

Chapter 2

2.1 Land Use Plan

2.2 Housing

2.3 Resource Protection

2.1 Land Use

Existing Land Use

The Existing Land Use Map graphically indicates the location and intensity and type of development in the city. As shown in the map, Circle Pines is a fully developed community. The Existing Land Use Table shows that one-third of the city consists of open space and park space. Much of the open space located on eastern side of Circle Pines is Anoka County Rice Creek North Regional Park land. 39% of Circle Pines is residential, 33% open space or parkland, 11% water, 2% commercial or industrial 14% right-of way, less than 1% vacant. There are currently five vacant lots in the city each lot is less than one-third of an acre.

Previously Planned Land Uses

Since the last Comprehensive Plan the following development and redevelopment projects have been completed.

Lake and Lexington Redevelopment (Village at Circle Pines)

The largest project was the Lake and Lexington redevelopment project consisting of 24 acres of land that is located along Lexington Avenue both north and south of Lake Drive. The project was driven by the real estate which was considered largely underutilized by today's standards with less than desirable housing densities and conditions and a scattering of vacant commercial property. The redevelopment project consisted of 196 townhomes, mixed-use building and remodeling of commercial space.

Pine Hollow Development

The Pine Hollow project consisted of 10 acres on the eastern border of Circle Pines. This was a vacant parcel that was originally zoned for commercial. The city found it to be in its best interest to develop the property to 52 single family homes.

Fire Barn Development

Fire Barn townhomes was an infill development project of 10 townhomes on vacant property.

Pine Manor Development

The Pine Manor project consisted of a 44 unit market rate senior apartment development. This development filled a needed gap for senior housing in the community.

Previously Planned Land Uses Table

Land Use	Acreage
Single Family	543
Multifamily	11
Commercial	25
Industrial	7
Public & Semi-public	2
Parks & Recreation	154
Open Water	135
Wetlands/Open Space	230
Mixed Use	21
Total	1208

Source: 2010 City of Circle Pines Comprehensive Plan

LAND USE TABLE IN 5-YEAR STAGES

Existing and Planned Land Use Table (in acres)

Within Urban Service Area	Allowed Density Range Housing Units/Acre		Existing (2000)	2010	2015	2020	2025	2030	Change 2000-2030
	Minimum	Maximum							
Residential									
Low Density Residential	1unit/Acre	NA	1	1	1	1	1	1	0
Medium Density Residential	2 units/Acre	5 units/Acre	397	397	397	397	397	397	0
High Density Residential	6 units/Acre	7 units/Acre	39	39	39	*39	39	39	0
Mixed Use Primarily Residential*	8 units/Acre	12 units/Acre	27	27	27	27	27	27	0
C/I Land Uses									
	Est. Employees/Acre								
Commercial	60/Acre		23	23	23	23	23	23	0
Industrial	30/Acre		0	0	0	0	0	0	0
Office	NA		0	0	0	0	0	0	0
Mixed Use Primarily C/I*	NA		0	0	0	0	0	0	0
Extractive	NA		0	0	0	0	0	0	0
Public/Semi Public Land Uses									
Institutional			55	55	55	55	55	55	0
Parks and Recreation			161	161	161	161	161	161	0
Open Space			201	201	201	201	201	201	0
Roadway Rights of Way			178	178	178	178	178	178	0
Utility			0	0	0	0	0	0	0
Railroad			0	0	0	0	0	0	0
Airport			0	0	0	0	0	0	0
Subtotal Sewered			1082	1082	1082	1082	1082	1082	0
Outside Urban Service Area									
	Minimum lot size	Maximum lot size	Existing (2000)	2010	2015	2020	2025	2030	Change 2000-2030
Rural Residential 2.5 acres or less	0	0	0	0	0	0	0	0	0
Rural Residential 2.5 -10 acres	0	0	0	0	0	0	0	0	0
Rural Residential 10-40 acres	0	0	0	0	0	0	0	0	0
Agricultural 40+	0	0	0	0	0	0	0	0	0

acres									
Subtotal Unsewered			0	0	0	0	0	0	0
Undeveloped									
Wetlands	--	--	22	22	22	22	22	22	22
Open Water, Rivers and Streams	--	--	139	139	139	139	139	139	139
Total			1243	1243	1243	1243	1243	1243	0

* For Mixed Use categories include information regarding the estimated minimum and maximum housing density ranges and acres/percentage of residential use.

*The city has designated 3 acres of land within the 39 acres designated as high-density residential and/or the 27 acres designated as mixed use primarily residential that could potentially provide an opportunity for the city to address its share of the region’s affordable housing need. If the land becomes available there is a potential for 3 or more acres to be redeveloped within the high-density and mixed use land categories by 2020.

Future Land Use

The City of Circle Pines is not planning for developments or redevelopment projects in the next 10 years. There are only a few small lots in the city that may be available for a small infill project. The city will be concentrating its efforts on revitalizing and renewing current infrastructure. Therefore, the city is committed to improving and renewing infrastructure; maintaining current infrastructure as well as supporting developments that integrate land uses.

To accommodate any growth in Circle Pines, the city will do the following.

1. Continue to work to accommodate growth in a flexible, connected and efficient manner.
 - Continue to accommodate growth forecasts through reinvestment at appropriate densities (5 units plus in developed areas and target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity).
 - Continue to approve and permit reinvestment projects that make cost effective use of infrastructure and increase density.
 - Adopt ordinances to accommodate growth and use land and infrastructure efficiently (examples: innovative zoning techniques for mixed use development, transit oriented development, overlay districts, planned unit development provisions, and traditional neighborhood development overlay zones.)
 - Continue to support the conversion or reuse of underutilized lands in order to accommodate growth forecasts, ensure efficient utilization of existing infrastructure investments and meet community needs.
 - Continue to reduce infiltration and inflow into the local and regional wastewater treatment system.

2. The city will plan and invest in multi-modal transportation choices based on the full range of costs and benefits, to slow the growth of congestion and serve the region’s economic needs.
 - Continue to make local transportation, transit, pedestrian and bicycle investments to improve connections between workplaces, residences, retail, services and entertainment activities.

- Continue to identify opportunities to improve transportation connections and address transportation issues such as travel demand management, access management, safety and mobility when planning infill and redevelopment projects.
- Continue to plan land use patterns that support transit service and development.
- Continue to adopt ordinances to support integrated land use (examples: ordinances encouraging or allowing shared parking; centers, transit oriented developments).
- Coordinate with business and other public agencies congestion-reduction measures such as collaboration with employers, provision of information or incentives to minimize or decrease peak-period impacts.

3. Encourage expanded choices in housing location and types, and improved access to jobs and opportunities.

- Continue to plan for and guide infill development, redevelopment, and adaptive reuse of structures to diversify housing, connect housing and jobs, and integrate new development into existing neighborhoods.
- Continue to adopt and pursue reinvestment strategies to achieve MLPA/LCA housing goals.
- Continue to encourage the preservation of existing neighborhoods and expansion of housing choices within the city.
- Continue to adopt ordinances to increase lifecycle and affordable housing (examples: increased multi-family use, reduced front and interior setback requirements; cluster development ordinances).

4. Work with local and regional partners to conserve, protect and enhance the region's vital natural resources.

- Continue to approve and permit projects designed to reclaim contaminated lands and restore natural resources where appropriate.
- Continue to implement best management practices to control and treat stormwater as redevelopment opportunities arise.

2.2 Housing

Existing Housing in Circle Pines

The City has combined a variety of local initiatives and participation in state and federal programs to enhance and maintain its existing housing stock. As seen on Age of Housing table 30% of the housing was built before 1959 and has reached an age where ongoing maintenance and improvements are important to its continued viability.

Because Circle Pines only has very few lots to develop, the city will concentrate its effort on renovation. Specific programs are utilized to promote the redevelopment and stability of Circle Pines housing stock. In general, the City will take advantage of local, state, and federal programs to facilitate the overall goal of maintaining quality housing in a diverse range of prices. The City also utilizes the services of the North Metro HousingResource Center to accomplish this goal.

Age of Housing

Year	Number of Houses	Percentage
1959 or earlier	562	30%
1960-1969	238	13
1970-79	161	8
1980-89	595	31
1990-2000	145	8
2001-Present	196	10
Total	1897	100

Source: 2000 Census and City of Circle Pines

Affordable Housing

Affordable housing is defined by the Metropolitan Council as costing no more than 30% of the family's monthly income. The single-family home-ownership affordability level for the metropolitan area in 2007 is \$206,800 for an owner occupied house. For rental properties, affordable monthly rent in 2007 is defined as \$687-1,138 (including contract rent and tenant-paid utilities).

As shown in the Number of Owners and Renters Table and the Housing Value Table, a large portion of Circle Pines housing value is at an affordable level.

NUMBER OF OWNERS AND RENTERS

Owners	1885	90.3%
Renters	201	9.7%

Source: City of Circle Pines

HOUSING VALUE

100,000-149,999	35	1.8
150,000-199,999	908	48.1
200,000-299,999	641	34
300,000-499,999	294	15.5
500,000 or more	7	.6
Total	1885	100

Source: City of Circle Pines, Anoka County

HOUSING UNIT TYPES

Single Family Detached	1421	68%
Town Homes	464	22
Mixed Use Multifamily	109	6
Apartment	92	4
Total	2086	100

Source: City of Circle Pines

CONTRACT RENT

	Number of Units	Percentage
\$500-699	48	20%
\$700-999	61	26
\$1000-1499	127	53
\$1500 or more	2	1

Source: City of Circle Pines

Housing Goals

Affordable owner-occupied housing in Circle Pines

Circle Pines will continue to utilize the tools listed below to maintain our current level of affordability of ownership housing. The city will annually maintain its existing affordable housing stock through code enforcement actions and available loan programs to qualifying individuals. The City also utilizes the HousingResource Center to administer the programs and also to provide free construction consultations to residents.

The City of Circle Pines understands the need for each community to contribute to new affordable housing in the metropolitan area. If the opportunity presents itself the city of Circle Pines in its fully developed stages will work to contribute its share of 13 new affordable homes.

Affordable rental housing in Circle Pines

The city will continue its participation in the Section 8 rental housing program and will conduct an average of twenty annual rental housing code inspections. The city will evaluate its zoning code to remove barriers to affordable rental housing and will work with existing rental housing properties to maintain their viability and identify areas for expansion. The city will promote actions which continue to keep rent at or below the affordable rent index to benefit low and moderate income individuals.

Life-cycle Non-single Family

The city will work to maintain its goal of 18% of the non-single family through the use of Tax Increment Financing and a review of its zoning code to eliminate barriers to non-single family developments.

Life-cycle Owner/Renters

The City will work to accomplish its owner/renter mix by review of the city code to eliminate barriers to rental housing.

Density

The city will review its zoning code making changes where appropriate to achieve multifamily density of 7-10 units per acre.

Implementation Tools

North Metro HousingResource Center (HRC)

The City currently contacts services through the HousingResource Center (HRC) which is a program of the Greater Metropolitan Housing Corporation. The HRC provides residents of Circle Pines resources to apply for a variety of loan programs available to them. They also provide free of charge home improvement advice such as site visits with homeowners, contractor information,

review bills, proposals and estimates with the homeowner. Also housing information is offered to residents such as first time buyer classes, mortgage foreclosure prevention programs, etc.

Tax Credits

The City has participated in the past in the federal tax credit program administered by the Minnesota Housing Finance Agency. It will continue to partner with private developers interested in utilizing credits to accomplish the City's housing goals.

Tax Increment Funds

In the past Circle Pines approved modifying Tax Increment Financing District No. 1-1 and 1-4. This change included the authority to spend tax increments generated from Tax Increment Financing District No. 1-1 and 1-4 for land acquisition, public improvements, and other qualified development costs relative to changing the boundaries. This expansion has many purposes. That include:

- encouraging new higher density dwelling units within and on the edge of the Central Business District
- discouraging conflicts between commercial traffic, pedestrian movement, and residential streets
- encouraging and facilitating involvement of the community in seeking new and expanded opportunities for viable and supportive development
- promote the use of land for new housing opportunities and new employment producing businesses
- providing adequate living conditions and access
- removing, preventing, and reducing blight, to protect property value and the tax base of the city

Building Code Enforcement

The City will continue to enforce and address Building Code issues to improve and protect the overall appearance of the city's neighborhoods. The goal is to keep up the value of properties in the city to benefit all property owners.

Review Density Requirements

The City will review the density requirements to fit zoning code to maximize its density given the limited land to be developed or redeveloped.

Public/Private Partnership

The city will work with market driven development to accomplish housing goals, whenever feasible. The city may utilize public participation or projects to enhance its efforts to meeting its goals.

Housing Assistant Programs and Housing Maintenance

Community Development Block Grant Housing Rehabilitation Program (CDBG)

Since 1992 Circle Pines has been involved in the CDBG rehabilitation program. CDBG has provided the city with funds which it used for developing an Energy Rehabilitation Loan Program. The Circle Pines Home Energy Rehabilitation Loan Program provides low interest loans to homeowners who are financially unable to repair their homes without assistance. The program focuses on the housing needs of the low and moderate-income citizens of our community, as well

as the elderly and the disabled. The program also assists in and encourages the maintenance and preservation of an adequate stock of moderately priced housing in the community. Loan repayments are made monthly as a part of natural gas utility payment to the City's municipal utility.

Building Maintenance Housing Code

In 1994 the Housing Maintenance Standards were established for both rental and owner occupied housing. The purpose of this code is to protect the public health, safety, and the general welfare of the people in the community. It also is to protect the character and stability of residential areas within the City and to correct and prevent housing conditions that adversely affect or are likely to adversely affect the life, safety, general welfare, and health of the community. It is also meant to extend the life of older homes. Each rental unit or group of units, which is inspected by the Building Official and is determined to be in satisfactory compliance, shall be awarded a certificate of occupancy.

Utilize Tax Increment Financing

To the extent that tax increment laws continue to give the City the option to utilize tax increment to clear existing, dilapidated housing and replace it with newer, single family, or multi-family housing, the City may utilize tax increment to accomplish its housing goals.

Current and Future Needs

Current and future availability of housing

Circle Pines is a fully developed northern suburb. Most of the city's development occurred in the 1950's and 1980's. 68% of the housing in Circle Pines is single family detached while 22% is made up of townhomes and 10% consists of multifamily and apartment building units. The city also has designated one third of the city for protected open space. The remainder of the land in Circle Pines is comprised of commercial zones, parks, utilities and streets. Future availability of affordable housing will be encouraged by renovating the current housing stock.

Comparing Circle Pines and other neighboring communities housing position

Other neighboring communities like Blaine, Lino Lakes and Shoreview are dealing with different housing challenges. These cities are dealing with growth issues happening now and the growth issues happening in the next ten years. These cities are expecting to develop various areas but are also trying to maintain and rehabilitate the older homes in these cities. Lexington, on the other hand, faces challenges that are somewhat similar to Circle Pines as both cities are geared toward renovating and redevelopment of housing stock. With these different challenges among the neighboring communities Circle Pines will work cooperatively with these cities to accomplish housing goals.

2.3 Resource Protection

Historic Preservation

Most construction in Circle Pines took place after 1950 and at this time it does not have historical impact. The City Council and Planning Commission will take actions to preserve structures that contribute to the history and heritage of the community.

Solar Access Protection

Since subdivision and zoning regulations are the basic tools for protecting solar access at the local level, Circle Pines cannot take large steps in protecting solar access with new development. The City has taken steps to help protect and promote energy efficiency in a fully developed community by using the following tools.

1. Community Development Block Grants and/or other funding sources to provide renovation loans to residents with low to moderate income to create a more energy efficient home.
2. Offering low cost energy audits to residents. This provides an opportunity to educate the residents about energy efficiency.
3. Providing a number of brochures on energy efficiency.
4. Utilizing building codes to keep new construction energy efficient.
5. Modifying the Zoning Code and other regulations, as necessary, to remove any barriers to private market actions to use solar energy systems and to ensure solar access.

It is important to the City to provide guidance and information to the residents of Circle Pines on energy efficiency. The City will continue to take steps to improve energy efficiency for solar access protection.

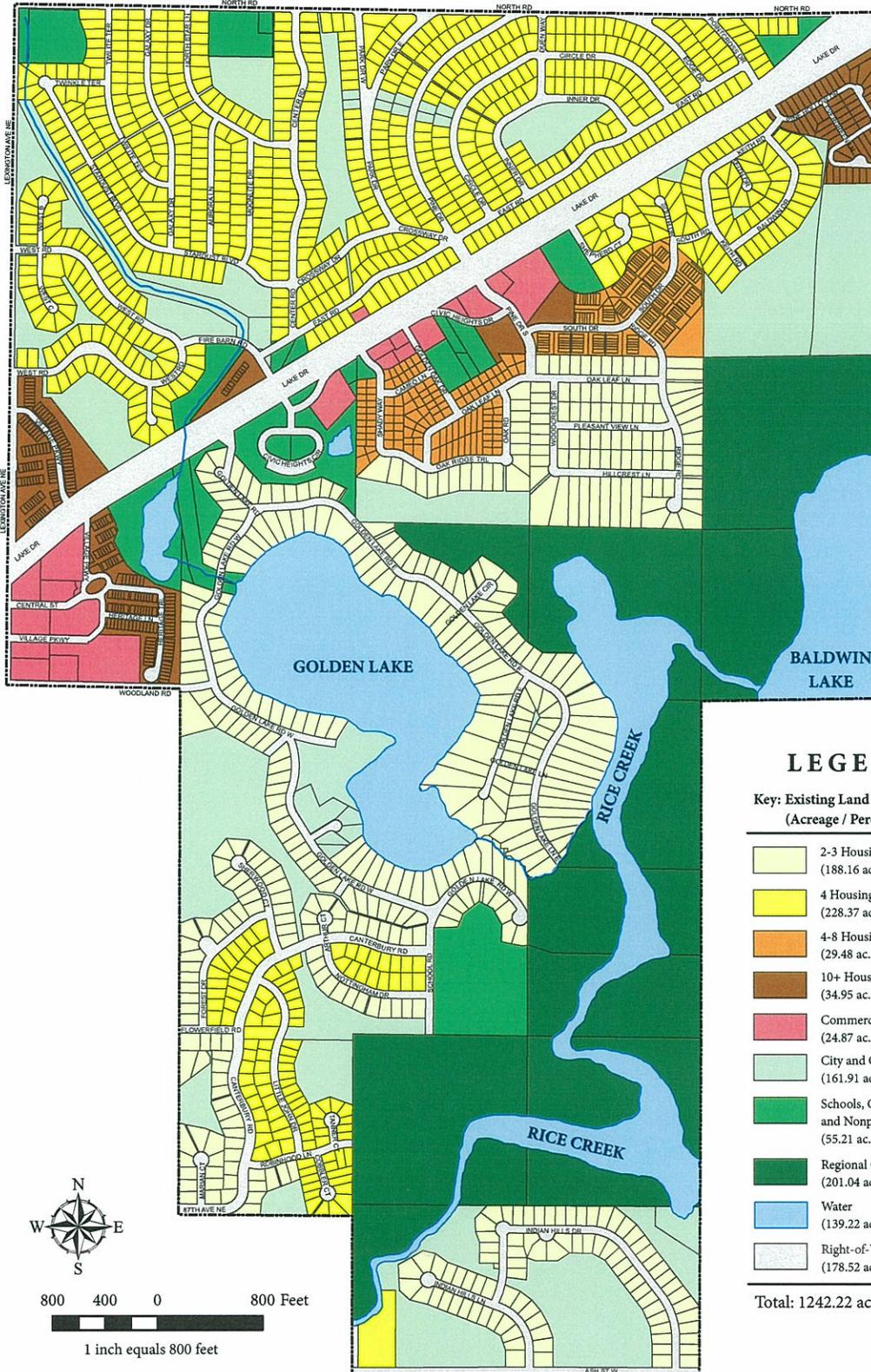


City of

EXISTING LAND USE

CIRCLE PINES

Comprehensive Plan Map

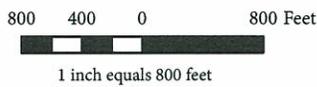


LEGEND

Key: Existing Land Use
(Acreage / Percent of Total)

- 2-3 Housing Units / Acre
(188.16 ac. / 15.19%)
- 4 Housing Units / Acre
(228.37 ac. / 18.38%)
- 4-8 Housing Units / Acre
(29.48 ac. / 2.37%)
- 10+ Housing Units / Acre
(34.95 ac. / 2.81%)
- Commercial
(24.87 ac. / 2.00%)
- City and County Parks
(161.91 ac. / 13.03%)
- Schools, Churches,
and Nonpark Lands
(55.21 ac. / 4.44%)
- Regional Open Space
(201.04 ac. / 16.18%)
- Water
(139.22 ac. / 11.21%)
- Right-of-Way
(178.52 ac. / 14.37%)

Total: 1242.22 ac. / 100.00%





City of

CIRCLE PINES

FUTURE LAND USE

Comprehensive Plan Map



LEGEND

Key: Future Land Use
(Acreage / Percent of Total)

- 2-3 Housing Units / Acre
(188.66 ac. / 15.19%)
- 4 Housing Units / Acre
(228.37 ac. / 18.38%)
- 4-8 Housing Units / Acre
(29.48 ac. / 2.37%)
- 10+ Housing Units / Acre
(36.91 ac. / 2.97%)
- Commercial
(22.91 ac. / 1.84%)
- City and County Parks
(161.91 ac. / 13.03%)
- Schools, Churches,
and Nonpark Lands
(55.21 ac. / 4.44%)
- Regional Open Space
(201.04 ac. / 16.18%)
- Water
(139.22 ac. / 11.21%)
- Right-of-Way
(178.52 ac. / 14.37%)

Total: 1242.22 ac. / 100.00%



800 400 0 800 Feet
 1 inch equals 800 feet

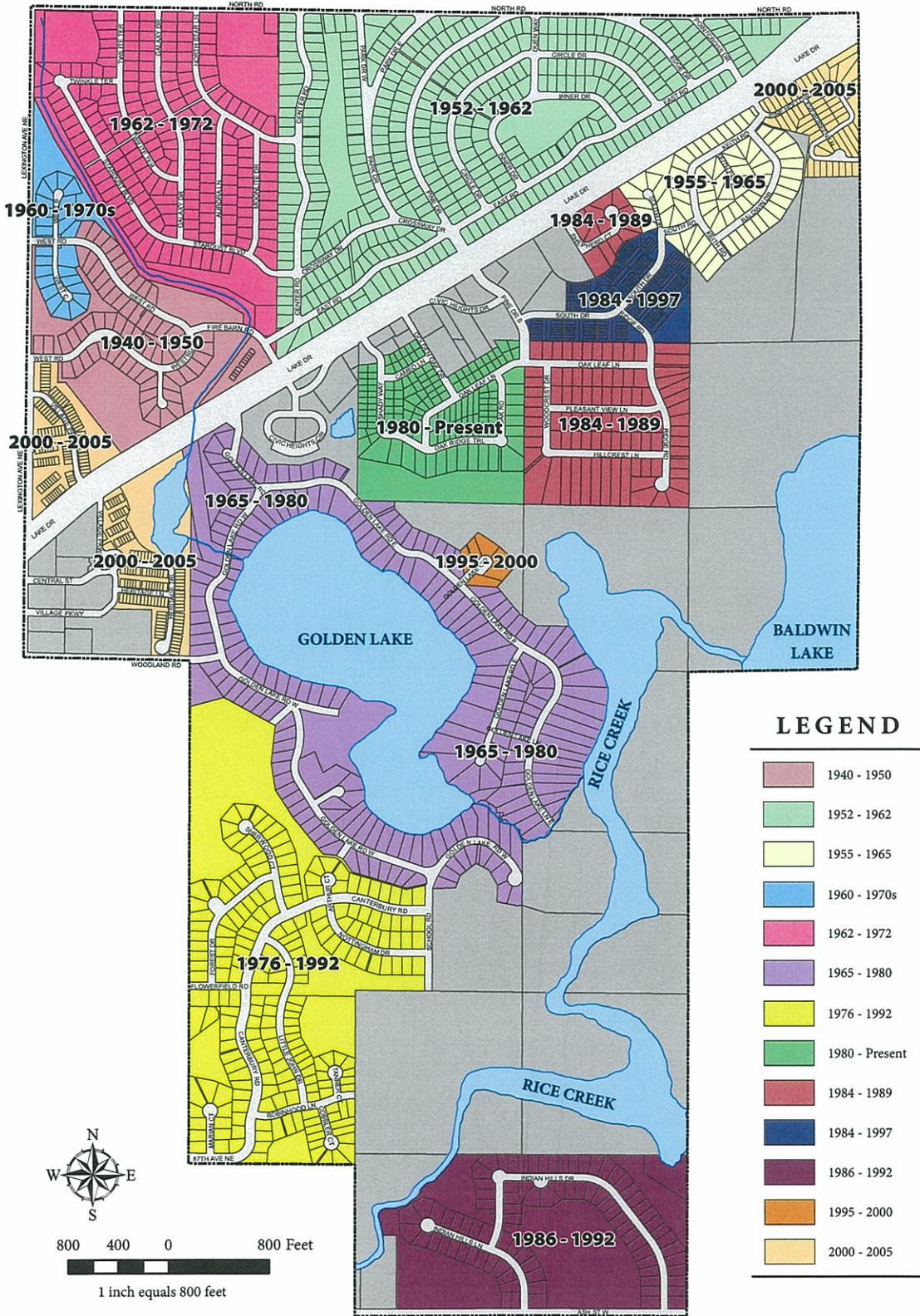


City of

CONSTRUCTION DATES

CIRCLE PINES

Comprehensive Plan Map



LEGEND

- 1940 - 1950
- 1952 - 1962
- 1955 - 1965
- 1960 - 1970s
- 1962 - 1972
- 1965 - 1980
- 1976 - 1992
- 1980 - Present
- 1984 - 1989
- 1984 - 1997
- 1986 - 1992
- 1995 - 2000
- 2000 - 2005



800 400 0 800 Feet
 1 inch equals 800 feet