

BACKGROUND

INTRODUCTION

What is a Comprehensive Plan?

A Comprehensive Plan is a document that states the City's vision for the future, directs locations for future land uses, and establishes land use policies to achieve the City's vision. In order to inform this planning process the City looks at: existing land uses and available land, the City's vision of what the City should be like in the future, existing public facilities, existing infrastructure, current demographics, demographic changes forecasted for the City and the region, and infrastructure and land uses that would be needed to meet the City's vision and forecasted changes.

Why should the City plan?

The Comprehensive Plan provides guidance so that incremental changes are done in a manner consistent with the plan. Using these incremental changes and budgeted investments in resources, the plan helps guide the City to achieve their vision over the course of the plan.

The Metropolitan Land Planning Act (Minn. Stat. 473.864) requires that at least every 10 years, each city and township prepare and submit a comprehensive plan to the Metropolitan Council that is consistent with the Metropolitan Council's (region-wide) system plans. The Metropolitan Council in turn utilizes the individual city plans to help guide regional investments in things like roads, utilities, and transportation.

VISION

Our vision for South St. Paul through the year 2030...

The City of South St. Paul is proud of the image and rich history that has been built through decades of honest work in the stockyards, meatpacking plants, and elsewhere. But now, with the closing of the stockyards, that image is fading and soon a new image will form. The task before us is to create a new image for South St. Paul that honors the past and looks eagerly to the future.

In order to meet this challenge South St. Paul will supplement its traditional values of family life, small town feel, strong education, a welcoming sense of place, and rich generational history with greater attention to economic redevelopment, cultural diversity, recreation, and connection to the riverfront.

We will enhance these features that contribute to the livability and pride in our community. We are confident that in striving to achieve this vision South St. Paul will continue to be a desirable place for new residents and businesses, as well as, generations of existing residents.

Small Town

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Our community will strive to enhance idealized features of a small town such as a center, identifiable edges and entrances, well-maintained houses and yards, and a welcoming, friendly spirit.

Families and Children

South St. Paul will continue to be a desirable place to raise a family. The City will be composed largely of single-family houses that are in a cost range affordable to working households.

Residents and businesses will continue to support an excellent K-12 school system including top-notch teachers, curriculum, facilities and athletics. A high percentage of our students will advance to secondary schools or colleges and then resettle in South St. Paul as their home.

This City will be safe and secure, as people will respect and protect one another because of our strong sense of community.

Parks and fields will continue to be well-maintained, and a teen center added.

A local organization will be created to promote and assess the welfare of children, similar to the nationally-acclaimed Children First program of St. Louis Park.

History

Our community history will be honored through the values expressed in this plan, the actions taken and the resources committed. Historical achievements will also be remembered through public art, place names and architecture.

Riverfront

South St. Paul will use its four miles of Mississippi River frontage as a major element in its renaissance. The land between the shoreline and the top of the glacial bluffs will be used for parks, overlooks, trails, new industries, offices, shops, restaurants and housing.

By 2030, there will be a continuous band of riverfront parkland from one end of the City to the other. To the north, the greenway will extend along the Mississippi River to downtown St. Paul, and, to the south, all the way to Spring Lake Regional Park in Rosemount. From those points, a network of trails will link across the metropolitan area.

The 87-acre Kaposia Landing park will grow to rival any riverfront open space north of St. Louis. All of the land east of the railroad line will be devoted to public uses.

Concord Street will be reborn with trees and decorative lighting, and lined with new buildings for businesses, housing and places to eat and drink, all of which benefit from the corridor's

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image, access and proximity to the riverfront. A corridor plan will guide the way.

The BridgePoint business district will become a high-demand location for offices, light manufacturing and service businesses as users take advantage of the ample freeway capacity and attractive riverfront setting. A city-wide economic development plan will be written to coordinate private and public actions.

Town Center

Every small town needs a center, and South St. Paul will create one in the vicinity of Southview Boulevard and Marie Avenue. There, owner-operated businesses will locate to provide goods and services tailored for the local market. The walkable, “Main Street” environment will include shops, townhouses and apartments that line the sidewalk and face the street.

Southview Boulevard will be connected through streetscape and other design and signage features “down the hill” to Concord Street for improved access and public visibility.

The City and the property owners will collaborate to work toward a new future for this historic district.

Entrances

Community entrances and identity will be more strongly articulated through the use of monument signs, public art, landscaping, lighting and zoning. The primary entrances will be Hardman Avenue, Concord Street, Butler Avenue, Thompson Avenue, Wentworth Avenue, and Fifth and Seventh Avenues.

Housing

The growing desirability of South St. Paul as a place to live, work and play will cause property owners to accelerate the remodeling of their homes and rental properties. In combination with aggressive programs through the South St. Paul Housing and Redevelopment Authority, highly deteriorated structures will be replaced with new homes with appropriately historic architectural vocabulary. The range of housing choices will grow to provide more choices for singles, childless couples and empty-nesters. There will be attractive new move-up or move-back housing to retain upwardly mobile families with children.

The Natural Environment

The transformation of the community’s economic base will include removing industries that contributed substantial amounts of pollution to the air, water and soil.

The Mississippi River will be rediscovered for its natural beauty and tranquil views.

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The river bluffs and ravines will be protected in their wooded state.

Parks

South St. Paul will continue to bolster the quality and diversity of its park system as an aspect of its interest in supporting strong families, competitive athletic traditions, and local quality of life.

Chief among the many improvements over the next 25 years will be the creation of Kaposia Landing park and the extension of parkland along the entire Mississippi Riverfront.

Bicycling, Walking and Transit

Neighborhoods and parks “on the hill” will be linked to the riverfront greenway and regional trail via improved on-street bicycling lanes and off-street paths.

South St. Paul will be highly walkable by virtue of its density, interconnected street system and sidewalks on almost every block. Gaps in the sidewalk system will be filled and deteriorated sections replaced.

City Services

City government will continue to provide a high level of service in police and fire protection, redevelopment and revitalization, parks and code enforcement.

GUIDING PRINCIPLES

1. **Protect the Small Town Character.** The small town character of South St. Paul is a defining feature. Protect the look and feel of existing neighborhoods and Southview & Marie and seek to extend traditional urban design principles into new areas such as redevelopment on Concord Street.
2. **Protect and Revitalize Existing Neighborhoods.** Keep older neighborhoods safe, attractive, and vital through; improved streets, parks and services, public safety, code enforcement, design standards and selective redevelopment. Encourage responsible property ownership to help preserve the value of the neighborhoods.
3. **Enhance Housing Choices.** Provide more opportunities for life cycle and move-up styles of housing. Make changes to zoning to accommodate these housing goals. Maintain and improve the City’s housing stock.
4. **Provide Excellent Public Facilities and Services.** Continue to provide excellent public services especially in the areas of Police, Fire, Public Works, and Parks and Recreation. Utilize the Capital Improvement Program to budget replacement and repairs of existing public facilities and the creation of new facilities with the goal to provide excellent public facilities for South St. Paul residents and property owners.

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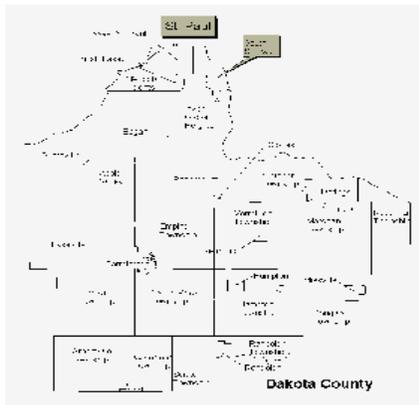
5. **Provide Multi-Modal Transportation and Circulation.** Provide adequate motorized and non-motorized transportation within and throughout South St. Paul that supports other objectives of the plan.
6. **Continue to Support Excellence in Education.** Continue to work with South St. Paul Special School District #6 as they strive to provide top-notch education. Encourage interaction with Inver Hills Community College and other area institutions of higher education.
7. **Preserve the Natural Environment.** Protect and enhance the major natural features of South St. Paul, such as wooded bluffs, ravines, wetlands, floodplains, and waterfront. Increase development and access along the Mississippi River; celebrate the resource.
8. **Safeguard the City's Fiscal Health.** Safeguard City fiscal conditions by keeping cost increases in line with revenue growth.
9. **Diversity and Expand the City's Tax Base.** Increase commercial and industrial tax base in order to reduce the residential tax burden.
10. **Utilize Economic Development to Enhance the City and Improve the Image of South St. Paul as Perceived by the Region.** Continue to work with county, state, and private organizations to diversify and expand the local economy while raising the standard of living. The City will dedicate funds to economic development programs to support these objectives.
 - a. **Improve and enhance Concord Street which is the primary entrance into the City's commercial and industrial core.**
 - b. **Redevelop or Encourage Redevelopment of Nuisance/Problem Sites.** Actively work to redevelop and encourage redevelopment of areas and land uses which inhibit the orderly development/redevelopment of the business park due to their nuisance factors (i.e. excessive smell, massive exterior storage, extremely poor aesthetics/extremely poor property maintenance).

COMMUNITY ANALYSIS

Regional Context

The City of South St. Paul is located in northeast Dakota County. The City of Saint Paul is to the north, West St. Paul is located to the west; and Inver Grove Heights to the south. The Mississippi River forms the City's easterly border.

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Historical Background

The first recorded history of activity in the South St. Paul area tells of small bands of Native Americans from the Sioux tribe under the leadership of Little Crow. By the treaty in 1837, the Sioux gave up all land east of the Mississippi River and soon moved to its west banks. Three areas in the City were used as camps throughout the year by the Sioux, and they developed a village in the area where South Park is located.

After a treaty in 1851 most of the Native Americans moved out of the area, with the exception of a few bands. By 1862, almost all of the Native Americans were gone from the area. At about the same time the Native Americans left the area, early pioneers began moving in to farm the land beginning in the 1880's.

Industrial facilities were clustered in the floodplain and residences were built above the bluff. Early industries included the stockyards, meat packing, Waterous engine works (still in business in South St. Paul), a barrel company, brick yard, distillery, and foundry. South St. Paul also briefly boasted the region's first monorail.

One of the first houses constructed was the Kochendorfer house, built in 1880. A number of houses constructed by early founding families are still standing today.

South St. Paul was incorporated in 1887. By 1900, the City had a population of 4,200 people, which swelled to 25,106 in 1970. The current population is estimated at 20,167.

In 1978, the decline of the stockyards and meat packing plants began. With their decline began the long process of demolition and rebuilding. The City's Housing and Redevelopment Authority spent 15 million dollars in site preparation in anticipation of new industries to replace the stockyards. The BridgePoint Business Park has since become home to new jobs for residents of South St. Paul and adjacent cities.

Physical Profile / Characteristics

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Geology, Soils & Topography

The east side of South St. Paul is a narrow, flat stretch of land with an approximate altitude of 700 feet above sea level. This area is part of the Mississippi River flood plain, and historically has been prone to flooding. Even with the advent of flood walls, the area was threatened as recently as 2001 by the rising waters of the river. The low area is separated from the rest of the City by a steep bluff rising 100 feet above the flood plain. This area has historically been known as “the Hill”. The areas west of the bluff are level in the south and central part of the City and hilly in the north part. The highest points of the City are in the west, with areas reaching heights of 950 feet above sea level.

Several ravines puncture the bluff and are considered valuable open space and natural areas. The ravines are densely wooded and overgrown with dense underbrush. Simon’s Ravine, on the north end of the City, is one of the most visible based on its size and the trailhead identifying the site. Simon’s Ravine provides a good access point to observe the natural features of the area and serves as a trailhead for the regional pedestrian trail which provides a link from Thompson County Park in West St. Paul through Kaposia Park, Kaposia Landing and connecting to the Mississippi River Trail. In addition to their role as passive recreational space, the ravines also play an important role as stormwater collectors and conveyors. The City, with help from the DNR, has corrected erosion problems in Simon’s Ravine.

Soils in most of the City are sandy, gravelly material deposited by glaciers or outwash from the river. Soils in the low area adjacent to the river, however, typically require surcharging in order to construct most buildings. The bedrock geology is Platteville formation and St. Peter Sandstone.

Watersheds / Water Supply

South St. Paul is located within the Lower Mississippi River Watershed. The Jordan Aquifer is the principal water supply.

Rivers, Lakes and Wetlands

Other than the Mississippi River, there are very few hydrologic features in South St. Paul. Siedl’s Lake straddles the corporate boundary with Inver Grove Heights and is used for passive recreation. Anderson and LeVander ponds are valuable for their aesthetic beauty and ponding capabilities.

Wildlife

The bluffs are home to eagles and other wildlife species. The heron rookery in St. Paul is directly across the river from Kaposia Landing. The bluffs and river vistas provide a beautiful backdrop for viewing many forms of wildlife.

Community Profile / Demographics

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Community Image

Historically, the City of South St. Paul has been identified as “The Home of the Packers” or “home to the stockyards”. The City’s meat-packing industry has been inexorably tied to its image. Even now that the stockyards are gone, most comments from people outside of South St. Paul mention the stockyards. A number of related industries, including a rendering plant and tanning and hide company are still in operation. The City and the HRA have invested millions of dollars to acquire and remove stockyards buildings, these efforts have provided opportunities for new light industrial development.

Residents of South St. Paul are loyal, hard-working, and long-lived. Multiple generations of families live in the city, and children who leave often return to South St. Paul to raise their own children. Hockey is a unifying community activity.

Housing

South St. Paul is one of the oldest cities in Dakota County (**Map 4**). Twenty five percent of the housing units in the City were built prior to 1933. Today, the City is providing new home ownership opportunities through its acquisition and reconstruction program, Rediscover South St. Paul.

The City provides a number of affordable homes and apartments, largely due to the age and of the dwellings, but in some cases because of the deteriorating housing stock, not because of new investment in affordable housing. The Rediscover South St. Paul program was established to remove blighted properties and provide opportunities for new housing to be built. The HRA has redeveloped nearly 100 of these blighted properties through the Rediscover program.-

Housing choice has been an issue in the City, however it has been difficult to address due to the lack of vacant developable land in South St. Paul. While there are “vacant” pieces of property that remain, due to factors like topography much of these properties are only viable as open space. Approximately only 10 acres of vacant land remain which is viable for residential development. Therefore, infill residential development and redevelopment are crucial to address the issue of housing choice. For example, over the last several years, approximately 200 new residential units have been developed (including condominium buildings some modest townhouse developments and a second senior apartment building developed by Dakota County) through a handful of infill and redevelopment projects which did not involve large tracts of land.

The area along Concord Street and Concord Exchange was rezoned as mixed-use development district which could provide many new opportunities for different types of housing along with commercial or office uses. Mixed-use development will be a vital piece in accommodating the projected increases in population and households for the year 2030.

Local Economy

As the stockyards industry consolidated and relocated its operations in more economically favorable areas, the City embraced the redevelopment opportunity the vacancy created. In

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the last decade, the City has experienced growth in its industrial park; Holtkoetter International, S & S Tree Specialists, and AFSCME have established substantial facilities in South St. Paul. The Waterous Company, a longtime South St. Paul business, also made a substantial expansion to their existing facility.

One of the challenges facing South St. Paul is the conflict between some existing heavy industrial land uses and the light industrial development that the City has been trying to develop in BridgePoint. The handful or so of the remaining heavy industrial uses tend to generate odors that can be a deterrent to new development. The City is committed to working with these businesses to address the odor issue by working to have additional filtration to mitigate odors, or if filtration will not adequately remove the odors, working with the businesses to facilitate their relocation.

In addition to its industrial development, the City has its commercial “mainstreet”, area of Southview Boulevard and Marie Avenue. These streets support a series of small shops and service establishments that cater to local residents. These businesses are feeling the competition from new commercial development in adjacent cities like Inver Grove Heights and West St. Paul. Over the next 10 years, the City would like to enhance and improve the marketing of this area to new commercial entities or local residents to ensure its continued viability. The City is interested in studying parking regulations and zoning controls for the area to determine if a mixed-use or transit oriented development would strengthen this commercial area while also providing additional housing choices.

Demographics

Population Levels

The population level in South St. Paul peaked at 25,106 in 1970, which correlates to the time just before the closing of one of the two giant meat packing plants which were a main source of employment and economic activity in the City. Population declined between 1970 and 1980 as families matured, children moved out of the family home, and available jobs declined due to the closing of the meat packing plants. In 1980, South St. Paul still had one of the largest populations in Dakota County, just behind Apple Valley and ahead of nearby developing communities Eagan and Inver Grove Heights. Over the last 30 years as the region has continued to develop, those nearby developing communities have seen significant population growth while South St. Paul’s population has gradually declined.

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(TABLE 1.01)

Population Comparison: 1980-2030

Year	South St. Paul	Inver Grove Heights	West St. Paul	Apple Valley	Eagan	Dakota County
1980	21,235	17,171	18,527	21,818	20,700	194,279
1990	20,197	22,477	19,248	34,598	47,409	275,227
2000	20,167	29,751	19,405	45,527	63,557	355,904
2010*	19,900	34,200	20,100	61,700	67,000	429,160
2020*	20,000	40,900	21,100	69,100	68,000	488,750
2030*	20,700	44,500	21,700	71,200	69,000	520,010

Source: Metropolitan Council

* Figures for these years are Metropolitan Council projections

Population Age

As with other first ring suburbs, and the region as a whole, the City is aging. The following tables show the population age change from 1990 to 2000 for South St. Paul and for the entire Metropolitan Region.

(TABLE 1.02)

South St. Paul - Population Breakdown

Age	1990		2000		Change	
	Number	%	Number	%	Number	%
Under 5 years	1,549	7.7	1,448	7.2	- 101	- 6.5
5 to 9	1,606	8.0	1,367	6.8	- 239	- 14.9
10 to 14	1,362	6.7	1,392	6.9	30	2.2
15 to 17	733	3.6	919	4.6	186	25.4
18 to 21	1,008	5.0	1,031	5.1	23	2.3
22 to 24	812	4.0	794	3.9	- 18	- 2.2
25 to 34	3,802	18.8	3,001	14.9	- 801	- 21.1
35 to 44	2,837	14.0	3,586	17.8	749	26.4
45 to 54	1,765	8.7	2,531	12.6	766	43.4
55 to 64	1,845	9.1	1,524	7.6	- 321	- 17.4
65 to 74	1,617	8.0	1,314	6.5	- 303	- 18.7
75 to 84	989	4.9	942	4.7	- 47	- 4.8
85 and older	272	1.3	318	1.6	46	16.9
Total Population	20,197	100.0	20,167	100.0	- 30	- 0.1

Source: U.S. Census

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(TABLE 1.03)

Twin Cities Metropolitan Area – Population Breakdown

Age	1990		2000		Change	
	Number	%	Number	%	Number	%
Under 5 years	185,121	8.1	188,236	7.1	3,115	0.9
5 to 9	174,366	7.6	198,690	7.5	24,324	6.9
10 to 14	149,973	6.6	197,611	7.5	47,638	13.5
15 to 17	82,791	3.6	112,997	4.3	30,206	8.5
18 to 21	125,027	5.5	137,670	5.2	12,643	3.6
22 to 24	110,339	4.8	106,556	4.0	- 3,783	-1.1
25 to 34	467,578	20.4	411,155	15.6	- 56,423	-16.0
35 to 44	376,286	16.4	469,324	17.8	93,038	26.3
45 to 54	228,177	10.0	363,592	13.8	135,415	38.3
55 to 64	163,930	7.2	200,980	7.6	37,050	10.5
65 to 74	125,635	5.5	130,615	4.9	4,980	1.4
75 to 84	71,994	3.1	90,292	3.4	18,298	5.2
85 and older	27,504	1.2	34,338	1.3	6,834	1.9
Total Population	2,288,721	100.0	2,642,056	100.0	353,335	100.0

Source: U.S. Census

As is illustrated above, the largest changes were the increases in the 35 to 44 and 45 to 54 age ranges, as shown in both the metro and South St. Paul numbers. The trends suggest large increases in the 65 and over age range over the period reviewed for this Comprehensive Plan.

A Diverse Heritage: Population Ethnicity in South St. Paul

The City of South St. Paul has had a diverse ethnic heritage, due in large part to the numerous employment opportunities provided by the stockyards and meat packing industry which attracted people from throughout the United States and Europe. Early settlers included people from Germany, Sweden, Norway, Denmark, Croatia, Poland, Greece, Serbia, Italy, Romania, Austria, England, Ireland, Hungary, and Russia. Evidence of the City’s diverse heritage is still visible with institutions such as the Croatia Hall, Serbian Home, and a Romanian Orthodox church gracing the City’s neighborhoods. This unique culture and character has fostered many generations of people who have moved to South St. Paul, grown their families, and raised new generations of residents. It is not uncommon in South St. Paul to have many generations of a family living within a few blocks of each other. Today, South St. Paul is once again changing as new immigrants come to the area from Asia, Africa, and Latin America.

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(TABLE 1.04)

South St. Paul Population Diversity 1950-2000				
Year	Total Population	Percent Male	Percent Female	Percent Minority
1950	15,909	49.5	50.5	0.1
1960	22,032	49.5	50.5	0.2
1970	25,016	48.5	51.5	0.6
1980	21,235	48.0	52.0	1.3
1990	20,197	48.2	51.8	1.8
2000	20,167	48.8	51.2	5.6

(TABLE 1.05)

South St. Paul Population Ethnicity		
Race	Number	Percent
One Race	19,783	98.1
White	18,680	92.6
Black or African American	258	1.3
American Indian and Alaska Native	114	0.6
Asian	165	0.8
Asian Indian	5	-
Chinese	24	0.1
Filipino	30	0.1
Japanese	12	0.1
Korean	24	0.1
Vietnamese	10	-
Other Asian	60	0.3
Native Hawaiian and Other Pacific Islander	2	-
Native Hawaiian	1	-
Guamanian or Chamorro	-	-
Samoan	-	-
Other Pacific Islander	1	-
Some other race	564	2.8
Two or More Races	384	1.9

Source: 2000 US Census

Education / Schools

Public Schools

The City is located primarily within one school district, Special School District 6 (SSD 6), with the exception of approximately one block at the south end of the City that is located in the Inver Grove Heights school district. Special School District 6 manages a high school

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(grades 7-12) and two elementary schools (grades K-6). The City is very proud of its quality schools and the educational opportunities that the school system provides them.

South St. Paul High School has received recognition for the success of its International Baccaloriate (IB) program for 11th and 12th grade students. In 2008, there are 132 students registered to take at least 1 IB examination.

The former Thompson Heights school (operated by Intermediate School District 917) is expected to be demolished in 2009 and the property would be redeveloped for six (6) single family homes and a 60-unit apartment building for seniors.

Private

Two private Catholic schools also provide educational opportunities in the City; St. John Vianney and Holy Trinity, with grades K-6 and K-8 respectively.

(TABLE 1.06)

South St. Paul School Enrollment			
School Name	Type	Number of Students	Grades
South St. Paul High School	Public (SSD 6)	1,450	7-12 Middle School 7,8
Lincoln Elementary	Public (SSD 6)	928	K-6
Kaposia Elementary	Public (SSD 6)	781	K-6
Holy Trinity	Private	159	Pre-School through 8
St. John Vianney	Private	140	Pre-School through 6

Educational Attainment

The 2000 Census showed that approximately 87 percent of South St. Paul residents over the age of 25 had attained a high school graduate education or better. Additionally, 50 percent had attended some college, received an associate degree or higher level of education. However, only 16 percent had attained a bachelor's degree or graduate or professional degree. The respective numbers from neighboring West St. Paul were: 88 percent high school graduates, 56 percent some college, 24 percent bachelor's degrees or higher. Neighboring Inver Grove Heights had approximately 88 percent as high school graduates or higher. The statewide average is approximately 64 percent.

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(TABLE 1.07)

South St. Paul - Highest Level of Education Attained (persons age 25 or older)

	Number	Percent
No High School Diploma	1,771	12
High School Graduate	4,841	37
Some College (no degree)	3,331	25
Associate Degree	1,171	9
Bachelor Degree	1,545	12
Graduate or Professional Degree	589	4

Source: 2000 US Census

Employment

There was substantial job growth between 1990 and 2000, an increase of approximately 38 percent. Undoubtedly this is a reflection of the success of the BridgePoint business/industrial park area which redeveloped land formerly occupied by meat packing operations into new light industrial facilities.

South St. Paul residents are employed in many different industries. The three most common industries are: manufacturing, education or health services, and retail trade. The following tables provide information about employment in South St. Paul.

(TABLE 1.08)

South St. Paul - Employment (by industry)

Industry	Number	Percent
Agriculture, Forestry, Fishing, etc.	58	0.5
Construction	600	5.5
Manufacturing	1,810	16.6
Wholesale Trade	499	4.6
Retail Trade	1,244	11.4
Transportation, Warehousing, Utilities	831	7.6
Information	350	3.2
Finance, Insurance, Real Estate, Leasing	842	7.7
Professional, Scientific, Management, Administration	920	8.5
Educational, Health and Social Services	1,803	16.6
Arts, Entertainment, Recreation, Accommodation, Food Services	789	7.2
Other Services (except public admin.)	556	5.1
Public Administration	581	5.3

Source: Minnesota Department of Employment and Economic Development

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(TABLE 1.09)

South St. Paul - Major Employers		
Employer	Industry	Employees
Sportsman's Guide	Mail Order Catalog	800
South St. Paul SSD #6	School District	450
Waterous Company	Pumps and Pumping Equipment	387
Dakota Premium	Meat Processing	280
American Bottling	Bottling and Distribution of Drinks	160
Stock Yards	Meat Processing	150
Wipaire	Floats for Aircraft	142
Twin City Bagel	Bakery Products	140
AllState Sales	Truck and Trailer Sales and Service	115
City of South St. Paul	Municipal Government	100
Cherokee Manufacturing	Flower and Garden Supplies	80
Wells Fargo	Financial Institution, Back Office	75
ASFCME	Public Service Union	73

Source: Minnesota Department of Employment and Economic Development

Tax Base

As demonstrated by the following table, South St. Paul has the smallest tax capacity of the large suburban cities in Dakota County.

(TABLE 1.10)

Taxable Values for Cities in Dakota County	
City	Local Tax Capacity
Eagan	83,090,249
Burnsville	63,901,542
Lakeville	59,618,612
Apple Valley	50,762,426
Inver Grove Heights	35,191,278
Rosemount	24,071,012
Mendota Heights	21,407,971
Hastings	19,343,790
Farmington	18,119,986
West St. Paul	16,933,492
South St. Paul	15,508,413

One of South St. Paul's goals is to increase the taxable value in the City through additional development in the Industrial /Commercial areas of the City, particularly in the areas east of the bluff. Creating more taxable commercial and industrial property in these areas will help to improve the City's financial position and lessen its dependence on local government aid, which is highly susceptible to fluctuation. Another benefit of the new commercial and industrial development is that it will also lessen the property tax burden on residential property owners.

METROPOLITAN COUNCIL'S 2030 REGIONAL DEVELOPMENT FRAMEWORK

Planning Area Designation

The Planning Area Designation for South St. Paul is: “**Developed Community**”, indicating that more than 85% of the land within the City’s borders has been developed.

Regional Land Use Goals

The Metropolitan Council’s 2030 Regional Development Framework sets out four goals to guide the region’s development. These goals shape the development plans for the region’s infrastructure, and they guide the pattern of growth in the region. The four goals are:

1. **Efficient Growth.** Work with local communities to accommodate growth in a flexible, connected and efficient manner.
2. **Multi-Modal Transportation.** Plan and invest in multi-modal transportation choices, based on a full range of costs and benefits, to slow the growth of congestion and serve the region’s economic needs.
3. **Housing Choices.** Encourage expanded choices in housing locations and types, and improved access to jobs and opportunities.
4. **Natural Resource Protection.** Work with local and regional partners to conserve, protect and enhance the region’s vital natural resources.

In relation to developed cities like South St. Paul, the Metropolitan Council’s investments in regional systems and incentives for the Developed Communities are to maintain current infrastructure; renew and improve infrastructure, buildings and land to provide for additional growth, particularly at centers along transit corridors; and support developments that integrate land uses.

Consistency with Regional Development Framework

The City is almost entirely developed with few acres of undeveloped property. Accordingly the City’s strategy to redevelop existing commercial and industrial property and reinvest in existing housing and neighborhoods is consistent with the Regional Development Framework goals. The City’s recent zoning changes to create mixed-use areas along Concord Street is another step that the City has pursued to try to maximize the benefit of existing transportation resources; connecting transportation with new mixed-use housing and the employment center in BridgePoint.

BACKGROUND

FORECASTS

Population, Household, and Employment Forecasts

Metropolitan Council, as part of its Regional Development Framework, has developed population, households, and employment forecasts for each community in the region. The forecasts include the years 2010, 2020, and 2030. The Met Council forecasts for the City are as follows:

(TABLE 1.11)

Metropolitan Council Projections			
	Population	Households	Employment
1990	20,197	7,914	5,564
2000	20,167	8,123	7,708
2010	19,900	8,300	8,100
2020	20,000	8,600	8,300
2030	20,700	9,000	8,500

While the Twin Cities metropolitan area is expected to grow by more than 1 million people over the next 20 years, the Metropolitan Council projects very modest long term population growth for South St. Paul during that same period with approximately 543 more people by the year 2030. As a developed community, South St. Paul does not have much available land to accommodate projected growth within existing residential neighborhoods. Redevelopment of portions of the Concord Street corridor and some areas of Southview and Marie are more likely to be home to the projected additional residents. The household levels are projected to be about 900 higher and the employment levels about 800 higher than the present time.

The City agrees with the proposed employment forecasts developed by the Metropolitan Council. With the amount of available vacant land in the BridgePoint Business Park the City should have sufficient land to accommodate the projected increase in its employment base. Inevitably, this may require additional redevelopment efforts on the part of the City and the HRA, however, they are committed to this endeavor.

A closer look at the population and housing forecasts, however, creates a larger concern. The City would like to meet the proposed projections, but has limited development opportunities due to the lack of available residential land. There is not sufficient vacant or underdeveloped residential land (appx. 13 acres) to accommodate the projected 877 additional housing units by 2030 at density levels consistent with the Met Council guidelines. Additionally of the vacant or underdeveloped residential land, only 4.5 acres have been guided as high density residential. While there may appear to be more vacant residential land, much of the land is within bluffs, ravines, or other natural features and cannot be developed.

The City has identified the following vacant developable residential areas:

BACKGROUND

- | | |
|-----------------------|---|
| ▪ Bryant Hill Stoppe: | 3.24 Acres Zoned Multiple Family
<i>(approved but not built)</i> |
| | - Appx. 20 condos, 7 single family lots |
| | - Additional 3.45 acres of open space |

- | | |
|---------------------|--|
| ▪ Thompson Heights: | 4.0 Acres Zoned Multiple Family
<i>(approved but not built)</i> |
| | - Appx. 60 senior apts. (2010), |
| | - 6 single family lots (2010+) |

- | | |
|---------------------------------------|--|
| ▪ 5 th Avenue at South St: | .94 Acres Zoned Multiple Family
<i>(vacant)</i> |
|---------------------------------------|--|

- | | |
|---|--|
| ▪ Northwest Corner - Dawn Way Landfill: | 2.5 Acres Zoned Multiple Family
<i>(vacant)</i> |
|---|--|

- | | |
|--------------------------|--|
| ▪ Next to Serbian Church | .34 acres Zoned Single Family
<i>(vacant)</i> |
|--------------------------|--|

The following areas have potential for residential use but are either vacant and not zoned correctly or are not vacant but have potential for residential redevelopment:

- | | |
|------------------------------------|-----------------------------------|
| 12 th Avenue/Southview: | .22 Acres Zoned Commercial Former |
| Jefferson School site | 3.47 acres Zoned SF/Public |
| North Stickney: | 2.91 Acres Zoned Single Family |

However, the property along Concord Street and Concord Exchange, and also on the edge of the Dawn Way landfill which are guided for Mixed-use and could accommodate housing units at greater densities. Factoring in these areas and planned but not yet built developments there would be approximately an additional 400 to 700 units. Any additional units would need to be created from the redevelopment of property around Southview and Marie Avenues which has been guided as high density residential. There is sufficient property guided for high density residential within this area to accommodate the additional units. However, all of this property is currently developed with existing single family homes, duplexes and some small apartment buildings. Redeveloping those areas would be very difficult and may cause conflicts with the single family homes that remain. One way to minimize the impact of the development would be to focus development of additional density at specific points on those streets, creating the additional benefit of transit oriented development (TOD) nodes.

Without substantial residential redevelopment of existing single family properties currently guided for High Density Residential or rezoning of land to residential, the City is projecting that it would not be unable to meet the household and population projections proposed by the Metropolitan Council, based on the remaining vacant land. However, the City Council and South St. Paul HRA have indicated a willingness to support mixed use development and redevelopment in the Concord Exchange area (Grand Avenue /Concord Street) in order to meet the proposed projections (**Map 8**). Further, the City

will explore land use changes for areas of that may be redeveloped as mixed-use or Transit Oriented Development (TOD) in order to provide additional housing opportunities. Meeting

BACKGROUND

the housing projections may also require working to create additional housing opportunities through the redevelopment of existing residential areas at a higher density than currently exists. The HRA has replaced some single family residential with twin-home and town-home residential redevelopments through the “Rediscover South St. Paul” neighborhood revitalization program.

The following table breaks down the City’s estimate for population, households, and employment for the City of South St. Paul between present day, and the year 2030. The table breaks these estimates by Traffic Analysis Zones (TAZ’s), as noted in (TABLE 1.12) within the community and are centered upon Met Council estimates for job creation and residential densities, and households:

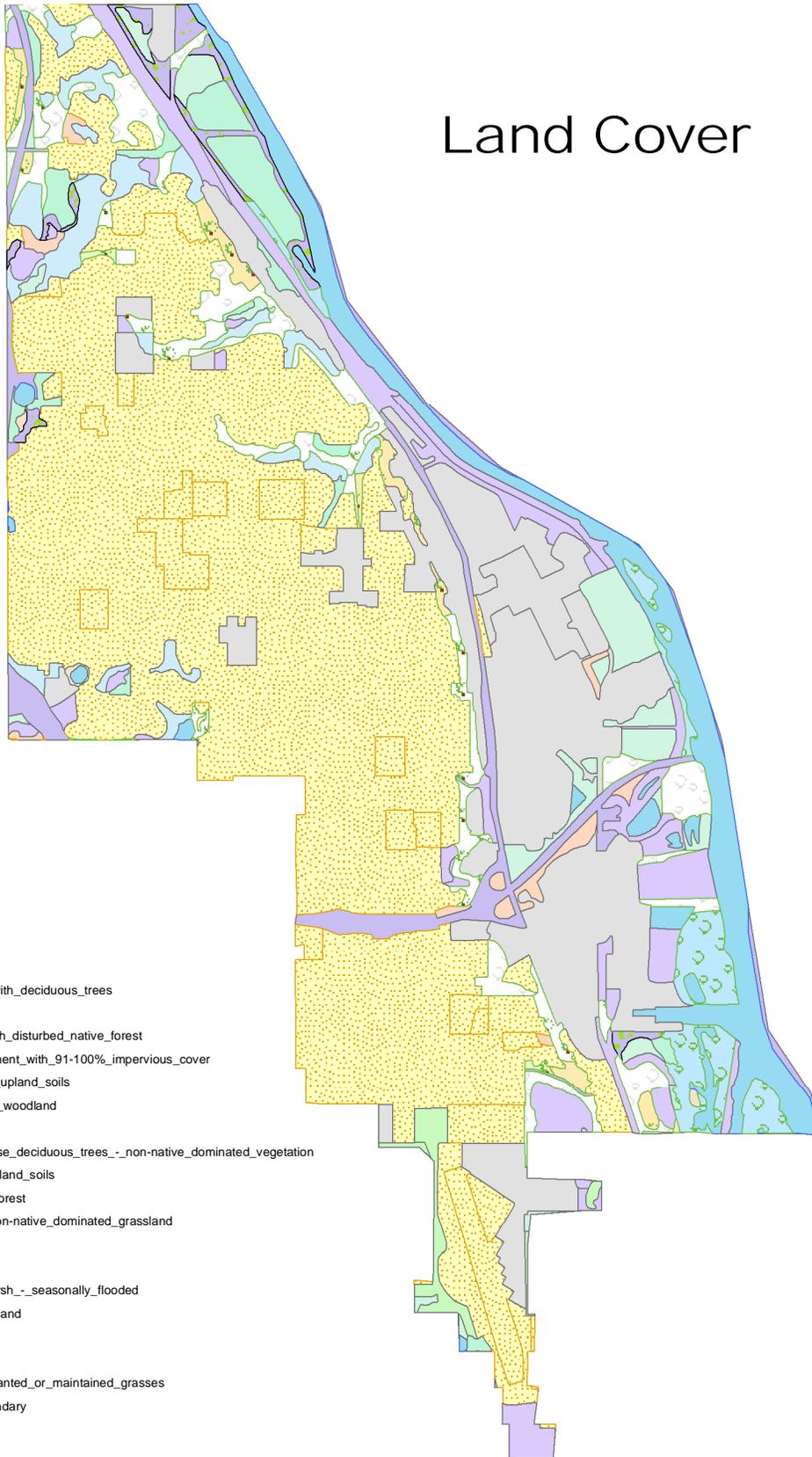
(TABLE 1.12)

2010, 2020 AND 2030 POPULATION, HOUSEHOLDS, AND EMPLOYMENT PROJECTIONS BY TRAFFIC ANALYSIS ZONES

TAZ	POPULATION				HOUSEHOLDS				EMPLOYMENT			
	2000	2010	2020	2030	2000	2010	2020	2030	2000	2010	2020	2030
283	3685	3635	3635	3785	1408	1433	1483	1558	186	188	195	200
284	126	126	126	126	60	60	60	60	382	384	390	400
285	0	0	0	0	0	0	0	0	4029	4224	4365	4440
286	3588	3538	3538	3688	1554	1579	1629	1704	402	432	452	462
287	2914	2900	2900	2964	1124	1149	1199	1224	234	240	245	260
288	6788	6688	6788	6978	2774	2828	2953	3153	1870	2000	2015	2070
289	3	0	0	0	2	0	0	0	227	237	237	247
290	3063	3013	3013	3159	1201	1251	1276	1301	367	395	401	421
TOTALS	20,167	19,900	20,000	20,700	8,123	8,300	8,600	9,000	7,708	8,100	8,300	8,500

*TAZ 291 is primarily in West St. Paul however it includes approximately 20 homes on the east side of Waterloo Avenue which are within the South St. Paul boundary. TAZ 293 is primarily in West St. Paul and has its access from West St. Paul or Inver Grove Heights but includes some undeveloped property that is within the South St. Paul boundary. The results of TAZ 291 and 293 were included in the West St. Paul numbers.

Land Cover



Land Cover

-  Impervious cover with deciduous trees
-  Aspen forest
-  Boxelder - green ash disturbed native forest
-  Buildings and pavement with 91-100% impervious cover
-  Deciduous trees on upland soils
-  Disturbed deciduous woodland
-  Floodplain forest
-  Grassland with sparse deciduous trees - non-native dominated vegetation
-  Long grasses on upland soils
-  Lowland hardwood forest
-  Medium-tall grass non-native dominated grassland
-  Misc land cover
-  Mississippi River
-  Mixed emergent marsh - seasonally flooded
-  Oak woodland-brushland
-  Open water
-  Short grasses
-  Upland soils with planted or maintained grasses
-  South St. Paul Boundary



Soils

Soil Classification

-  Alganssee sandy loam, occasionally flooded
-  Auburndale silt loam
-  Chetek sandy loam, 3 to 8 percent slopes
-  Dickinson sandy loam, 0 to 2 percent slopes
-  Dickinson sandy loam, 2 to 6 percent slopes
-  Estherville sandy loam, 2 to 6 percent slopes
-  Faxon silty clay loam
-  Henwick coarse sandy loam, 12 to 18 percent slopes
-  Henwick loamy sand, 25 to 50 percent slopes
-  Hubbard loamy sand, 1 to 6 percent slopes
-  Hubbard loamy sand, 12 to 18 percent slopes
-  Jewett silt loam, 1 to 6 percent slopes
-  Kingsley sandy loam, 15 to 25 percent slopes
-  Kingsley sandy loam, 3 to 8 percent slopes
-  Kingsley sandy loam, 8 to 15 percent slopes
-  Kingsley-Mahtomedi complex, 15 to 25 percent
-  Kingsley-Mahtomedi complex, 25 to 40 percent
-  Kingsley-Mahtomedi-Spencer complex, 3 to 8 percent
-  Kingsley-Mahtomedi-Spencer complex, 8 to 15 percent
-  Palms muck
-  Pits, gravel
-  Quam silt loam
-  Quam silt loam, ponded
-  Spencer silt loam, 2 to 6 percent slopes
-  Udorthents, wet
-  Urban land
-  Urban land-Chetek complex, 1 to 15 percent slope
-  Urban land-Hubbard complex, 0 to 6 percent slope
-  Urban land-Kingsley complex, 15 to 25 percent slope
-  Urban land-Kingsley complex, 3 to 15 percent slope
-  Urban land-Wakegan complex, 0 to 1 percent slopes
-  Urban land-Wakegan complex, 1 to 8 percent slopes
-  Wadena loam, 0 to 2 percent slopes
-  Zumbro fine sandy loam
-  Water
-  South_St_Paul_Boundary

