

um shoreview

property profile

SHOREVIEW PROPERTY PROFILE
UNIVERSITY OF MINNESOTA

university of minnesota shoreview

property profile

january 73

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SHIP

The University of Minnesota Shoreview property, once the University Airport, is currently being reviewed with respect to the recently approved Rice Creek Open Space Concept, and the Metropolitan Council proposed Housing Demonstration Program.

This preliminary report has been prepared to enable the University to respond to questions regarding the future of the property. It presents the site history, physical characteristics, and regional factors of influence and can be utilized to help guide decisions to be made regarding the short and long term character of the site in relationship to University and community goals.

introduction

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summary of contents

history

The Shoreview property, historically known as the University Airport, served the aviation facilities program from 1941 until 1952. Since that time the site has been utilized for a landfill, which is now closed, and periodic Navy contracted meteorological balloon launchings.

site conditions







The subject 326 acres is located on the northwestern corner of the Village of Shoreview. Topographically the site is divided, the northwestern area a generally well drained land bordered by County Road J on the north and 35W on the west, while the southeastern section hosts a portion of the Rice Creek channel and is characterized by the marshlike qualities of the Rice Creek floodplain. Single family housing lies south of the site across the creek while a mobile home community is planned for the property abutting the eastern border.

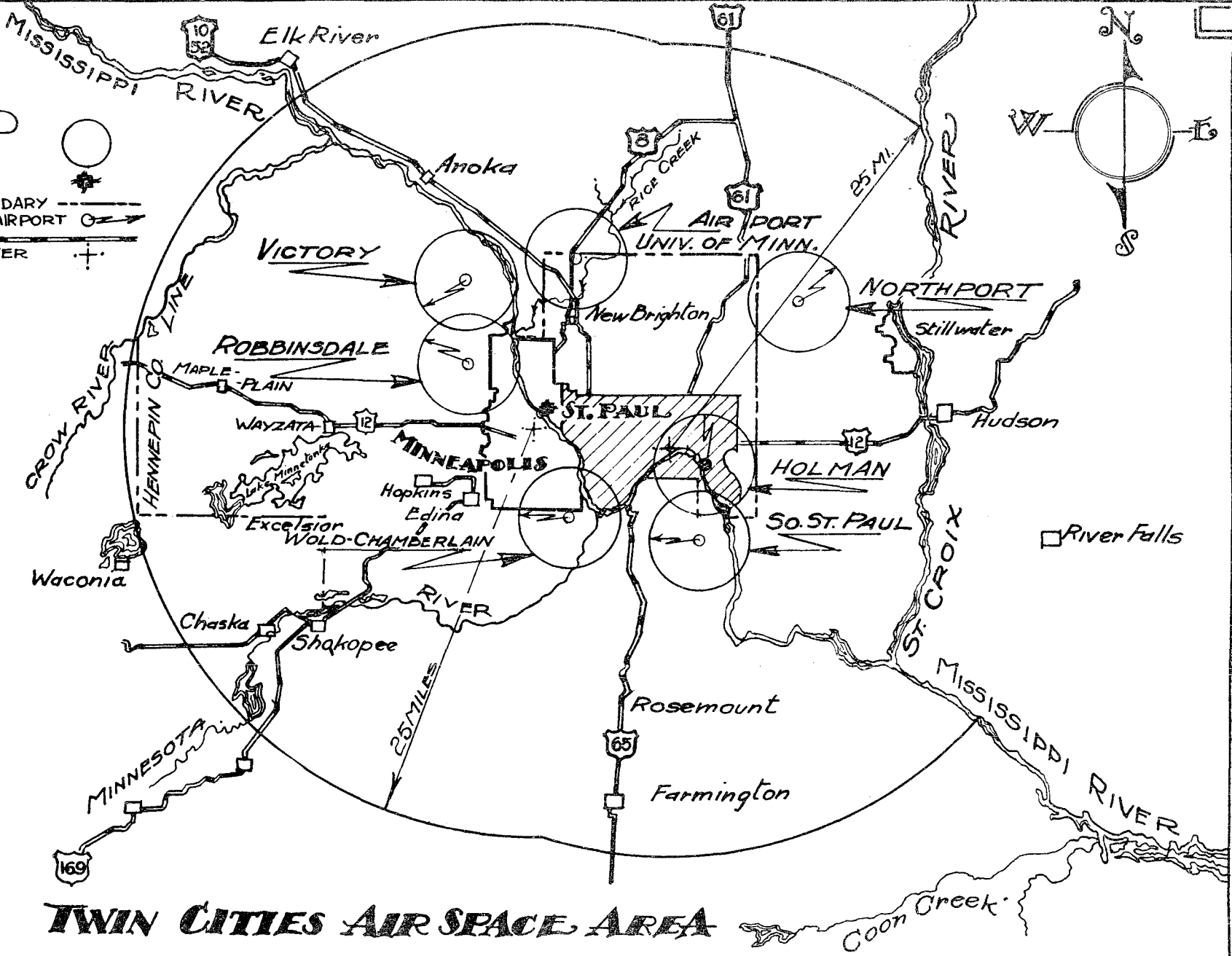
regional factors of influence

The site is located 13 miles due north of the St. Paul and Minneapolis business districts. The surrounding communities depend largely on the labor market of the Twin Cities and rank third highest (among four areas) as a population growth area showing a projected gain of about 60,000 people between 1970 and 1980. New major developments within the area are the Northtown Shopping Center due west on County Road J, and several townhouse developments within Shoreview Village. Proposed projects which may affect the site are the Northtown Corridor project which may determine an east/west route between 194 and 35W north of 1694, and the Rice Creek Open Space Project now in the opening stages of implementation, ultimately providing recreational trails from the Lino Lakes area to Fridley and the Mississippi River.

history

LEGEND

- AIRPORT 
- UNI. OF MINN. 
- COUNTY BOUNDARY 
- CENTER OF AIRPORT 
- HIGHWAY 
- ZONE CENTER 



TWIN CITIES AIR SPACE AREA

SCALE - MILES



history

On April 29th, 1941, the University of Minnesota acquired fee title to 260 acres of land in Shoreview subject to a 30-year lease and an operating agreement with American Aviation, Inc. The land, already in use as a private airport, was a donation of American Aviation, Inc. It provided an opportunity for the Department of Aeronautical Engineering to operate a pilot training program which, because of the Army and Navy requirements, was required to leave Holman Field. After some improvements on the part of the University, it was approved as a Class 3 Airport in September of 1941, making it eligible for Federal and State funds. It was licensed by the Metropolitan Airport Commission (License No. 847) as a public airport in October 1941, the license expiring March 10, 1952.

In May of 1943, a plan for the University Airport was completed by Morell and Nichols, Inc. in collaboration with the Office of the Supervising Engineer. Three landing strips were planned--East-West, Northeast-Southwest, and Northwest-Southeast. A Northwest-Southeast runway was improved with asphalt and a temporary Northeast-Southwest compact dirt runway was utilized for operations.

Improvements and construction from 1941 to 1952 included a deep well; sanitary, power and telephone facilities; an entrance roadway and traffic area; hangar and repair shop; and an administration and classroom building. Activities during the same period were those related to a public airport including aeronautical training and the support activities thereof. The University Airport was under the direction of the Department of Aeronautical Engineering until 1947, and from then on operated by Plant Services.

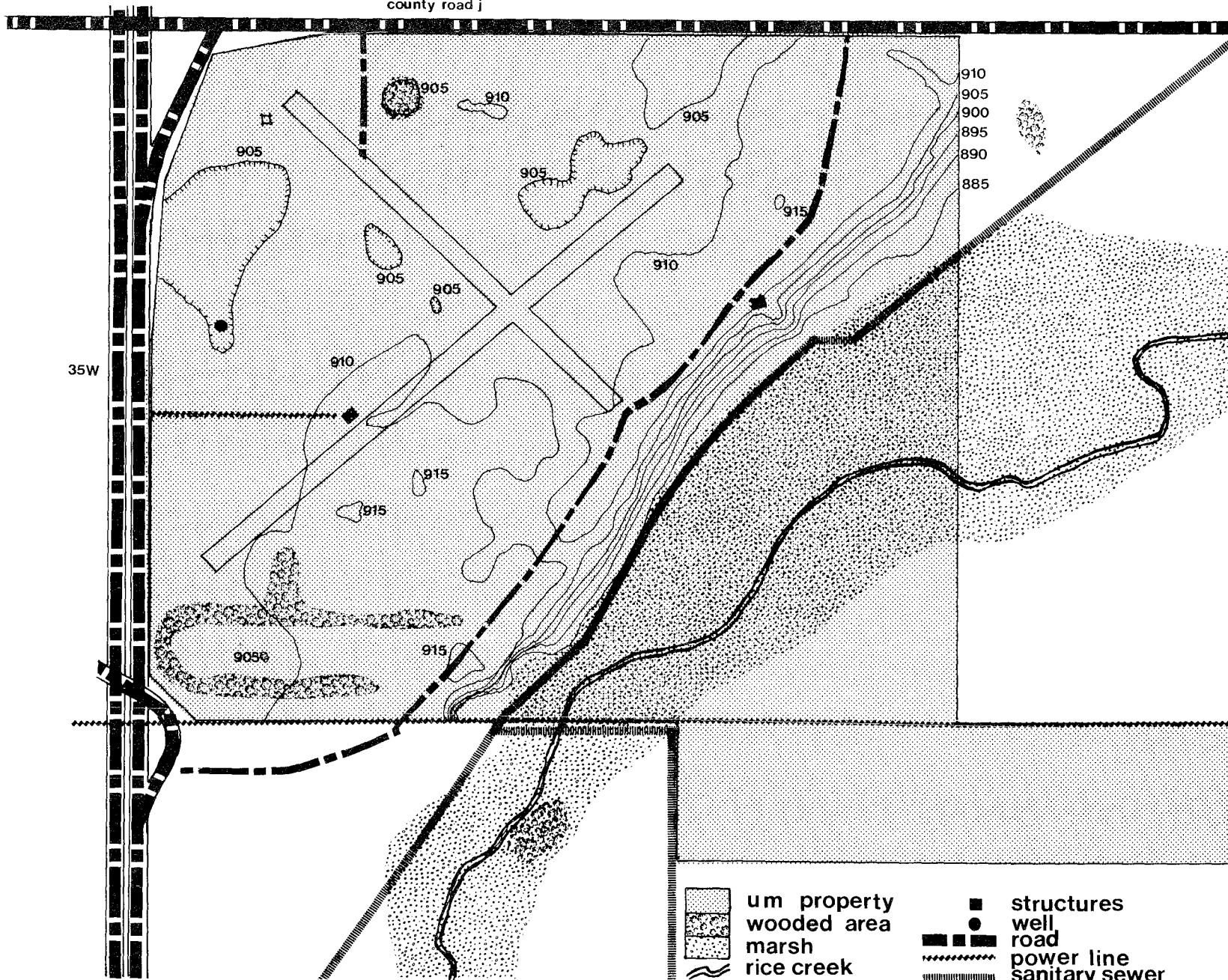
When the Anoka County Airport, 1-2/3 miles northwest of the Shoreview site, opened in December of 1952, the University Airport was closed and American Aviation, Inc. transferred to the Flying Cloud Airport.

The University obtained clear title to the Shoreview site, a 30-year lease for free operations at the Anoka Airport to where the Administration and Classroom Building was moved, and reimbursement from the Metropolitan Airport Commission for improvements completed on the Shoreview site.

The Metropolitan Airport Commission leased the Shoreview site and hangar until 1965 when the hangar and shop building were demolished by the Commission. During the time period between 1952-1965, the University established a landfill on the southeast corner of the property for non-burnable debris; and in 1960, it acquired the Ruvelson Tract, an additional 80 acres on the southeast corner, to protect the landfill area. These landfill activities were discontinued in 1969. In late 1959, the balloon shelter was built for the Department of Physics for Navy contracted balloon launchings. Presently, the single activity on the site is that of balloon launchings conducted periodically by the University Physics Department.

**site
conditions**

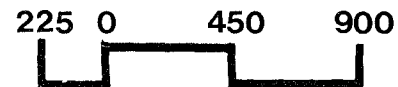
county road j



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site conditions

Location

The subject site is located on the northwest corner of Ramsey County within the Village of Shoreview. There are 326 acres of land--180 to 200 of which are buildable, the remaining acreage being part of the Rice Creek floodplain.

Boundaries of the Property

North

The north property line is approximately 3800 feet east of 35W. It is also the county line between Ramsey and Anoka Counties as well as the municipal boundary between Shoreview and Blaine.

West

The west property line runs south along 35W from County Road J for approximately 3295 feet. It is the municipal boundary line between Shoreview and Blaine and Shoreview and Moundsvew.

South

The southern boundary runs east from 35W approximately 5000 feet dis-counting variances in the dimension of the southeastern corner of the property. The southeastern 40 acres of the southern boundary abuts the adjacent residential subdivision of Shoreview and also encompasses the Rice Creek channel.

East

The eastern boundary runs south from County Road J for approximately 6895 feet, including the 40 acre southeastern corner of the property.

Two pieces of property were taken in 1965 for highway purposes. One area is located on the northwest corner of the property (4.33 acres) currently an off-ramp from 35W to County Road J. A small portion of the southwest corner of the property was taken for an overpass from 35W west to proposed County 10. The overpass is constructed and completed as far as County Road J approximately one-half mile west of 35W.

Physical Characteristics

Topography

The Shoreview site is located on an outwash plain approximately 100 feet above the elevation of the Mississippi River. Site elevation varies from 885 to 915 feet above sea level. The surrounding topography is predominantly level except for the ridgeline (900 feet) running northeast to southwest which drops almost 20 feet to the marshy area and floodplain of Rice Creek.

Rice Creek is a maturing stream evidenced by its broad floodplain, meandering and shifting channel, and lateral rather than downward erosion.

Soil

The soil predominating the property above the ridge is principally Merrimac fine sand overlaid with humus which supports vegetation and is highly suitable for urban development. The sand extends downward for an average of from twelve to fifteen feet and readily drains by percolation. There is no rock anywhere in the area. Water does not stand on the area, a feature which made the old University Airport runways usable immediately after heavy rains. See Appendix A for development characteristics of this Group One soil.

The land along Rice Creek is part of the floodplain being somewhat marshy having a variable texture, less than 12% slope, and a normal drainage rate of slow to very slow.

Vegetation

The floodplain vegetation ranges from marsh grasses to shrub thickets and stands of pioneer trees all of which provide a habitat for wildlife populations in the area. The intermittent knolls are covered with maturing groves of oak and elm. The vegetative cover on the adjacent undeveloped slopes insures the stability of those slopes, minimizes runoff velocity, erosion, and stream siltation.

The property north of the ridgeline is generally grassy, flat land with only two major stands of oak trees located on the southwestern portion of the area.

Drainage

Rice Creek, a natural water course eventually flowing into the Mississippi River in Fridley, angles across the southeasterly portion of the site and drains the entire area in a southwesterly direction. The natural character of the creek maintains the natural processes of transportation and storage of surface water runoff; an expansion plain for fluctuations in water levels; and absorption of runoff and recharge of ground water reservoirs.

Public agencies have been enacting policies to control runoff where new developments are likely to be influential on a natural water course. Policies affecting this site were enacted by the Board of Ramsey County Commissioners who recently passed a resolution requiring that new developments which increase runoff and are of a polluting nature provide for the removal of pollutants and provide ponding so that the rate of flow into creeks, etc., shall not be greater than it was originally. If development were to occur in the area, drainage control would require further study.

Climate

The wind rose data provided good conditions for the previous operation of light and heavy planes. The elevation frees the site from the localized ground fog which occurs in areas around lakes and rivers in the early morning and evening. It provides a good microclimate for the meteorological research of the University Physics Department.

Open Space

The open space concept plan formulated by the Anoka County-Ramsey County Rice Creek Study Committee recommends a plan for the preservation of Rice Creek's natural functions and creates a basis for recreational as well as educational activities. The development of the Rice Creek corridor would link existing parks with potential recreational areas supporting equestrian, hiking, and biking trails as well as canoeing, cross-country skiing and snowshowing. (See Appendix B for Rice Creek Open Space Concept). The results could very well enhance the Shoreview property as well as provide recreational open space to the Village of Shoreview and surrounding communities. The Ramsey and Anoka County Commissioners have approved the project and acquisition procedures are commencing. Approximately 131 acres of University property is involved in this project -- land located south of the ridgeline.

Those sections of Rice Creek within and adjacent to the subject property are part of the Upper Area Study, an area which has had minimal development. Recently, the Metropolitan Council has slated the Lino Lakes area for immediate open space action in conjunction with the Metropolitan Open Space Development Guide.

Vistas/Amenities

The buildable area of the site is flat with little foliage except for a few hardwood trees in the southwestern corner of the property along the ridgeline.

The vistas to the north of the ridgeline reveal a continual flat, open area sparsely dotted with a few residential dwellings across County Road J. The traffic along 35W comprises the view to the west while the southern and southeastern views are more pleasant, consisting of the lowland areas of Rice Creek's floodplain covered with marsh grasses and shrub thickets and a tract of 250 single family residences beyond.

Surface and Structures

The only existing structures on the site are the balloon launching shelter located on the southwesterly one-third of the property and a fenced-in landfill site including a small gray equipment shelter located on the east ridgeline of the property.

The old Northwest-Southeast runway is still visible in a broken asphalt condition..

Transfer of the University balloon shelter facility requires further contact with the Physics Department. Previous inquiry revealed that the Rosemount Research Center could be a possible site. However, it is within the flight path of Wold-Chamberlain Airport activity and the FAA places restrictions on balloon launchings within the range of a flight path. Another area considered was the Cedar Creek Natural History Area. Both of these sites would require further examination after the Physics Department determines its future program with regard to this type of research. Launchings have become more infrequent during the past year.

Utilities

Sanitary Sewer

The Metropolitan Interceptor Sewer line crosses the Shoreview property just below the ridgeline running northeast to southwest from Lexington to Fridley. This 60" diameter line was installed during 1966-1967 in conjunction with the construction of 35W.

There are limitations as to where the interceptor can be tapped. At present, the interceptor is connected below the ridge by the sewer line of the housing development south of the site. To determine a possible future connection to the site from existing facilities, compliance with Shoreview's sewer development plan would be necessary. Shoreview is also in the process of extending sewer service north along Lexington Avenue which is east of the property.

Water Supply

The airport facility was served by its own well. Presently, the area north of Turtle Lake is also served by individual wells. The Village of Shoreview, with its own water supply, does not plan to extend water service to this area until 1978-1970. If a water system was built here, Shoreview may propose maintenance and metering of an established system.

Electricity

Presently, there is electrical as well as telephone service to the balloon shelter.

Gas

There is no gas service to the site however, bottle gas for a heater is located in the balloon shelter.

Northern States Power provides gas for Ramsey County. An existing gas line runs from 35W east along County Road 1 into Shoreview one mile south of the site. The proposed mobile home court abutting the site on the east may prompt NSP to provide gas services by running a line north along Hamline Avenue, depending upon need and timing of development to be served.

Zoning

The Village of Shoreview zoning map (1968) shows three major classifications for the university property. The portion of land along 35W and Rice Creek are designated as natural preservation areas; the major portion of the buildable land is zoned Industrial (I-2). The easterly portion of the property is zoned residential.

The Comprehensive Guide Map basically projects similar development guidelines however Planned Unit Development is also indicated for the industrially zoned area. It must be noted that Design Planning Associates is currently in the process of updating the Shoreview comprehensive land use map and more definitive future guidelines should be available as a result of the study.

Land Use

Existing

The University Department of Physics conducts meteorological research through balloon launchings approximately twice a month. The future use of this site with regard to this type of activity is being reviewed by the Physics Department.

Proposed

Land immediately adjacent and parallel to Rice Creek has been set aside to remain in its natural state thus preserving the natural functions of Rice Creek. The Ramsey County Commission recently approved a proposal made by the Division of Parks and Recreation advocating acquisition of the subject area for open space, protection and some recreational activity centers. The University has recently made a decision to work in cooperation with the Metropolitan Council in regard to their proposed Housing Demonstration Program.

Access

South

Access to the site from the south (35W) is provided by the exit ramp at the partial intersection of County Road J (85th Avenue) and 35W which angles across the northwestern corner of the site. To go south along 35W from the site, traffic must proceed west along County Road J for approximately one mile to the newly constructed portion of proposed County 10, which angles southwest of the Twin Cities Speedway adjoining 35W at the southwestern corner of the University property.

North

Traffic wishing to proceed north on 35W from County Road J has limited access unless Naples Street, due north of the property, is traveled as far as 95th Avenue where there is a complete interchange. The Minnesota Department of Highways presently does not project the development of a complete interchange for the County Road J/35W area since there are interchanges located to the north within 1-1/4 miles, and a complete interchange located at Lake Drive (old Highway 8) to the north, and County Road I to the south.

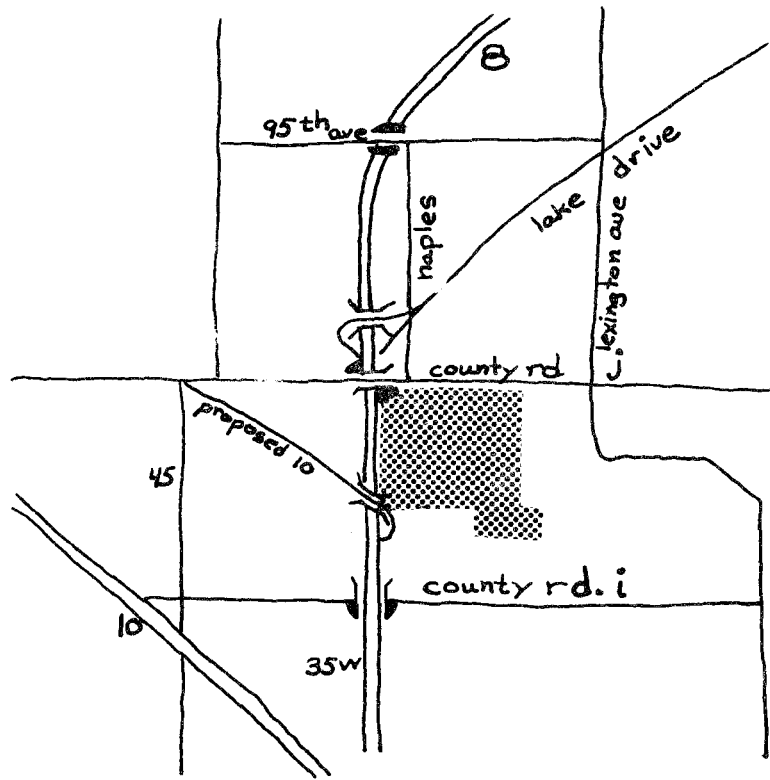
East

Traffic can proceed east from the site along County Road J which intersects with Trunk Highway 49 going north and south, and County 59 beyond which lies 35E.

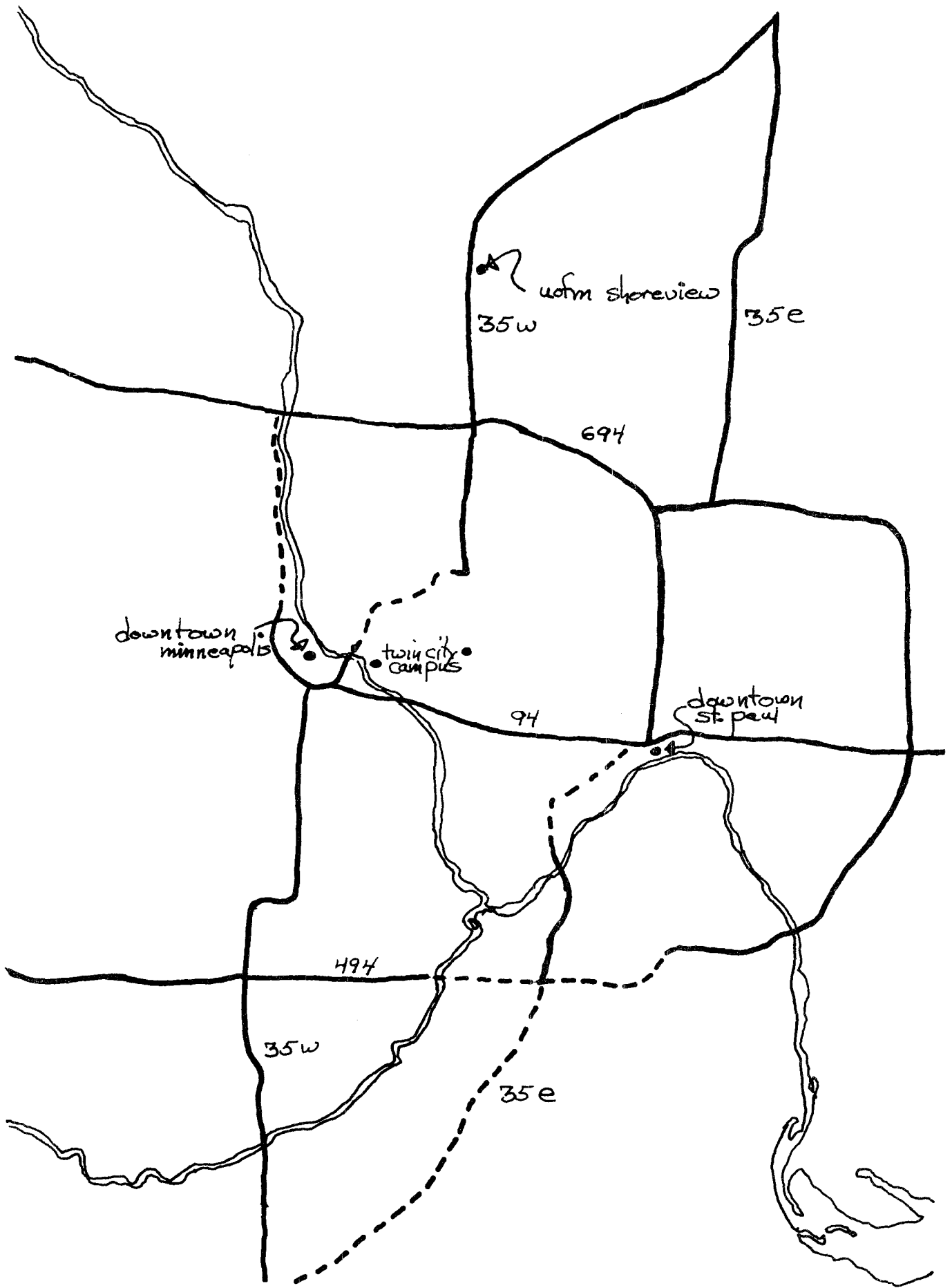
West

Traffic going west connects to Highway 65 which provides access to US10 and State Highway 47.

Prior to the development of 35W there were three access points to the site on the westerly property line.



**regional
factors of
influence**



regional factors of influence

Location within the Metropolitan Area

The Shoreview site is approximately 13 miles north of both the Minneapolis and St. Paul central business districts. The major north/south link is 35W; 1694 and Highway 10 are the major east/west routes, both being south of the site. The Mississippi River lies 6 miles due west of the site, and the St. Croix River/Stillwater boundaries are approximately 24 miles to the east.

The property is directly accessible to the industrial areas of the Twin Cities, particularly the Midway District of St. Paul, and the north and northwest sections of Minneapolis including the manufacturing wholesale area known as the Northwest Terminal. The principal manufacturing areas of each of the Twin Cities is within ten miles of the Shoreview property.

Transportation Network

The proposed location of a new metropolitan airport in Anoka County, and the outcome of the Northtown Corridor Study (being conducted by Barton-Aschman Associates) are the two most important transportation factors relevant to the property.

Part of the present airport plan calls for a search area in Anoka County. It will be the Metropolitan Airport Commission's task to determine when the airport will be needed; its specific site, and its construction date. Depending upon time and demand a new major airport in Anoka County could greatly increase traffic volume from the east and 35W consequently affecting the influx of traffic into the Shoreview area.

The objective of the Northtown Corridor Study is to provide a major east/west connector between 194 on the west and 35W on the east thus relieving congestion on 1694 and eventually providing a link to the St. Croix

River near Stillwater and into Wisconsin. The Metropolitan Council is also identifying and studying the problems generated by the Northtown Center (Northeast Major Center Study) and results will be coordinated with the Northtown Corridor Technical Task Force for consideration in the evaluation of corridor alignments in the Northtown Center Area.

The proposed major routes connecting to 35W on the east would have direct bearing on the Shoreview property. Proposal A, following County Road 37 through Blaine and intersecting 35W north of the property could influence traffic flow to and from the property area although the major intersections would be a distance north of the site. (See Appendix C). Proposal B or proposed Highway 10, already constructed, intersects 35W in Moundsview near the southwest corner of the property. It is possible that County Road J could develop into a major connector for points east of 35W depending upon the route (yet to be studied) taken to the St. Croix River, although the general destination is in the vicinity of Stillwater.

Land Use

Existing

Due west of the Shoreview property across 35W is a mobile home site to the north of which is the Twin Cities Speedway. To the southwest the proposed County 10 left turn ramp has been completed for traffic approaching from the south. Mobile homes occupy the property southwest of this crossover.

Directly south of the property is the Minnesota Driver Training Facility beyond which is located the Arden Hills Twin Cities Ammunition Plant.

To the southeast and beyond Rice Creek is located a subdivision of single family moderate income homes, some dating back to the 50's intermixed with a few 1972 additions.

Rice Creek meanders through the marshes southeast of the site as well as the land northeast. Due to the creek and the marshy properties of the land, residential development has been restrained, however, a mobile home community has recently been approved by the Shoreview Village Council, and will abut the subject property. Land to the north and northwest is vacant, but presently zoned for business and industry. The generalized land use map, based upon information projected by 1968-1971 zoning maps of the related communities, portray the proposed land use for the surrounding property.

Proposed

Proposed land use will be basically influenced by the Rice Creek Open Space Concept and decisions made relative to the Metropolitan Council Housing Demonstration Program, the Village of Shoreview, and long range goals of the University with regard to the site.

Zoning

The Shoreview 1968 Zoning Map designates the area wherein lies the university property as industrial. The comprehensive map (in the process of revision) applies both industrial or planned unit development for the site.

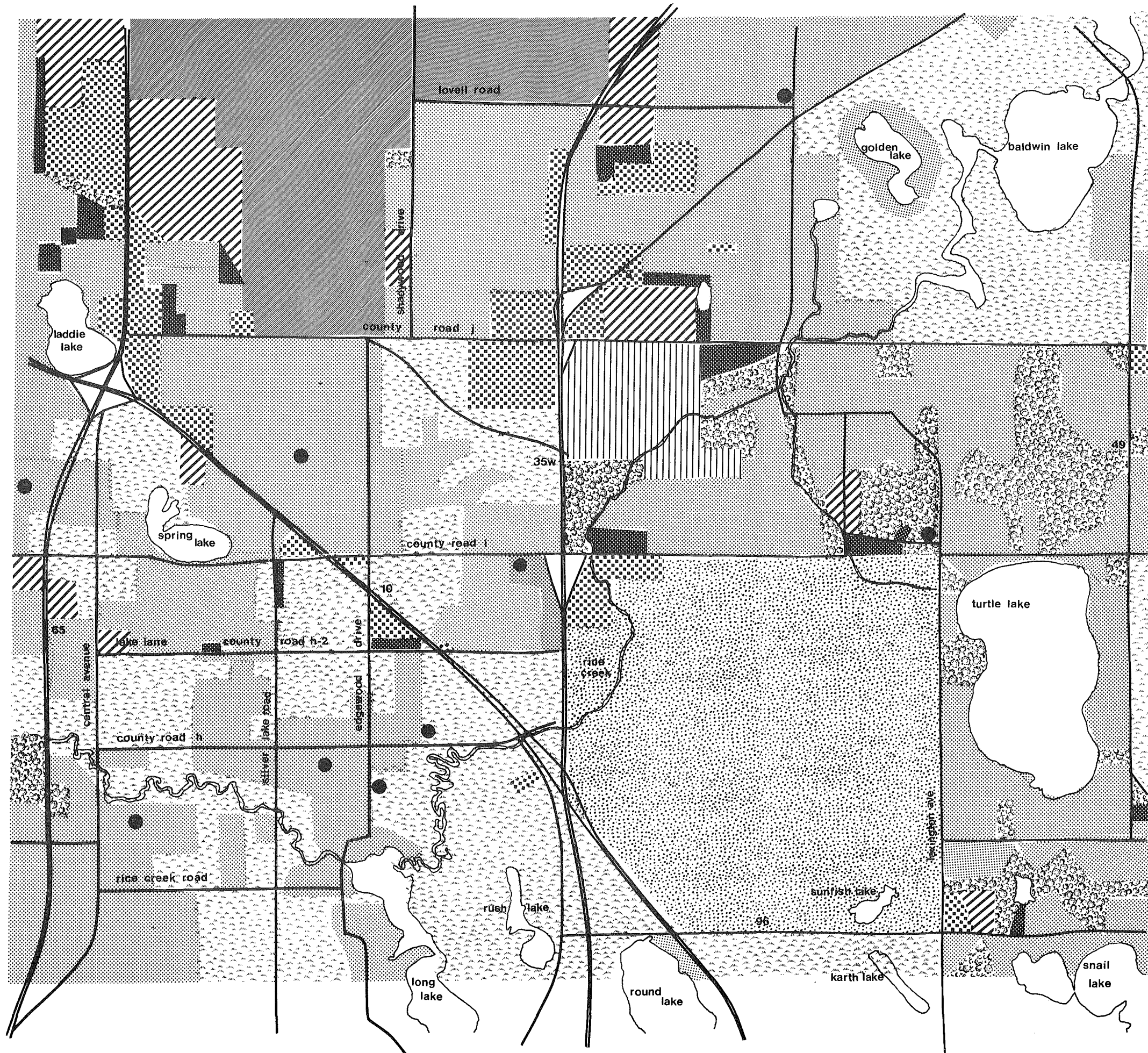
Land surrounding the site has been zoned as follows:





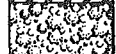
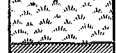




North: Industrial with some commercial

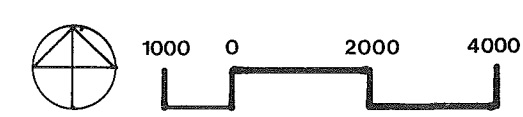
East: Residential

South: Multi-family intermixed with recreational or natural protective areas.

West: An even mixture of industry and commercial intermingled with recreational or natural protective areas and some multi-family housing.



-  university of minnesota
-  residential - single family
-  residential - multi-family
-  retail and service
-  industrial
-  public
-  agriculture or vacant
-  airport
-  twin cities army ammunition plant
-  schools



generalized land use

Population

The subject property lies within the Metropolitan Council's Growth Sector No. 1, the northernmost section of population distribution within the metropolitan area. The sector shows a projected gain of approximately 60,000 people between 1970 and 1980, and a gain of 52,000 people is projected between 1980 and 1990. Comparing it to the other four sectors of the metropolitan area it ranks third highest as a population growth area. The southwest sector ranks highest with the south sector a close second.

Shoreview, one of the largest communities in the area, showed a 53.6% population increase between 1960 and 1970. The current population total is near 12,500, and the municipality is experiencing an increase of approximately 1,500 people per year. At an average yearly increase of 10%, by 1980 the population of Shoreview is projected to be close to 23,000 with the largest age groups being those between 6-18 and 35-65.

Housing

Immediately adjacent to the site on the southwest and north are two large mobile home communities with plans for a third (173 acres and 720 units) on the adjacent property to the east of the university site.

According to the Twin Cities Metropolitan Area Municipal Housing Profile of December 1971, the average value of owner-occupied housing in the total metropolitan area is \$23,839. When compared with the surrounding municipalities, Shoreview ranks fourth in average value of owner-occupied housing at \$27,360. Due east, North Oaks claims the highest value at \$51,497, Arden Hills is second with an average value of \$31,623, and Roseville is third at \$28,287. Generally, housing above the average value lies east and south of Shoreview's boundaries line, while housing

north and west of the line is lower in value. Lino Lakes and Circle Pines are the lowest in average home value.

A quick glance at the housing profile of Shoreview reveals the following as of December 1971:

86.9% single family
13.0% multiple
.1% mobile home

Eighty-four percent is owner-occupied, and the majority of those owned have a value of \$25,000 to \$35,000. These statistics may vary due to several new townhouse developments and the construction of high value homes in the area which can be seen on the new developments map. There is one subsidized housing unit in the Shoreview area where the average monthly rent is \$160. The total housing vacancy rate is 3.2%. There is no housing redevelopment authority. Ninety-five percent of the husband-wife headed families have children under 18 years of age. There is a minority population of 0.43%.

Economy

As indicated in the 1968 Comprehensive Plan completed by Midwest Planning, "the economy is dependent upon the Metropolitan growth. Shoreview is not projected to be an independent community as is Hopkins." There is an industrial park in Shoreview, however, at present there are no sewer facilities to the area, thus prohibiting development. Much of the industry is located along 196.

The Twin Cities Arsenal Plant in Arden Hills, directly adjacent to Shoreview, provides considerable employment for the area.

Activity Centers

Educational

There are four public elementary schools in Shoreview and one non-public elementary school which is Catholic in its administration and which sponsors a Montessori School for children ages three to nine. Three of the public elementary schools lie within Independent School District No. 621 (Moundsvew) while the fourth lies within District No. 623 (Roseville). Total enrollment (including kindergarten) within these schools was approximately 3,750* for the 1971-72 school year.

High school students living north of Highway 96 are served by Irondale High School, and those living south of Highway 96 attend Moundsvew High School. Both high schools lie within District No. 621.

In addition to the one Catholic parochial school located in Shoreview, community students are also served by three other Catholic parochial schools, one in New Brighton, one in Roseville, and one in Little Canada.

Residents of Shoreview may avail themselves of the services offered by several special schools. Lake Owasso Special School, located in the Roseville District, works with trainable, retarded children from ages five to fifteen; Oak Grove High School, located in the Moundsvew District, in the suburb of North Oaks, is especially designed to work with girls who are juvenile court referral cases.

In Shoreview, instruction for the mentally retarded is available at the North Suburban Day Activity Center on North Hamline with a post school program being held in a local church on North Victoria Street.

* Elementary enrollments include grades 1-8 and grades 1-6. Secondary enrollments include grades 9, 9-10, 9-10-11, four year and six year schools as well as junior and senior secondary schools.

Several post high school educational facilities lie within a 12 mile radius of Shoreview. Besides the University of Minnesota and many private colleges, Betel College and Seminary (recently completed in September 1972) is within 5 miles located in Arden Hills directly south of 1694 on Hamline Avenue.

The closest junior college is Lakewood State in North St. Paul, approximately seven miles east of Shoreview via 1694.

Vocational-Technical Education is handled through Vo-Tech District No. 916 governed by school board members from both the Roseville and Moundsvew School Districts.

Day care facilities in Shoreview include a licensed day nursery on Lexington Avenue North.

Health and Welfare

Shoreview operates its own Board of Health. Welfare matters are handled through the Ramsey County Welfare Department. Two nursing homes lie within close proximity to Shoreview, one off 1694 in New Brighton, the other on North Victoria in Roseville.

Cultural

Shoreview's cultural offerings include six churches representing various religious sects, bookmobile services provided by Ramsey County as well as two Ramsey County libraries, the main branch being on North Hamline Avenue, the other being on West County Road No. 2 in Arden Hills.

The cultural centers in Minneapolis such as the Walker Art Center, Tyrone Guthrie Theatre and Minneapolis Institute of Arts together with St. Paul's cultural centers -- Arts and Science Center, the Crawford Livingston Theatre, and the St. Paul Civic Center are approximately 10 miles from Shoreview via 35W and 35E.

Commercial

The closest large shopping center for the majority of Shoreview residents is the newly developed Northtown Shopping Center at Highway 10 and University Avenue approximately 5 miles northeast of the Shoreview Village Hall. Rosedale Shopping Center in Roseville is approximately 8 miles south of Shoreview.

A small shopping area, Northway Shopping Plaza, is located on Highway 8 north of the site approximately 1-1/2 miles in Circle Pines. Smaller neighborhood shopping areas are infrequently scattered throughout the Village of Shoreview adjacent to residential areas.

Industrial

There is a general lack of industry in the area although Deluxe Check Printers have opened a new facility at 899 West Highway 96, and the Twin Cities Arsenal (Arden Hills) is in the process of constructing a \$10 million manufacturing facility.

Recreational

Recreational facilities in Shoreview include a YMCA on Lexington Avenue North which provides programs for both its adult and younger members. At the present time there are two village playgrounds with one under development and four school playgrounds, two of which have tennis courts. Five skating rinks are operated during winter months. There are three county parks all but one providing swimming beaches.

The Park and Recreation Committee of Shoreview works in cooperation with school districts #621 and #623 in planning for parks and recreation programs.

Future park and recreational needs are being planned as they are part of the 701 Comprehensive Plan (1967) and the "Shoreview Park System Analysis" by Brauer and Associates (October 1, 1969). Shoreview is also included in the Ramsey County Open Space System (December 1968; updated February 1971).

The Shoreview Arena on Highway 96 offers skating facilities as do two other arenas in the vicinity, one in Circle Pines and one in Roseville.

The Twin City Speedway offers yet another form of recreation. The speedway lies directly west of the University property on the west side of 35W in Moundsview.

Other facilities include two theaters, both of which are outside of Shoreview, one being on Central Avenue N.E. and 1694, the other located on Snelling Avenue North and West County Road C.

New Developments

As can be observed from the Shoreview New Developments map, within the last few years there has been a considerable amount of building in the area, the majority being residential construction (townhouses).

Some industrial additions have occurred, the largest being the proposed \$10 million addition to the Twin Cities Arsenal Plant located in Arden Hills.

Two small neighborhood commercial centers are being developed along 196 as can be see on the map. The large shopping center in Blaine assists in accommodating the area residents by helping to eliminate longer trips to the Cities or outlying shopping centers since shopping opportunities within Shoreview Village lack variety and scale.

The new Bethel College location on Lake Valentine may assist to increase cultural opportunities in the area.

The Village of Shoreview, in the process of updating its zoning map and comprehensive plan, (Design Planning Associates, Inc.) and undergoing an economic analysis of the Village operation, is expecting to reach some final decisions in April 1973.

Several water areas within the metropolitan area were recently designated for immediate action with respect to preservation and acquisition as part of the Metropolitan Open Space Plan adopted in June 1970. Two of these areas, Grass Lake and a portion of Rice Creek, lie within Shoreview. The Rice Creek Corridor Study has been adopted and Ramsey County is proceeding to acquire the property relevant to the concept - 131 acres being owned by the University of Minnesota.

Four other areas designated for open space protection are located in communities adjacent to Shoreview. They include Vadnais Lake in Vadnais Heights, Rush Lake in New Brighton, Lino Lakes in Lino Lakes, and Otter Lake, the northern half of which lies in Lino Lakes.

The decision to locate a major new airport in Anoka County, when realized, could be influential to the area. The Northtown Corridor Study will determine a route between 194 on the west and 35W north of 1694. The route will be determined sometime in April 1973. This could be of significant influence, especially so when further study determines the route most accommodating enroute to Stillwater. (See Appendix C).

The following list and map provide the general name and location of developments which have occurred over the past two years or are projected for construction in the near future. It must be noted, however, that further study is required if any in-depth or detailed information is needed to determine exact phasing of each project.

New Developments in the Vicinity of the University Shoreview Property.

Residential

- R-1 Chomonix development near Reshanau Lake, Lino Lakes
- R-2 Fox Glen (Shelter Homes) 248 townhouses at County Road G2 and Lexington, Shoreview
- R-3 Cherokee Hills (300 townhouses by Dietrich Co.) and 53 single family homes, Shoreview
- R-4 Tisso Homes (24 single family homes, value \$40-60,000) on Reiland Lane, Shoreview
- R-5 Townhouses (280 units north of 1694 between Victoria and Lexington, Shoreview
- R-6 Owasso Shores, 90 units at Owasso Blvd. and Victoria Ave., Shoreview
- R-7 Innsbruck North, 970 units between Silver Lake Road and Central Avenue north of 1694, Fridley
- R-8 Durham Island, multifamily complex on island in Mississippi River, Brooklyn Center
- R-9 Townhouses, 160 units (pending approval) Lexington and 1/4 mile south of County Road J, Shoreview
- R-10 Woodland Hills, townhouses at County Road E west of Silver Lake Road, New Brighton
- R-11 Brookside Court Mobile Home Community, 173 acres - 720 units at County Road J abutting UM property, Shoreview
- R-12 Silver Oaks Court Apartments, Rice Creek Road, New Brighton
- R-13 Garden Oaks Apartments, University Avenue N.E., Coon Rapids

Open Space

- O-1 Lino-Lakes open space development, Lino Lakes
- O-2 Rice Creek Open Space Concept - Ramsey and Anoka Counties, Baldwin Lake to the Mississippi River in Fridley

Public, Semi-Public Development

- P-1 Unity Hospital remodeling and expansion, Fridley
- P-2 Suburban YMCA, Shoreview
- P-3 Ski hill and recreation park, Blaine
- P-4 Bethel College, Arden Hills

Commerical Development

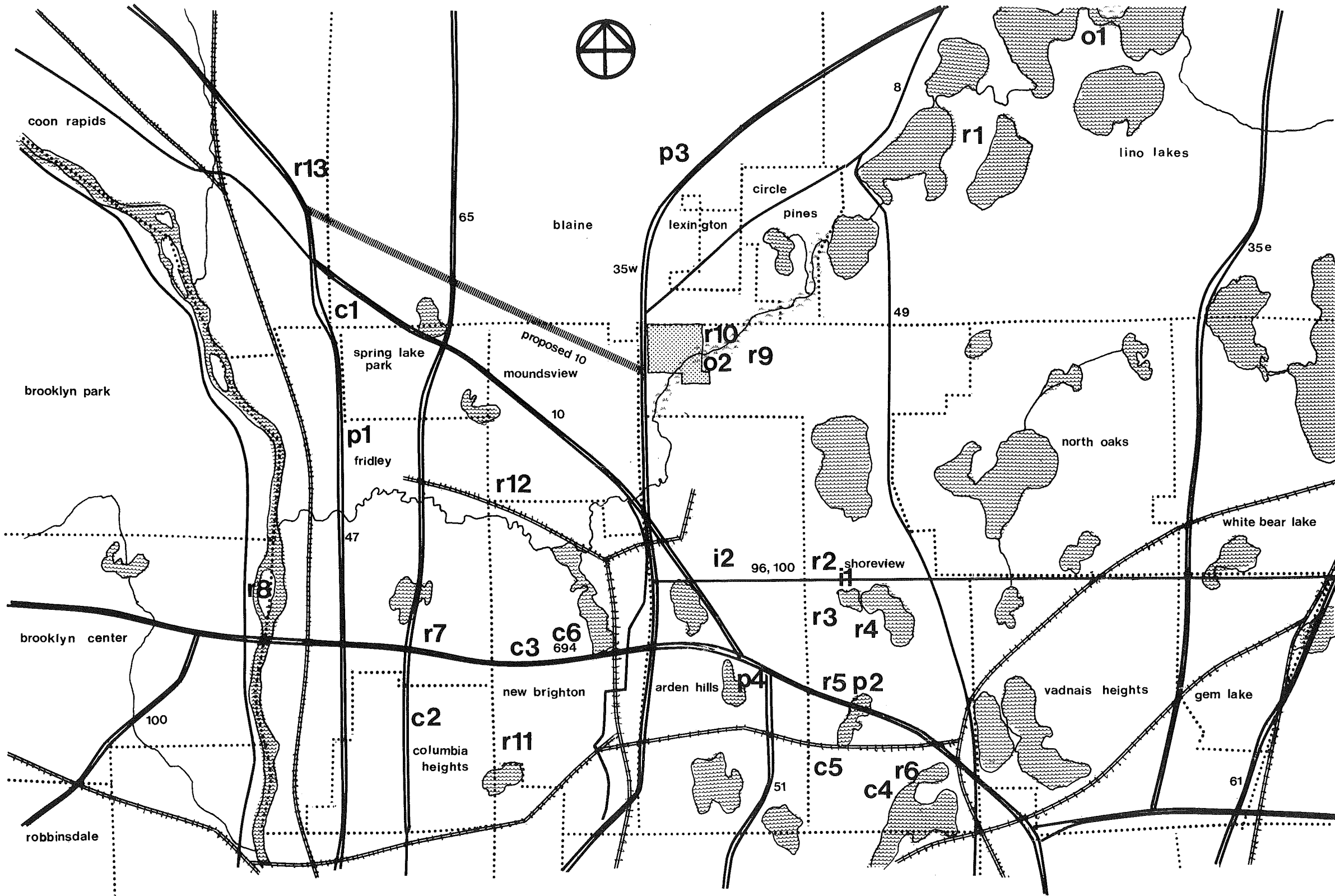
- C-1 Northtown Shopping Center, Highways 10 and 47, Blaine
- C-2 Shopping area (K-Mart, Elm Farm) Columbia Heights
- C-3 Ford car and Truck Dealership, New Brighton
- C-4 Midland Terrace Plaza (small) Owasso Boulevard and Victoria, Shoreview
- C-5 Shopping Center (11,700 sq.ft.) Harriet and Cannon on Lexington, Shoreview
- C-6 Brighton Village Shopping Center (Lunds Supermarket, First State Bank of New Brighton and several other stores) northeast corner of 1694 and Silver Lake Road, New Brighton

Industrial Development

- I-1 Deluxe Check Printers, 899 West Highway 96, Shoreview
- I-2 Twin Cities Arsenal, \$10 million manufacturing facility, Arden Hills

Highway Development

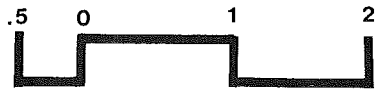
Northtown Corridor Study, east/west connector between 194 and 35W north of proposed 10 and 1694. See Appendix C for alternatives.



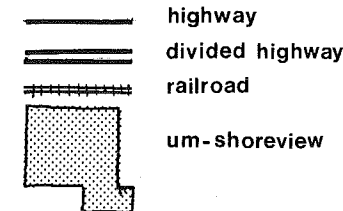
um

physical planning

new developments



jan 73



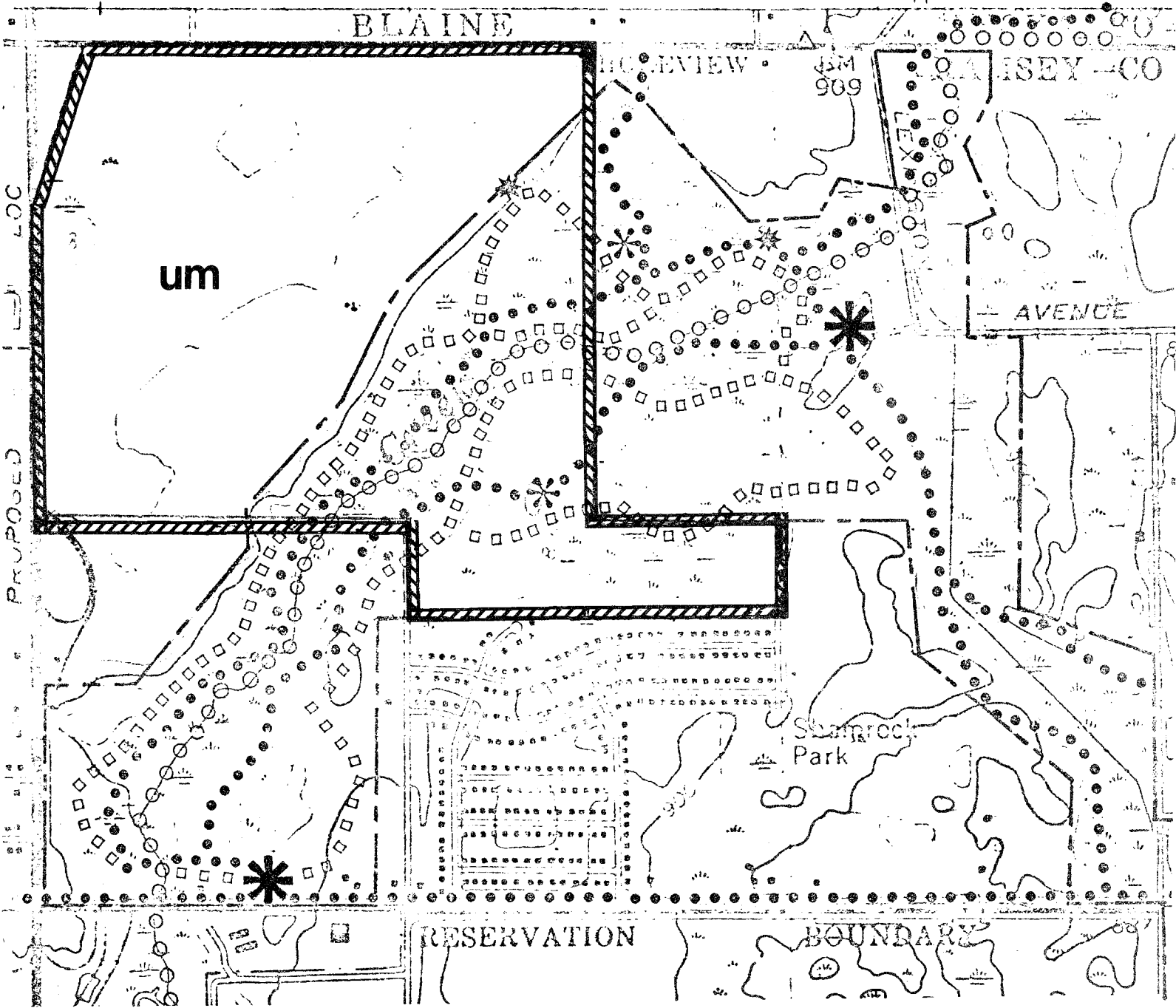
- r** residential
- c** commercial
- i** industrial
- p** public/semi-public
- o** open space
- highway

appendix

Itemized development characteristics:

1. Sewage effluent is rapidly dispersed. *
2. Ease of water movement in soils necessitates the use of deep-cased sanitary wells to avoid pollution by on-site sewage disposal systems.
3. Excavation costs are low except for deep trenches where caving of walls often becomes a problem. Lower excavation costs result from:
 - a. ability to work soil in winter because it is porous and does not retain moisture nor freeze as solidly as other soils.
 - b. rapid drainage which permits earth-moving equipment to work soon after a rain and results in less waste time for equipment.
 - c. lack of boulders.
4. Level land results in lower grading costs for site development requiring flat areas for large industrial and commercial buildings. Tract housing developments also benefit from the lower grading requirements.
5. Road and parking lot construction costs are lower because coarse-textured soils need less subbase materials and preparation.
6. Drainage is rapid enough to minimize basement seepage and costs for waterproofing.
7. Cost savings are possible through smaller storm drainage requirements because of less runoff.
8. Wind erosion is often a problem when vegetation is lacking.
9. It is not good agricultural land and, therefore, cannot as easily be held off the urban market.
10. Rapid drainage of water contributes to drought conditions for lawns and ornamental plantings. About 35 days of moisture shortage per year is normal. Lawns and other plantings must be watered frequently or finer textured soil material used as topdressing to increase the water-holding capacity.

* Due to the low relief and impermeable substratum in extensive areas of this soil group, such as Brooklyn Park, Blaine, and Coon Rapids, poor external drainage has resulted in a high water table level. A high water table precludes proper operation of on-site disposal systems.



Concept:

- Preserve and protect the existing site ecology and natural systems
- Provide recreational opportunities which are compatible with the character of the site
- Establish an open space node which will functionally compliment other open space proposals for the entire Rice Creek Corridor



ACTIVITY CENTER



PICNIC AREA



OVERLOOK



HIKING TRAIL

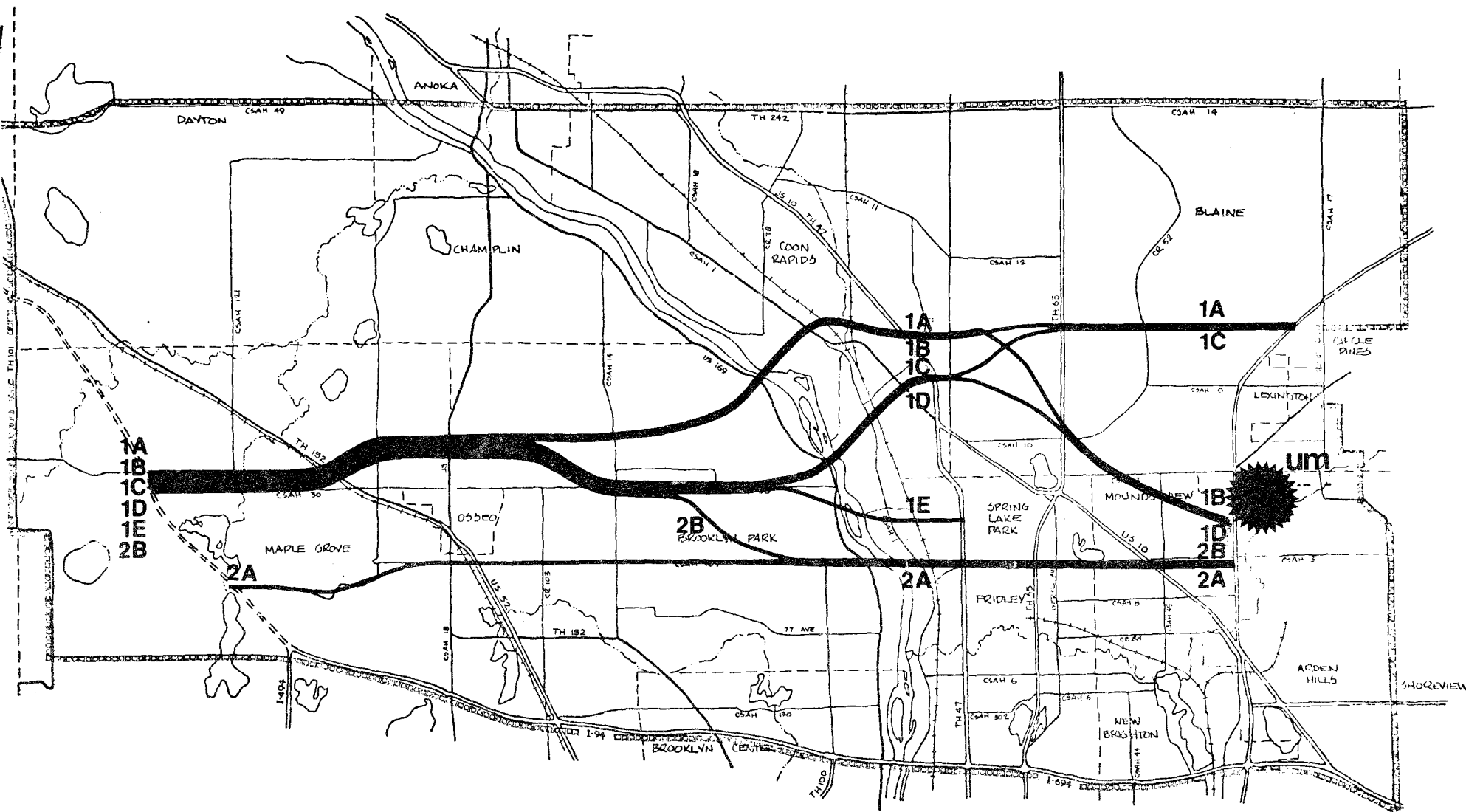


CANOE TRAIL



EQUESTRIAN TRAIL

CONCEPT



ALTERNATE ALIGNMENTS

NORTHTOWN CORRIDOR STUDY

INTEREST GROUPS

University of Minnesota

Physical Planning	373-5765
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Municipalities

Shoreview	484-3353
Moundsview School District	636-3650
Blaine	784-6700
Moundsview	784-3055
Arden Hills	633-5676
Circle Pines	784-5898

Counties

Ramsey County Open Space Planning Office	298-5566
Anoka County Planning Office	421-4760

State

Minnesota Highway Department	296-3041
Minnesota Department of Natural Resources	221-2941

Regional

Metropolitan Council	227-9421
Rice Creek Watershed Board of Managers	298-5566
Metropolitan Sewer Board	222-8423

Private

Northern States Power Company (Gas)	770-1347
Northern States Power Company (Electricity)	330-5782

Community

Shoreview Trail Development Association	729-8203
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2. Barton-Aschman Associates Inc., "Northtown Corridor Study Forum Summaries", February 1973.
3. Department of University Relations, "University of Minnesota FACTS 1971-1972", December 1971.
4. Metropolitan Council, "Metropolitan Development Guide - Distribution and Types of Subsidized Housing", September 1971.
5. Metropolitan Council, "Metropolitan Development Guide - Housing", February 25, 1971.
6. Metropolitan Council, "Housing Review Manual", June 1972.
7. Metropolitan Council, "Metropolitan Development Guide - Parks and Open Space", June 25, 1970.
8. Metropolitan Council, "Metropolitan Development Guide - Sanitary Sewers", January 22, 1970.
9. Metropolitan Council, "Twin Cities Metropolitan Area Municipal Housing Profile, Housing Report Number Three", December 1971.
10. Metropolitan Council, "Metropolitan Development Guide - Solid Waste Management", March 12, 1970
11. Minneapolis Star and Tribune articles, 1972
12. Midwest Planning Assoc., "Shoreview Comprehensive Municipal Development Plan", 1967.
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14. Ramsey County Land Commission, Open Space Planning Office, "Rice Creek, Shoreview", August 1972.
15. Shoreview League of Women Voters, "Shoreview", November 8, 1971.
16. St. Paul Dispatch-Pioneer Press, 1972.
17. University of Minnesota Shoreview correspondence files, 1968-1973.
18. University of Minnesota, A Survey of the University of Minnesota Airport Facilities, 1943.