





## Chapter 2

# COMMUNITY PROFILE

This chapter of the Comprehensive Plan is intended to provide a high-level overview of Maplewood’s existing conditions by using a combination of available data sets (local, regional, and national), community sentiment, and highlights from past planning initiatives. Additional background information, including what we heard from community engagement and an overview of issues and opportunities is provided in the first part of the topical chapters.

# History of Maplewood

The land in what is now Maplewood was originally under the control of the Dakota Indian nation. This land became available to settlers after 1837 when the United States government purchased all the Dakota lands east of the Mississippi River. However, development was slow in the area. The 1849 Census of Little Canada and St. Anthony (Minneapolis) reported: males, 352; females, 219.

The first recorded settler in Maplewood was Benjamin Gervais, who farmed and built a gristmill on Gervais Creek in 1844. So many other French Canadians followed him that, in 1858, when Minnesota became a state and the townships were organized, the one north of St. Paul was called New Canada Township. This included parts of Maplewood.

The settlers' farms, for which they had paid the government \$2 an acre, were scattered along Maple Street (now called County Road C), and near the old Indian Trail (now called Hazelwood Street). They built a log schoolhouse in 1850 at County Road C and White Bear Avenue, and they hired a teacher, Eliza La Boure.

However, the Dakota warned off four families who tried to fell trees and build cabins in 1850. The Dakota insisted the land was still theirs. The settlers were not able to return until after the Battle Creek fight in 1853, when the Ojibway drove the Dakota south to Newport.

Between 1850 and 1870, New Canada Township became settled with pioneers of French and German decent. In 1870, the industrial revolution came to New Canada Township when the St. Paul and Duluth railroad was built from St. Paul to Duluth.

In 1887 the first real estate developers arrived; firm called Gladstone Land Company. They platted the Gladstone area for dwellings and for commercial and industrial uses. At that time, two railroads ran through Gladstone; the Wisconsin Central and the St. Paul and Duluth, which built its train repair shops there. The other industry was the St. Paul Agricultural Works (a plow factory).



*Horse and Gladstone Mail Wagon*



*The Ghosttown of Gladstone*



*Knowlan's at Midvale Center, as shown in 1974, representative of the small commercial nodes developed throughout the city -- notably along Century Avenue*



*Aerial of typical development built in Maplewood built between 1960-80*

The township that was to be Maplewood got its distinctive shape in 1887. The part of McLeod Township lying north of St. Paul and south of New Canada was divided between the two communities, with the new boundary at Larpenteur Avenue. This left a mile-wide strip of McLeod Township (McKnight to Century) that was incorporated into New Canada. Also, the residents of the northeast corner withdrew from the township to organize into the village of North St. Paul. The first school was built in Maplewood in 1889 – a two story, four-room brick building costing \$15,000. The first North St. Paul High School was built in 1902, four years later graduating a class of four.

In 1948 the school district west of Arcade Street and south of State Highway 36 became a part of Consolidated School District 623 (Roseville). The rest of New Canada Township, North St. Paul and parts of Washington County formed Consolidated School District 622 in 1952.

Change was in the air in the 1950s. Little Canada incorporated in 1953, leaving New Canada Township with 11,400 acres with 14,200 people – too many to attend annual town meetings. Rapid growth had already led to the appointment of a planning commission, adoption of a building code and the enlargement of the two-constable police force.

The urbanization was creating pressing problems with sanitary sewer service. The township was making efforts to connect to the St. Paul sewer system to get relief from the sewer problems. In 1955, 3M Company built its Central Research Laboratory on 150 acres along what was Highway 12. This is the nucleus of its world-wide headquarters that now cover 420 acres north of Interstate 94 and employs about 12,000 people. Additionally, a plan was afoot for St. Paul to annex this area.

As a result of this threat, the residents voted to incorporate all of the unincorporated land in the Township of New Canada into the village of Maplewood. The city is spread out over about 19 square miles to the north and east of St. Paul. The action kept 3M property as part of its tax base, the village was eligible for a share of the state gasoline tax, and the residents finally got their sewer services.

Waldo Luebben, a resident since the early 1930s, and Chair of the Township Board, automatically became Maplewood’s first mayor in 1958. Gerald Berger, who became a member of the first elected council, first proposed the village name and insignia.

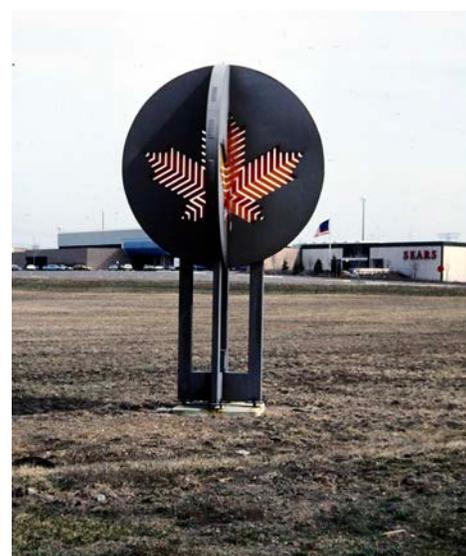
Maplewood was originally incorporated under Minnesota’s Plan A of government, with the council responsible for administrative as well as legislative functions. In 1968, the residents adopted the present Plan B form of government, the council-manager system, by a referendum.



*Maplewood Police Department, circa 1950*



*Swearing in of the first City Council in Maplewood*



*Maplewood Mall, which opened in 1974, served as an anchor of commercial development in the north end of the city*

*Photos courtesy of Maplewood Area Historical Society and City of Maplewood*

# Demographics

The analysis of population and demographics provides an understanding of the characteristics and traits of the community, as well as provides a foundation for planning future needs. The demographic information was collected by using information from the 2030 Comprehensive Plan, the 2010 Census, the 2015 American Community Survey, and Metropolitan Council forecasts.

Figure 2-1. Population and Household History & Forecasts

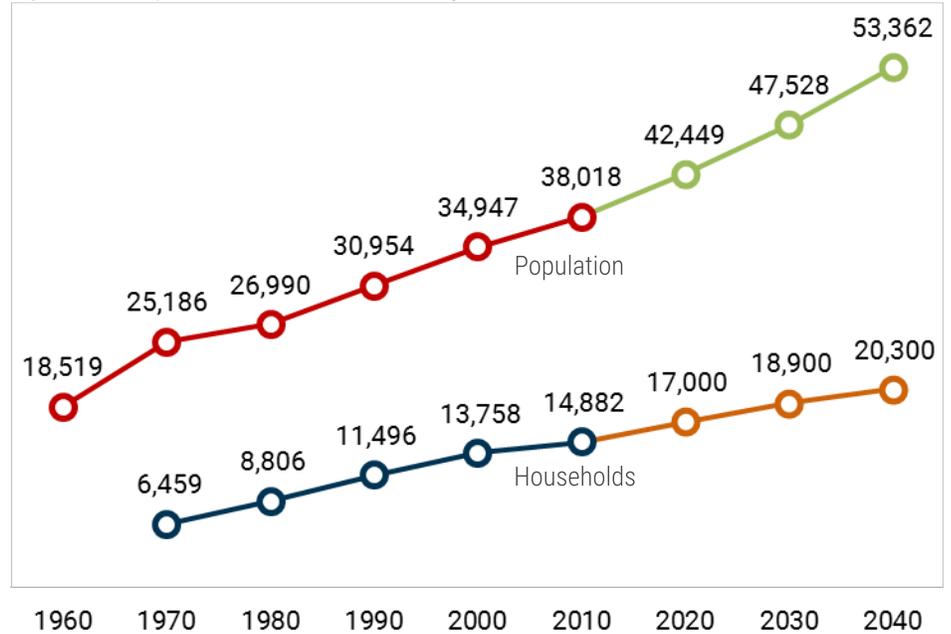
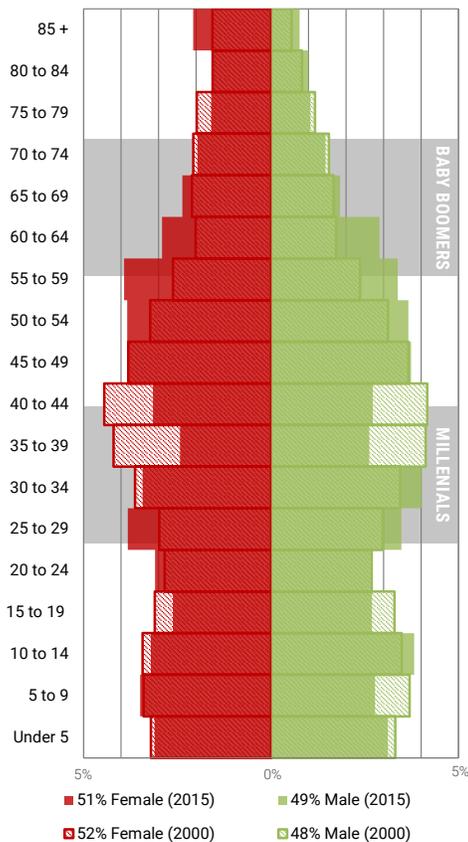


Figure 2-2. Age & Gender Distribution



## Population

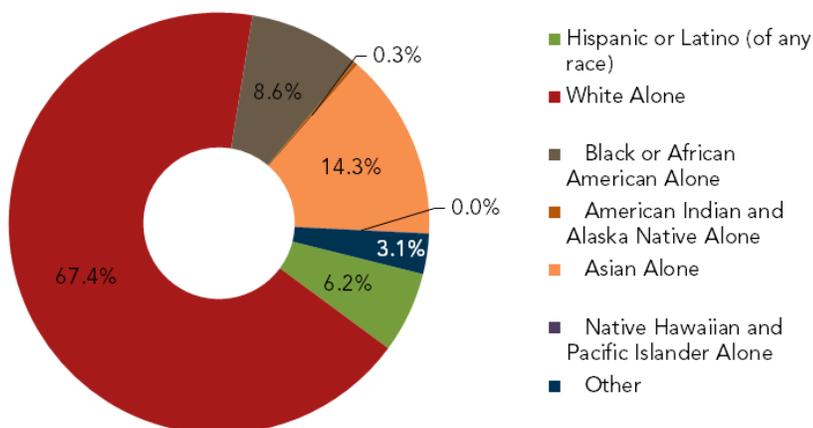
Maplewood's population has risen steadily over the City's 60 years to reach its current population of just over 38,000. The City is currently and is expected to continue to be the second largest City in Ramsey County with approximately 8% of the overall county's population. As seen in Figure 2-1, the Metropolitan Council projects this growth to continue in the future, with over 10,000 additional people expected by the year 2040 for a total population of 48,600.

Demographic figures from 2000 and 2015 were compared to gain an understand of how Maplewood's population is changing and what future needs could arise. Highlights from this analysis are as follows:

- » Maplewood's population is aging, with the largest growth over the last 15 years occurring between the 50 and 64 age groups (Figure 2-1). As the aging trend is expected to continue, the City is proactively addressing aging in this Comprehensive Plan.
- » Between 2000 and 2015 the City also saw a drop in the percentage of population that was between 35 and 44, though there was an increase in the percentage between 25 and 34. This is likely due, in part, to the availability of housing options that meet the needs of those starting families versus those just starting in their careers. The City needs to continue to focus on diversifying its housing stock to meet the needs of residents throughout their lives.

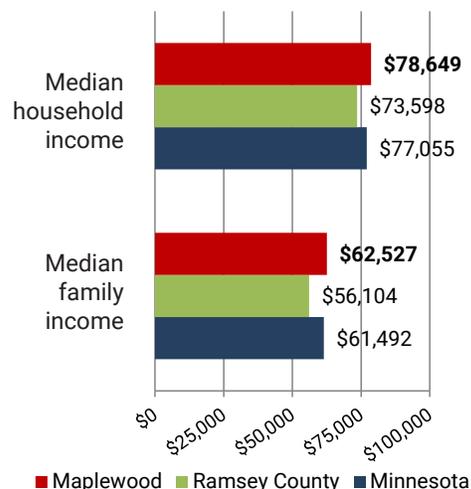
- » The City continues to become more diverse. Between 2000 and 2015 the percentage of the population identifying as white dropped from 89% to 72%. Ethnic groups seeing a significant increase included Black or African American and Asian. The percentage identifying as Hispanic or Latino also rose from 2% to 6%.

Figure 2-3. Race and Ethnicity



- » The City’s educational attainment level increased since 2000 with 91% of residents 25 years and over holding a high school diploma or greater and 20% having a bachelor’s degree. While the percentage with a high school diploma or greater is similar in Maplewood as Ramsey County and the State of Minnesota, the City does have lower rates of Bachelor’s Degrees or higher (Maplewood 29%, Ramsey County 40%, and State of Minnesota 34%).
- » Median income levels were \$78,649 for households and \$62,527 for families in 2015. As shown in Figure 2-4, Maplewood’s median income levels are higher than both Ramsey County and the State of Minnesota.

Figure 2-4. 2015 Median Income

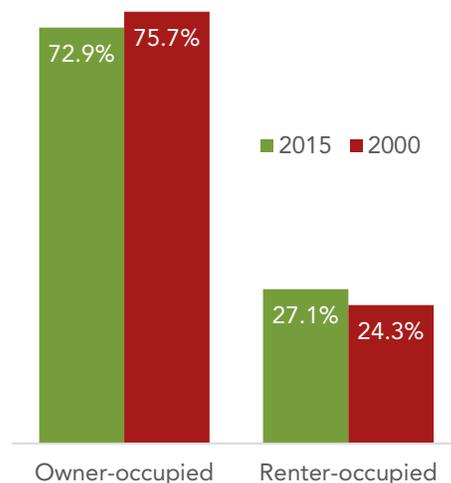


## Households

As shown in Figure 2-1, the number of households in Maplewood has steadily grown, though not at the same rate as population. Metropolitan Council projections estimate the City will add more than 5,000 households by 2040. Additional characteristics of Maplewood’s households include:

- » In contrast to other communities where there has been an increase in people living alone or with unrelated roommates, the percentage of family households in Maplewood has generally remained steady at 64%. Approximately 44% of all households have children in Maplewood.
- » While there was an increase in the percentage of attached single family units like rowhouses and townhomes from 8.7% in 2000 to 13.5% in 2015, single-family detached homes remain the predominant housing type at 58%.
- » Housing units are occupied by renters approximately 27% of the time and owners 73%. The percent owner occupied dropped 3 percent since 2000.
- » The City also saw the number of people per housing units remain steady between 2000 and 2015 at 2.5.

Figure 2-5. Housing Tenure



Sources Figures 2-1 - 2-5: Metropolitan Council, US Census, 2011-2015 American Community Survey

Figure 2-6. 2014 Employment Inflow & Outflow

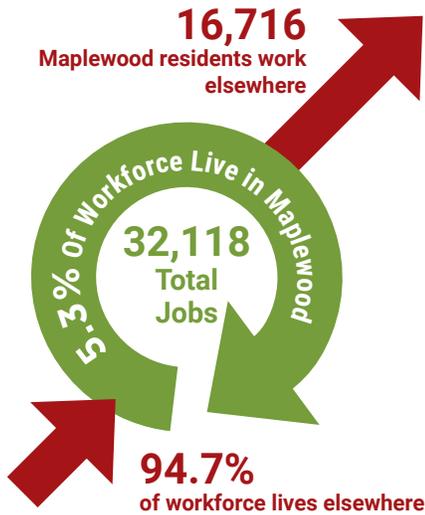


Figure 2-7. Employment History & Forecasts

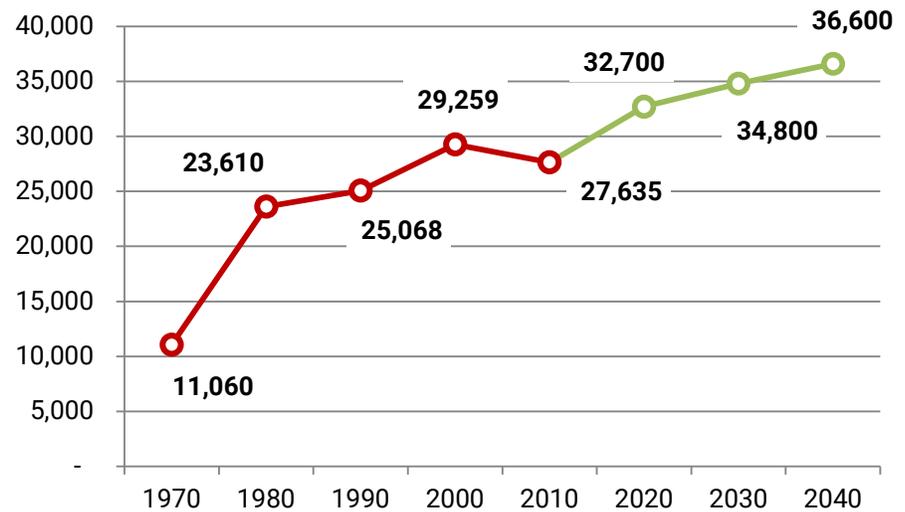


Figure 2-8. 2014 Top 10 Jobs by Industry



## Economic Overview

The economic health of a community plays a critical role in encouraging and maintaining high standards of living for the existing residents, as well as attracting new residents. The City has experienced a decline in percentage of the population 16 years and over who are in the labor force since 2000, with unemployment levels at 4.2% in 2017 according to the Metropolitan Council. However, employment levels are forecasted to increase moving forward, with almost 10,000 new jobs forecasted by 2040 (Figure 2-7).

According to data from the US Census, the majority of employees in the City of Maplewood are not actually residents. Figure 2-6 displays the employment inflow and outflow from the year 2014, which shows that only 5.6% of Maplewood’s 34,000 jobs were taken by residents of the community. Almost 17,000 City residents choose to work outside of Maplewood, which is reflected in data relating to commuting time (25 minute mean travel time) and mode of transportation (79% drive to work alone in a personal vehicle).

The City has seen, and hopes to continue to see an increase in transit use due to regional investments like the METRO Gold and METRO Rush Lines. From 2000 to 2015 the percentage of workers using public transportation increased from 3.1% to 3.9%. Also increasing with the percentage of people working from home which saw an increase from 2.6% to 3.4%.

Figure 2-8 depicts the major employment industries throughout the City. Management of Companies and Enterprises represents over half of employment in Maplewood, likely due to the 3M campus located in the City’s southern leg. Besides 3M, other major employers in Maplewood include Best Buy, Maplewood Mall, HealthEast Care System, Costco Wholesale, Sears, Macy’s, and the School District (ISD 622).

*Note: This plan refers to the planned transitway as Rush Line, but the name is anticipated to change to METRO Purple Line upon adoption into the Transportation Policy Plan.*

# Land Use & Growth Management

An inventory of Maplewood’s existing land use patterns was developed as part of this planning process. When coupled with other background information and emerging trends, this inventory can help identify development patterns, densities, and existing trends that inform future development and redevelopment throughout the City.

The current acreage of the City of Maplewood includes 11,574 acres. As shown in Table 2-1, Single Family Residential represents the largest land use in Maplewood, comprising 35 percent of the City’s total acreage. Parks and Open Space together account for over 19 percent of the land area in the City. Right of ways of various streets and utility corridors include nearly 18 percent of the land area in the City.

The vast majority of the City has already been developed. An analysis of development potential found that about 3% of the City’s land area is vacant. Much of the available land is scattered and comprised of relatively small parcels. It is anticipated that much of the future City growth will be the result of redevelopment, particularly around areas of regional transit investment.

## Natural Resources

As more fully described in Chapter 8 Natural Resources, the City has an abundance of natural resources within its border. Prior to settlement, most of the City was covered by oak savanna interspersed with lakes, streams, and wetlands. In the south, forests grew on the Mississippi River bluff. Today the City is a patchwork of developed land and undeveloped natural areas. While there are few natural areas of high quality left in the community, there are several places where large, continuous habitat exist that are well suited to preserving a wide variety of wildlife and plants if restored and managed.



*When The Shores, a senior housing development, was built, the developer partnered with the City to install an advanced stormwater management system*

Table 2-1. Existing Land Use

EXISTING LAND USE	GROSS ACRES	%
Vacant	368	3.2%
Single Family Residential	4,035	34.9%
Manufactured Housing Park	106	0.9%
Multi-Family Residential	403	3.5%
Commercial	1,250	10.8%
Public/ Institutional	926	8.0%
Industrial	86	0.7%
Utility	51	0.4%
Open Space	1,040	9.0%
Park	1,184	10.2%
ROW	2,033	17.6%
Water	93	0.8%
<b>TOTAL</b>	<b>11,574</b>	<b>100.0%</b>

Source: HKGi, Ramsey County

Figure 2-9. Existing Land Use

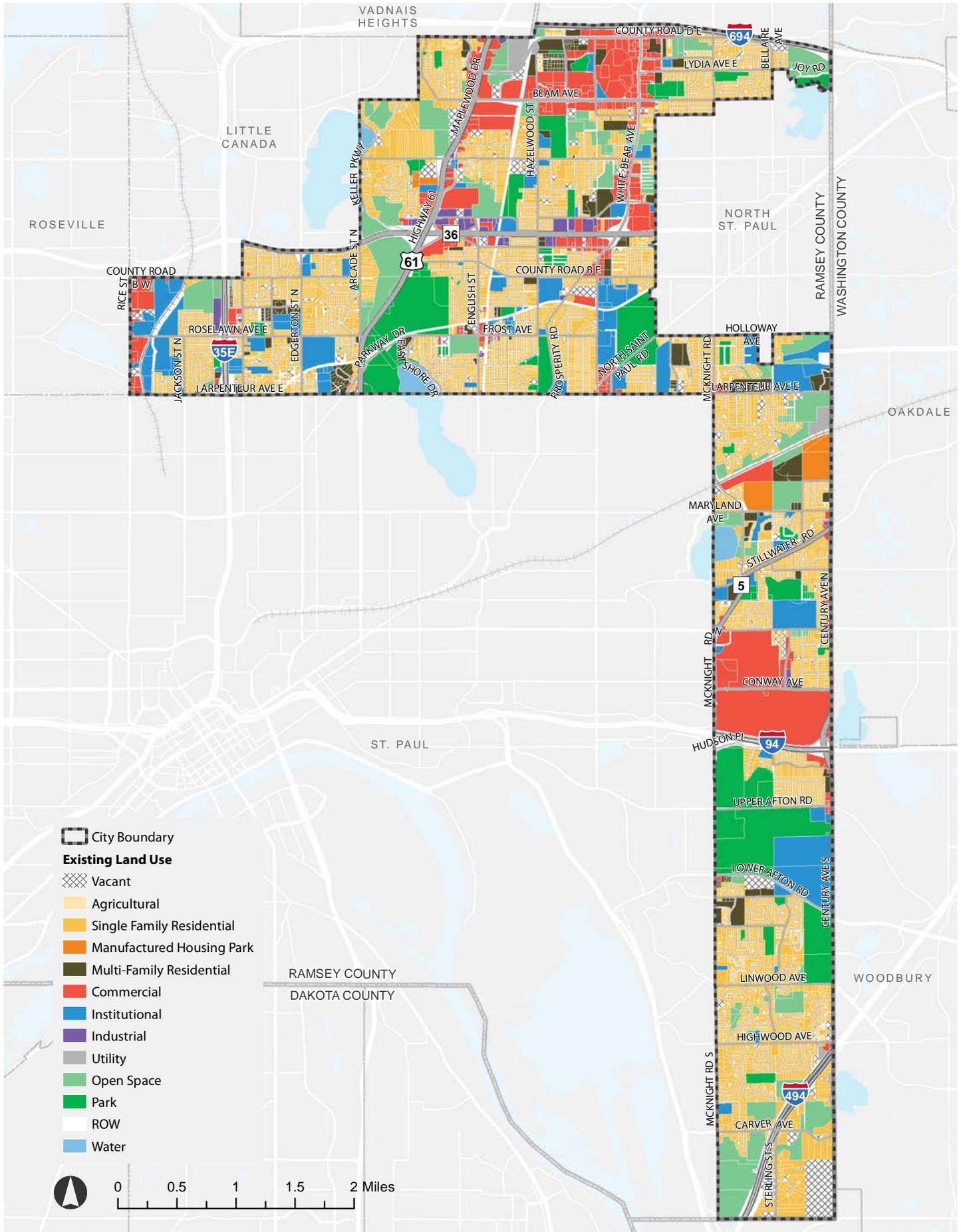
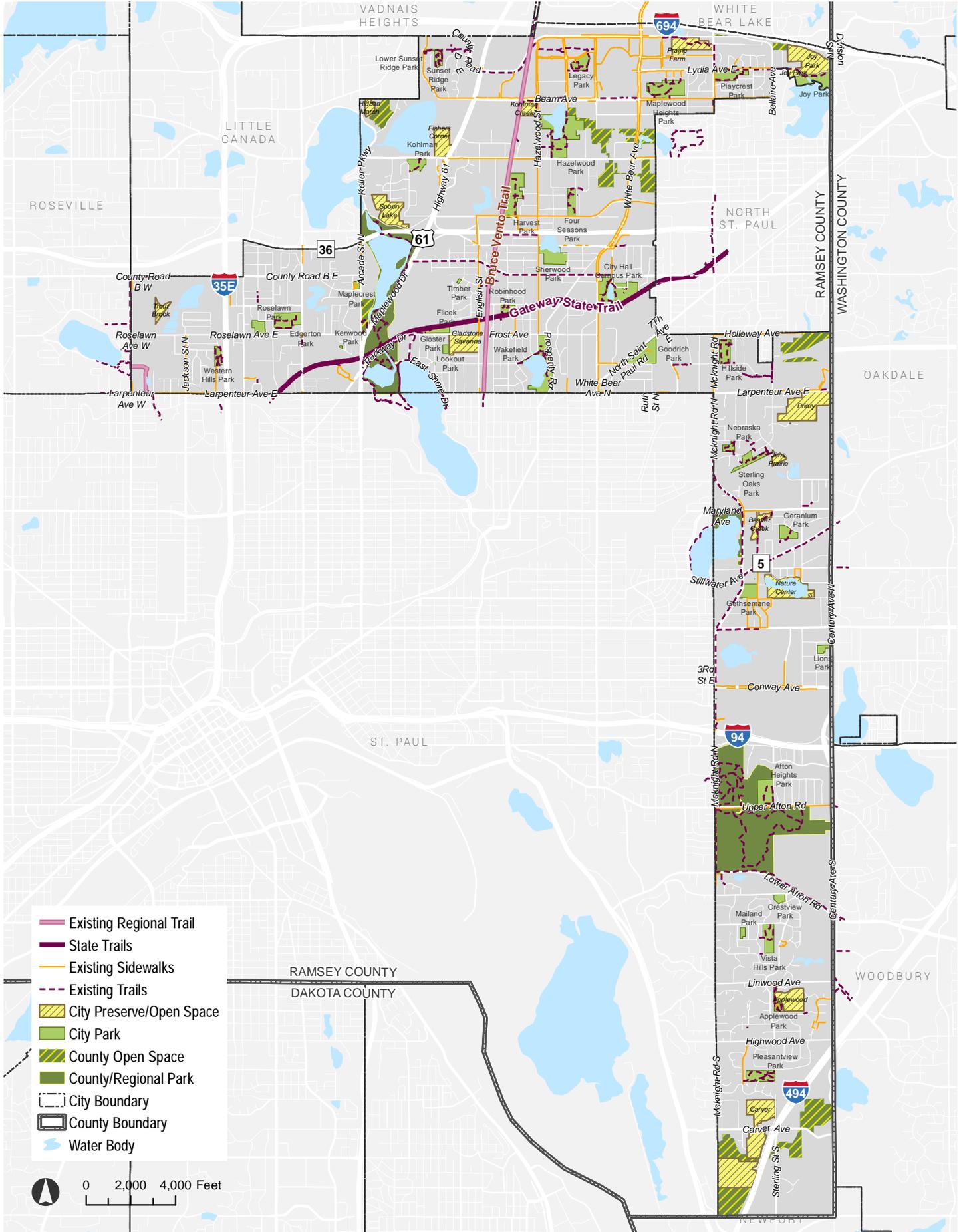


Figure 2-10. Existing Parks, Trails, & Open Space





Maplewood Nature Center

# Parks, Trails and Open Space

Maplewood has a thriving parks and recreation system that includes more than 900 acres of city-owned parks, preserves, and open spaces and 1,000 acres of county, state, and agency-owned land. Approximately 18% of the City's land is in park or open space. In addition to 36 parks, Maplewood has 15 preserves that are set aside for the protection of natural resources, scenic areas, and landscape buffers.

The City's Nature Center, which hosts up to 15,000 visitors a year, enhances awareness and understanding of natural resources and empowers the community to be stewards of the environment.

The City's Community Center similarly empower the community to be engaged in life-long activity. Operated by the YMCA the Maplewood Community Center features pools, gyms, courts, fitness studios, meeting rooms, and performance space.

The City continues to add to its 130 miles of sidewalk and on- and off-road trails to in an effort to connect neighborhoods, schools, parks, transit, retail areas, and other community destinations.



Bruce Vento Regional Trail

# Transportation

As a nearly fully developed community the City's transportation system is generally established. The primary opportunities and areas of focus through 2040 will be related to transitways and trail/sidewalk investments. Maplewood has several major regional roadways within its borders, including Interstates 35E, 94, 694, and 494; US Highway 61; and Minnesota Highway 36. Currently planning is underway for the METRO Gold Line, which will extend along Interstate 94 and the METRO Rush Line, which will be along the Bruce Vento Trail/Highway 61.



Example of a Living Street in Maplewood

# Water Supply

Most of the City of Maplewood is part of and customers of the Saint Paul Regional Water System (SPRWS). The main treatment and processing plant for the SPRWS is in Maplewood near Rice Street and Sylvan, between Larpenteur and Roselawn avenues. There are small parts of the south end of the City that get water from Woodbury and the northeast corner of the city (east of Ariel Street) gets water from the North Saint Paul system. There are a few homes on private well systems, as well as dual systems.



McCarrons pump station on Rice Street

# Sanitary Sewer

The City's has 74 separate sewer districts. While most are served by the City of Maplewood, some discharge into adjacent communities and some receive inflow from adjacent communities. In addition to public systems that discharge into the regional wastewater treatment system, there are 102 subsurface sewage treatment systems (SSTS) in the City of Maplewood. The number of SSTS continues to decline as the City is able to phase them out and connect those properties to the public sanitary sewer system.

# Surface Water

The surface water system encompasses the City's lakes, streams, wetlands, and ponds. The system is managed by regulating stormwater rate and quantity with the intent of promoting water quality and minimizing localized flooding. The City has eight waters on the most recent impaired waters list prepared by the Minnesota Pollution Control Agency (MPCA) and approved by the United States Environmental Protection Agency (USEPA). Three lakes, Carver, Beaver, and Keller were previously impaired but were removed in 2014. The City works closely with watershed agency partners on improvements throughout the City.



*Wakefield Fishing Pier*

# Community Services

The City of Maplewood has full-service police and fire departments. The police department has more than 60 full-time dedicated employees who are available professional community-oriented police services 24 hours a day.

Maplewood's fire department is a combined fire and emergency medical services (EMS) department consisting of both paid-per-call part-time employees and full-time department employees. The department was created in 1997 when the City decided to no longer contract with three private fire departments that had previously served the City. The department responds to more than 4,000 calls a year with approximately 85% being medical calls, 10% fire and rescue calls, 3% hazardous calls, and 2% "good intent" calls. The department has three fire stations.



*White Bear Avenue Parade*