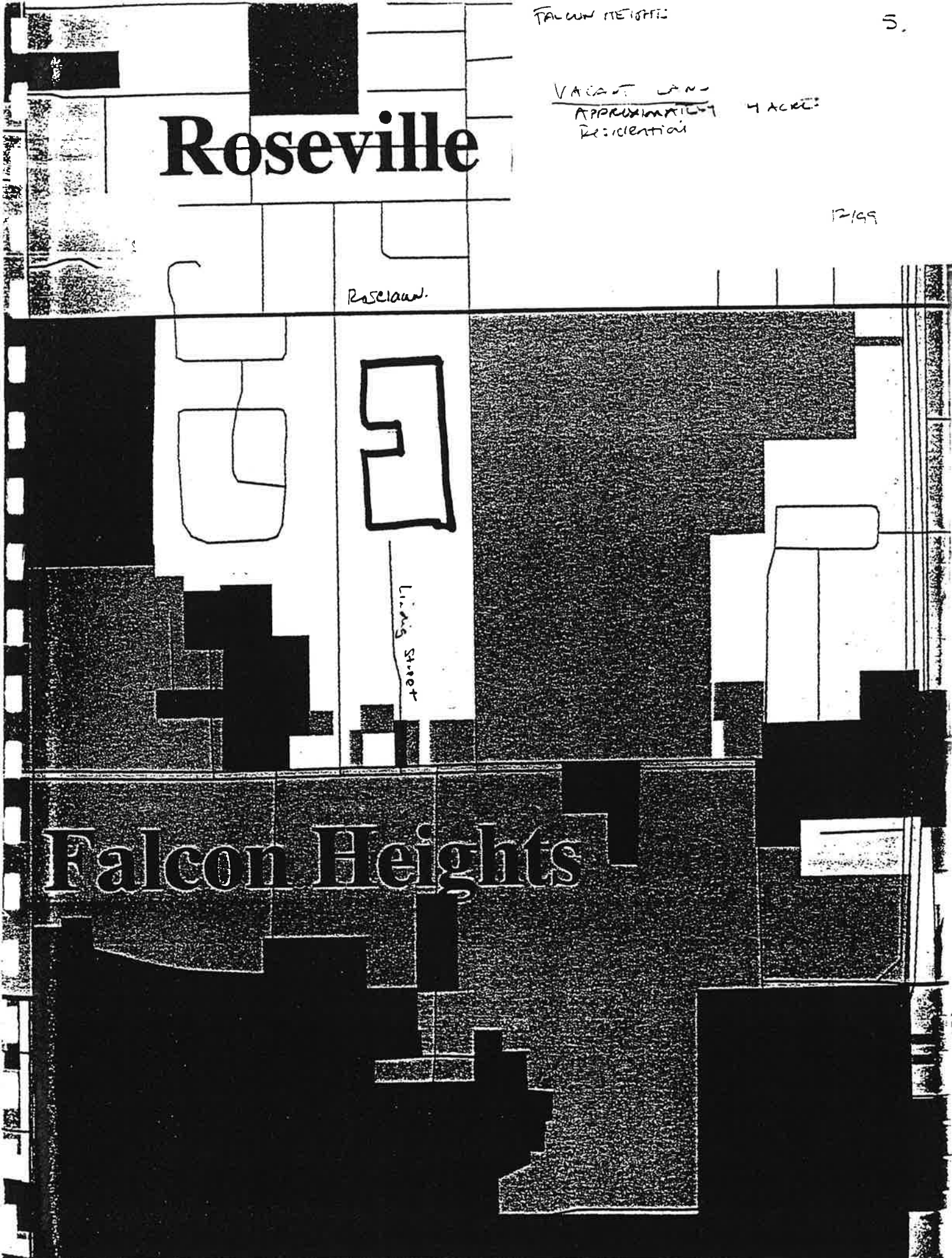
VACANT LAND
APPROXIMATELY
4 ACRES
Residential

12/99

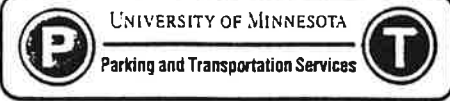
Rosewood.

Lindsay Street

Falcon Heights



ST. PAUL CAMPUS



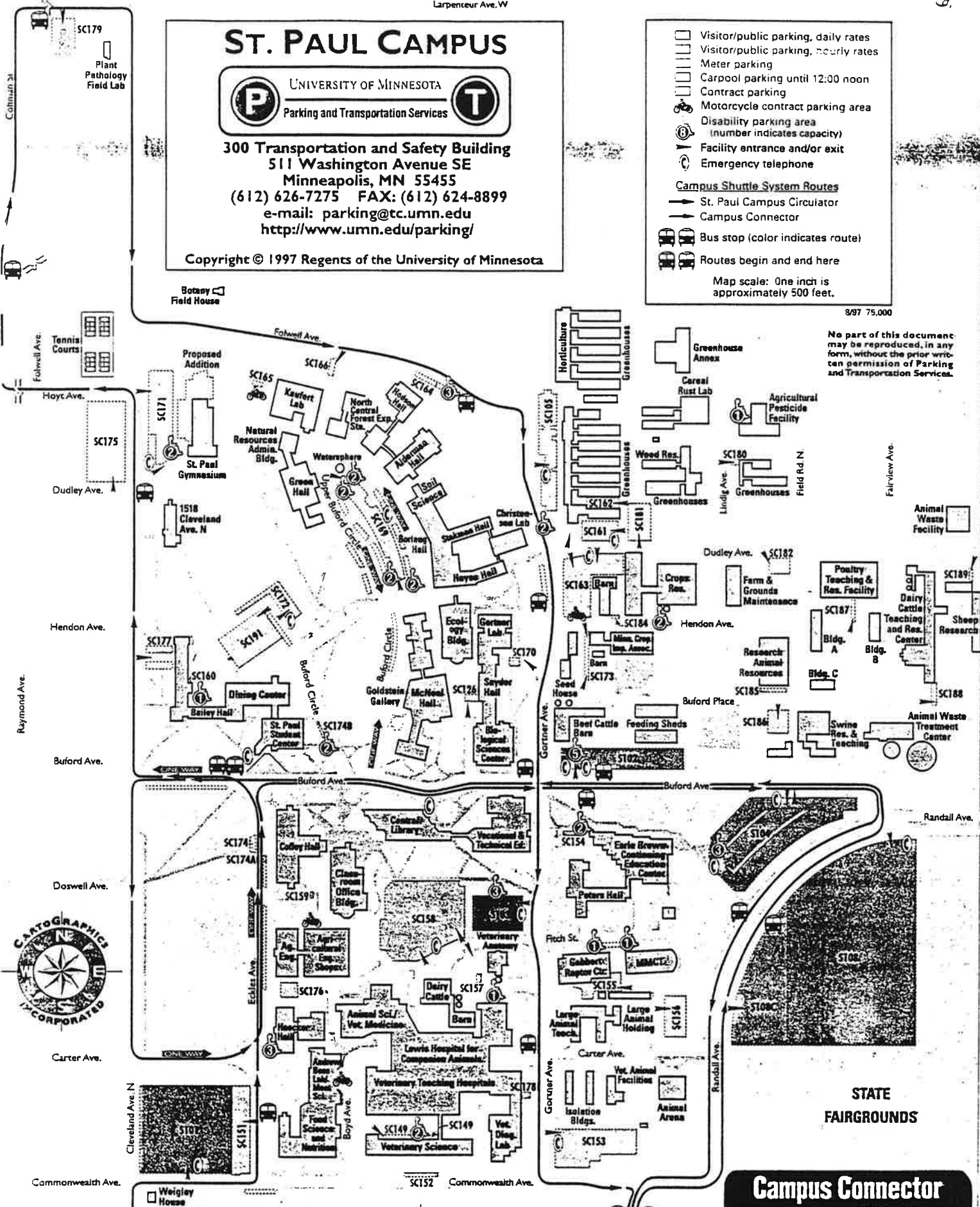
300 Transportation and Safety Building
511 Washington Avenue SE
Minneapolis, MN 55455
(612) 626-7275 FAX: (612) 624-8899
e-mail: parking@tc.umn.edu
http://www.umn.edu/parking/

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- Visitor/public parking, daily rates
 - Visitor/public parking, hourly rates
 - Meter parking
 - Carpool parking until 12:00 noon
 - Contract parking
 - Motorcycle contract parking area
 - Disability parking area (number indicates capacity)
 - Facility entrance and/or exit
 - Emergency telephone
- Campus Shuttle System Routes**
- St. Paul Campus Circulator
 - Campus Connector
 - Bus stop (color indicates route)
 - Routes begin and end here
- Map scale: One inch is approximately 500 feet.

8/97 75,000

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NOTE: The St. Paul Campus Circulator has a stop on Como Ave. at Raleigh and also on Raymond Ave. at Como.

St. Paul Campus Circulator
Every 15 minutes between 7:00 am and 5:00 pm
No service on weekends, holidays, and during vacation periods.

Campus Connector

7:00 am - 4:00 pm every 5 min.
6:40 am - 6:20 pm every 10 min.
6:30 pm - 9:30 pm every 30 min.
6:20 pm - 9:40 pm every 30 min. (Fall, Winter, Spring, Finals)

Summer Sessions: 7:00 am - 1:30 pm every 15 min.
1:30 pm - 9:00 pm every 30 min.
Vacation Periods: 7:00 am - 6:00 pm every 30 min.
No service on weekends and holidays.

*Thirty minute service buses depart from Bleggo Hall and the St. Paul Student Center on the hour and the half hour.

23 October 1996

City of Falcon Heights
Goals for Livable Communities

As part of the city's continued participation in Metropolitan Livable Communities, the City of Falcon Heights is restating its affordable housing goals. Given the fully developed nature of the city and the likelihood that there will be few new housing units added to the existing housing stock, the following comments reflect the city's goals in the areas of housing affordability, life-cycle and density.

Affordability

Ownership. The city is fully developed with few opportunities for expanding its housing stock. The city has little control over the market values in the city's housing stock. Unless there are unanticipated significant shifts in the city's rental housing into owner-occupied housing units, the city anticipates that affordable owner-occupied housing will stay at the same level as it currently exists.

Rental. The city does not anticipate any significant changes in its affordable rental housing stock. Given this, the city anticipates staying within the benchmarks for affordable rental housing into the foreseeable future.

Life-Cycle

Type (non-single family detached). Given the fully developed nature of the city, there is no anticipated change in this type of housing. The city expects to be within the benchmark for this housing type into the foreseeable future.

Owner/renter mix. Given the fully developed nature of the city, there is no anticipated change in this housing mix. The city expects to be within the benchmarks for this housing mix into the foreseeable future.

Density

Single family detached. Given the fully developed nature of the city, there is no anticipated change in the city's housing density. The city expects to be within the benchmarks for this housing measure into the foreseeable future.

Multifamily. Given the fully developed nature of the city, there is no anticipated change in the city's housing density. The city expects to be within the benchmarks for this housing measure into the foreseeable future.

Affordability benchmarks provided by the Metropolitan Council

	CITY INDEX	BENCHMARK
<i>Affordability</i>		
Ownership	30%	33-77%
Rental	35%	45-8%
<i>Life-Cycle</i>		
Type (Non-single family detached)	45%	35-47%
Owner/renter mix	33/44%	(64-72% / 25-35%)
<i>Density</i>		
Single-family detached	1.4/acre	1.2-2.3/acre
Multifamily	17/acre	12-18/acre

CITY OF FALCON HEIGHTS
COUNCIL RESOLUTION

Date: October 23, 1996

ELECTING TO CONTINUE PARTICIPATING IN THE LOCAL
HOUSING INCENTIVES ACCOUNT PROGRAM UNDER THE
METROPOLITAN LIVABLE COMMUNITIES ACT

WHEREAS, the Metropolitan Livable Communities Act (Minnesota Statutes 473.25 to 473.254) establishes a Metropolitan Livable Communities Fund which is intended to address housing and other development issues facing the metropolitan area defined by Minnesota Statutes section 473.121; and

WHEREAS, the Metropolitan Livable Communities Fund, comprising the Tax Base Revitalization Account, the Livable Communities Demonstration Account and the Local Housing Incentive Account, is intended to provide certain funding and other assistance to metropolitan area municipalities; and

WHEREAS, a metropolitan area municipality is not eligible to receive grants or loans under the Metropolitan Livable Communities Fund or eligible to receive certain polluted sites cleanup funding from the Minnesota Department of Trade and Economic Development unless the municipality is participating in the Local Housing Incentives Account Program under the Minnesota Statutes section 473.254; and

WHEREAS, the Metropolitan Livable Communities Act requires the Metropolitan Council to negotiate with each municipality to establish affordable and life-cycle housing goals for that municipality that are consistent with and promote the policies of the Metropolitan Council as provided in the adopted Metropolitan Development Guide; and

WHEREAS, each municipality must identify to the Metropolitan Council the actions the municipality plans to take to meet the established housing goals through preparation of the Housing Action Plan; and

WHEREAS, the Metropolitan Council adopted, by resolution after a public hearing, negotiated affordable and life-cycle housing goals for each participating municipality; and

WHEREAS, a metropolitan area municipality which elects to participate in the Local Housing Incentives Account Program must do so by November 15 of each year;

NOW, THEREFORE, BE IT RESOLVED THAT the City of Falcon Heights hereby elects to participate in the Local Housing Incentives Program under the Metropolitan Livable Communities Act during the calendar year 1997.

Moved by: Gibson Talbot

GEHRZ 4 In Favor
GIBSON TALBOT
HUSTAD 0 Against
JACOBS
KUETTEL (absent)

Approved by: *David J. Miller*
Mayor
10/23/96
Date

Attested by: *Carla Coleman*
City Clerk
10/23/96
Date



CITY OF
FALCON HEIGHTS

2077 W. LARPEUR AVENUE FALCON HEIGHTS, MN 55113-5594 PHONE (612) 644-5050 FAX (612) 644-8675

27 June 1996

Mr. Guy Peterson
Metropolitan Council
Mears Parke Center
230 East Fifth Street
St. Paul, Minnesota 55101

Dear Guy:

The City of Falcon Heights is submitting the attached draft Livable Communities Housing Plan for the Metropolitan Council's review and comments. The draft plan was reviewed and approved at the city's June 26, 1996 city council meeting.

The draft plan includes a variety of housing rehabilitation programs. City property owners are eligible for some of these programs at this time. Currently, the city's rental housing stock appears to be in safe and sanitary condition, and therefore, does not warrant public intervention with financial assistance now. However, the city does annual fire prevention inspections of these units as one way to monitor the city's rental housing condition.

Finally, you'll note that the plan does not include a specific timetable for arranging for these programs. This is primarily because the city is fully developed, affordable by the area's benchmark standards and currently eligible for some housing rehabilitation assistance for property owners.

Please call me if you have any questions. I look forward to receiving your comments.

Sincerely,

Susan Hoyt
City Administrator



17 June 1996

City of Falcon Heights
Draft Action Plan
for the Metropolitan Livable Communities

I. Background

- A. Affordability Measures The City of Falcon Heights is a fully developed community with little or not opportunities for development. The current data demonstrates that 85% of the city's rental housing stock is affordable and 60% of its owner occupied housing stock is affordable. The city's land use development patterns are also denser than the goals for the area.
- B. Development potential Due to the fully developed nature of the city and the affordability of the community, the city does not anticipate increasing these percentages over the coming years. Therefore, the housing programs that apply most directly to Falcon Heights include housing rehabilitation programs for both renter and homeowner units.
- C. Program participation Finally, the current housing stock in Falcon Heights is generally in good condition. Due to the city's size and the condition of its housing stock, the city has not developed housing programs to administer on its own, but participates in the Ramsey County Community Development Program housing rehabilitation program and in some Minnesota Housing Finance Agency programs.

II. Potential housing programs to maintain affordability

There are a number of housing programs that might serve the city's goals of maintaining its existing housing stock. The following programs appear to offer some opportunities, if the city or its property owners are eligible to participate in them.

A. Rental assistance

1. *Section 8 rental voucher and certificate programs.* In 1990 there were ten households receiving Section 8 rental assistance in Falcon Heights. This program is available to provide low income households with rental assistance.

B. Housing ownership assistance programs

1. *The Minnesota Housing Finance Agency (MHFA) Minnesota Home Mortgage Program* provides below market interest rate first mortgage loans for low and moderate income first-time homebuyers through local lenders.
2. *The MHFA Homeownership Assistance Fund* provides monthly payment assistance and downpayment assistance to more modest income borrowers who purchase their first homes through an MHFA mortgage revenue bond program.
3. *The MHFA Purchase Plus Program* enables borrowers to either purchase or rehabilitate or refinance existing housing with a single mortgage. The applicant does not have to be a first time homebuyer.
4. *Habitat for Humanity* works with low income potential homeowners to rehabilitate or build new structures for families to own.

C. Housing maintenance programs

1. *A housing code or housing certificate program* can guarantee a certain level of housing maintenance as a community's housing stock ages. Over the past few years the city has investigated a housing code program that would be enforceable when needed and at the point of sale (a truth-in-housing) program. Currently, the city does annual fire inspections of all multi-family housing. Expanding these annual fire inspections to include a total housing inspection program has also been discussed and will continue to be as a way to maintain the city's housing stock.

D. Housing rehabilitation programs for rental and owner occupied housing These programs might be useful in maintaining the city's existing rental and owner occupied housing stock.

1. *The federal Community Development Block Grant (CDBG) through Ramsey County* offers homeowners housing rehabilitation funds throughout suburban Ramsey County. This program is primarily directed at homeowners, but might be used for a rental rehabilitation project too.

2. *The federal Home Investment Partnership Program (HOME)* may be used for rehabilitating as well as constructing affordable rental housing.
3. *The MHFA Low Income Housing Tax Credit Program* provides federal income tax credits for the substantial rehabilitation of rental housing.
4. *The MHFA Low and Moderate Income Rental Program* makes mortgage and rehabilitation funds available for the acquisition and rehabilitation of rental apartment buildings housing low and moderate income families.
5. *The MHFA Mod Rehab* low interest loans are made to owners of rental units who, then, must rent the assisted units to persons that are eligible and on the waiting list for Section 8 rental vouchers.
6. *The MHFA Community Rehabilitation Fund* provides grants to cities for homeowner or multi-family rental rehabilitation, demolition or new construction.
7. *The MHFA Deferred Loan Program* provides assistance to low income homeowners for improvements directly related to safety, habitability, energy efficiency and accessibility.
8. *The MHFA Revolving Loan Program* provides rehabilitation financing to low and moderate income homeowners who are unable to qualify for other assistance.
9. *The MHFA Great Minnesota Fix Up Fund* provides property improvement loans to homeowners to increase livability and energy efficiency.

III. Administration

At this time, the city is interested in identifying and promoting areas where housing rehabilitation is needed. However, the city will continue to work with county, regional and state housing agencies to administer housing programs whenever possible.

RAMSEY CO. SYSTEM PLAN

City of Falcon Heights

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