

Chapter 9 Implementation

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Section 1: Introduction

The purpose of the Implementation Chapter is to describe how the goals, objectives, and policies of this plan will be carried out. It is important that an implementation section not substantially depart from the metropolitan system plans. Equally important, the City must balance regional objectives with important local objectives when implementing the plan. Implementation is not just a program to carry out the plan, but is a guide for ongoing local development decisions.

A comprehensive plan provides direction for solving problems and dealing with change. Plan implementation means using the plan for future decisions and adjusting the plan if the anticipated conditions do not occur. The following section describes the laws and programs/plans that the City of Robbinsdale should adopt or participate in as a means of implementing the goals, objectives and policies of this plan.

Section 2: Official Controls

Land Use, Redevelopment and Community Image

Laws:

- **Zoning Code and Official Map** – The City will review and update the zoning code and its official zoning map in its entirety by the year 2002. The City will amend the current zoning code and official map where necessary within 9 months from the adoption date of this plan to ensure that the zoning code is consistent at best with the Comprehensive Land Use Plan.
- **Downtown Zoning District(s) and Regulations** – The City should create flexible Downtown zoning district(s) and zoning regulations to allow mixed-use pedestrian orientated development that has an appropriate density by the year 2001 for the entire Downtown area.
- **Site Development Regulations** – The City will review and expand its zoning regulations that set forth standards for site review process and requirements by the year 2001.
- **Downtown Design Guidelines and Development Regulations through Zoning regulations** – The City will develop regulations and refine current architectural design guidelines to guide new development and redevelopment/renovation toward consistent and compatible building façade improvements and other specially designed pedestrian scale public improvements.
- **Office/Warehouse Zoning District** – The City will create an office/warehouse-zoning district within 9 months of the date this Comprehensive Plan is adopted.
- **Institutional Zoning District** – The City will create a institutional zoning district within 9 months of the date this Comprehensive Plan is adopted.
- **Nuisance Ordinance** - The City will review and update its ordinances relating to junk, debris, junk cars, nuisance abatement, and yard maintenance by the year 2000.
- **Sign Ordinance** – The City will review and update its sign ordinance to be consistent with adopted design guidelines for Downtown by the year 2002.
- **Subdivision Regulation** - The City will need to review and update its existing Subdivision Ordinance in its entirety by the year 2002.
- **Public Zoning District** – Rezone all public lands to the “P” Public Zoning district within 9 months of the date this Comprehensive Plan is adopted.

Programs/Plans:

- **Specific Guide Plans For Redevelopment Areas** – The City will create development guide plans for all redevelopment/development by the year 2001 and amend this Comprehensive Plan to make guide plans part of the official Comprehensive Plan.
- **Building Permit Program** - This existing process will continue to ensure that all necessary site requirements are met before development. Before the issuance of a permit to build, a developer must demonstrate compliance with all zoning code requirements.
- **Residential Rehabilitation/Redevelopment Programs** – The City will continue to implement a variety of rehabilitation and redevelopment and other neighborhood preservation programs to retain the viability of neighborhoods.
- **Downtown Revitalization Programs** – The City will continue to promote revitalization of its Downtown commercial and mixed use areas through the Project 4 redevelopment or other programs that are available to continue the City's economic strategy.
- **Public Lands Master Plan** – The City will continue to develop a master plan for all public lands.

Downtown

Laws:

- **Downtown Zoning District(s) and Regulations** – The City should create flexible Downtown zoning district(s) and zoning regulations to allow mixed-use pedestrian orientated development that has an appropriate density by the year 2000 for the entire Downtown area.
- **Downtown Design Guidelines and Development Regulations through Zoning regulations** – The City will develop regulations and refine current architectural design guidelines to guide new development and redevelopment/renovation toward consistent and compatible building façade improvements and other specially designed pedestrian scale public improvements.
- **Sign Ordinance** – The City will review and update its sign ordinance to be consistent with adopted design guidelines for Downtown by the year 2002.

Programs/Plans:

- **Downtown Comprehensive Guide Plan** – The City will create and adopt a comprehensive guide plan for the Downtown. The guide plan would be the primary reference for policy and land use development decisions.
- **Downtown Media Program** – The City will create and adopt a media program for the Downtown.
- **Downtown Revitalization Programs** – The City will continue to promote revitalization of its Downtown commercial and mixed-use areas through the Project 4 redevelopment or other programs that are available to continue the City’s economic strategy.
- **Comprehensive Downtown Parking Plan** – The City will create a comprehensive parking plan for the Downtown.
- **Livable Communities and the Downtown**

Through a grant provided by the Metropolitan Council, the City of Robbinsdale will work to carry out (10) ten development projects from 1997-2001 that will promote a pedestrian-oriented, transit-friendly, mixed-use and compact community.

- 41st and West Broadway/New Construction for retail and housing
- Old Police-Fire Building/Rehabilitation for retail and housing
- Farmers market, Municipal Shared Parking
- Old City Library rehabilitation of Art Gallery and Museum
- Highway 81 Urban Parkway and Connections West Broadway.
- Transit Center and Hubbard Avenue Reroute
- West Broadway Streetscape Phase II
- 36th and France Townhomes/Empty Nester Housing
- West Broadway Apartment Rehabilitation
- Consolidate Lots/Larger Homes for Growing Families.

Environmental Resources

Laws:

- **Flood Plain Management Ordinance** - The Flood Plain Ordinance will be reviewed and revised to be consistent with the suggested State and Federal guidelines by the year 2005.
- **Erosion Control Ordinance** – The City will adopt an erosion control ordinance to protect environmentally sensitive areas by the 2005
- **Shoreland Management Ordinance** – The City will adopt a shoreland management ordinance to protect its water resources and environmentally sensitive areas by the year 2005
- **Noise Ordinance** – The City will adopt a comprehensive noise ordinance to limit the levels of noise for the preservation of public health and welfare by the year 2005.

Programs/Plans:

- **Environmental Education Program** – The City will continue with improving and expanding programs and create new programs to give the public a better understanding of the natural environment, conserving energy, and protecting the natural resources of Robbinsdale.
- **Water Conservation Program** – The City will continue to administer a water conservation program to diminish water consumption for non-essential purposes/uses.
- **Shingle Creek Watershed Management Plan** - The City will continue implementing policies of this plan which is to preserve water resources in the watershed, control flooding and erosion, and enhance and protect water quality.
- **Bassett Creek Water Management Plan** - The City will continue implementing policies of this plan which is to preserve water resources in the watershed, control flooding and erosion, and enhance and protect water quality.
- **Storm Water Management Plan** – The City will continue to implement goals and objectives of its Storm Water Management Plan.
- **Ground Water Protection Plan** – The City will implement a wellhead protection plan as an element of the emergency water supply plan by the year 2002.

- **Water Quality Monitoring Program** – The City will implement a water (lakes) quality program and community education measures by the year 2001.
- **Wetland Management Plan** – The City will continue its wetland management plan as implemented.
- **Flood Plain Delineation** – The City will delineate all flood plain areas in the City by the year 2002.

Parks, Recreation, and Forestry

Laws:

- **Park Dedication/Fee** - The City will review and update its current regulation for calculating park dedication requirements for residential, commercial, and industrial development by the year 2000.
- **Zoning** – The City will rezone parkland to public status within 9 months of the adoption of the Comprehensive Plan .

Programs/Plans:

- **Park Needs Survey** – The City will update the Park and Recreation needs survey by the year 2005.
- **Diseased Tree Program** - The City will continue to identify diseased trees, such as Dutch Elm, as a means of controlling the problem. Removal and disposal will be supported as long as state funds are provided.
- **Tree Disease Prevention Program** – The City will create a disease tree prevention program to prevent the loss of trees by the year 2020.
- **Comprehensive Shade Tree Program** – The City will continue to implement the Shade Tree Program.
- **Tree U.S.A. Standards** - The City will continue maintain its Tree City U.S.A. standards for citywide beautification.
- **Community Center Master Plan** – The City should create a strategy and master plan for the Community Center.
- **Bikeways/walkways** – The City should continue to implement the bikeway/walkway.

Transportation

Programs/Plans:

- **Bikeway/Walkway Plan** - The City will continue to update and implement its present bikeway/walkway plan. The City will continue to use some of the "turned back" land from Minnesota Department of Transportation for a major bikeway/walkway that will serve as the backbone of Robbinsdale's overall Bikeway/Walkway System Plan.
- **Assessment Policy** – The City will create an assessment policy to implement its streets/utility replacement-reconstruction program by the year 2001.
- **Accident Monitoring Program** – The City will implement an accident-monitoring program to assist in the identification of hazardous intersections and street segments by the year 2020.
- **Seal Coating Program** – The City will continue its seal coating program. Streets are treated on a rotation of every 8 years.
- **Sidewalk Replacement Program** – The City will continue its sidewalk replacement program.
- **Street Replacement Program** – The City will implement a street improvement program to replace streets that are substandard by the year 2001.

Water, Sewer and Solid Waste

Programs/Plans:

- **Sanitary Sewer** - The City will continue to require public sanitary service where available for all residential, commercial and public areas.
- **Water** – The City will continue to require water service where available for all residential, commercial, and public areas.
- **Utility Replacement Program** – The City will implement a utility replacement program to replace all substandard sewer and water main in conjunction with street improvement projects by the year 2001.
- **Infiltration and Inflow Reduction Program** – The City will implement its I/I reduction program by the year 1999 to reduce unnecessary treatment of water.
- **Water Outlet Maintenance Program** – The City will implement a water outlet maintenance program by the year 2005.
- **Solid Waste/Recycling** - The City of Robbinsdale will continue to require weekly collection and disposal of rubbish/recycling by licensed collectors from the property owners.

Section 3: Housing Implementation Plan

Housing Programs

The City Council, along with the Robbinsdale Economic Development Authority (REDA) will continue to be major decision-making bodies regarding housing issues. The Planning Commission, the City Council and the Robbinsdale EDA constitute a decision making process that will continue to be sensitive to changing housing needs and programs. Programs and strategies presently available to the City are provided below:

Federal

- Hennepin County administers CDBG rehab funds on behalf of the City for low and moderate income households. Eligible properties: owner occupied single-family and two family units.
- HOME funds are used to provide homeownership opportunities for households up to 80% of median income through COOP Northwestern County Resource Center. These funds are used to provide down payment assistance for ownership.

State

- Minnesota Housing Finance Agency deferred loan rehabilitation funds are administered on behalf of the City by Hennepin County for low-income households. MHFA also funds a First Time Homebuyers Program that is administered through Lenders and Hennepin County.

Metropolitan Council

- Rental assistance

County

- Hennepin County administers on behalf of the City the following programs: CDBG, MHFA and First Time Home Buyers.

Robbinsdale EDA

- The REDA acquires single-family housing then rebuilds market rate single-family homes:
1)Hennepin Technical College (HTC): HTC builds on an average of 2 single-family units per year (no City financing available) 2) Private Development: vacant lots are for sale for custom-built single-family homes that are market rate (develop 4-6 lots per year on average). The REDA also does substantial rehab of single-family homes (CHDO) for resale up to 80% of the median income (rehab an average of 2 units per year).

Outreach

- Sun Post Newspaper, Water bill, Cable 37, Newsletter, Kiosk in Downtown, Annual Spring Remodeling Fair

Maintenance, Rehabilitation, and Redevelopment

The City will continue to improve and expand programs that contribute to the maintenance, rehabilitation and redevelopment of its existing housing stock. Efforts to manage the City's housing stock fall mainly into three categories: 1) Housing Maintenance Code; 2) Building Inspection; and 3) Residential Planning Programs.

Policies currently reflect continuing enforcement of the "Housing Maintenance Code." Revisions of this code may be advantageous now that it has been in effect and limitations are known. In addition, the City is examining this code to see if it should include mandatory inspection of single family units at the time of sale.

A building inspection process exists in the City of Robbinsdale. This process ensures that all construction in Robbinsdale meets all City, State, and other development codes. Efforts to improve this process will continue in the future.

Planning programs consisting of both Comprehensive and Neighborhood Studies will be continued. These ongoing processes are extremely vital as residential infill and redevelopment occurs. When possible, attempts will be made to develop housing that will meet the life-cycle needs of Robbinsdale residents.

Laws:

- **Expanding Inspections into Owner Occupied Two Family Dwellings** – The City will amend the Housing Maintenance Code to allow the rented unit in a owner occupied unit to be inspected for licensing by the year 2001.
- **Housing Maintenance Code Update** – The City will continue to strengthen, improve, amend the Housing Maintenance Code, concerning rental and ownership properties as needed including but not limited to the following;
 - The City will amend the Housing Maintenance Code to allow the inspection and correction of deficiencies created in distressed properties (e.g. foreclosed properties) by the year 2001.
 - The City will amend the Housing Maintenance Code to establish rental license types to serve various situations such as duplexes used entirely by one family or related families shall be licensed and inspected by year 2001.
 - The City will amend the Housing Maintenance Code to establish an inspection and correction program for residential properties being sold or the ownership transferred, by year 2001.

Programs/Plans:

- **Rental Licensing Program** – The City will continue the licensing of all rental housing through its Rental Dwelling License Program.
- **Point-of-Sale Inspections Program** – The City will implement a program to require inspection and promote/require corrections on all residential properties prior to transfer of ownership, by the year 2000.
- **Code Compliance Sweeps Program** – The City will continue to systematically and proactively survey housing to discover and cause correction of **exterior** housing code deficiencies.
- **Education Programs** – The City will continue efforts to educate tenants, landlords and home owners on housing maintenance and rental licensing issues. Present programs include:
 - Robbinsdale/Crystal/New Hope Property Owners/Managers Association
 - COOP Northwest Landlord Forum
 - COOP Northwest Tenants Forum
 - Annual Northwest Suburban Remodeling Fair
- **First Ring Suburban Home Remodeling Plan Book** – The City shall promote the use of the plan book as a resource to assist homeowners with designs to remodel their homes.
- **Northwest Housing Resources Center** – The City shall fund the center through year 2000 and refer residents to use the Resource Center to assist homeowners with housing rehabilitation efforts.
- **Project 4 Rehabilitation Loan Program** - The City will establish and implement a rehabilitation program with the hopes of the program becoming a revolving loan program by the year 2000.

Section 4: Water Supply, Conservation and Emergency Management Plan

The City of Robbinsdale is committed to implement the Conservation and Emergency Management Plan (CEMP) and the following measures:

- No sustained increase in per capita water consumption.
- Implement a Public Education Program and make water conservation literature available to residents.
- Make an effort to identify and replace inaccurate meters throughout the City.
- Ensure the ability to establish and implement emergency water rates when necessary.
- Annually review unaccounted for water records. Identify and address any significant increases.
- Review the appropriateness and feasibility of establishing interconnections with adjacent communities.
- Consider implementing an annual odd/even sprinkling ban to reduce the production capacity, which must be met, by the existing wells.
- Following renovation of the Water Treatment Plants, an attempt will be made to maximize the reclamation of filter backwash water. It is anticipated that this could be accomplished through proper programming of the new SCADA system.

Capital Improvements Program (CIP) - Robbinsdale's system is fully developed and there are no capital improvements planned, which would increase the production or storage capacity of the system.

Impact on the Local Comprehensive Plan. - This Conservation Emergency Management Plan should have little effect on the local comprehensive plan. The per capita water use in Robbinsdale has been decreasing over the last several years and sustained increases are not expected. The City will be able to meet both production flow and emergency flow criteria through the year 2010. Thus, the plan is expected to have little economic impact on the community.

Section 5: Storm Water Management Plan

Laws:

- **Flood Plain Management Ordinance** - The Flood Plain Ordinance will be reviewed and revised to be consistent with the suggested State and Federal guidelines by the year 2005.
- **Erosion Control Ordinance** – The City will adopt an erosion control ordinance to protect environmentally sensitive areas by the 2005
- **Shoreline Management Ordinance** – The City will adopt a shoreland management ordinance to protect its water resources and environmentally sensitive areas by the year 2005

Programs/Plans:

- **Storm Water Management Plan** – The City will continue to implement goals and objectives of its Storm Water Management Plan.
- **Ground Water Protection Plan** – The City will implement a wellhead protection plan as an element of the emergency water supply plan by the year 2000.
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