

Commerce Park North St. Paul

Thibault Associates recently completed concept plans for a redevelopment area in North St. Paul located south of State Highway 36 and west of State Highway 120. The concepts provide more marketable parcels, reduce the amount of right-of-way by over 25 percent, and provide a trail, drainage and open space system connected to the Gateway Trail. The study includes an evaluation of the advantages and disadvantages of each concept.



NIMBY Noise or Planning Principles

The pop-up antenna on the Fox News van stood like an exclamation mark elevating the site of a land use issue beyond the planning commission level to the evening news and ultimately the *Star Tribune*.



A clash between a noble group's proposed use and those who don't want the use in their neighborhood make for sound bites and video bites which can electrify the evening news.

Planning Moral: From the outset, review and recommendations by the city planner or consulting planner need to be grounded on sound planning principles--principles which can then be amplified by the planning commission and city council in taking the appropriate action. When the planning principles are broadcast in public documents early in the process the media may tune into more than NIMBY noise.

Are Cities Getting That "Rural" Feeling?

Victory gardens, urban agriculture, farm animals, chickens, bee keeping have the attention of many city planners and policy makers. In some cities this has resulted in changing zoning provisions.

Detroit: Mayor Dave Bing is proposing forest, farmland and pastures for "swaths of the city" hit by foreclosures, abandonment and blight. In the process, remaining neighborhoods will become more efficient and presumably more livable.

When Thibault Associates replans an urban area, we typically decrease the street area by 25% or more, increase open space and create more efficient parcels with better connections to each other and the community.

Economic Metrics For Cities

The last newsletter described several economic metrics to evaluate the relative ranking of cities. In this issue we look at the “top” tax capacity cities in terms of tax capacity per acre and tax capacity per person.

Cities might want to consider several metrics in evaluating fiscal conditions. Recognize, however, the metrics below do not include consideration of:

- Tax increment and the percentage of the city located within a tax increment district.
- Amount of park land, tax exempt land or unbuildable land.
- If the city has its own police department, fire department, electrical service, garbage service or obtain services provided by the county or another community.
- Whether trash service, storm water, and recycling are paid for out of the general fund or paid for separately.

Some metrics may not work well for highly rural communities or those with substantial wetland areas. Per capita figures can be misleading if a community has below average population density.

For example, it would be unfair to use the dollars per person spent (LGA and City Levy Per Person) in two cities of comparable area when the population is vastly different. St. Louis Park and Golden Valley come to mind, since the areas are roughly equal, but the population of St. Louis Park is about double.

For rankings of all Twin Cities Metropolitan Area cities, please contact us at 952-546-8100 or thibassc@qwestoffice.net.

(Some readers/users may find it more understandable to substitute market value for tax capacity in the metrics below.)

Highest Tax Capacity Per Acre Cities				
City	Acres	2009 Total Tax Capacity	2009 Tax Cap/Acre	Rank
Minneapolis	36,726	\$482,224,534	\$13,130	1
Edina	10,225	\$122,532,149	\$11,983	2
St. Louis Park	6,914	\$69,704,858	\$10,082	3
Spring Park	387	\$3,594,331	\$9,281	4
Richfield	4,455	\$39,122,878	\$8,782	5
Excelsior	554	\$4,838,446	\$8,733	6
Hopkins	2,616	\$21,687,774	\$8,290	7
Lauderdale	269	\$2,196,045	\$8,158	8
Birchwood Village	214	\$1,746,586	\$8,151	9
St. Paul	35,826	\$279,536,007	\$7,803	10
Wayzata	2,993	\$21,423,623	\$7,159	11
Columbia Heights	2,251	\$15,656,073	\$6,955	12
Osseo	472	\$3,273,882	\$6,930	13
Roseville	8,853	\$59,847,612	\$6,760	14
Golden Valley	6,745	\$44,647,338	\$6,619	15
Robbinsdale	1,908	\$12,432,796	\$6,517	16

Highest Tax Capacity Per Person Cities				
City	2008 population	2009 Total Tax Capacity	2009 Tax Cap/Person	Rank
Woodland	507	\$3,624,465	\$7,149	1
Minnetonka Beach	610	\$3,645,587	\$5,976	2
Wayzata	4,119	\$21,423,623	\$5,201	3
Greenwood	804	\$3,752,017	\$4,667	4
Tonka Bay	1,532	\$6,806,407	\$4,443	5
Orono	7,896	\$34,927,200	\$4,423	6
Dellwood	1,109	\$4,071,586	\$3,671	7
Medina	4,931	\$17,788,781	\$3,608	8
Sunfish Lake	545	\$1,924,415	\$3,531	9
Deephaven	3,793	\$12,508,003	\$3,298	10
Gem Lake	442	\$1,335,020	\$3,020	11
North Oaks	4,729	\$13,566,741	\$2,869	12
Minnetrista	6,189	\$16,577,272	\$2,679	13
Medicine Lake	377	\$1,008,541	\$2,675	14
Edina	48,169	\$122,532,149	\$2,544	15
Rogers	7,200	\$18,038,840	\$2,505	16

Lowest Total LGA and Levy Per Person				
City	2008 Population	2009 Certified LGA + City Levy	LGA + City Levy Per Person	Rank
White Bear Township	11,475	\$1,156,166	\$101	1
Pine Springs	385	\$40,473	\$105	2
Coates	177	\$32,539	\$184	3
Randolph	394	\$72,516	\$184	4
Chaska	24,048	\$4,892,630	\$203	5
Grant	4,198	\$929,754	\$221	6
North Oaks	4,729	\$1,069,389	\$226	7
Vadnais Heights	13,081	\$3,005,354	\$230	8
Falcon Heights	5,746	\$1,412,322	\$246	9
White Bear Lake	24,679	\$6,592,044	\$267	10
Miesville	167	\$45,166	\$270	11
Stillwater Township	2,607	\$685,675	\$275	12
Lakeland Shores	361	\$99,118	\$284	13
Dellwood	1,109	\$320,014	\$289	14
Little Canada	10,043	\$3,003,031	\$299	15
Arden Hills	9,796	\$2,948,696	\$301	16

Lowest Tax Rate		
City	2009 Average City Tax Rate	Rank
Pine Springs	5.94%	1
North Oaks	7.90%	2
Dellwood	7.92%	3
Woodland	7.97%	4
Grant	10.35%	5
Orono	13.18%	6
Coates	13.59%	7
Lakeland Shores	13.76%	8
Tonka Bay	14.51%	9
Deephaven	15.09%	10
White Bear Lake	15.30%	11
Randolph	15.83%	12
Stillwater Township	15.87%	13
Medina	16.64%	14
White Bear Township	16.93%	15
Greenwood	18.63%	16

Prepared by: Thibault Associates

Sources: League of Minnesota Cities
Metropolitan Council

ABOUT US

Thibault Planning Development Associates LLC counsels public and private clients in matters of community planning, development and redevelopment. The firm provides innovative, creative solutions to achieve desired, yet practical, results in a cost-effective manner.



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