



City of Oak Park Heights, Minnesota
COMPREHENSIVE PLAN 2008



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ACKNOWLEDGEMENTS

The development of the Oak Park Heights Comprehensive Plan would not have been possible without the hard work and dedication of the Comprehensive Plan Update Committee. Their courtesy, cooperation, and contribution is greatly valued and appreciated.

City Council:

David Beaudet, Mayor
Les Abrahamson
Jack Doerr
Mary McComber
Mark Swenson

Planning Commission:

Chuck LeRoux
Mike Liljegren
Mark Powell
Mike Runk
Warren Wasescha

Citizen Members:

Chuck Dougherty
Mary Frantzen
Jonathan Nye
Jennifer Olson
Bill Selb

Staff/Consultants:

Eric Johnson, City Administrator
Scott Richards, City Planner, Northwest
Associated Consultants, Inc.

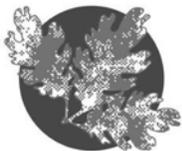


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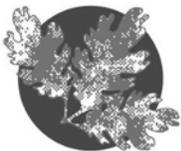


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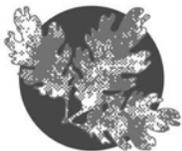
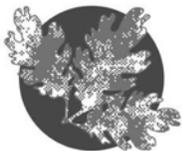


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Introduction and Community Background

Comprehensive Plan 2008

INTRODUCTION AND COMMUNITY BACKGROUND

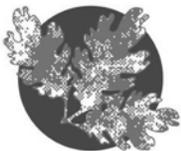
The City of Oak Park Heights is located in Washington County, Minnesota, on the banks of the lower St. Croix Scenic Riverway, which is the state border between Minnesota and Wisconsin. Situated between the Cities of Stillwater and Bayport and 20 miles east of the Minneapolis-St. Paul Metropolitan Area, the City's population has increased in the last 10 years to almost 5,000 persons. The City is surrounded by the City of Stillwater to the north, the City of Bayport to the southeast, Baytown Township to the south and Lake Elmo to the west. The area was first platted in the late 1800s. Oak Park Heights was incorporated as a village in 1938 and became a City by State Statute in 1972. The City has been designated as a freestanding urban growth area (for expansion of water and sewer) by the Metropolitan Council, the regional planning agency in the area.

As a component of the St. Croix Valley, Oak Park Heights offers an attractive quality of life with excellent educational, health care, and cultural facilities. Oak Park Heights is a very diversified community, being home to a large commercial/retail area with many national businesses and local enterprises, including the Highway 36 and Highway 5 commercial areas, Xcel Energy power generation plant, the Sunnyside Marina, and the State of Minnesota Correctional Facility.

Housing in Oak Park Heights is both attractive and diverse and features starter homes, bluff line river view homes, riverfront condominiums, and the Boutwells Landing senior community. The City currently has over 100 acres of designated park space comprised of five municipal park facilities. The parks consist of skating/hockey rinks and warming houses, softball/baseball fields, picnic shelters, tennis courts, and general playground equipment. The City has been awarded the "Tree City USA" award for the past 31 years.

The City operates under a "Plan A, Council-Administrator" form of government, consisting of a Mayor and a four member Council. The Mayor and Council are elected at large on a non-partisan basis, the Mayor for a four-year term and the Council for four-year staggered terms. The Council is responsible for adopting policies affecting City affairs, approving the annual budget, enacting ordinances and resolutions, and providing policy direction for City departments and activities. The City Council currently serves as the Economic Development Authority. The City has a Planning Commission and a Parks Advisory Commission.

The Comprehensive Plan was last updated in 1998. The Metropolitan Land Planning Act requires communities to review and update their Comprehensive Plans every 10 years, with the next update for Oak Park Heights due in September 2008. The City will also be updating its utility plans as part of this process. Once the Comprehensive Plan is completed, the City will also update its Comprehensive Park and Trail System Plan and amend its Zoning Ordinance and map, as necessary.



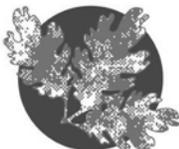
INTRODUCTION AND COMMUNITY BACKGROUND

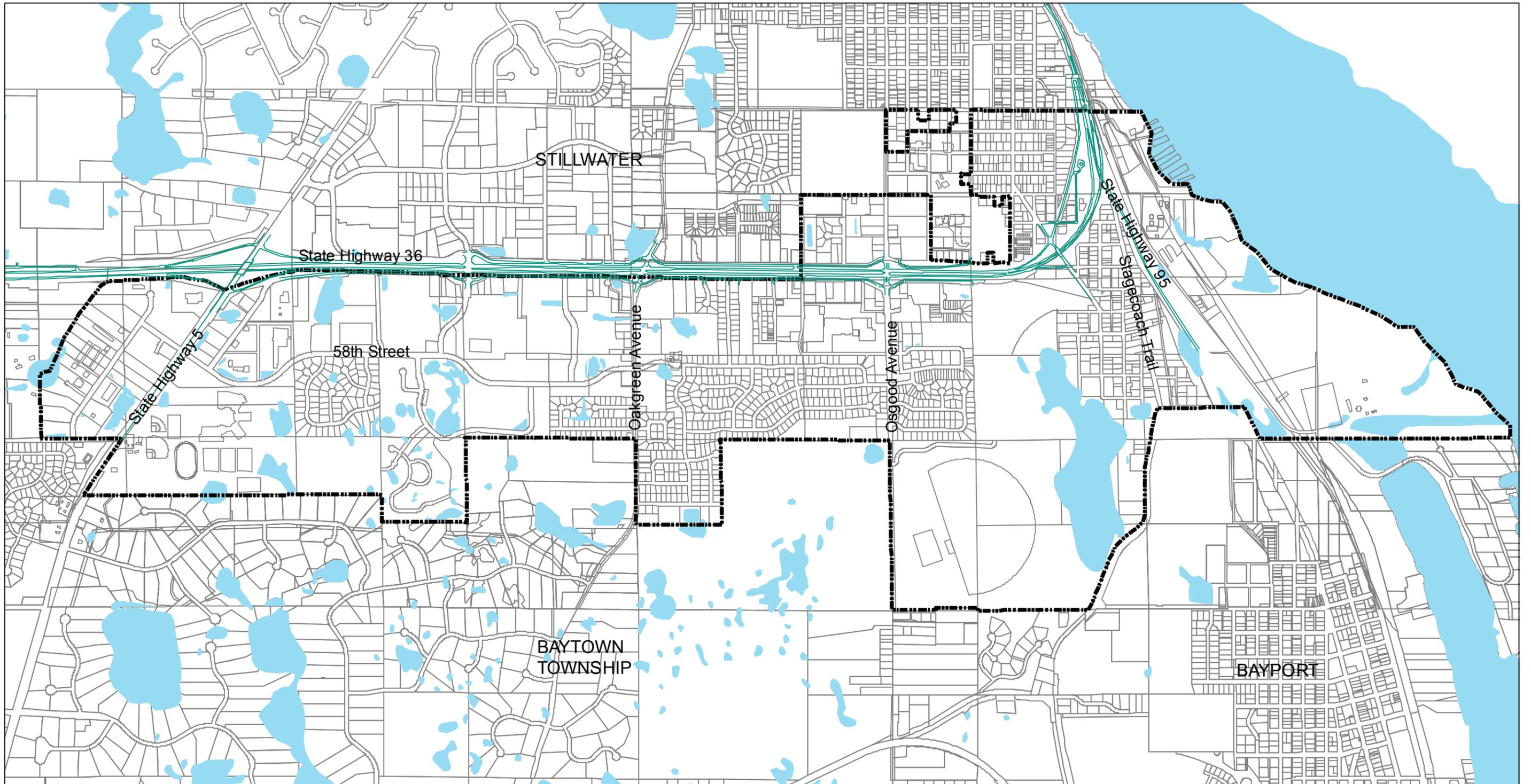
The City of Oak Park Heights Mayor, City Council, Planning Commission, and staff have recognized the need for the update of the 1998 Comprehensive Plan as it is outdated with the current growth and change over the past 10 years. A Comprehensive Plan Update Committee was formed in 2006 to guide the process which includes the Planning Commission, City Council, citizen members and City staff.

The Comprehensive Plan document will be divided into specific sections, as found in the Table of Contents, located in the beginning of this document. The process by which the plan has been developed can be divided into five sections including issues identification, inventory, policy planning, plan development, and implementation. Each portion of the process will involve citizen participation and involvement of City officials. Issues identification involves an interview, and opinion gathering process to determine a specific set of issues that must be addressed by the Comprehensive Plan. The inventory consists of documenting the City's existing conditions at a particular point in time. The results of gathering inventory information will provide a basis of text, charts, and maps illustrating the most relevant collected information.

The next stage, policy planning, will determine future directives for Oak Park Heights through the identification of goals and policies. The City will also develop its vision statement at this time. The policies that are created will promote direction for the subsequent planning sections of the document. The stage that follows consists of development of the physical plans and programs which will lay out the City's proposed land use, transportation, and community facilities plans. The final stage, implementation, will involve a discussion on how the plan will be used and brought into action. It will also provide the opportunity for the City to prioritize the plans and projects that result from the planning efforts of the Comprehensive Plan.

On the following page, a base map of the City is represented. The map illustrates the corporate boundaries of the City at the beginning of 2007. This will be used throughout the plan as the basis for mapping the City of Oak Park Heights.





NAC NORTHWEST ASSOCIATED CONSULTANTS, INC.
 1500 Olson Memorial Highway, Suite 200, Jordan Valley, MN 55424
 Telephone: 763.251.2895, Facsimile: 763.251.2561, jplank@nacpartners.com

-  City Limits
-  Water



City of Oak Park Heights Comprehensive Plan

Base Map

Source: Bonestroo Engineering,
 The City of Oak Park Heights, &
 Northwest Associated Consultants.
 February, 2008.



Social Inventory

Comprehensive Plan 2008

INTRODUCTION

The City of Oak Park Heights has recognized the need to develop a Comprehensive Plan as a means of addressing and accommodating the community’s future growth and development. The purpose of the Social Inventory is to identify past trends, to document the current conditions and to help identify issues for establishing a hierarchy of planning policies. These policies will help the community address a broad base of land use and development issues. With the help of a solid information and policy base, decision makers can evaluate and prioritize proposals for the community while fulfilling the City’s long term goals and objectives.

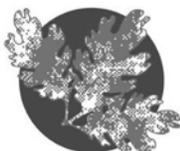
Additional inventory information will be included in each of the individual sections of this plan. Population trends and projections will be included within the Land Use section. Oak Park Heights as well as Washington County population projections will be evaluated to show the overall growth, as well as detailing change by age groups.

POPULATION GROWTH

The statistics in the following table illustrate the trends in population within Oak Park Heights, surrounding cities, and Washington County. Between 1990 and 2006, the City grew at a rate of 25 percent, while Washington County grew at a 35 percent rate. The populations of the surrounding communities of Stillwater and Lake Elmo have been growing at a similar pace since 1990, while the City of Bayport has seen a slight decline in population.

The population increases in the City have been attributed to job growth, and a continued interest in residential development in Oak Park Heights. The 2006 estimate and the 2010 projection of population reflected in the chart below is from the Metropolitan Council. The Metropolitan Council numbers are generally regarded as being accurate population estimates during non-census years.

POPULATION GROWTH							
	1990	2000	2006*	2010 * Projection	1990-2010 % Change	2030 * Projection	2000-2030 % Change
Oak Park Heights	3,486	3,957	4,676	5,100	32%	5,700	31%
Bayport	3,200	3,162	3,245	4,600	30%	6,000	47%
Stillwater	13,882	15,143	17,929	19,100	27%	19,900	24%
Lake Elmo	5,903	6,863	7,695	9,952	41%	24,000	71%
Washington Co.	145,896	201,130	228,103	258,502	44%	365,570	45%
Source: U.S. Census 1990, 2000 *Estimate from Metropolitan Council							



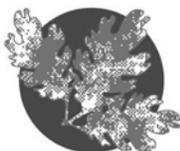
HOUSEHOLD GROWTH AND TYPES

In looking at the data for Oak Park Heights since 1990, the number of households has steadily increased, while the number of persons per household has slightly declined. This is likely reflective of an increase in persons age 65 and over. It also reflects the natural trend of people having fewer children and the dynamics of the modern family. The 2006 estimate of population and households reflected below is from the Metropolitan Council. The Metropolitan Council numbers are generally regarded as being accurate population estimates during non-census years.

1990-2004 OAK PARK HEIGHTS HOUSEHOLD INFORMATION			
Year	Population	Households	Persons Per Household
1990	3,486	1,322	2.64
2000	3,957	1,528	2.25
2006	4,676	2,008	2.06
Source: U.S. Census 1990, 2000/Minnesota State Demographer			

The 1990 and 2000 Census provides a demographic profile of the households in Oak Park Heights as illustrated in the following table. As the table indicates, in 1990 of the total number of households in Oak Park Heights, 447 contained at least one child and 324 were considered families with children. In 2000, the number of households with at least one child slightly increased to 479. The number of non-family households remained fairly constant from 1990 to 2000, increasing by only one household.

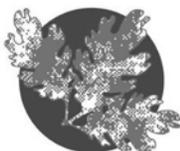
OAK PARK HEIGHTS 1990 AND 2000 HOUSEHOLD TYPE						
Household Type	Total Households		Households w/ Children		Households w/o Children	
	1990	2000	1990	2000	1990	2000
Family-Married Couple	655	698	324	329	331	369
Family- Male Householder	36	69	23	42	13	27
Family- Female Householder	138	155	100	108	38	47
Total Family	829	922	447	479	382	443
Non-Family Households	493	606	7	8	486	598
Total Households	1,322	1,528	454	487	868	1,041
Source: U.S. Census 1990, 2000						



AGE CHARACTERISTICS

The following table illustrates Oak Park Heights' population by age group. The table utilizes information from the 1990 and 2000 Census. In 1990, the labor force (ages 19-39) represented the largest age group, at 37.01 percent. In 2000 this age group (ages 18-54) was again the City's largest, accounting for 34.72 percent of the total population. At 25.33 percent in 1990, the next largest age group for this Census year was school age children. In 2000, the second largest age group was the labor force (ages 40-59), at 27.21 percent. The retired age group represented 12.4 percent of the total population in 1990, and 12.83 percent in 2000. It is expected that the retired age group will become the fastest growing segment of the population in the coming decade. Changes in the demographics of the City and surrounding area will have significant planning implications for the future.

OAK PARK HEIGHTS POPULATION GROWTH BY AGE GROUP					
Age Group	1990	1990%		2000	2000%
School Age					
Under 18	883	25.33		863	21.80
Labor Force					
19-39	1,290	37.01		1,374	34.72
40-59	771	22.12		1,076	27.21
60-64	110	3.16		136	3.44
Sub-Total	3,054	87.62	Sub-Total	3,449	87.16
Retired					
65-69	124	3.56		122	3.08
70-79	183	5.25		225	5.68
80+	125	3.59		161	4.07
Sub-Total	432	12.4	Sub-Total	508	12.83
TOTAL	3,486	100%		3,957	100%
Source: U.S. Census 1990, 2000/Minnesota State Demographer					

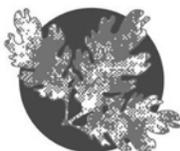


SOCIAL INVENTORY

OCCUPATION

Information from the 1990 and 2000 Census regarding employment demographics for Oak Park Heights and Washington County are depicted in the table below. The majority of those employed in the City both in 1990 and 2000 were in manufacturing. The second largest category was trade, transportation and utilities, employing 19 percent of the population in 2000, followed closely by Education and Health Services at 17.2 percent. Smaller portions of the work force are divided up amongst leisure and hospitality, professional and business services, and other occupations. Employment demographics for Washington County follow a very similar pattern.

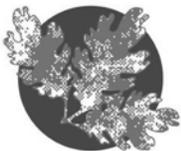
1990 AND 2000 OCCUPATIONS								
	Oak Park Heights				Washington County			
	1990	%	2000	%	1990	%	2000	%
Natural Resources and Mining	2	.12	8	.44	948	1.2	452	.41
Construction	68	4.4	110	6.0	4,145	5.4	6,120	5.6
Manufacturing	387	24.8	367	20.2	18,034	23.6	19,165	17.6
Trade, Transportation and Utilities	120	7.7	347	19.0	9,120	11.9	22,727	20.9
Information and Retail	208	13.4	39	2.1	11,484	15.0	2,986	2.7
Financial Activities	148	9.5	93	5.1	6,235	8.1	10,340	9.5
Professional and Business Services	69	4.4	176	9.7	3,136	4.1	10,841	10
Education and Health Services	275	17.7	313	17.2	12,051	15.7	19,791	18.2
Leisure and Hospitality	61	3.9	193	10.6	2,699	3.5	6,496	5.9
Other Services	70	4.5	74	4.0	5,079	6.6	4,383	4.1
Government	149	9.6	100	5.5	3,721	4.9	5,521	5.1
TOTAL	1,557	100	1,820	100	76,652	100	108,822	100
Source: U.S. Census 1990, 2000/Minnesota State Demographer								



SOCIAL INVENTORY

The following table represents the most recent employment demographics for Washington County.

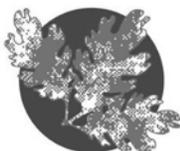
2005 WASHINGTON COUNTY		
	2005	Percent
Natural Resources and Mining	779	1.1
Construction	4,553	6.2
Manufacturing	11,162	15.2
Trade, Transportation and Utilities	14,971	20.4
Information	675	.90
Financial Activities	5,175	7.0
Professional and Business Services	5,822	7.9
Education and Health Services	8,084	11.0
Leisure and Hospitality	10,265	13.9
Other Services	2,395	3.3
Government	9,604	13.1
TOTAL	73,485	100%
Source: Minnesota Dept of Employment and Economic Development		



EDUCATION

The following table illustrates education levels for residents ages 25 and over in 2000. As indicated, approximately 90.9 percent of the population has attained a high school diploma or higher degree, while 24.4 percent of the population has attained a Bachelor's degree or higher. For Washington County, 94.1 percent of the population has obtained a high school degree or higher and 33.9 percent have been awarded a Bachelor's degree or higher.

2000 EDUCATIONAL ATTAINMENT (Ages 25 and over)				
Level Attained	Oak Park Heights		Washington County	
	2000	2000 %	2000	2000 %
<9 th Grade	83	3.0	1,982	1.5
9 th to 12 th Grade (no diploma)	165	6.1	5,684	4.4
High School Graduate	849	31.5	33,378	26.0
Some College (no degree)	715	26.5	33,126	25.9
Associate Degree	230	8.5	10,617	8.3
Bachelor's Degree	509	18.9	30,015	23.4
Graduate Degree	148	5.5	13,413	10.5
TOTAL	2,699	100%	128,215	100%
% of High School Grad +	89.1%		94.1%	
% of Bachelor's Degree +	24.4%		33.9%	
Source: U.S. Census 2000/Minnesota State Demographer				

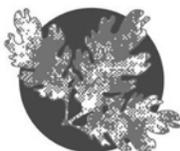


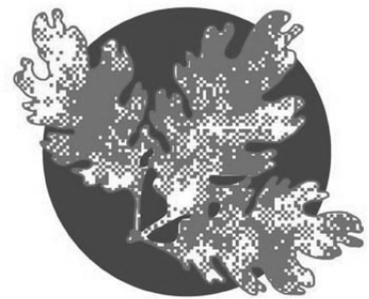
INCOME

The 1989 and 1999 Census data regarding median family income for Oak Park Heights and Washington County is illustrated in the following tables. The 1999 Census data regarding per capita income is also shown below. The second table indicates household income ranges for Oak Park Heights. The per capita income and median family income for the City are both slightly below that of Washington County. The City and County both have comparable percentages of population below the poverty line.

1989 AND 1999 INCOME				
	Per Capita Income	Median Family Income	Individuals Below Poverty Level	Percent of Population
1989				
Oak Park Heights	\$15,210	\$37,895	244	7.9%
Washington County	\$17,435	\$48,098	6,212	4.4%
1999				
Oak Park Heights	\$23,293	\$69,485	115	3.4%
Washington County	\$28,148	\$74,576	5,765	2.9%
Source: U.S. Census 1990, 2000/Minnesota State Demographer				

OAK PARK HEIGHTS 1989 AND 1999 HOUSEHOLD INCOME				
Category	1989		1999	
	Number of Households	Percent of Households	Number of Households	Percent of Households
Less than \$10,000	192	14.4	79	5.2
\$10,000 to \$19,999	158	11.8	209	13.7
\$20,000 to \$39,999	485	36.5	354	23.1
\$40,000 to \$74,999	362	27.1	459	29.9
\$75,000 to \$99,999	71	5.3	243	15.9
\$100,000 or more	66	4.9	187	12.2
TOTAL	1,334	100%	1,531	100%
Source: U.S. Census 1990, 2000/Minnesota State Demographer				





Issues

Identification

Comprehensive Plan 2008

ISSUES IDENTIFICATION

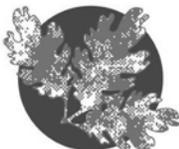
INTRODUCTION

As an initial means of shaping the Comprehensive Plan, a Comprehensive Plan Committee, representing a broad base of the community, was established by the City Council. The list of the members is found on a previous page of this document. This team provided the guidance and directives to formulate the Comprehensive Plan before it was reviewed by the Planning Commission and approved by the City Council.

The Committee which includes the Planning Commission and City Council represents a wide cross section of area residents. They met twice at the beginning stages of the Comprehensive Plan update to discuss potential issues and opportunities in the community. The representation of these people have provided the insight and initial direction for the process. The community involvement will continue throughout the comprehensive planning process with public meetings at the end of each stage.

This report provides a summary of the issues and directions which community officials and residents have identified. As such, it will be utilized in conjunction with the technical data compiled in the data collection process to formulate the policies as well as physical layout of the community. Throughout the issues identification process, it was realized that there is agreement on most of the issues but also differences in the philosophy and details of the approaches to be taken. An additional purpose of this report is therefore to highlight these matters so that they can be addressed as part of the planning process.

The presentation of information in this report is provided in two sections. The first summarizes the comments and direction raised by the participants. This was accomplished by the use of text and issues and opportunities maps. The second section includes a diagram of the comprehensive planning process in which this document is based.



ISSUES IDENTIFICATION

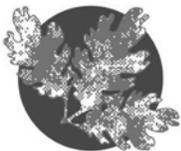
GROUP ISSUES DISCUSSION

A wide cross-section of people representing many facets of the community were chosen for their insight and perspective as part of the group meetings. The focus of the discussions was on the existing, developing portions of the community and in the potential areas for infill and redevelopment. A portion of the discussion was focused on potential growth outside of the current City limits.

Those participating were asked to identify which community concerns were most important as well as what direction the City should be taking, especially as it relates to land use. To a significant degree, the group discussion and open house revealed that there is an overall consensus among City officials and community representatives on both issues as well as objectives. Simultaneously, there are, however, some uncertainties on the part of some individuals and some differences of opinion on approach and philosophy. This is not an unusual occurrence and in fact is seen as a positive in that it may help insure a more detailed consideration and discussion of the plan and its components. In this regard, it must be recognized that differences need to be resolved and that a consensus be reached on the course for the plan which is to be implemented.

Before proceeding further with a discussion of issues and objectives, additional background explanation and qualification is required. In the paragraphs which follow, the comments which were made by community leaders and residents have been generalized so as not to credit any one person with a particular statement or position. Whenever differences of opinion were encountered on a specific subject, it has been expressed as a majority or minority opinion. Note should also be made that the focus of the issues identification process and hence the discussion in this section is positive although negative comments were received. This negative theme and characterization of the community should not be interpreted as the prevailing opinion of the City. To the contrary, the community leadership, residents and staff view Oak Park Heights as offering a unique and quality living environment. The objective in identifying Oak Park Heights' issues is to insure that these matters are properly addressed and resolved so that the benefits offered are maintained and increased.

The identification of each and every issue raised as part of the issue identification process is not attempted by this report. Such would be beyond the scope and purpose of this effort. The issues which are raised are a broad categorization of topics receiving attention. Identifying and dealing with this more basic framework of concerns will facilitate the organization of responses which, in the long run, will comprehensively address all concerns, including the sub-issues which have not been specifically cited.

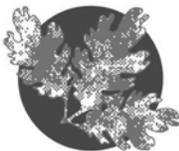


ISSUES IDENTIFICATION

Also to be noted is that the following discussion is not a priority listing of objectives or issues. In this section, only a comprehensive statement of topics raised by community leaders, residents and staff is attempted. Finally, it needs to be stated that the summary avoids opinions and positions of the planner. Within the policy and planning sections, planning recommendations and alternatives will be offered for consideration.

In order to provide a meaningful presentation of the issues identification discussions, the topics which were raised have been organized into a listing of broad issues and subsequently divided into sub-topics. The outline of the issues summary is follows:

- Community Attitude
- Regional Planning/Cooperation
- Environment
- Land Use
 - Developable Land
 - Planning Study Area/Annexation
 - Residential Development
 - ◆ Single Family
 - ◆ Multiple Family
 - ◆ Affordable/Life Cycle Housing
 - Commercial Development
 - ◆ Highway Commercial
 - Industrial/Business Warehouse Development
- Transportation
 - St. Croix River Crossing/Highway 36
 - System Improvements/Issues
- Community Facilities
 - City Facilities
 - Utilities
 - Police/Fire
- Parks and Trails
 - Park Facilities and Land
 - Preservation Programs
- Administration
 - Financial
 - Staff
 - Codes/Regulations



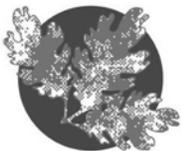
ISSUES IDENTIFICATION

COMMUNITY ATTITUDE

The overriding attitude that was expressed by the residents of Oak Park Heights during the issue gathering process was the positive attitude about the community and the long term prospects for continued growth and improvement. Residents cited the quality of life in the area, the existing and expanding potential for commercial and industrial opportunities, established and comfortable neighborhoods, the amenities of the nearby rivers, lakes, and wetlands, and the school systems in the community that contribute to making Oak Park Heights an attractive place to live. Those persons involved in the opportunities and issues discussions as part of the Comprehensive Plan process listed the following as the positive aspects of the community:

1. Excellent access to the freeway system which provides connections to the entire Minneapolis St. Paul area.
2. The community provides an adequate land use density with residential, commercial, and industrial/business warehouse uses.
3. Positive small town/City atmosphere.
4. The community has a number of shopping, recreational and entertainment options for its residents.
5. There is an excellent City park system with good proximity to four State parks.
6. The City is situated in such a way that it is close to the St. Croix River Valley, rural areas and open space.
7. There is excellent housing options with a premier senior living complex in the City.
8. The school system is excellent and the high school is located within the City.
9. The City has a good government structure with a high level of long term participation on City boards and commissions.
10. The taxes are relatively low in comparison to other area cities.

There were few negative comments made by residents and most dealt with issues related to the St. Croix River Crossing and the Highway 36 transportation corridor. The uncertainty related to timing of the project, potential utility costs that could be incurred by the City as a result of the bridge/roadway, and the impact to the Oak Park Heights



ISSUES IDENTIFICATION

business community were all issues related to that project. The major frustration was that most of the decisions made related to the bridge and the construction schedule were not under the control of the City.

REGIONAL PLANNING/COOPERATION

Oak Park Heights functions as one of the primary communities along with Stillwater and Bayport in this urban planning area on the east edge of the Minneapolis St. Paul Metropolitan Area. The City has a good level of cooperation with its neighbors Stillwater, Bayport and Lake Elmo. In the past, cooperative studies have been conducted to determine if additional governmental facilities and service provision should be shared by communities. Currently, the Cities are cooperating in development of a St. Croix area YMCA. Residents felt that discussions should continue among jurisdictions to explore means in which to share facilities and services to improve quality at a lower cost to the taxpayer.

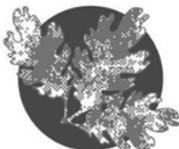
Due to disagreements over annexation, the working relationship in the past between Oak Park Heights and Baytown Township has not been favorable. Residents and City officials felt that efforts should be made to improve the relationship and continue to work on issues related to cooperation on uses that affect the two communities.

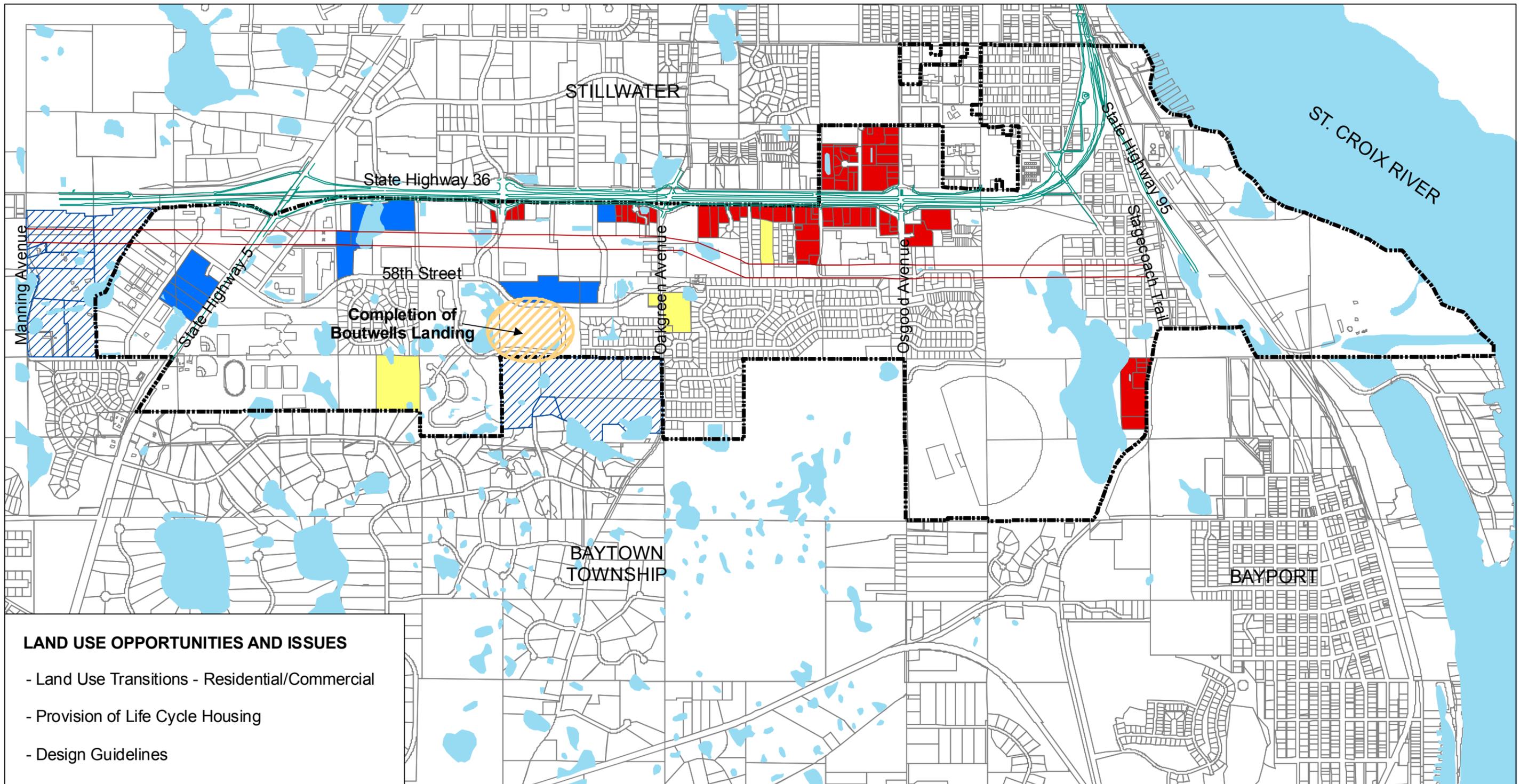
ENVIRONMENT

The City of Oak Park Heights is situated in an area of varying topography and environmental factors influenced by its proximity to the St. Croix River. While the older areas of the community developed on the bluffs adjacent to the river, recent development is focused on the broad, flat plains moving westerly from the main channel. Areas within these plains are highlighted by steep topography and wetlands. Staff and residents agree that topography, stormwater facility design, and well head locations are all issues that will impact future development and redevelopment. Residents indicated that the City should also look at making better public access ties to the St. Croix River. Trail connections from the City into the rural areas and into a regional trail system was also thought as a way to link residents to the river and open space.

LAND USE

The map on the following page highlights many of the land use issues discussed in the following text.





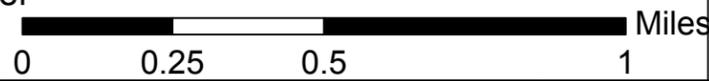
LAND USE OPPORTUNITIES AND ISSUES

- Land Use Transitions - Residential/Commercial
- Provision of Life Cycle Housing
- Design Guidelines



-  Possible Annexation Areas
-  Possible Redevelopment/Commercial Areas
-  Possible Redevelopment/Residential Areas
-  Developable Areas

-  Utility Easement
-  Highway 36
-  City Limits
-  Water



**City of Oak Park Heights
Comprehensive Plan**

LAND USE ISSUES

Source: Bonestroo Engineering,
The City of Oak Park Heights, &
Northwest Associated Consultants.
February, 2008.

Developable Land

The 1998 Comprehensive Plan planned for a significant increase in land area for the City of Oak Park Heights through annexation from adjacent jurisdictions. The land was to be developed primarily with single and multiple family neighborhoods with other areas designed for commercial and industrial uses. Residents and City officials are not supportive of the large area of annexation proposed in the prior plan. The City Council currently has a policy that annexation will not occur unless agreed to by the other jurisdictions. The plan will discuss areas outside of the City limits that have been discussed for future annexation by the property owners and the City, but those areas are extremely limited.

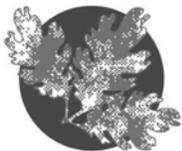
Within the City limits, there is relatively no residential land and a limited amount of commercial and industrial/business warehouse property to develop. The focus of this plan will not emphasize new development, but rather begin to look at potential redevelopment areas within the community.

Residents and City officials have supported the growth of the community and welcome the new businesses, services and jobs that accompany this development. Residents expressed some concern about the sameness or repetition of the type of commercial development, especially the number of strip retail/commercial centers. Residents were also concerned about the transitions between neighborhoods and commercial areas to assure that through development, adverse impacts are mitigated through the design review process. The City has been challenged to look at zoning transitions, the current Design Guidelines, traffic, and providing screening through landscaping and fences, as well as providing protection against light pollution, odor and noise.

Residential Development

Single Family. Residents of Oak Park Heights take pride in their neighborhoods and City officials make the point that there is a great deal of diversity in housing styles, ages and price ranges. A majority of the housing was built in the 1970s, 1980s, and 1990s, most of which is of a medium range value and affordable to a larger number of homebuyers. At the end of the 2006 building season, there were less than 10 fully sewered, subdivided lots available for single family development. Additionally, there are no large parcels of land available for future development of single family neighborhoods. Within the next ten years, there may be some replats of parcels that will provide a handful of additional single family lots.

City officials and residents have conceded that this plan will not include large tracts of land currently in Baytown Township for residential development. Instead, the focus of this Comprehensive Plan will be to improve existing neighborhoods and look at the



ISSUES IDENTIFICATION

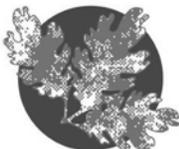
transition areas between commercial and residential to provide better living environments. Continued maintenance, investment by the City on roads and utilities, and provision of trails and parks is now seen as the priority.

Multiple Family/Townhouse. Oak Park Heights residents recognize the need for a diversity of housing types of which multiple family plays an important part. There are areas of the community that, as of Spring 2007, are being developed with townhome units. The Oakgreen Village development at 58th Street and Oakgreen Avenue would add a total of 113 townhome units. The Pine Grove Gardens east of Oakgreen Avenue is currently under construction with a total of 26 townhome units. Upon completion of these developments, the readily available land for multiple family and townhome development will be depleted. The Comprehensive Plan will identify other areas that could accommodate infill development of multiple family and townhome development.

In 2007, an expansion of the Boutwells Landing senior development is expected that would add a 106 unit skilled nursing facility. This is in addition to the existing development that consists of 56 village homes (side-by-side townhomes), 94 assisted living apartments, 101 independent living apartments, 137 village homes (single family and attached units), and 78 brownstone units. Boutwells has also proposed the final phase of the complex which would consist of a 28 unit memory care facility. Boutwells Landing has examined the possibility for expansion into property south of the main campus which is in Baytown Township. City officials have indicated that if access and City services are required for expansion of the campus, the City would require annexation.

Affordable/Life Cycle Housing. For years, the community has prided itself on providing affordable housing for people of all age groups and socio-economic levels. City officials are interested in preserving the levels of affordable housing while expanding the numbers of housing units in the higher price values and as part of infill development. By providing housing of all types and price ranges, the City can remain an attractive place for people as they proceed through their life cycle.

The City will continue to work with the Metropolitan Council on providing life cycle and affordable housing. Due to the limited amount of developable land, it is unlikely that significant numbers of additional affordable units will be developed in the community. City officials indicated a preference for more mid to higher level homes and living units as part of the continuing infill and redevelopment that is expected, in that there exists a significant number of affordable units.



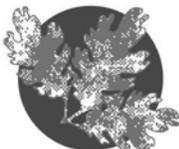
Commercial Development

Highway Commercial. City officials and residents recognize that the development of the Highways 36 and 5 corridor commercial areas are nearing completion. The land available for new development is now concentrated on the west side of the City with potential for infill around the newer commercial developments. In the past ten years, the City has defined more specific commercial zoning districts to direct the types of development to the appropriate areas. The City has also adopted design guidelines to assure quality development in the highly visible Highway 36 corridor. City officials and residents recognize a shift from development on bare ground to redevelopment of numerous areas along the highway corridors.

The Comprehensive Plan will identify areas along the Highway 36 corridor for potential redevelopment. City officials indicated that much of the new development was very consistent in architecture and building materials. Too much of the development all looked the same. The Design Guidelines may need to be reviewed and updated to direct the change to redevelopment activity.

Industrial / Business Warehouse Development

Other than the Allen S. King Plant and a small surrounding area, the City of Oak Park Heights does not have a large industrial land use base. Annexation of the Kern Center, a partially developed office and business park west of Highway 5 enabled the City to add to its business and warehousing base. Portions of the Kern Center remain available for development including a large area with frontage on Highway 5. City officials and residents recognize the limitations the City has in regard to land area and further building its industrial and business base. Land owners to the west of Kern Center, within the City of Lake Elmo, have inquired with both Cities regarding the possibility of detachment from Lake Elmo and attachment to Oak Park Heights. They request this in order to be provided utility service for commercial development. The City of Oak Park Heights has taken the position that it will not pursue an annexation/detachment unless the City of Lake Elmo would agree to such an action. At this time, the City of Lake Elmo is not interested in a detachment of land and annexation to Oak Park Heights. City officials indicated that the plan should acknowledge this is a potential area for annexation to the City if the City of Lake Elmo and Oak Park Heights can come to an agreement.



TRANSPORTATION

The map on the following page highlights many of the transportation issues discussed in the following text.

St. Croix River Crossing / Highway 36

The most significant community issue discussed by City officials and residents is the St. Croix River Crossing at Highway 36. Ten years ago, the previous Comprehensive Plan indicated that the bridge location had been selected and improvement plans for Highway 36 were being developed. There was optimism that the bridge and Highway 36 improvements would be well underway by the year 2000. As of the date of this plan, there are revised plans for the bridge and Highway 36 improvements but no schedule for construction. The City of Oak Park Heights has not given municipal consent for the project.

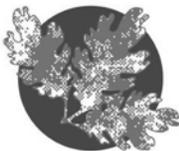
City officials are resolved to work with Mn/DOT on plans and timing for the bridge and Highway 36. City officials and residents expressed their frustration over this project and how it has affected the City in terms of plans for development/redevelopment along the corridor and the ability to effectively plan for transportation improvements.

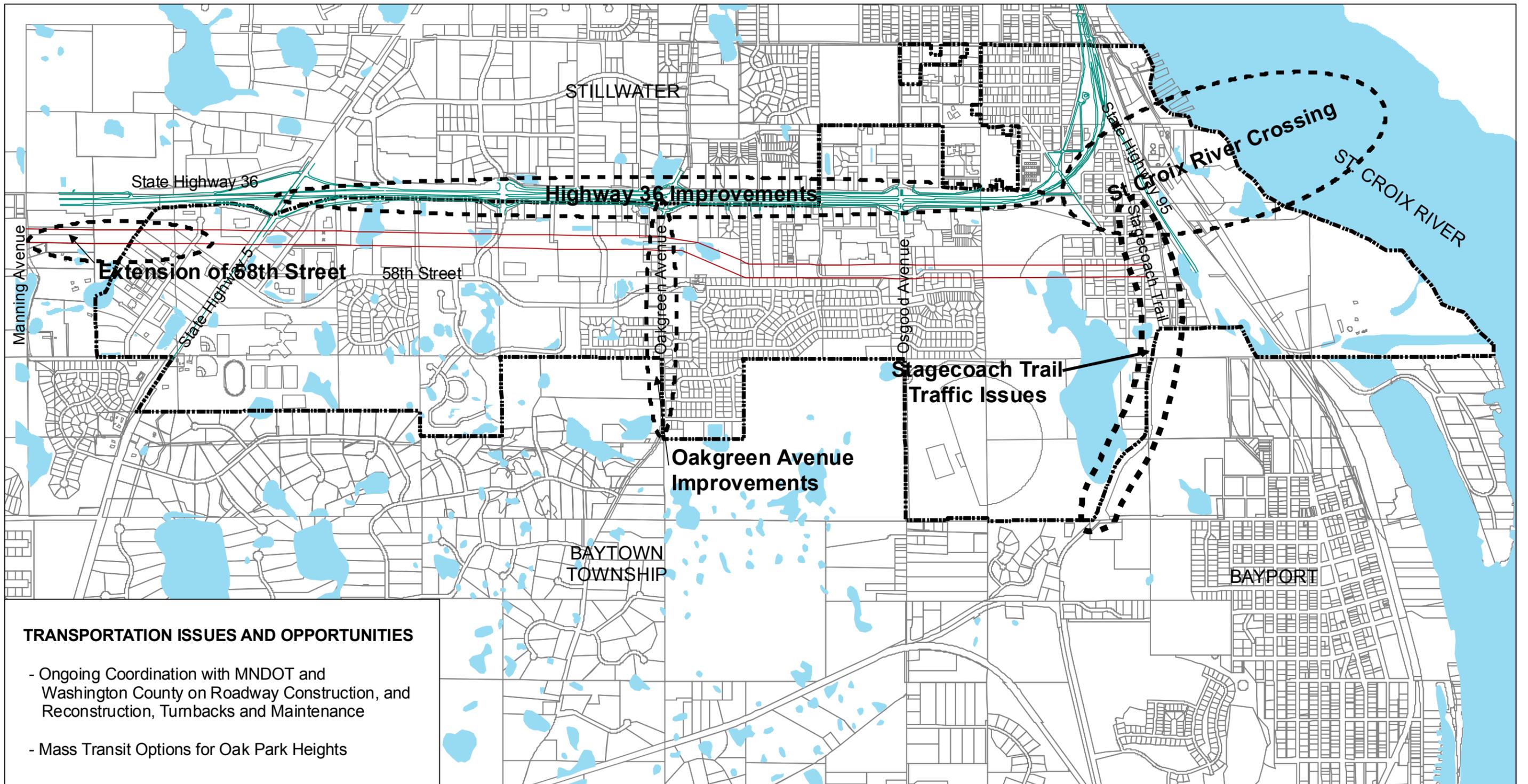
System Improvements / Issues

The City of Oak Park Heights is well served with transportation routes providing access to the region including Highway 36, Highway 5, and Highway 95. Discussions with City staff/consultants stress the need to closely work with representatives of Washington County and Mn/DOT on issues related to new roadway construction, reconstruction, roadway turn backs and maintenance responsibility issues. Of particular importance to the City is the increasing levels of traffic on Highway 36 and the related impacts of highways on Oak Park Heights such as noise, air quality, and intersection congestion.

City officials and residents emphasized the need for rebuilding Oakgreen Avenue to an urban section to better accommodate vehicular and pedestrian traffic within the corridor. Although a portion of the improvements would be made by Mn/DOT as part of the Highway 36 improvements, City officials thought it may be necessary to upgrade the road soon, recognizing the continuing residential development in the area.

Extension of 58th Street to Manning Avenue was also raised as a planning issue. This would likely be done only if the area to the west of the City limits was annexed to Oak Park Heights and commercial development was to occur.



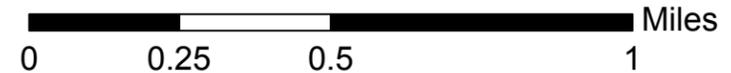


TRANSPORTATION ISSUES AND OPPORTUNITIES

- Ongoing Coordination with MNDOT and Washington County on Roadway Construction, and Reconstruction, Turnbacks and Maintenance
- Mass Transit Options for Oak Park Heights



- Utility Easement
- Highway 36
- City Limits
- Water



**City of Oak Park Heights
Comprehensive Plan**

**TRANSPORTATION
ISSUES and OPPORTUNITIES**

Source: Bonestroo Engineering,
The City of Oak Park Heights, &
Northwest Associated Consultants.
February, 2008.

Mass Transit

Residents and City officials commented about the lack of mass transit options for people in Oak Park Heights and the St. Croix Valley area. Currently, direct bus service only travels into St. Paul from the park and ride facilities in the region. With the increased awareness and growing need for mass transit options, City officials indicated it would be necessary to work with Metropolitan Council and State representatives on transit options. There are ongoing feasibility studies for mass transit and rail options for Highway 36 and Interstate 94. City officials have indicated the importance of being involved in the studies and their final outcome.

COMMUNITY FACILITIES

The map on the following page highlights many of the community facilities issues discussed in the following text.

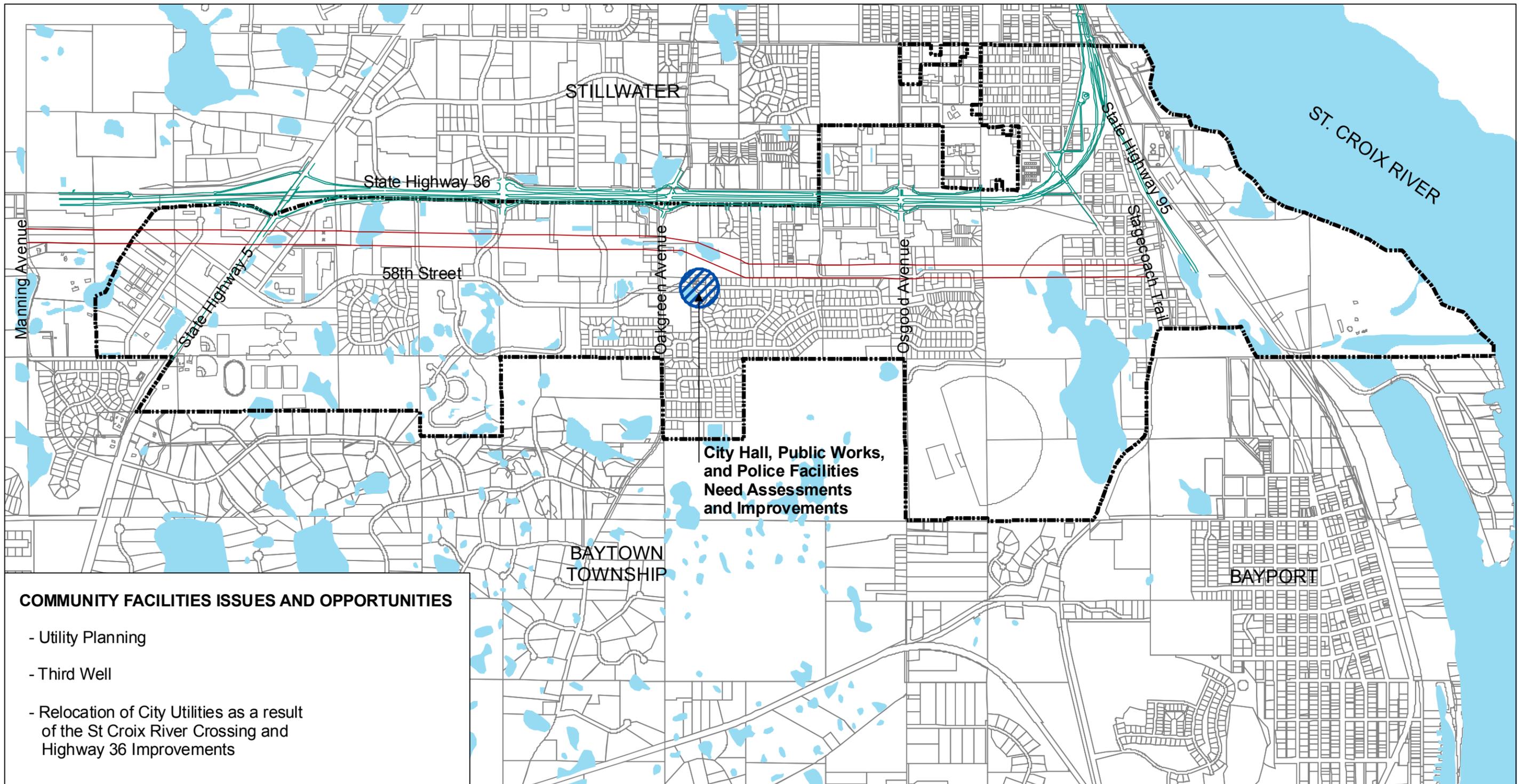
City Facilities

The City Council has recognized limitations with the current City Hall, Public Works and Police facility at 14168 57th Street North. In 2006, the City retained a consultant to conduct a needs assessment for the City Hall complex. The results of that need assessment and the City Council direction on possible improvements will be made a part of the Comprehensive Plan.

City officials and residents discussed the City's participation in the development of a regional YMCA facility. This would be a joint effort between the Cities of Oak Park Heights, Stillwater, Bayport and Lake Elmo. City officials will continue to participate in the planning for and possible construction of this facility to be located in the City of Lake Elmo.

An ongoing need for the City is additional public works building space and outdoor storage areas. The City Hall needs assessment study will address the public works facility needs. The City has considered in the past the addition of a fire substation and emergency vehicle placement, and the City officials again raised the issue as a result of the Comprehensive Plan update. City officials had mixed feelings regarding the need and timing of such a facility and considered it a long term issue.





COMMUNITY FACILITIES ISSUES AND OPPORTUNITIES

- Utility Planning
- Third Well
- Relocation of City Utilities as a result of the St Croix River Crossing and Highway 36 Improvements



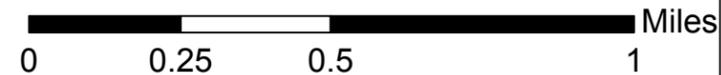
 Community Facilities Issues

 Utility Easement

 Highway 36

 City Limits

 Water



**City of Oak Park Heights
Comprehensive Plan**

**COMMUNITY FACILITIES
ISSUES and OPPORTUNITIES**

Source: Bonestroo Engineering,
The City of Oak Park Heights, &
Northwest Associated Consultants.
February, 2008.

Utilities

The City Engineer is preparing water, sanitary sewer and storm sewer plan updates as part of the Comprehensive Plan process. These plans are expected to show few issues with the City's utility systems. One issue that has not been resolved since the previous plan is the addition of a third City well. The City Engineer has indicated that the well is required to provide additional pumping capacity for the City as well as providing a back up to the existing system. The City has sized its utility systems to adequately service all areas of the City and those areas that could potentially be annexed at a later date. City officials have indicated that continuing maintenance and upgrades, as necessary, is the ongoing issue for the utility systems.

As indicated previously, one of the primary issues related to the St. Croix River Crossing and Highway 36 improvements is the relocation of the City's utility lines. Presently, Mn/DOT has not offered the City adequate funds as part of the project to reasonably move the affected utilities. This issue will need to be resolved before the City will grant municipal consent to the project.

PARKS AND TRAILS

The map on the following page highlights many of the transportation issues discussed in the following text. As part of the Comprehensive Plan process, the City will also create a new Comprehensive Park and Trail System Plan to update the 1999 document. The plan will examine park improvements to be made and trail/sidewalk connections that should be completed. Residents and City officials are proud of the extensive park and trail system and look forward to the completion of the system.

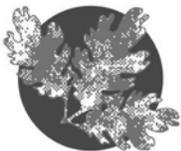
Potential projects identified as part of the issues and opportunities discussions included the following:

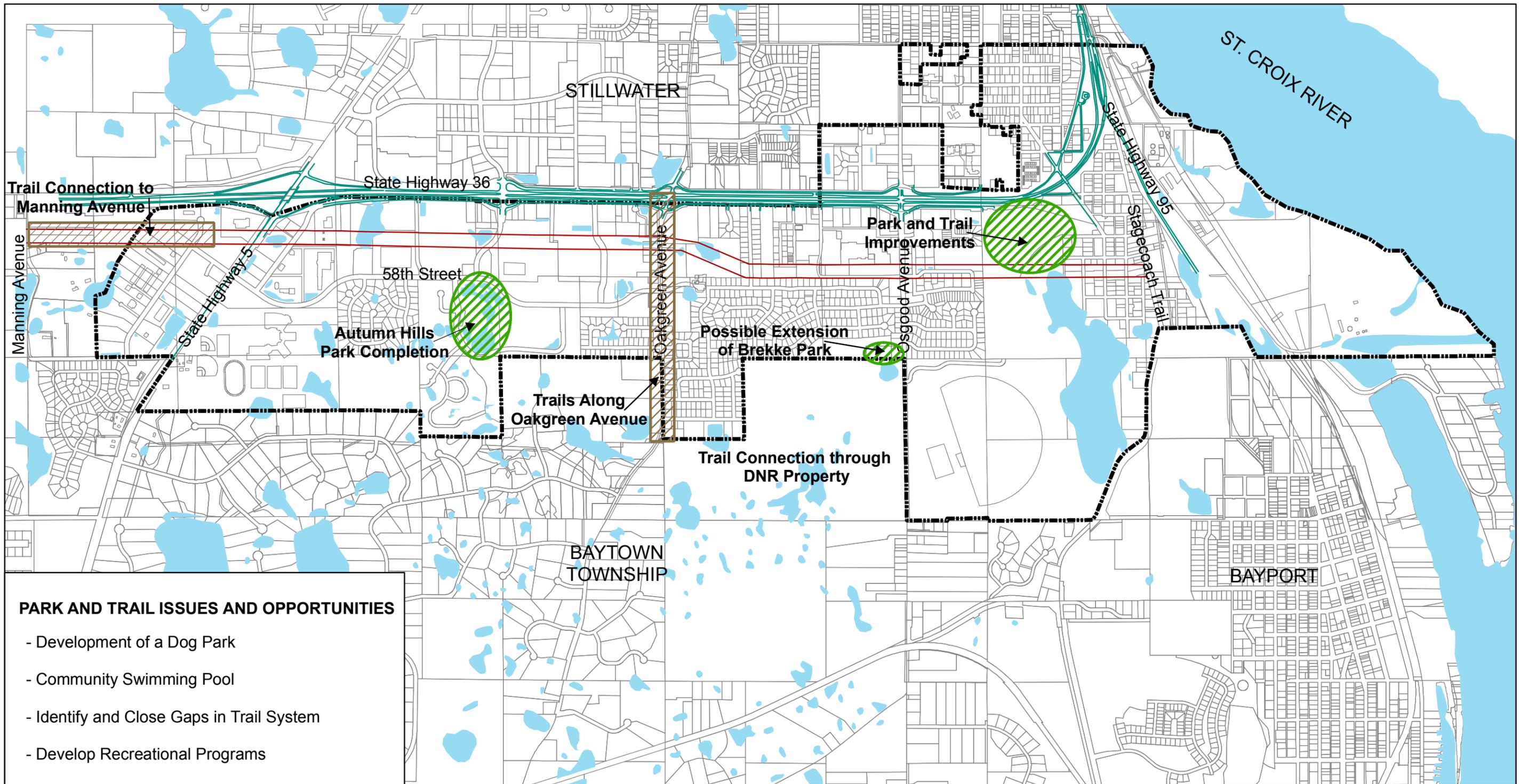
1. Completion of the park shelter at Autumn Hills Park.
2. Possible extension of Brekke Park into adjacent undeveloped area.
3. Park/trail development on the Xcel Ash Facility.
4. Development of a dog park.
5. Possible construction of a community swimming pool.
6. Identify and close gaps in the trail system.
7. Provide a trail connection to Manning Avenue and to regional trail connections.
8. Provide trail connections into the DNR property along Osgood Avenue.
9. Develop trails along each side of Oakgreen Avenue.



ISSUES IDENTIFICATION

10. Plan for sidewalk and trail construction and connections as part of the Highway 36 improvements and the St. Croix River Crossing.
11. Plan for interconnections with regional trail systems and with adjoining communities.
12. Develop recreational programs within the City park system. Also provide programs for older children.





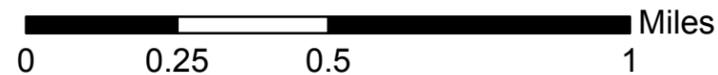
PARK AND TRAIL ISSUES AND OPPORTUNITIES

- Development of a Dog Park
- Community Swimming Pool
- Identify and Close Gaps in Trail System
- Develop Recreational Programs



- Parks Issues and Opportunities
- Trails Issues and Opportunities

- Utility Easement
- Highway 36
- City Limits
- Water



**City of Oak Park Heights
Comprehensive Plan**

**PARK & TRAIL ISSUES
and OPPORTUNITIES**

Source: Bonestroo Engineering,
The City of Oak Park Heights, &
Northwest Associated Consultants.
June, 2008.

ADMINISTRATION

Financial

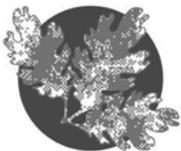
City officials were positive of the financial condition of the City of Oak Park Heights and do not foresee any major issues ahead. Continued upgrades and maintenance of existing community facilities, utility systems, and the street network will be an ongoing capital improvement exercise. The City will need to set aside funds for a third well, and possibly for a public works expansion or fire hall within the City if the City Council determines they are necessary public facilities.

Staff

After retirements and staff replacements in 2007, the employee roster for the City of Oak Park Heights and the level of administrative staffing will be adequate. The City has emphasized utilizing consultants for legal, engineering, planning, forestry, and financial assistance. City officials have indicated that this type of staffing is cost efficient and appropriate for a City the size of Oak Park Heights. Officials indicated that staffing will likely stay at the current levels in the foreseeable future.

Regulations / Design Guidelines

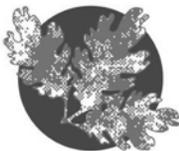
As a follow up to the Comprehensive Plan, the City will likely need to review its Zoning Ordinance and Design Guidelines. With the emphasis in the coming decade on infill and redevelopment, the City should look at its regulations and make adjustments as necessary. Residents commented on the “sameness” of building architecture and materials with recent developments. The City should review those guidelines to determine how they can better direct development appearance in the City.



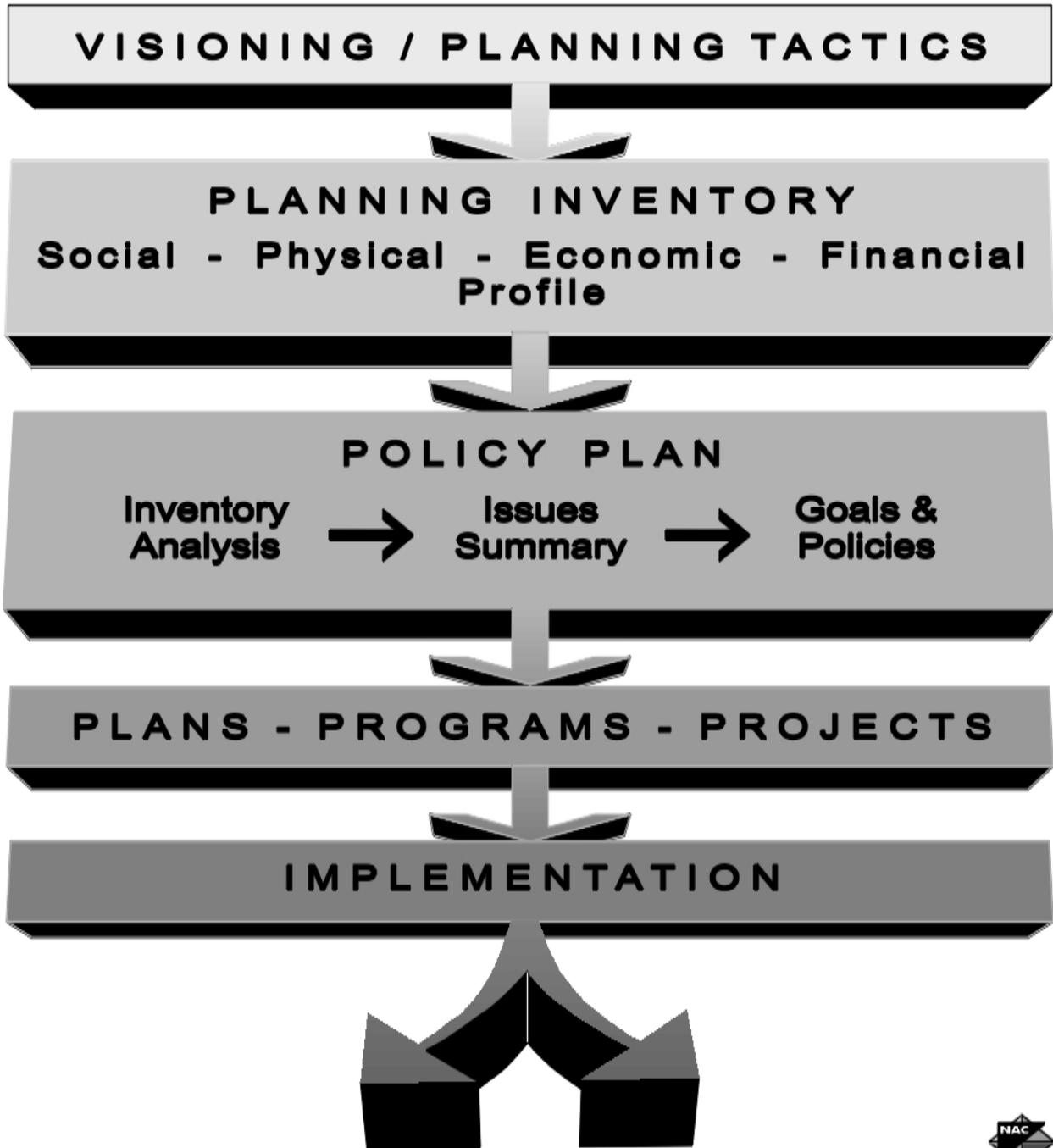
PLANNING PROCESS

The community-based information and directives summarized in this section serve to set the stage for the completion of the Comprehensive Plan. Complementing the issues identification stage of the process will be the technical inventory of the community that is found in each of the subsections of the plan. This information will provide decision-makers with a basis from which problems and issues can be identified, objectives discussed and corrective actions implemented. The results of this effort will be goals and policies, as well as plans that are developed on a City-wide basis and for specific neighborhoods. A diagram that indicates the entire planning process for this Comprehensive Plan is found on the next page.

It should be noted that the issues identification study is only an initial forum for community input into the planning process. As draft material is prepared, meetings will be held with the Citizens Advisory Committee, which will be the primary group to hold public hearings and discussion on the plan. The Mayor, City Council, Planning Commission, staff, general citizenry and business interests will also be provided ample opportunity for review and discussion through meetings and public hearings. While such involvement will be demanding, it is essential for completion of a Comprehensive Plan which is truly reflective of Oak Park Height's goals and objectives.



COMPREHENSIVE PLANNING PROCESS





**Mission Statement
and Community Goals**

Comprehensive Plan 2008

MISSION STATEMENT, VALUES AND COMMUNITY GOALS

The City of Oak Park Heights has developed a mission statement and values. The mission statement and values will guide the preparation of the Comprehensive Plan and influence how the City will implement the policies and plans that result from this effort.

MISSION STATEMENT

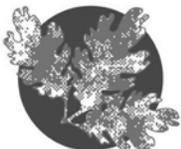
The City shall strive to provide and promote a living environment with quality public services and facilities while protecting the community's cultural, historical and natural resources.

VALUES

- Excellence and Quality in the Delivery of Services
- Fiscal Responsibility
- Ethics and Integrity
- Treating Citizens with Respect as our Customers
- Positive Relations with the Community
- Responsiveness
- Visionary Leadership and Planning

COMMUNITY GOALS

The 1998 Comprehensive Plan included a list of goals that directed the development of policies and plans for that document. The goals have been revised and updated to reflect the changes over the past ten years and to set the direction of the community for the next 20 years. The goals are designed to address and influence the quality of life through the physical environment. The goal statements have guided the preparation of the Comprehensive Plan and influence how the City will position itself in its actions and practices. The goals are not listed in a priority ranking; all are regarded as equally important statements for the City's direction.



MISSION STATEMENT, VALUES AND COMMUNITY GOALS

- **Encourage continued but orderly and diverse growth and redevelopment in Oak Park Heights.**

In order to maintain a strong economic and social base for Oak Park Heights, development and redevelopment is viewed as positive. In that the amount of vacant, developable land is limited to primarily commercial properties, the focus of the City will be on infill of the remaining developable land and continued redevelopment and improvements to commercial and industrial properties. This development must be accomplished in an orderly, organized and coordinated fashion.

- **Establish and maintain a desirable community image within the Twin Cities Metropolitan Area.**

Oak Park Heights' reputation within the region is that of an established community with a range of housing options and an expanding commercial sector. The City will need to maintain its quality neighborhoods and commercial areas through continued redevelopment and investment. The City will need to ensure that development regulations are kept current, code enforcement is continued, and public improvements are of the highest quality to further strengthen the image of the community.

- **Work toward the resolution of the St. Croix River Crossing and Highway 36 improvements.**

The most significant issue facing the City of Oak Park Heights has been and continues to be the resolution of issues related to the St. Croix River Crossing and Highway 36 improvements. The City will continue to work with the Minnesota Department of Transportation in resolution of issues such as the costs of utility reconstruction and impacts on residents and businesses on the Highway 36 corridor during the time of construction.

- **Protect Oak Park Heights' natural resources.**

The St. Croix River, as well as the wetlands and significant tree massings scattered throughout the community, provide natural amenities and add significant aesthetic recreational and economic value to the community. The City should continue to take measures to preserve and protect these resources, as well as maintaining and protecting existing street trees and the health of all of the tree resources in the



MISSION STATEMENT, VALUES AND COMMUNITY GOALS

community. Providing access to and preservation of the views of the river and wetlands are necessary to make these unique and valuable assets available to all residents of the community.

- **Maintain and improve a safe, viable, orderly, productive and enhanced environment for all residents of the community.**

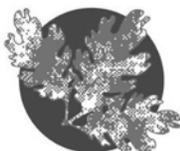
The community should provide for planned and orderly land use and a functional transportation system to serve and connect, but not disrupt, residential areas of the community. Moreover, the community should provide and properly maintain those resources, community facilities, and services essential for the protection of the health, safety and general welfare of individuals (schools, parks and trails) and necessary for the community (water, sewer, streets, city administration, police, and fire protection).

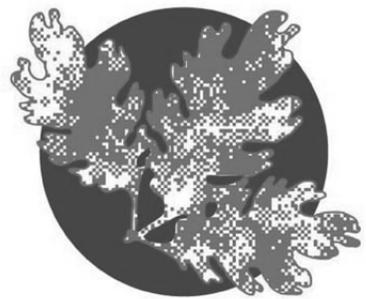
- **Plan for coordinated, orderly growth and limited extra-territorial expansion.**

Growth patterns in Oak Park Heights will include infill development, redevelopment, and potential outward growth beyond its current boundaries. Extra-territorial growth will only occur at the request of the property owner and agreement by the adjoining jurisdiction. This goal suggests active cooperation with surrounding cities and townships as well as Washington County to assure that the City and rural areas will not have land use conflict. Long range joint land use and annexation planning would be in the interest of the City and its neighboring communities.

- **Ensure that the Comprehensive Plan promotes a responsible fiscal balance (revenue versus service costs) on an ongoing basis.**

The policies of the Comprehensive Plan are intended to outline the community's desires and set forth guidelines for how these desires are to be achieved. These issues must be continually assessed in terms of value compared to costs incurred by the City for implementation. Indicators of value include, but are not limited to, potential revenue, image and enhancement, and the common good of the Oak Park Heights community.





Land Use

Comprehensive Plan 2008

LAND USE - INTRODUCTION

The basic intent of the comprehensive planning process is to provide a well founded and coordinated decision-making framework to guide both public and private development and community improvements. In this regard, this represents the development framework to guide land use decisions for the City of Oak Park Heights. The Land Use section is based upon the physical profile information, as well as the community issues which have been identified in determining community goals and policies.

The Land Use section assists policy makers in daily decision-making. Since the maps and plans in the Comprehensive Plan may be quickly outdated, reliance on a land use map for guidance on a specific issue may be difficult for decision-makers. However, the relative consistency of community goals and policies ties the land use activities together over the long term.

The Land Use Plan is the basic plan for growth and development in the community. It establishes the general parameters, issues, and goals which are to be achieved. It further defines and establishes direction for the basic elements of the development regulations that will be updated after the planning process is completed.

The arrangement of this section includes the Physical Profile of the City to include the Existing Land Use Map, Goals and Policies related to land use, and finally, the Land Use Plan. In sum, the Land Use Plan provides the foundation for guiding and managing land use expansion and redevelopment within Oak Park Heights. It determines directives and means for specific assignments and accomplishments. Additionally, it establishes the ground work and parameters for facilities planning.



NATURAL ENVIRONMENT FEATURES

Topography

The terrain in Oak Park Heights can be characterized as gently rolling in the west and increasing in slopes until a ridge of severe slope at the edge of the St. Croix River Valley. The least significant topographic changes occur in the western portions of the City. The most severe topography changes extend from the eastern portion of the State of Minnesota Correctional Facility grounds north to the Highway 36/Highway 95 interchange. This topography change is best described as a ridge separating the City's higher elevations from the lower elevations of the river valley.

Soils

The soils found in a particular area often determine the type and extent of urban development that can occur in the area. Factors such as soil strength, drainage and frost characteristics may serve to limit the amount and type of urban development that can be accommodated on the land.

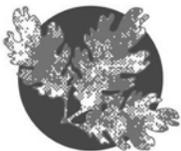
The United States Department of Agriculture completed a detailed survey of soils within Washington County, including the area of Oak Park Heights, in 1977. While it should be recognized that any large scale mapping of soils results in an extremely generalized graphic statement, the information does serve to illustrate the relationship between soils and the areas available for development.

Generally, the soils within Oak Park Heights belong to one of three soil associations. These categories are as follows:

Santiago-Kingsley. This soil association is characterized by undulating to steep slopes, are well drained with a moderately coarse texture. Soils within this association are characterized as being good to fair for supporting urban development.

Antigo-Chetek-Mahtomedi. Soils in this association are generally formed in outward areas with slopes ranging from nearly level to steep. These soils are typically well to excessively drained with a medium to coarse texture. These soils are generally well suited for supporting urban development.

Antigo-Comstock. These soils are generally level to moderately sloping and are formed predominantly in underlying sandy outwash plains and glacial lake plains. The main limitation of this series for urban development is susceptibility to frost heaving and a high water table in low lying areas.



LAND USE - PHYSICAL PROFILE

A more detailed description of the soils found within Oak Park Heights, in terms of suitability for urban development, is provided on maps available at City Hall. Generally, the soils along the river bluffs and on the State of Minnesota Correctional Facility grounds on the southern area of the City are poor for urban development purposes. Of greater importance, the Department of Agriculture has classified the majority of the soils in the western annexation area as moderate for urban development purposes. The limitations of these soils are related mostly to the slopes of the soil types found in this area.

WETLANDS

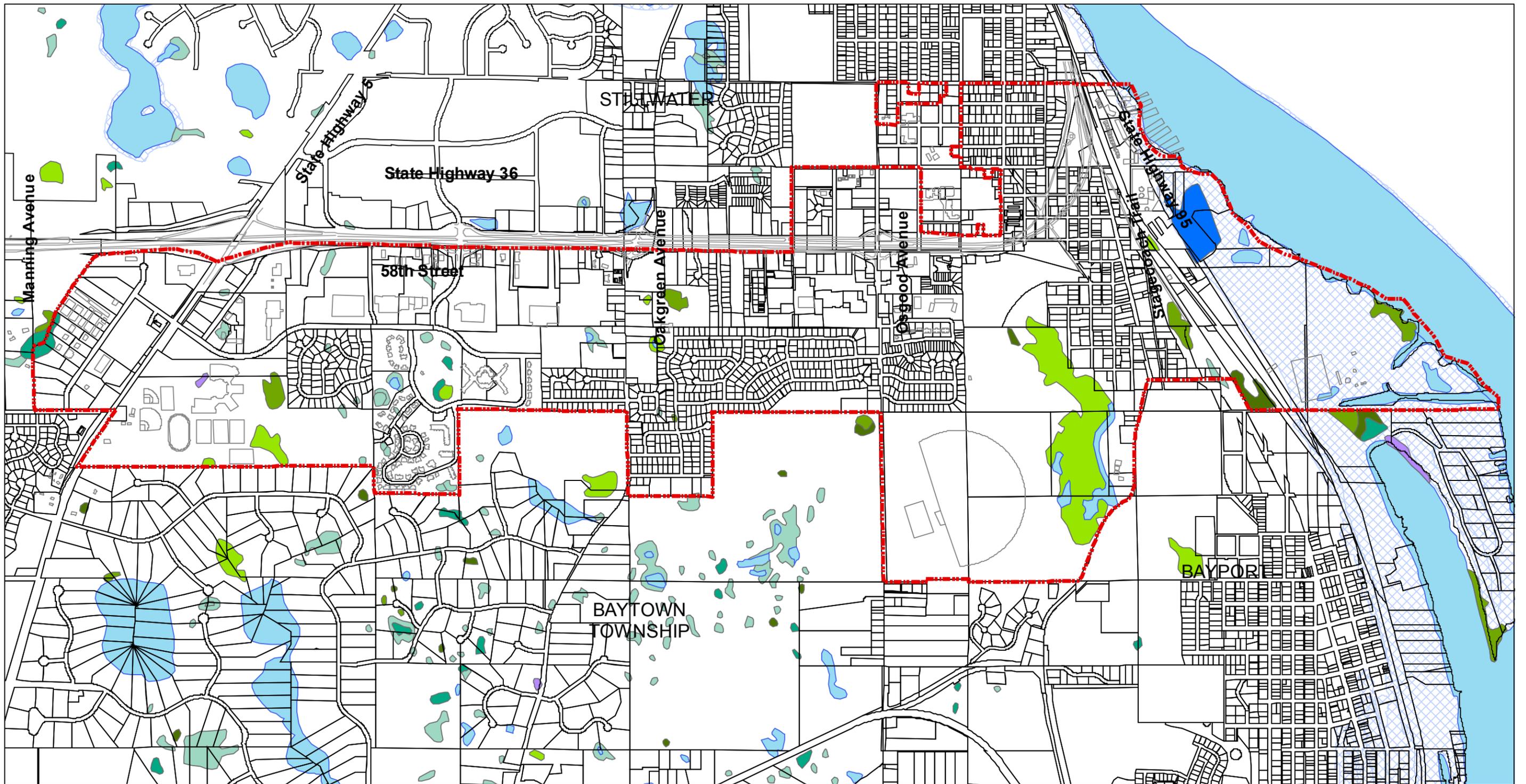
The City of Oak Park Heights contains wetlands which are generally widespread throughout the community as shown on the following Natural Environmental Features Map. Many of these wetlands are large and represent potential physical barriers to development and street connections. The majority of these wetlands are located in the western areas of the City, which is largely undeveloped. The largest of the wetlands in Oak Park Heights, Perro Pond, is located in the southeastern portion of the City. This wetland is located almost entirely within the boundaries of the State of Minnesota Correctional Facility and Valley View Park.

These wetlands serve an important function as ponding areas for excess storm water runoff. In addition, these areas are also valuable for flood water retention, ground water recharge, nutrient assimilation, wildlife habitat and aesthetics. In 1991, the Wetlands Conservation Act was passed requiring the preservation of all wetland areas unless federal and state approvals are granted. The filling of designated wetlands requires that the wetland be mitigated at a 2:1 ratio, that is, for every acre of wetland removed, two acres would need to be replaced.

VEGETATION

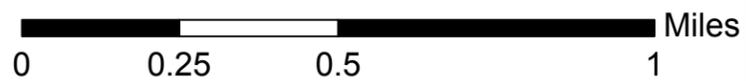
Existing natural vegetation masses are found throughout Oak Park Heights. The largest areas of vegetative cover are located in the western areas of the City and around the large wetland area which extends from the State of Minnesota Correctional Facility grounds through Valley View Park.





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 9400 Olson Memorial Highway, Suite 202, Garden Valley, MN 55432
 Tel: 763.291.2059 Fax: 763.291.2267 www.nacmn.com

- City Limits
- Open Water
- Seasonally Flooded Basin or Flat
- Shallow Marsh
- Deep Marsh
- Wet Meadow
- Shrub Swamp
- Wooded Swamps
- Bogs
- Industrial/Municipal Water Regime
- FEMA Floodplain



City of Oak Park Heights Comprehensive Plan

Natural Environment Features Map

Source: Bonestroo Engineering,
The City of Oak Park Heights, &
Northwest Associated Consultants.
February, 2008.

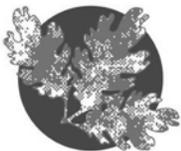
FLOODPLAIN

A small area on the extreme eastern portion of the City adjacent to the St. Croix River Valley has been designated by the Federal Emergency Management Agency as being within the 100 year floodway. Due to the bluffs leading up from the St. Croix River Valley, the remainder of the City is not affected by flooding during high water periods of the St. Croix River. Those areas within the 100 year floodway are identified on the Natural Environment Features Map.

POLLUTION

Pollution has generally not been an issue in Oak Park Heights. The Minnesota Pollution Control Agency provides information on past pollution problems which have been reported. In addition to minor chemical leaks or spills, typically gasoline or oil associated with businesses, one significant site was identified. The Xcel fly ash disposal site, which is south of Highway 36 and east of Osgood Avenue, is used to dispense of an ash by-product created at the Allen S. King power generating facility located adjacent to the St. Croix River. The site is expected to be completely capped by early 2010. The site will continue to be maintained and under the management of Xcel. The site can be utilized, not for development, but for passive open space and limited park facilities.

Another potential pollution issue is the Baytown Township groundwater contamination site which is the result of the disposal or spillage of trichloroethylene (TCE) in the area south of Highway 5 and west of Manning Avenue, and the use or spillage of carbon tetrachloride at a nearby grain storage facility. The site consists of an area of groundwater contamination that is in excess of six square miles and affects four major groundwater aquifers. Although there has been no issue for the City of Oak Park Heights' municipal water system, the City continues to monitor the spread of the contamination and will consider the pollution impact with any new well or well reconditioning.

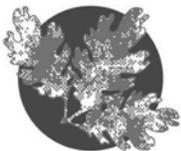


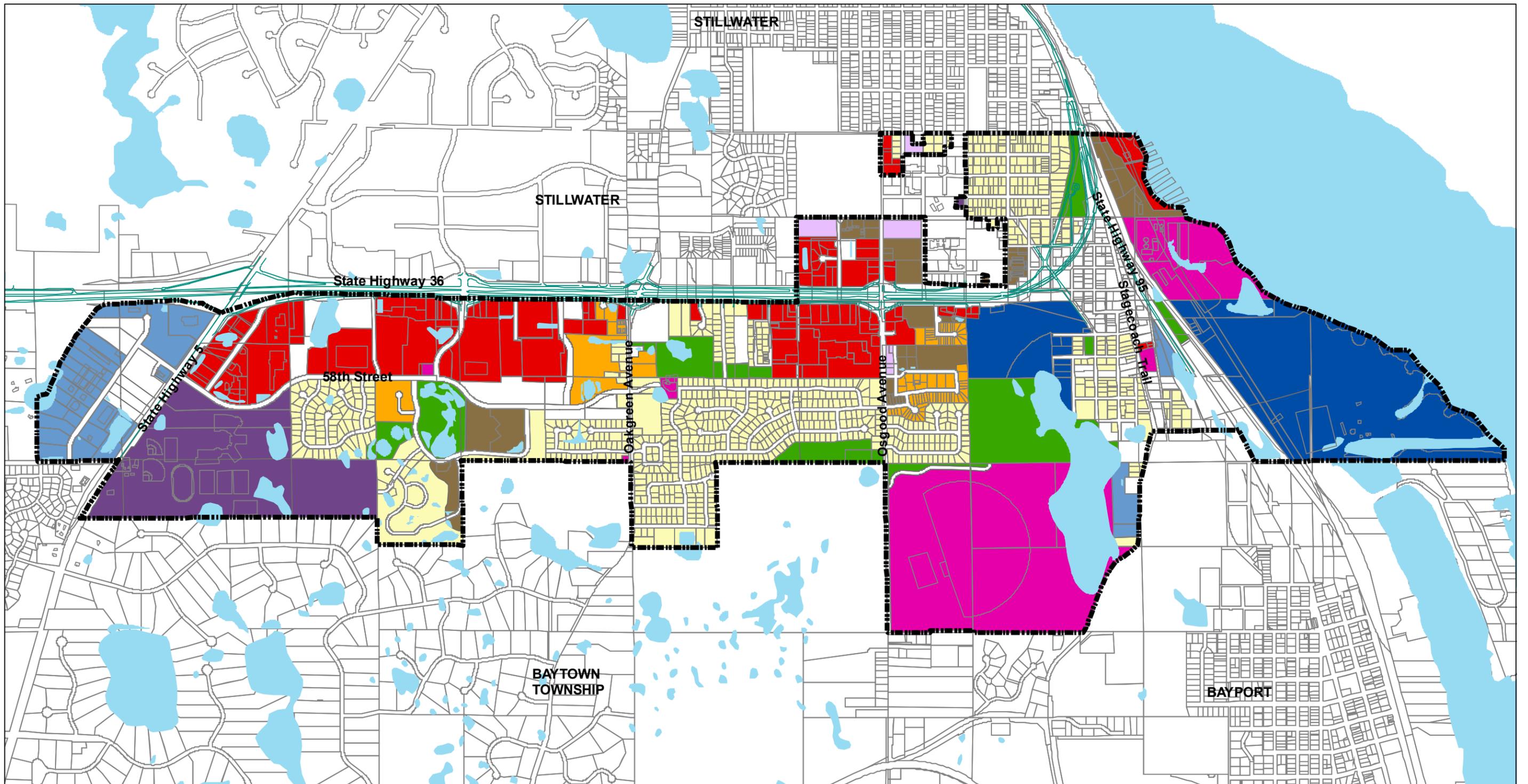
DEVELOPMENT PATTERNS

The development patterns of land use in the City of Oak Park Heights are clearly established by the influence of both man-made and natural environmental features. The most significant influences have been Highway 36 and the power line easement/lines from the Allen S. King power generating facility. Development patterns in Oak Park Heights and other jurisdictions have also influenced the east-west orientation of the community along Highway 36. The highways, in particular Highways 36, 5, and 95 function as physical barriers, but also the primary connections for Oak Park Heights to the region. The highways have also significantly influenced the location of commercial development in the community.

The easterly portion of the community is almost completely developed. In coming years, there will not be significant changes other than specific redevelopment in the commercial areas. To the west of Oakgreen Avenue, there are undeveloped commercial areas both for retail/office and business/warehouse uses. It is expected that these areas will be completely developed in the next five to ten years. Other than what is currently in development, there is no significant parcels of residential land available for development in the City. There is potential for limited annexation, one area south of Highway 36 at Manning Avenue, another south of the Boutwells Landing development, and a third area west of the State Correctional Facility. The City will not actively pursue annexation, but work with property owners and adjoining jurisdictions when an owner requests annexation to City services.

The Existing Land Use Map, as found on the following page, graphically illustrates the distribution and variety of land use types in Oak Park Heights. The map was developed in June 2007. An analysis of the breakdown by acreage of land use types follows the Existing Land Use Map.

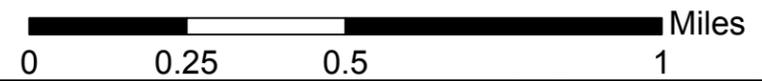




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 1400 Olsen Memorial Highway, Suite 202, Golden Valley, MN 55424
 Telephone: 763.251.2895 Fax: 763.251.2581 planning@nacpartners.com

- | | |
|----------------------------|----------------------------|
| Low Density Residential | Commercial |
| Medium Density Residential | Industrial |
| High Density Residential | Highway Business/Warehouse |
| Quasi-Public Facilities | Park Facilities/Open Space |
| School Facilities | Vacant |
| Government Facilities | Water |

City Limits



City of Oak Park Heights Comprehensive Plan

Existing Land Use Map

Source: Bonestroo Engineering,
The City of Oak Park Heights, &
Northwest Associated Consultants,
February, 2008.

LAND USE - PHYSICAL PROFILE

EXISTING LAND USE ANALYSIS

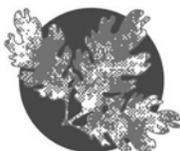
The City of Oak Park Heights is 2,229 acres in size. The predominant land uses in the City include industrial (17 percent), low density residential (15 percent), and commercial (12 percent). The next largest land use category is government facilities at 11 percent. A relatively small percentage (7 percent) is vacant property, only some of which is developable land. A detailed explanation of each land use category follows the existing land use table.

EXISTING LAND USE			
Category	Acres	Percent of Total	Percent by Category
<i>Residential Land Uses</i>			
Low Density	343	15%	22%
Medium Density	65	3%	
High Density	79	4%	
<i>Commercial and Industrial</i>			
Commercial	264	12%	16%
Highway Business	82	4%	
Industrial	382	17%	17%
<i>Other Land Uses</i>			
School Facilities	111	5%	6%
Quasi-Public	11	1%	
Government	252	11%	11%
Park Facilities	166	7%	7%
Water	26	1%	1%
Vacant	149	7%	7%
Right-of-Way	299	13%	13%
TOTAL	2,229	100%	100%
Source: NAC, Inc.			

RESIDENTIAL

As shown in the previous table, residential land use occupies 22 percent of the total land area in the City. Single family dwellings are scattered throughout the City. The City's original single family homes are located in the eastern portion of the City. More recent single family development, however, has occurred in the western and central portions of the City.

Medium density residential development is located primarily in three locations. First, the development east of Osgood Avenue on 56th and 57th Streets; second, at the intersection of 58th Street and Peabody Avenue; and third, south of Highway 36, west of



LAND USE - PHYSICAL PROFILE

Oakgreen Avenue. The last parcels of medium density development are currently under construction at 58th Street, on either side of Oakgreen Avenue. This is the final portion of the community to develop with large residential vacant parcels.

High density residential development is primarily located in five locations. First, in the northeast corner of the City on the St. Croix River, there is a large area of high density residential apartments. Second, there are two high density developments south of Highway 36 and west of Osgood Avenue, and finally, there are two locations north of Highway 36 on both sides of Osgood Avenue and east of Osgood Avenue on Paris Street North. Lastly, the Boutwells Landing development contains buildings of a high density nature.

COMMERCIAL

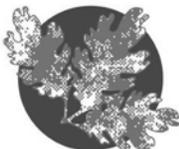
Existing commercial development presently accounts for 12 percent of the City's total land use. Virtually all of the existing retail and service facilities are clustered along State Highway 36. While there is a small scattering of vacant commercial property, the majority of available land for commercial development is located just south of Highway 36 and Krueger Lane.

INDUSTRIAL/BUSINESS WAREHOUSE

Industrial/business warehouse land uses in Oak Park Heights total 464 acres or 21 percent of the total land area in the City. Virtually all of this acreage is attributed to the Xcel Power Plant located on the St. Croix River. Three smaller industrial areas or business warehousing/highway business areas are located east of Osgood Avenue (Xcel A.S. King Ash Disposal Facility), on County Road 21 near the southern border of the City, and the Kern Center west of State Highways 5 and 36. There are no parcels available for future industrial development. The only area available for additional business warehouse development is in the Kern Center at 58th Street and State Highway 5.

GOVERNMENTAL FACILITIES

A significant amount of land within Oak Park Heights is devoted to governmental facilities which encompass 252 acres or 11 percent of the City's total land area. Governmental facilities include the St. Croix Valley Sewage Treatment Plant, the State of Minnesota Correctional Facility, City Hall, and the water tower site at Norell Avenue and 58th Street North.



LAND USE - PHYSICAL PROFILE

PARKS

The City parks are separately classified in the Land Use Table. These areas encompass 166 acres or 7 percent of the City's total land area.

VACANT/UNDEVELOPED

The vacant/undeveloped land identified on the Existing Land Use Map and the Land Use Table includes that which has not been developed, permanent open space, or that which has been subdivided for development, but remains vacant. It totals 149 acres or 7 percent of the total land area in Oak Park Heights. The immediacy of the prospects for development on these parcels varies considerably and are closely tied to the current climate in the housing market, commercial development interest, and other variables.

PHYSICAL BARRIERS

Natural features such as lakes, streams, and wetlands, as well as constructed features such as highways, utility lines, or existing development, often act to contain land use and restrict access. From another perspective, many of the natural features such as lakes, wetlands, trees, or topography can be used to positively enhance a community and its housing and business areas. Physical barriers within Oak Park Heights include the river, wetland areas, Highways 36, 5, and 96, and the utility line connections.

The impact of physical barriers may be seen as having both positive and negative aspects. On the positive side, barriers serve to define cohesive areas and to lend structure to the arrangement of land uses, often separating uses which would otherwise generate conflict. On the negative side, barriers may artificially constrain development, and in separating developed areas, produce problems of access and circulation between related land uses.

The physical barriers within Oak Park Heights are seen primarily as restricting access from north to south or east to west within the City. These physical barriers can be overcome with improvements to the transportation system, both by car, pedestrian and bicycle.



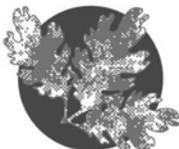
LAND USE - PHYSICAL PROFILE

LAND USE CONTROLS

Land uses within Oak Park Heights are presently governed by the City Zoning and Subdivision Ordinances. Applications for development and associated plans are reviewed by City staff and submitted to the Planning Commission and City Council for review and approval.

The table below indicates the breakdown of existing zoning districts and the acreages currently devoted to each within the City. Acreages for water and right-of-way have not been included. On a following page, the Zoning Map illustrates the arrangement of each zoning district in Oak Park Heights, showing only those districts currently within the City.

2007 TOTAL ZONING BREAKDOWN			
Category	Acres	Percent of Total	Percent by Category
R-1, Single Family Residential	332	19%	28%
R-1A, Single Family Residential	0	0%	
R-1B, Single Family Residential	0	0%	
R-1C, Single Family Residential	0	0%	
R-2, Low and Medium Density Residential	83	5%	
R-3, Multiple Family Residential	46	3%	
R-B, Residential Business Transitional	27	1%	
B-1, Neighborhood Business	0	0%	18%
B-2, General Business	161	9%	
B-3, Highway Business and Warehouse	90	5%	
B-4, Limited Business	75	4%	
B-W, Business/Warehousing	2	0%	
I-1, Industrial	267	15%	15%
O, Open Space Conservation	130	7%	7%
P-I, Public/Institutional	376	21%	21%
PUD – Commercial	20	1%	7%
PUD - Residential	103	6%	
Parks	71	4%	4%
TOTAL	1,783	100%	100%
Source: City of Oak Park Heights, NAC Inc.			



LAND USE - PHYSICAL PROFILE

The following paragraphs summarize the districts of the Zoning Ordinance and how they are applied in the City. The Zoning Map is found following these descriptions.

O, Open Space Conservation District

The O, Open Space Conservation District is intended to provide a district which will allow suitable areas of the City to be retained and utilized for open space, agricultural uses and provide a “holding” zone for newly annexed lands to ensure that development will be staged to maintain reasonable economy in public expenditures for public utilities and service. The district allows farming, nurseries, tree farms, green houses, and very low density single family dwellings as a permitted use.

R-1, Single Family Residential District

The purpose of the R-1, Single Family District is to provide for low density single family detached residential dwelling units and directly related, complementary uses. The district is the primary single family district in the community. The district allows single family residential uses and recreational uses as permitted and schools, places of worship, and bed and breakfast facilities as conditional.

R-1A, R-1B, R-1C, Single Family Residential District

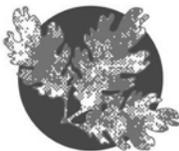
These districts allow for the same permitted and conditional uses as the R-1 District, but at different densities. There are no areas in the community currently zoned R-1A, R-1B, or R-1C.

R-2, Low and Medium Density Residential District

The purpose of the R-2, Low and Medium Density Residential District is to provide for low to moderate density residential dwellings and directly related, complementary uses. Single and two family units are allowed as permitted uses, townhomes, condominiums, and multiple family dwelling structures with not more than four units are allowed as conditional.

R-3, Multiple Family Residential District

The purpose of the R-3, Multiple Family Residential District is to provide for medium to high density housing in multiple family structures and directly related, complementary uses. Multiple family structures are a permitted use and private marina and boat storage facilities, as well as other uses specified in previous districts, are conditional.



R-B, Residential Business Transitional District

The purpose of the R-B, Residential Business Transitional District is to provide for high density residential use and for the transition in land use from residential to low intensity business allowing for the intermixing of such uses. In the R-B District, multiple family dwellings are listed as permitted uses and limited office use, nursing homes, elderly and group housing, limited retail uses, and limited warehousing activities are conditional.

B-1, Neighborhood Business District

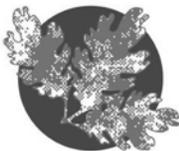
The purpose of the B-1, Neighborhood Business District is to provide for the establishment of local centers for convenient, limited office, retail or service outlets which deal directly with the customer for whom the goods or services are furnished. These centers are to provide services and goods only for the surrounding neighborhoods and are not intended to draw customers from the entire community. Barber shops, beauty parlors, convenience grocery stores, and laundromats are limited permitted uses. Conditional uses include governmental and public utility buildings, as well as professional and commercial offices.

B-2, General Business District

The purpose of the B-2, General Business District is to provide for high intensity, retail or service outlets which deal directly with the customer for whom the goods or services are furnished. The uses allowed in this district are to provide goods and services on a community market scale and located in areas which are well served by collector or arterial street facilities. A significant portion of the commercial uses in Oak Park Heights are zoned B-2 District. The district allows a full range of retail and commercial services as permitted. Open and outdoor sales and service, drive throughs, automotive related uses such as car washes, motor fuel stations and auto repair as listed conditional uses.

B-3, Highway Business and Warehousing District

The purpose of the B-3, Highway Business and Warehousing District is to provide for the establishment of retail and wholesale sales, storage, warehousing and limited manufacturing and production. The overall character of the B-3 District is intended to be transitional in nature, thus uses allowed within this district shall be limited to those which can compatibly exist adjacent to commercial and lower intensity activities. The B-3 District allows a wide variety of commercial uses. Restaurants, auto service centers, vehicle dealerships, mini storage, animal clinics, landscape sales and certain educational facilities are allowed as conditional.



B-4, Limited Business District

The purpose of the B-4, Limited Business District is to provide a district accommodating retail sales, service and office functions in a highly planned and coordinated area. The uses allowed in this district are similar to but not as extensive, especially as it relates to automotive vehicle sales and service, as the B-2, General Business District. Retail and commercial uses are permitted while drive in restaurants, minor auto repair, open and outdoor storage, sales and service, and two family, townhomes and multiple family dwellings are conditional.

B-4, Business/Warehousing District

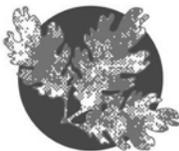
The purpose of the B-4, Business/Warehousing District is to provide for the establishment of wholesale and retail trade of large volume or bulk commercial items, storage and warehousing. The overall character of the B-4 District is intended to be transitional in nature, thus industrial uses allowed within this district shall be limited to those which can compatibly exist adjacent to commercial and lower intensity activities. Commercial and professional offices, printing establishments, conference centers, indoor commercial recreation and wholesale showrooms are permitted, while open and outdoor storage, services, sales and rental, and manufacturing are listed conditional uses.

I, Industrial District

The purpose of the I, Industrial District is to provide for the establishment of warehousing and light industrial development. General industrial uses such as storage and warehousing, manufacturing power generation plants, and wholesale business and office establishments are listed permitted uses. Conditional uses include open and outdoor storage as an accessory use.

P-I, Public-Institutional District

The P-I District is intended to provide a specific zoning district for facilities directed to serving the public and specialized government and semi-public uses. It is unique in that the primary objective of uses within this district is the provision of services, frequently on a non-profit basis, rather than the sale of goods or services. It is intended that uses within such a district will be compatible with adjoining development and they will be located on or in proximity to a collector street or arterial street. The district permitted uses include government buildings, parks and recreational facilities while schools, places of worship, hospitals, correctional facilities, nursing homes, cemeteries, and limited retail are conditional. The City has established the P-I District in the Zoning Ordinance but has not zoned property to this district.



LAND USE - PHYSICAL PROFILE

PUD, Planned Unit Development District

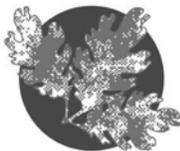
The purpose of the PUD, Planned Unit Development District is to provide for the integration and coordination of land parcels as well as the combination of varying types of residential, commercial and industrial uses. The City has a limited number of areas zoned PUD. Most development is zoned residential or commercial and is applied with a PUD to allow for mixed use and multiple structures on one parcel.

River Impact District

The River Impact District is established to provide necessary protection to lands which fall within the designated regional floodplain and Lower St. Croix National Scenic Riverway area as defined by Minnesota Department of Natural Resources regulations. This district shall include all lands lying riverward from the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way. Application of district regulations shall be imposed as an overlay upon currently applied zoning use districts.

ZONING DISTRICT AREA WIDTH SETBACK AND BUILDING REGULATIONS

The specific requirements for each of the zoning districts is found on the following page. The complete lot area and width, setbacks, building height and other zoning regulations are found in the General Provisions section of the Zoning Ordinance. A copy of the Zoning Ordinance is on file at City Hall.

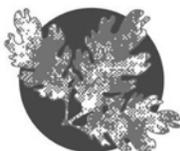


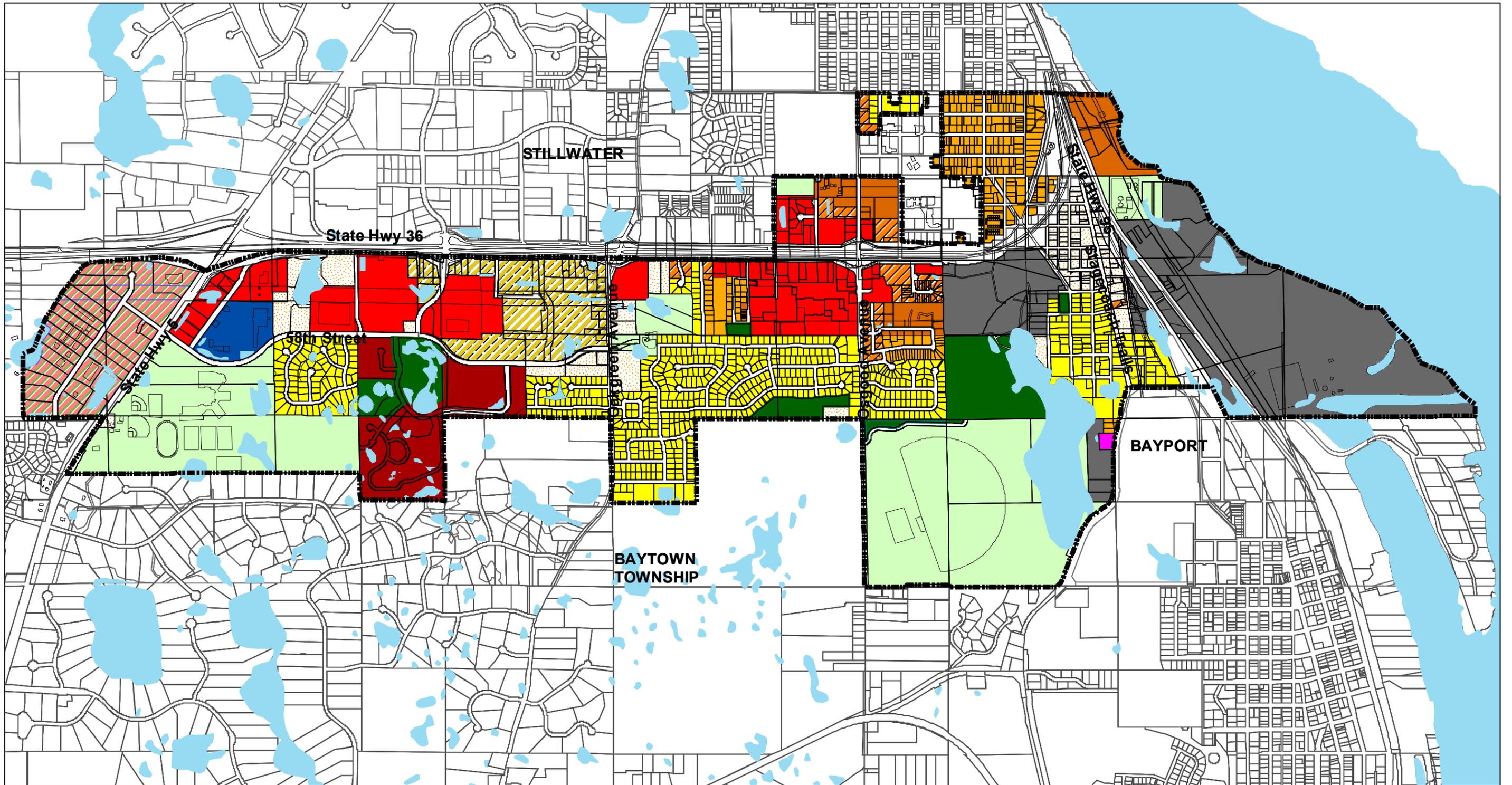
LAND USE - PHYSICAL PROFILE

The table, as follows, summarizes all of the established zoning districts along with their minimum lot area, width, setbacks, lot coverage and other standards. It is intended as a general reference source.

Summary of Zoning District Classifications and Requirements								
Zoning District	District Classification	Minimum Lot Size	Minimum Lot Width (interior)	Setbacks				Principal Building Height
				F	S-I	S-C	R	
O	Open Space Conservation	5 acres	200 feet	50	30	30	50	35 feet
R-1	Single Family Residential	10,300 sf	80 feet	30	10	30	30	35 feet
R-1A	Single Family Residential	12,500 sf	85 feet	30	10	30	30	35 feet
R-1B	Single Family Residential	15,000 sf	90 feet	30	10	30	30	35 feet
R-1C	Single Family Residential	20,000 sf	100 feet	30	10	30	30	35 feet
R-2	Low and Medium Density Residential	10,400 sf	90 feet	30	10	30	30	35 feet
R-3	Multiple Family Residential	15,000 sf	100 feet	30	20	20	30	35 feet
R-B	Residential Business Transitional	15,000 sf	100 feet	30	10	10	30	35 feet
B-1	Neighborhood Business	15,000 sf	100 feet	30	20	20	30	35 feet
B-2	General Business	15,000 sf	100 feet	40	10	20	20	35 feet
B-3	Highway Business and Warehousing	15,000 sf	100 feet	40	10	20	20	35 feet
B-4	Limited Business	15,000 sf	100 feet	40	10	20	20	35 feet
B-W	Business/Warehousing	30,000 sf	100 feet	50	20	50	20	35 feet
I	Industrial	1 acre	100 feet	50	30	30	40	45 feet
P-I	Public/Institutional	varies	---	varies				45 feet
PUD	Planned Unit Development	---	---	---	---	---	---	---
-----	River Impact District	---	---	---	---	---	---	---

- F = Front yard setback as measured from the property line
- S-I = Side yard setback on interior lots
- S-C = Side yard setback on corner lots
- R = Rear yard setback

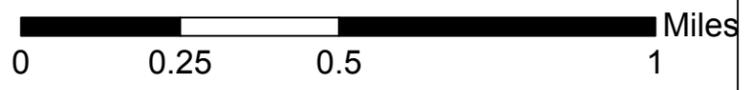




NORTHWEST ASSOCIATED CONSULTANTS, INC.
 11000 Clear Street | Shovak, Suite 200, Golden Valley, MN 55124
 Telephone: 763.231.2955 Fax: 763.231.2955 www.nac-consulting.com

- | | |
|--|---|
| R-1, Single Family Residential | B-W, Business/Warehouse |
| R-2, Low & Medium Density Residential | I, Industrial |
| R-3, Multiple Family Residential | Open Space Conservation |
| R-B, Residential/Business Transitional | Parks |
| B-2, General Business | PUD, Commercial Planned Unit Development |
| B-3, Highway Business and Warehouse | PUD, Residential Planned Unit Development |
| B-4, Limited Business District | Public/Institutional (Zoned O, Open Space Conservation) |

- Water
- City Limits



City of Oak Park Heights Comprehensive Plan

Zoning Map

Source: Bonestroo Engineering,
 The City of Oak Park Heights, &
 Northwest Associated Consultants.
 February, 2008.

LAND USE - GOALS AND POLICIES

INTRODUCTION

The value of a Comprehensive Plan for Oak Park Heights is only partially found in the plans, maps, and data. Although such information is a critical element of any plan, the changing nature of that information can give a community only a snapshot of its needs or direction. A more comprehensive review of the community and its direction can be found through its adopted goals and policies. Without this direction, the plans and programs which are presented are visionless attempts to improve the community.

The goals and policies do not provide information on the timelines and priorities needed for development or community improvements. Instead, it provides a series of criteria which can be used to direct general actions. Furthermore, the policies are not absolute directions for City staff, Planning Commission, or City Council members. Instead, they are guides to assist in decision-making and goal achievement. Moreover, the policies should be considered and utilized collectively. In some cases, a single policy may define and outline a course of action. More frequently, however, a group of policies will be applied to a given situation.

The flexibility and adoptability of the goals and policies is particularly useful when unanticipated development decisions emerge. It complements the maps, ordinances and City Code which are more static documents. In some instances, policies may not address a new situation in the community. In this case, the goals and policies should be updated or modified. This would give the Comprehensive Plan an up-to-date quality which will withstand the test of time.

For purposes of definition, goals may be described as the ways in which we think about the community – descriptive statements of the ultimate direction we would want to see the City proceed. Policies may be described generally as positions the City will take on a specific issue.

NATURAL ENVIRONMENT

Natural resources are of prime importance to the community. In addition to serving as aesthetic amenities which enhance the quality of life in the area, natural areas often perform important ecological roles.

These natural features can serve as buffers or barriers in determining the extent and direction of development and growth. Therefore, it is necessary that special consideration be given to natural features and systems in formulating Oak Park Heights' Comprehensive Plan. Environmentally sensitive areas include those characterized by waterbodies, floodplain, steep slopes, vegetation, soil limitations, and wetlands. The



LAND USE - GOALS AND POLICIES

City has expressed an interest in the preservation and enhancement of these features within the City limits.

WETLANDS, LAKES AND STREAMS

Goal: Preserving the water resources of the St. Croix River and existing wetlands and streams is recognized as a high priority in Oak Park Heights.

Policies:

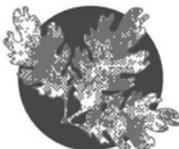
- A. Relate development/redevelopment to the natural characteristics of the land to enhance the development through the preservation of attractive natural amenities (i.e., wetlands, creeks, wooded areas, slopes, etc.).
- B. Restrict or prohibit development/redevelopment within Oak Park Heights' drainageways, floodplains, wetlands, and other natural features which perform important environmental functions in their natural state.
- C. Preserve natural drainage patterns wherever feasible.
- D. Require all development/redevelopment to manage its on-site storm water generation to ensure no negative impact to downstream flooding or water quality.
- E. Require grading and drainage plans as part of any new residential or commercial development/redevelopment. These plans must illustrate proposed drainage patterns, plans for on-site storm water retention and erosion control.
- F. Maintain and update as necessary floodplain, shoreland and wetland regulations to regulate development within these sensitive areas.

TREES, LANDSCAPING AND STREETSCAPING

Goal: Provide continuing and enhanced streetscapes, landscaping as part of development/redevelopment, and protection and preservation of the community's vegetative resources.

Policies:

- A. Continue to implement and expand the City's comprehensive streetscaping and landscaping efforts through participation in Tree City USA and development review.
- B. As a high priority in the City, preserve and protect existing stands of mature trees.
- C. Promote programs designed to protect trees from disease.
- D. Require all development/redevelopment proposals to indicate the location, type, and condition of existing vegetation, and preserve existing trees wherever feasible.



LAND USE - GOALS AND POLICIES

- E. Require that development/redevelopment projects within the City plant new trees, particularly in areas where existing vegetation is removed.
- F. Plan enhanced entrances to the City to include signage, landscaping and other appropriate features.
- G. Encourage a coordinated effort in comprehensive streetscaping, landscaping and entrance planning implementation to tie areas of Oak Park Heights together visually.
- H. Provide City financial support to the ongoing tree protection, streetscape and landscaping programs.

NATURAL FEATURES

Goal: Ensure preservation and enhancement of views, slopes and soils in Oak Park Heights through careful development review and approvals.

Policies:

- A. In areas of soils that have limitations for development/redevelopment, perform soil testing to identify the soil correction measures necessary to insure safe and quality construction.
- B. Require erosion control plans for all site grading to prevent erosion, dust, and soil sedimentation.
- C. Restrict or prohibit development/redevelopment on steep slopes. In instances where development on steep slopes is permitted, plans must be provided for grading and erosion control which prevent erosion, dust, and soil sedimentation.
- D. Protect and preserve soil types associated with drainageways in order to channel flowage, control erosion, and prevent flooding.
- E. Review development/redevelopment plans to evaluate the effect of development/redevelopment on significant views for other surrounding properties.

AIR QUALITY AND POLLUTION

Goal: Protection of air quality and ground water and soils, as well as efforts to control noise and light pollution, are important to the community.

Policies:

- A. Incorporate State and Federal pollution regulations into local policy as required.
- B. In areas of potential noise, air, or light pollution, implement design approaches to reduce possible problems.
- C. Initiate, promote, update, and support programs which are aimed at monitoring and reducing air, noise, light, ground water, and soil pollution and contamination.



LAND USE - GOALS AND POLICIES

SOLAR ACCESS

Goal 1: Protect reasonable access to direct sunlight for solar energy systems.

Policies:

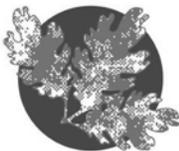
- A. Consider modification of existing ordinances to protect access of direct sunlight to roof tops of all principal structures.
- B. Encourage developers to establish covenants that do not restrict the development and use of active and/or passive solar energy systems.
- C. Encourage builders and developers to offer solar energy system options, to the extent practical, for space heating and cooling and hot water heating in new residential, commercial and industrial developments.

RECYCLING AND SOLID WASTE REDUCTION

Goal 1: Encourage recycling programs and solid waste reduction initiatives.

Policies:

- A. Recycling programs which conserve natural resources shall be continued and promoted.
- B. Oak Park Heights shall encourage enhanced waste reduction/separation practices to improve solid waste management.
- C. Residential and commercial generators of solid waste shall be encouraged to act voluntarily to evaluate their use of energy and raw materials and to reduce consumption where technically and economically feasible.



LAND USE - GOALS AND POLICIES

LAND USE

Land use goals create a vehicle by which the community can determine, organize and define the character and intensity of development and redevelopment in Oak Park Heights. The policies will guide proposed land use through the stages of growth and change planned for the community. Related to land use, the protection of the natural environment is of major importance to Oak Park Heights and the surrounding area. The focus for land use in the City will be the continual development infill of residential, commercial and industrial areas. Redevelopment, especially in commercial areas along the Highway 36 corridor, will also be a priority in the next 20 years.

GENERAL LAND USE

Goal 1: Provide for responsible and orderly expansion of the City's land area as requested by property owners and agreed to by the affected jurisdiction.

Policies:

- A. The City, in planning for future land use, transportation/community facilities or utility extensions, may include areas not within its municipal boundaries. This planning is done in anticipation of demand for services to accommodate future urban growth.
- B. The City shall extend utility service to only those areas that are within the City, annexed to the City or part of an orderly annexation agreement.
- C. The City should consider annexation only if requested by the property owner and agreed to by the affected jurisdiction.
- D. The City shall plan its utility, service and street extensions to accommodate long term growth and expansion in the community.
- E. The City will work to achieve cooperation in annexation requests by discussing annexation issues with Baytown Township and adjacent municipalities.
- F. Orderly annexation will be considered in order to identify boundaries and target years for areas eligible for orderly annexation.

Goal 2: A cohesive land use pattern which ensures compatibility and strong functional relationships among activities is to be implemented.

Policies:

- A. Maintain and strengthen the character of individual neighborhoods, commercial districts, and industrial areas.



LAND USE - GOALS AND POLICIES

- B. Prevent over-intensification of land use development, that is, development which is not accompanied by a sufficient level of supportive services and facilities (utilities, parking, access, etc.).
- C. Examine requested land use changes in relation to adjoining land uses, site accessibility, utility availability, and consistency with the Oak Park Heights Comprehensive Plan and policies.
- D. Attempt to make transitions between distinctly differing types of land uses in an orderly fashion which does not create a negative (economic, social or physical) impact on adjoining developments.
- E. Infill development of compatible land uses shall be strongly encouraged.
- F. Where practical, conflicting and non-complementary uses shall be eliminated through removal and relocation.
- G. Encourage the development and redevelopment of under-utilized and substandard property throughout the City.

Goal 3: The preservation, protection and continued use of areas, buildings, and structures that have historic, aesthetic or community values is of benefit to Oak Park Heights.

Policies:

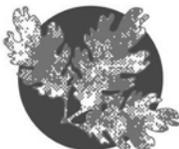
- A. Where practical, safeguard the heritage of the City by preserving sites and structures that reflect elements of the City's cultural, political, economic, visual or architectural history.
- B. Foster community identity and civic pride by promoting the preservation and continued use of historic sites and structures for the education and general welfare of the people of Oak Park Heights.

RESIDENTIAL LAND USE

Goal 1: Provide a variety of housing types, styles and values to meet the needs of the community and the changing demographics of the City and region through new development and redevelopment.

Policies:

- A. Existing, undeveloped, residential land, and redevelopment areas shall be developed in a manner responsive to determined market needs and compatible with the surrounding area.
- B. Encourage design and planning innovations in housing units and land development.



LAND USE - GOALS AND POLICIES

- C. Recognize the development of townhouses, condominiums and non-traditional home types to supplement existing conventional single family homes, and apartments, giving due consideration to local market demands.
- D. Attempt to provide housing opportunities which attract persons of all ages and income levels and which allow them the ability to maintain residence within Oak Park Heights throughout the various stages of their lives.
- E. Allow the development of additional owner and renter occupied affordable housing units on a case-by-case basis to achieve established housing goals.
- F. Encourage development of housing options to meet the needs of all segments of the population, including the disabled, through life cycle housing.
- G. Develop housing options that will meet the continuing demand for senior living housing.
- H. Housing units identified as substandard for safe occupancy shall be rehabilitated, replaced, or developed with an appropriate guided land use, wherever possible.
- I. The City shall pursue state and federal funding mechanisms for provision of new and rehabilitated housing.

Goal 2: Maintain and enhance the strong character of Oak Park Heights' single family residential neighborhoods.

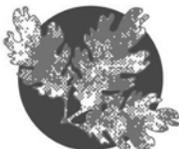
Policies:

- A. Promote private reinvestment in the City's single family housing stock.
- B. Pursue the redevelopment of substandard single family homes when it is judged not economically feasible to correct the deficiencies.
- C. Actively pursue single family home rehabilitation programs through the City.

Goal 3: Promote multiple family housing alternatives as an alternative life cycle housing option.

Policies:

- A. Consider the redevelopment of substandard multiple family properties that display deteriorated building conditions, no site amenities, poor site design, or incompatible land use patterns.
- B. Encourage high quality design and construction standards for new construction and redevelopment projects.
- C. Encourage developers of medium and high density developments to provide adequate accessory amenities such as garages, parking, open space, landscaping, and recreational facilities to ensure a safe, functional, and desirable living environment.



LAND USE - GOALS AND POLICIES

- D. Consider mixed land uses as an alternative land use option in planning and redevelopment of obsolete commercial, industrial, or residential areas.
- E. Encourage development of multiple family housing units above retail and service uses in the appropriately zoned areas.
- F. Avoid concentrations of multiple family dwellings and apartments in the City. Locate such housing within appropriately designated zoning districts and in proximity to areas which offer a wide range of existing supportive services, commercial and recreational facilities.

COMMERCIAL LAND USE

Goal 1: Maintain and improve Oak Park Heights' commercial areas as vital retail and service locations.

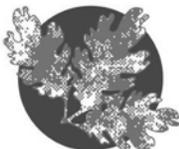
Policies:

- A. Encourage communication with local business people to gain an understanding of the changing needs of the business environment.
- B. Promote a full and broad range of office, service, retail, and entertainment uses within the commercial areas of Oak Park Heights.
- C. Attract new businesses to Oak Park Heights that will contribute to the customer attraction and business interchange of the local commercial areas.
- D. Promote the redevelopment and expansion of existing businesses within the City to obtain a higher level of sales and business attraction.

Goal 2: Promote continued development, investment and enhancements in the commercial areas.

Policies:

- A. Promote a mixed use environment within the commercial areas consisting of retail, office, and service land uses.
- B. Encourage a combination of public and private investment in the commercial areas for public improvements and building redevelopment.
- C. Create a uniform streetscape treatment emphasizing street trees, landscape elements, parking lot improvements, and lighting.
- D. Work with Mn/DOT during the construction of the St. Croix River Crossing and Highway 36 improvements to allow adequate access and visibility for the commercial areas.
- E. Address parking issues and review supply and demand, signage and education programs for better parking utilization.



LAND USE - GOALS AND POLICIES

- F. Update architectural design guidelines to guide the commercial areas' development and redevelopment.
- G. Substandard residential and commercial properties shall be rehabilitated, replaced or redeveloped in conformance with the land use plan.

Goal 3: Encourage continued development and redevelopment activities along the City's highway corridors.

Policies:

- A. Encourage private and continued City investment in the Highways 5 and 36 corridors.
- B. Highways 5 and 36 serve as primary entrances to the community and should be considered as gateways with appropriate signage and attractive, functional development.
- C. Work with Mn/DOT on issues related to maintenance and in phasing/design of the Highway 36 improvements.
- D. Encourage investment in rehabilitation and redevelopment of substandard properties along the highway corridors.
- E. Ensure that all service and commercial uses are adequately screened or buffered from any adjacent residential development.
- F. Encourage a unified and planned development pattern.
- G. Commercial and service areas should provide safe and convenient pedestrian movement, including access for persons with disabilities.

BUSINESS/WAREHOUSE/INDUSTRIAL LAND USE

Goal 1: Retain Oak Park Heights' existing business/warehouse and industrial land uses to ensure a diverse tax base and local employment opportunities.

Policies:

- A. The City will continue its efforts in retaining and attracting new businesses for new development and redevelopment.
- B. The City will work with Xcel Energy on issues related to the Allan S. King Power Plant, transmission lines and substations within Oak Park Heights.
- C. Redevelopment of the Xcel Ash Disposal Facility into park and open space will be a priority for the City.



LAND USE - GOALS AND POLICIES

Goal 2: Maintain a high standard of business/warehouse and industrial development including appearance of sites, buildings and outside storage areas.

Policies:

- A. Encourage site upkeep and maintenance to promote a positive business/warehouse and industrial and commercial image for Oak Park Heights.
- B. Promote high quality business/warehouse and industrial construction to ensure building durability and an aesthetically attractive appearance.
- C. Business/warehouse and industrial areas shall be adequately screened from residential areas according to City codes.
- D. Existing and new business/warehouse and industrial development shall not cause pollutants or contaminants to be emitted into the surrounding environment (including air, soils, ground water, drainageways, sanitary sewer and storm sewer) in excess of state and federal regulations.

INSTITUTIONAL LAND USE

Goal 1: Cooperate with existing and expanding institutional facilities to ensure compatibility and a high level of design.

Policies:

- A. Transitions between differing types of land uses must be done in an orderly fashion while minimizing impacts on adjoining development.
- B. All institutional development proposals must be analyzed to determine the most appropriate land uses within a neighborhood and the community as a whole.
- C. Adequately screen, landscape and buffer institutional facilities to minimize the impact on surrounding uses and enhance the neighborhood and community in which they are located.



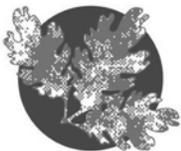
LAND USE - GOALS AND POLICIES

HISTORIC PRESERVATION

Goal 1: The preservation, protection and continued use of areas, buildings, structures and other objects that have historic, aesthetic or community values is a benefit to the welfare and education of the City of Oak Park Heights.

Policies:

- A. Safeguard the heritage of the City by preserving sites and structures that reflect elements of the City's cultural, political, economic, visual or architectural history; evaluate and establish historic districts.
- B. Promote the preservation and continued use of historic sites and structures for the education and general welfare of the people of Oak Park Heights.
- C. Foster community identity and civic pride by protecting historical area, structures or accomplishments of the past.



INTRODUCTION

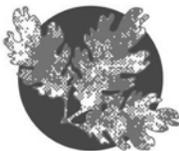
Based upon the foundation established by the Physical Profile and the Goals and Policies, this section provides the framework to guide community growth and improvements. The Land Use Plan is a narrative and graphic description that provides the background and rationale for land use designations as represented on the Proposed Land Use Map. The plan has an educational and decision-making function, helping to improve the general understanding of how physical development in the City of Oak Park Heights should take place. Although the emphasis of this section is on land development, other areas such as transportation, community service and facility needs are also addressed.

The Land Use Plan is divided into two main categories. The first section describes the basis for Oak Park Heights' community plan, including population projections as well as how the natural features of the area will be protected. The second section describes general land use plan elements, including a discussion of the Proposed Land Use Map and review of residential, commercial, industrial, and institutional development.

BASIS OF THE COMMUNITY PLAN

Oak Park Heights has taken a progressive planning attitude in regards to its Comprehensive Plan and the current planning process in order to direct land developed in a manner that results in compatible land use patterns and efficient utilization of City services and utilities. The City's major planning objective is to establish and maintain attractive, high quality living and working environments for community residents. In providing for these environments, the City recognizes the necessity of providing utilities and services that are demanded with urban development. Through the comprehensive planning process, the City has the ability to direct and focus development in a pattern that maximizes the utilization of existing utilities and services. This type of land use management assists the community in regulating and budgeting for investment in future public utilities, streets, and service needs.

With limited vacant land, it is likely that the City will be completely developed by 2010. Small parcels of residential property scattered throughout the community will be infilled with single family and townhome development. Commercial areas along Highways 36 and 5, west of Oakgreen Avenue, will also be completely filled in. Redevelopment activities will likely focus on commercial areas east of Oakgreen along the Highway 36 corridor. Based upon this premise, the focus of the land use, transportation, community facilities/administrative sections of this Comprehensive Plan will be on redevelopment, infill and maintenance of the community.



PROJECTED GROWTH

Population and Households

The City of Oak Park Heights has had steady population growth since 1970. The expanding residential and commercial sectors as well as the attractiveness of the community in its location in the St. Croix River Valley has resulted in a steady population growth. By 2010, the community will be over 5,000 people with modest growth projected hereafter. Household and population growth of the community from 1970 to 2006 is found in the following table.

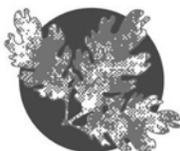
HOUSEHOLD AND POPULATION GROWTH OAK PARK HEIGHTS					
	1970	1980	1990	2000	2006
Population	1,238	2,591	3,486	3,957	4,676
Households	372	955	1,322	1,528	2,008
Household Size	3.33	2.71	2.63	2.25	2.06
Source: U.S. Census 1970, 1980, 1990, 2000, Metropolitan Council					

The numbers above reflect the national and state trends of smaller household size. With limited residential available, the expected population will continue to grow but at a much slower rate.

Population, Household and Employment Projections

In the past as part of a comprehensive planning process, the City has completed its own population projections. With the community almost completely developed, it has been determined that a City generated projection is not necessary. The Metropolitan Council, in its 2030 Regional Development Framework, has projected population, household and employment forecasts. These forecasts are accepted by the City as the basis for growth through 2030, with the exception of the employment numbers, in which the City projections will be less than what is provided by the Metropolitan Council.

POPULATION, HOUSEHOLDS AND EMPLOYMENT PROJECTIONS OAK PARK HEIGHTS				
	2000 Census	2010	2020	2030
Population	3,957	5,100	5,400	5,700
Households	1,528	2,180	2,300	2,500
Employment	2,713	3,600	4,100	4,600
Source: U.S. Census 2000, Metropolitan Council				



As indicated above, the City will exceed 5,000 persons at the end of the decade. Once the City nears approximately 5,700 people, the population will likely level off. The 2020 population projection is expected to increase to 5,400 then level off at 5,700 persons by 2030. With no additional residential land available, it is expected the City's population will likely stabilize between 5,500 and 5,700 people. The household projections show a steady increase to 2,500 by the year 2030. The increase in households versus the stable population levels is due to the ongoing trend of lower household size. The City will experience limited infill development which will increase the number of households but likely not to the extent projected by the Metropolitan Council.

Employment numbers are also projected to increase to a total of 4,600 by 2030. This again may be optimistic with the limited land available for future commercial development.

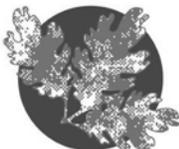
ENVIRONMENTAL PROTECTION

A variety of benefits are associated with environmental protection in Oak Park Heights. Environmentally sensitive development will create a more aesthetic living and working environment and prevent future public investment needed for clean up or reclamation.

The purpose of the City's environmental regulations and the Zoning Ordinance is to protect the public health, safety, and welfare of the community. The City has adopted floodplain and wetland and stormwater regulations to provide the levels of protection to preserve natural resources.

Environmental awareness and protection should generally address the following in Oak Park Heights:

1. Implement and update, as necessary, environmental regulations such as floodplain, wetland, stormwater, tree preservation regulations for the protection of rivers, natural features, lakes, wetlands, and trees.
2. Direct development throughout the City that is compatible with environmentally sensitive areas.
3. Address stormwater issues in all areas of the City through development and appropriate facilities to hold and treat runoff. Utilize existing wetlands and low areas to the extent possible for stormwater retention.
4. Work with Washington County and the Watershed Districts with ongoing stormwater projects and recycling programs.



4. Work with Washington County and the Watershed Districts with ongoing stormwater projects and recycling programs.
5. Utilize Best Management Practices for addressing stormwater runoff and retention.
6. Encourage alternative energy sources such as solar and wind energy in appropriate areas of the City.
7. Extend utilities, as necessary, with annexation to address environmental issues associated with development outside of the City boundaries.

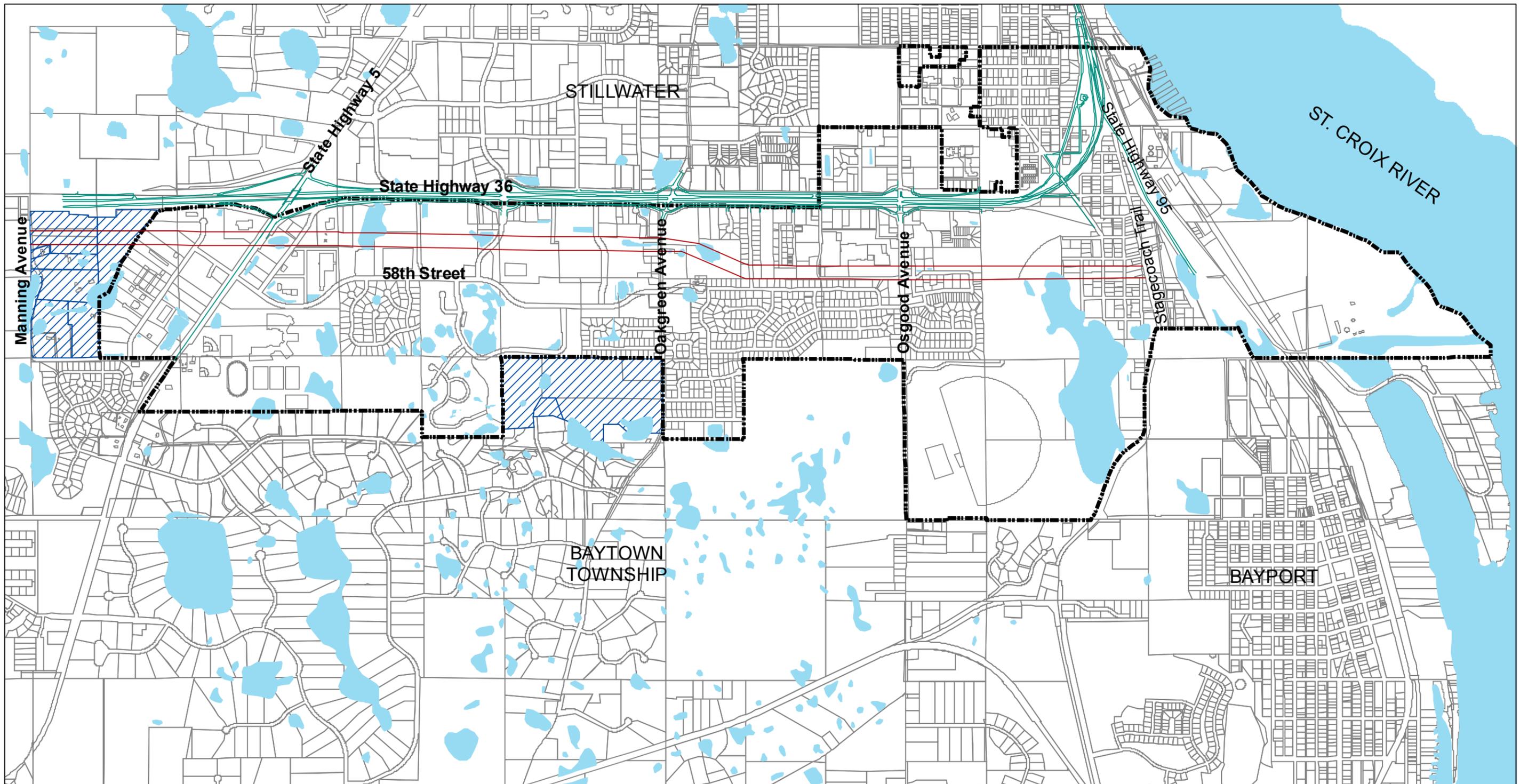
ANNEXATION

The City's policy toward annexation has changed since the 1998 Comprehensive Plan. Previously the City recognized the low supply of vacant undeveloped land for residential development and the ongoing demand for commercial and business development land in the St. Croix Valley. The City had identified significant areas in Baytown Township for continued growth. It is now recognized that the City will not aggressively pursue areas of annexation from the Township or as a result of detachment/annexation from one of the adjoining cities.

As part of the planning process, the City has identified three areas that potentially could become part of the City in the next 20 years. The properties are identified in the Future Annexation Plan, found on the following page. The City would consider three areas for annexation if petitioned by the property owners and of the affected jurisdiction was willing to detach the property. The first area is at the intersection of Highway 36 and Manning Avenue. Property owners in this area have previously petitioned Lake Elmo to detach and Oak Park Heights to annex the property. The City of Oak Park Heights would agree to such an annexation, but only with agreement by the City of Lake Elmo. The property is recognized as having value for commercial development if utilities were provided by Oak Park Heights. The City would be able to service the property with sewer and water.

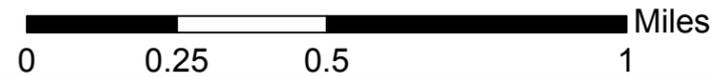
The second area is south and east of Boutwells Landing in Baytown Township. This area is seen as a potential expansion area for additional senior housing as part of the Boutwells Landing campus. Roadway access and utility extensions could easily be accomplished. The City will continue to work with Valley Senior Services Alliance representatives and Baytown Township to accommodate this possible expansion.





NAC NORTHWEST ASSOCIATED CONSULTANTS, INC.
 4800 Olive Street, Suite 200, St. Louis, MO 63110
 Telephone: 314.231.2500 Fax: 314.231.2501 www.nacinc.com

-  Possible Annexation Areas
-  Utility Easement
-  Water
-  City Limits



City of Oak Park Heights Comprehensive Plan

Future Annexation Plan

Source: Bonestroo Engineering,
 The City of Oak Park Heights, &
 Northwest Associated Consultants.
 February, 2008.

LAND USE - LAND USE PLAN

The third area is land owned by the State of Minnesota and managed by the Department of Natural Resources in Baytown Township. The property is approximately 200 acres and is directly west of Osgood Avenue and the State Correctional Facility. The City's interest with this property would be to maintain it as open/natural area with limited recreational and trail access. The property provides potential for linkages between neighborhoods and existing City plans. The City has contacted the State in relation to long term plans for the property. As of the date of this plan, the State has no plans for sale or use of the property.

If needed, the City will need to consider using the forms of annexation provided by State law, including orderly annexation and detachment/annexation, if the Township and Lake Elmo will cooperate. Orderly annexation is a process established in Minnesota Statutes that allows a township and municipality to negotiate the terms for annexation of designated land areas. The terms, which are finalized in a signed document and approved by Minnesota Planning, can be structured to regulate the timing of growth, provide for planning and land use regulations, and avoid costly and time consuming annexation battles between the townships and the City. Joint agreements will also allow the City to plan for roadway and utility extension in its periphery areas.

Minnesota Statutes also allows for annexation by ordinance with a property owner's petition for a property of 60 acres or less. The land must be contiguous to the City limits and the property owner cannot petition more than once a year to annex parcels of land that are contiguous to previously annexed parcels. Additionally, parcels that are completely surrounded by the City can be annexed by the City by approval of an ordinance. While it is preferred that the City negotiate annexation with the Township through orderly annexation agreements, for smaller developments or infill of parcels to complete a contiguous boundary, these forms of annexation should be considered by the City.

Detachment/annexation is a process utilized between two cities to adjust municipal boundaries. Property owners can petition for the adjustment which is then agreed to by both jurisdictions.

LAND USE COMPATIBILITY

Land use compatibility concerns exist, primarily in the older sections of the community, within the Village area, in the area near the St. Croix Mall, and along 58th Street. High density residential or commercial development adjacent to single family neighborhoods can intensify unwanted activity in the area and impose impacts on parking, traffic and noise that may be uncharacteristic of single family neighborhoods.



To respond to these land use compatibility concerns, the Comprehensive Plan establishes a policy of screening, landscaping and buffering commercial establishments near or within residential areas to minimize the impact on surrounding uses and enhance the neighborhood and community. The City, through its Comprehensive Plan, may determine that certain businesses should be relocated out of a neighborhood, or a collection of homes no longer functions as a neighborhood and the area would be better suited for higher intensity uses. Such redevelopment efforts are costly and in most cases, may need to be accomplished with the assistance of the City or its Economic Development Authority. Additionally, the Comprehensive Plan calls for the proper transition between high and low density residential development. The City, through its plan and Zoning Ordinance, shall transition residential development so as not to create negative living environments. Concentration of one type of housing style or density can also create issues for the proper development of neighborhoods.

HISTORIC PRESERVATION

The City has identified a handful of sites deemed historic within the physical profile section of the Land Use Plan. These sites, the Moritz Bergstein house and shoddy mill, Club Tara and the Stillwater Overlook have been recognized as historic in the community. The City will continue to work with the Minnesota Department of Transportation (Mn/DOT) on preservation and maintenance of the overlook on Lookout Trail North. Club Tara is in use today as a restaurant and bar. The City will work with the property owners to ensure that the original log cabin look is preserved.

The Bergstein house and mill is within the area that was purchased by Mn/DOT for construction of the St. Croix River Bridge. With the expected location of the bridge, the City will work with Mn/DOT on possible preservation or moving of the structures.

Due to the limited number of historic structures and sites, the City does not anticipate the need for a preservation ordinance or establishment of a commission to oversee historic resources.

SOLAR ACCESS PROTECTION

Ensuring that all properties have equal access to sunlight is a priority not only for potential solar energy systems, but for the protection of property and aesthetic values as well. Solar access protection is provided for by the uniform implementation of lot and building performance standards adopted as part of the Oak Park Heights Zoning Ordinance. Requirements such as maximum building height and yard setback standards are implemented for the purpose of creating separation between structures



and allowing equal sunlight access such that a property is not in the shadow of an adjacent building.

HOUSING

Residential

The Policy Plan promotes the development of a diversified housing stock which is affordable to a wide range of incomes. The plan also establishes guidelines to protect residential neighborhoods from encroachment or intrusion of incompatible, higher intensity uses through the use of buffers and appropriate land use transitions.

For the most part, Oak Park Heights has followed a traditional residential growth pattern with growth emanating outward from the St. Croix River and Highway 36. As previously indicated, the community is almost completely built out in terms of residential development. The addition of housing units will be through small infill projects and the possible expansion of Boutwells Landing into land currently within Baytown Township.

Livable Communities

In 1996, the City adopted a Livable Communities Action Plan in conformance with the Metropolitan Livable Communities Act to address housing issues. The housing plan encourages the development and maintenance of affordable and life cycle housing in the City of Oak Park Heights. Additionally, the plan establishes housing goals and policies that are to be implemented by specific programs initiatives, and actions. Those initiatives are directed specifically to provisions of additional affordable units, housing demand and housing maintenance/rehabilitation. The issues of housing demand and maintenance are addressed below.

Each year, the Metropolitan Council informs the City of its Affordable and Life Cycle Housing Opportunities Amounts (ALHOA). The ALHOA represents the minimum amount of local expenditures and contributions to assist in the development or promotion of affordable and life cycle housing. The City of Oak Park Heights remains committed to expenditures of funds equal to that amount in the form of the costs of local housing inspection and code enforcement, as well as the local property taxes used to support the Washington County HRA.



Housing Demand

With ongoing commercial development and job growth in the St. Croix Valley, the demand for housing will remain strong. This demand will promote the infill development and possible redevelopment expected in the community. Much of the existing housing stock in Oak Park Heights is assessed at less than the market value of new housing in the area. As a result, the community provides a wide range of rental and ownership options for affordable housing. Newer residential construction over the past decade has been moderate to higher value housing resulting in a community with a wide range of housing options.

The City of Oak Park Heights has a role in development of a housing program for the community. The City's basic roles of providing adequate/appropriately zoned land and services is critical. The City must also be supportive of the Washington County Housing and Redevelopment Authority (HRA) and its housing programs and funding sources to bring about new construction, redevelopment, and rehabilitation where it will do the most good to improve existing neighborhoods. Redevelopment of substandard properties, creation of lots for affordable housing or working with local financial institutions on programs for first time homebuyers are continuing programs for the Washington County HRA with the City's support.

Housing Maintenance/Rehabilitation

Generally, Oak Park Heights' housing stock appears to be in good condition, but there are areas in the community where some homes show signs of deterioration. Additionally, problems have been noted with regard to unsightly appearance and outdoor storage on some residential lots in the City. To insure quality neighborhoods and to maintain property values, the City can take steps to improve residential areas exhibiting signs of neglect. The City should consider the formulation and enforcement of housing and ground maintenance regulations with specific attention to building conditions, outdoor storage, and accessory uses. Effective enforcement of these regulations is necessary and an ongoing responsibility of the City.

Within the community, there appears to be continued support for rehabilitation programs for existing dwelling units. Rehabilitation programs have been available through the Washington County HRA. The City should continue to promote these programs, consider establishing a local revolving fund for rehabilitation loans emphasizing low interest loans to qualifying households, and to continue enforcement of existing codes and regulations related to home and site maintenance and upkeep.



The Neighborhood

In order to enhance and reinforce the sense of community identity within the City, it is essential that a sense of community and focus is established. Since the character of Oak Park Heights is described as “small city”, individual neighborhoods should be maintained. Each neighborhood should relate well within itself as well as to adjoining neighborhoods and the entire community. Quality, low density residential development within Oak Park Heights is expected to continue to be the predominant type of residential land use. However, townhome, condominium, multiple family and other housing types and styles that will provide price and style options for people throughout their life cycle will also be promoted as infill development.

In that the community neighborhoods are the foundation of what makes Oak Park Heights the desirable City that it is, investment and enhancement of many areas will be essential in the future. In this regard, the development of new residential areas of the community should be done in a manner which respects the integrity of existing neighborhoods and creates new living environments that result in desirable living environments.

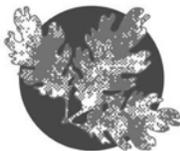
PROPOSED LAND USE MAP

The City of Oak Park Heights is designated as a “developing community” geographic planning area in the 2030 Regional Development Framework. Previously, the City had been designated as a “freestanding urban growth center” as part of the 1998 Comprehensive Plan Update.

The Proposed Land Use Map on the following page illustrates the 2030 land use for areas within the current boundaries of the City. The map does not vary significantly from the Existing Land Use Map in that the City is almost completely developed. A detailed discussion of the neighborhoods and commercial areas of the community is found in detail within the Neighborhood Planning Districts section of this plan.

PROJECTED LAND USE ACREAGE AND RESIDENTIAL DENSITY

Based upon the Proposed Land Use Map, the City has calculated the projected acreage of land use from 2008 to 2030 in five year increments. The existing vacant, undeveloped land area in the City as of 2008 is 149 acres. Most of the projected development is expected for commercial, highway business, medium density residential, and high density residential land uses. It is projected that this development



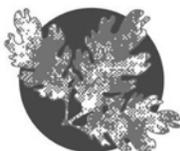
LAND USE - LAND USE PLAN

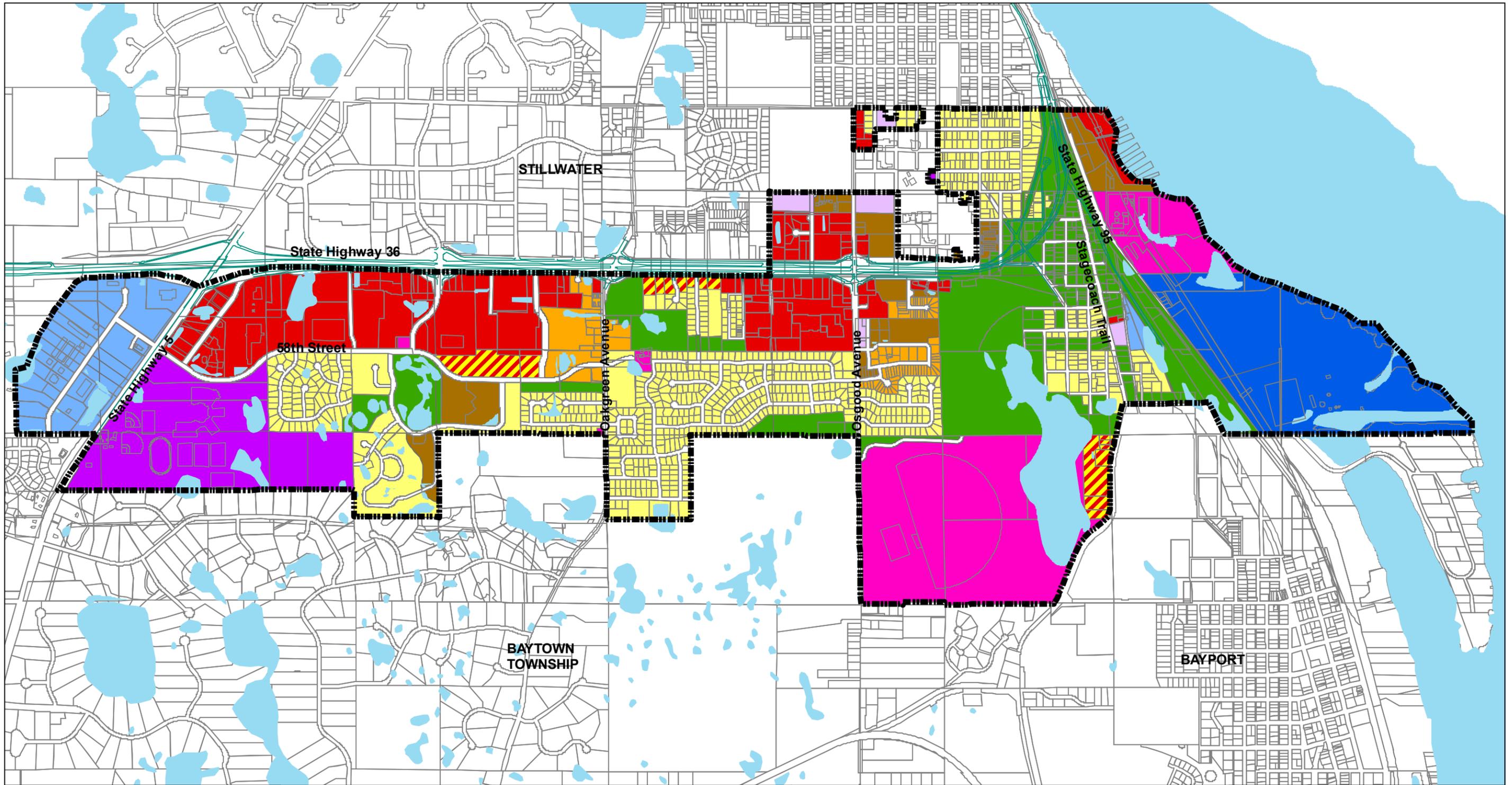
will occur prior to 2020. The table on the following page provides the projected land use by category.

As of 2008, there were 343 acres of low density residential, 65 acres of medium density residential, and 79 acres of high density residential land use. These acreages include only the land area devoted strictly to that use. All of the areas of waterbodies, wetlands, parks and open space, right-of-way, and other undeveloped land has been removed from these totals.

The resulting density in 2008 for each of these land use is as follows: with 903 units, the resulting low density residential density is 2.6 units per acre; with 258 units, the medium density residential density is 3.9 units per acre; and with 986 units, the high density residential density is 12.4 units per acre.

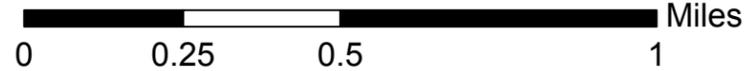
LAND USE TABLE IN FIVE YEAR STAGES							
	Existing Acreage	Proposed Acreage					Change
Category	2008	2010	2015	2020	2025	2030	2008- 2030
<i>Residential:</i>							
Low Density (1-3 units/acre)	343	343	343	343	343	343	0
Medium Density (4-8 units/acre)	65	105	110	110	110	110	45
High Density (8-12 units/acre)	79	84	89	89	89	89	20
<i>Commercial and Industrial:</i>							
Commercial	264	284	313	333	333	333	69
Highway Business	82	92	97	97	97	97	15
Industrial	382	382	382	382	382	382	0
<i>Other Land Uses:</i>							
Institutional	363	363	363	363	363	363	0
Parks and Recreation	166	166	166	166	166	166	0
Open Space/Vacant	149	69	25	5	5	5	144
Rights-of-Way	299	304	304	304	304	304	5
Utility	11	11	11	11	11	11	0
Water	26	26	26	26	26	26	0
TOTAL LAND / WATER AREA	2,229	2,229	2,229	2,229	2,229	2,229	0
Source: Northwest Associated Consultants, Inc.							





NAC NORTHWEST ASSOCIATED CONSULTANTS, INC.
 11000 Olson Memorial Highway, Suite 200, Golden Valley, MN 55124
 Telephone: 763.231.2589 Fax: 763.231.2561 www.nacconsulting.com

- | | | |
|----------------------------|-----------------------------------|-------------|
| Low Density Residential | Commercial | Water |
| Medium Density Residential | Business/Residential Transitional | City Limits |
| High Density Residential | Industrial | |
| Quasi-Public Facilities | Highway Business/Warehouse | |
| School Facilities | Park Facilities/Open Space | |
| Government Facilities | Vacant | |



City of Oak Park Heights Comprehensive Plan

Proposed Land Use Map

Source: Bonestroo Engineering,
 The City of Oak Park Heights, &
 Northwest Associated Consultants.
 February, 2008.



Transportation

Comprehensive Plan 2008

TRANSPORTATION - INTRODUCTION

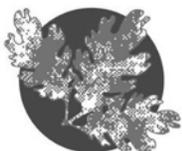
INTRODUCTION

The Transportation Plan is based on a total transportation system and how it relates to and serves the land use patterns of the community. The transportation system encompasses several modes which include the automobile, pedestrian, bicycle, and roadways.

The transportation system serves to tie together, and in some cases separate, the various land use activities in the community. The Transportation Plan will present the basis for programming and planning the extension of the community transportation system and undeveloped areas of the City and surrounding areas.

The effect of growth and expansion of the community on the existing roadway systems, especially those limited by existing rail, highway, or river crossings, is also part of the Transportation Plan. Development of all alternative or additional routes in existing and developing areas will also serve to lessen the impacts on the existing systems.

An integral part of the Transportation Plan will be the Comprehensive Park and Trail System Plan. The plan was last updated in April of 1999. The Comprehensive Plan includes a section entitled Park and Trail Plan that will provide a summary of the plan. A separate document will be created as a complete update to the 1999 document.



ROADWAY AND HIGHWAY NETWORK

The City of Oak Park Heights is connected to and contains a number of transportation modes, all of which contribute to the movement of goods and people throughout the City and region. The significance of these existing and developing networks in terms of economic, social and recreational considerations makes them a central concern for comprehensive planning. The map on the following page indicates the existing network of Township, County, and State highways as they relate to the City of Oak Park Heights.

FUNCTIONAL CLASSIFICATION

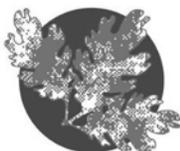
The functional classification system for the City's streets and highways is based on the usage of the roadways. The map on a following page indicates the existing functional classification of the various roadways within the City. A description of the functional classification system and identification of the roadways under each of the categories is as follows. The Transportation Plan Map, found in a later section of this chapter, identifies the future functional classification of roadways.

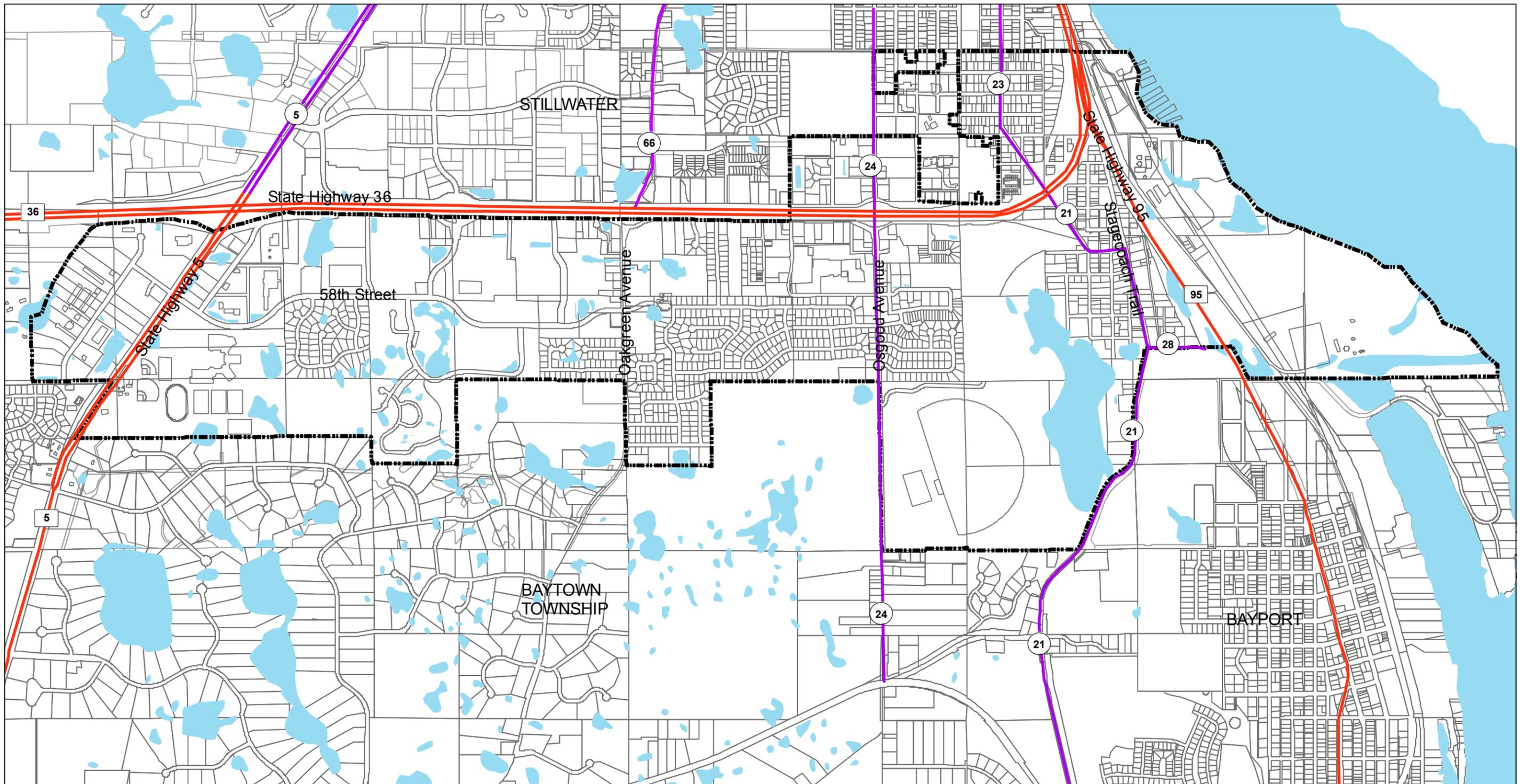
Principal Arterials

Principal arterials include all interstate freeways and other roadways which connect the region with other areas in the state and other states. The emphasis of a principal arterial is on mobility as opposed to local access. They connect with other principal arterials and select minor arterials and collectors. Spacing of principal arterials will vary from two to three miles in a fully developed area. The principal arterial in the City is Highway 36, which currently has four lanes for traffic flow in each direction with signalized left hand turn lanes at all intersections through the community.

Minor Arterials

Minor arterials connect the urban service area to cities and towns inside and outside the region. They also provide supplementary connections between metro cities and regional business concentrations. The emphasis of minor arterials is on mobility as opposed to access in the urban areas. Minor arterials should connect to principal arterials, other minor arterials, and collectors. The spacing of minor arterials in the metro centers and regional business concentrations will vary from one-fourth to three-fourths mile. Mn/DOT has specified four levels of "A" minor arterials: relievers, augmenters, expanders, and connectors. Highway 95 is designated a minor augments; Highway 5, County State Aid Highway (CSAH) 24 (Osgood Avenue), and CSAH 23 (Beach Road) north of Highway 36 are designated minor expanders.





NAC NORTHWEST ASSOCIATED CONSULTANTS, INC.
 4800 Olson Memorial Highway, Suite 202, Golden Valley, MN 55422
 Telephone: 763.231.2565 Fax: 763.231.2681 info@nacmn.com

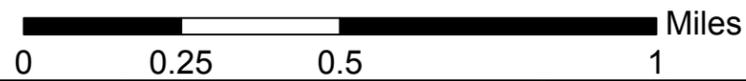
Roadway Jurisdiction

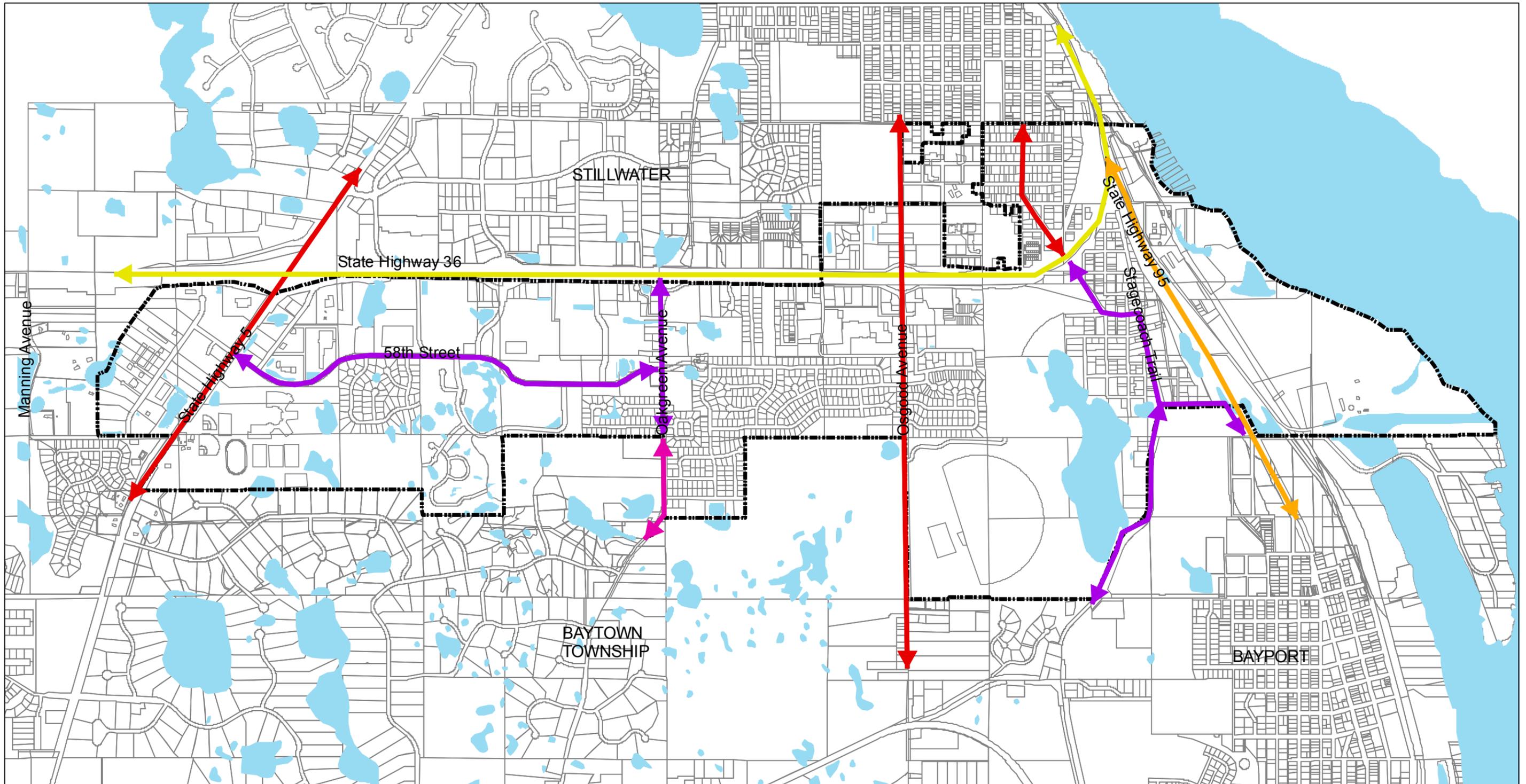
-  State Highways
-  County Roadways
-  Local Streets
-  City Limits
-  Water

**City of Oak Park Heights
 Comprehensive Plan**

Roadway Jurisdiction Map

Source: Bonestroo Engineering,
 The City of Oak Park Heights, &
 Northwest Associated Consultants.
 February, 2008.



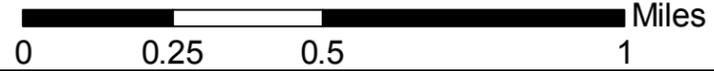


- Functional Classification System**
- Principal Arterial
 - 'A' Minor Arterial Augmentor
 - 'A' Minor Arterial Expander
 - Major Collector
 - Minor Collector
 - Water
 - City Limits

**City of Oak Park Heights
Comprehensive Plan**

**Functional Classification
System**

Source: Bonestroo Engineering,
The City of Oak Park Heights, &
Northwest Associated Consultants.
February, 2008.



TRANSPORTATION - PHYSICAL PROFILE

Collectors

The collector system provides connection between neighborhoods and from neighborhoods to business concentrations. Mobility and land access are equally important but direct land use should predominantly be to development concentrations. Collectors typically serve short trips of one to four miles. Spacing in the metro centers and regional business concentrations may vary between one-eighth to one-half mile. Collectors are divided into two categories: major and minor. Major collectors include Oakgreen Avenue from Highway 36 to 55th Street; CSAH 21 (Stagecoach Trail) and CSAH 28; Pickett Avenue/58th Street and Beach Road south of Highway 36. Minor collectors include two roadways, Oakgreen Avenue south of 55th Street and 58th Street between Highway 5 and Oakgreen Avenue.

Local Streets

All other roadways that do not fall into the functional classifications discussed above are designated as local roadways. These streets are primarily designed to provide property access.

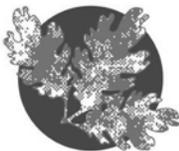
TRAFFIC VOLUMES

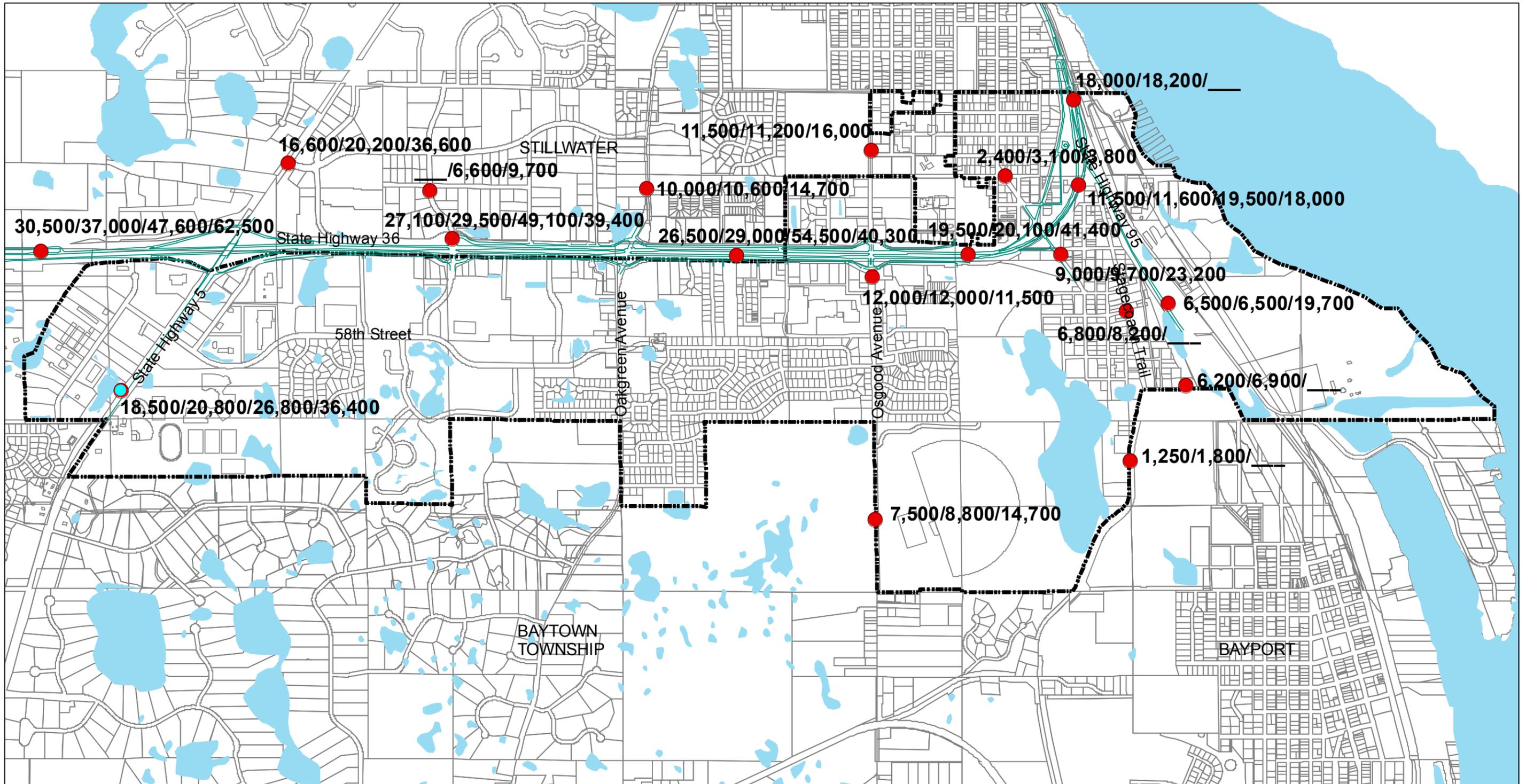
The growth of the population within the St. Croix Valley and in Oak Park Heights is indicated in the traffic volumes map on the following page. Average daily traffic (ADT) volumes for the years 2000 and 2005 are included with projected forecasts for 2020 and 2030. In almost every area, the ADT volumes increase in actual numbers and with the forecasted numbers.

The forecasted numbers for 2020 and 2030 indicate a no build for the St. Croix River Crossing and no major improvements to the Highway 36 corridor. The numbers would vary greatly on many of the roadways if the river crossing was constructed and improvements are made to Highway 36.

IMPROVEMENT PLANS – COUNTY

The Washington County Highway Department has developed a Five Year Transportation Capital Improvement Plan for the years 2007-2011. None of the County roadways within the City of Oak Park Heights are programmed for major improvements during this time period. The nearest improvement, programmed in 2008, is the reconstruction of CSAH 15 to a four lane roadway from Highway 36 to one-half mile north of CSAH 12.





● ADT Traffic Volumes 2000/2006/2020/2030*

■ Water

--- City Limits

*2020 and *2030 Volumes Based Upon a No Build Alternative For Highway 36 and the St. Croix River Crossing



City of Oak Park Heights Comprehensive Plan

Traffic Volumes & Forecasts

Source: Bonestroo Engineering, The City of Oak Park Heights, & Northwest Associated Consultants. February, 2008.

TRANSPORTATION - PHYSICAL PROFILE

IMPROVEMENT PLANS – STATE

The St. Croix River Crossing and the Highway 36 improvements are included in the 2005-2008 Transportation Improvement Program of the 2030 Transportation Policy Plan. The project includes a new four lane bridge and approaches to replace the Stillwater Lift Bridge. Right-of-way had previously been acquired for the bridge within the Village Area of Oak Park Heights. As of the date of this plan, the City of Oak Park Heights had not granted municipal consent for the bridge construction and Highway 36 improvements. It is likely that the bridge will not move forward until after 2010. The St. Croix River Crossing and the Highway 36 improvements are listed in the Metropolitan Council's Transportation Improvement Program for the 2008 to 2012 timeframe.

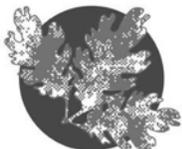
The Highway 36 intersections at Norell, Oakgreen and Osgood will need to be improved and made safer in the very near future. If the Highway 36 improvements, as part of the St. Croix River Crossing, are delayed more than five years in the future, the City will need to take steps with Mn/DOT to improve these substantial intersections. With increasing traffic levels, as projected, the intersections will become even more substandard and dangerous. The City sees this as a transportation priority for the community.

A map of the St. Croix River Crossing and Highway 36 improvements, as currently planned by Mn/DOT, is found on a following page. The City has not endorsed this plan as of the date of this Comprehensive Plan.

STREET RECONSTRUCTION PROGRAM

In May of 1983, the City authorized the preparation of a Comprehensive Street Plan to develop a street reconstruction program for streets in five areas of the City. The first phase indicated the reconstruction of Area A, which includes many of the streets south of Highway 36, east of Oakgreen Avenue and west of Osgood Avenue. The reconstruction program calls for improvements to the other four areas which the City Council has not authorized to move forward with at this time. The improvements include the following:

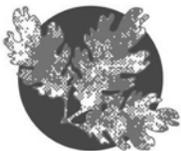
- Full depth recycling of the existing bituminous pavement (grinding it up to create aggregate base).
- Subgrade correction where necessary.
- Installation of concrete curb and gutter.
- Remove and replace curb and gutter, as necessary, in locations where it currently exists.
- Installation of concrete driveway aprons.

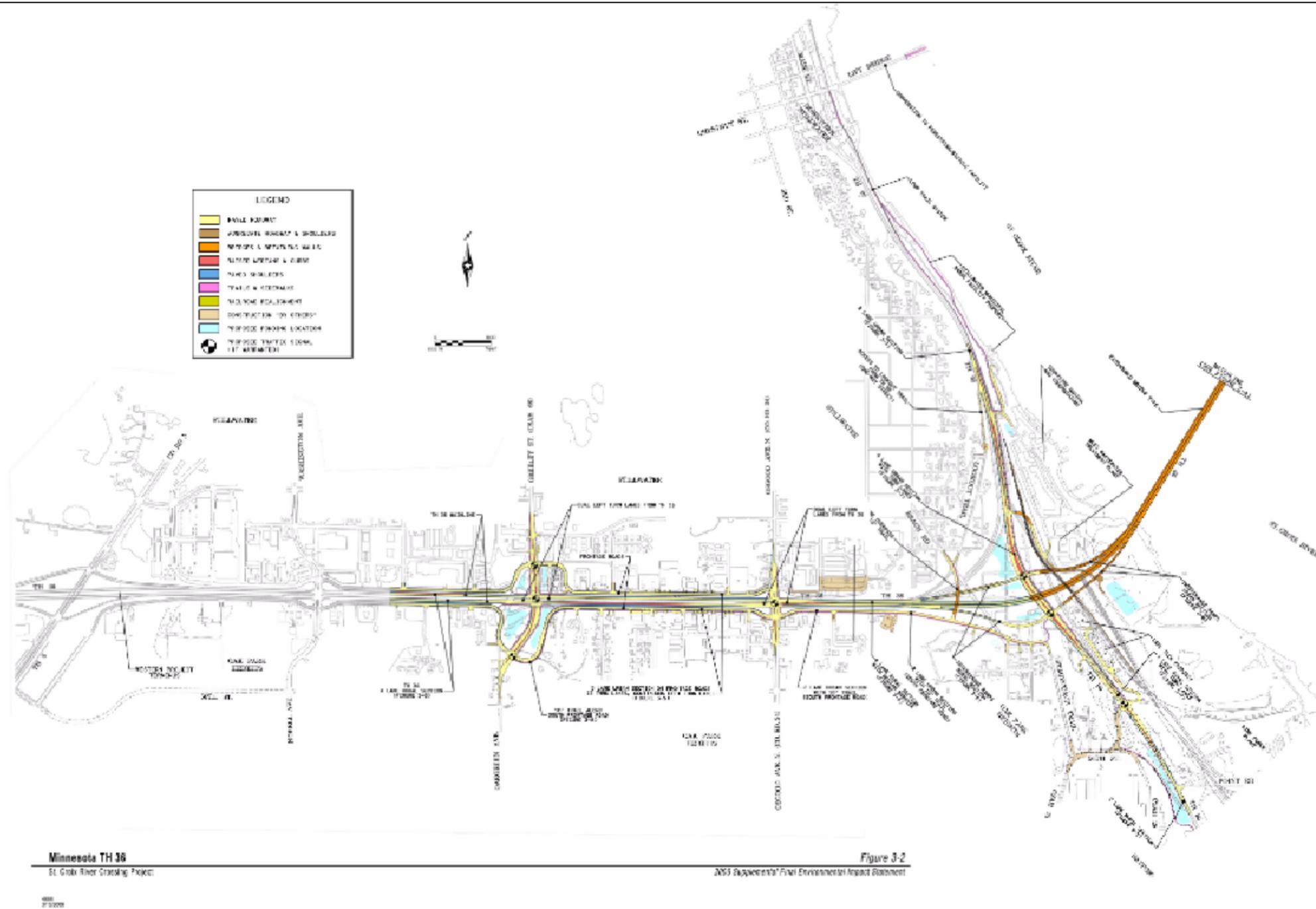


TRANSPORTATION - PHYSICAL PROFILE

- Installation of new bituminous pavement base course and wear course.
- Saw and seal bituminous wear course.
- Storm sewer improvements as necessary.
- No sidewalk is being proposed in any of the areas in this update.

As part of the project, sanitary sewer lines would be televised and the water main pressure tested to determine if any repairs are required before the streets are reconstructed. When last estimated in 2005, the costs for the street reconstruction and storm sewer improvements would have been \$3,362,100.





City of Oak Park Heights Comprehensive Plan

St. Croix River Crossing & Highway 36 Map

Source: Bonestroo Engineering,
The City of Oak Park Heights, &
Northwest Associated Consultants.
February, 2008.

TRANSPORTATION - PHYSICAL PROFILE

RAIL FACILITIES

Oak Park Heights contains one railroad line, which is utilized by Union Pacific. This line serves the Allen S. King Power Plant. North of Oak Park Heights, this line turns into the Minnesota Transportation Museum Line, which previously was utilized by the Minnesota Zephyr and offered short trip dining rides along the St. Croix River.

The City of Oak Park Heights contains one rail-water intermodal facility at the Allen S. King Plant. Intermodal facilities function as a transfer point between road to ports or rail terminals. This facility is used to transfer bulk commodities to the waterway system (St. Croix River). The federal ISTEA legislation passed in 1991 encourages a strong national intermodal transportation system, especially any needed improvements to transfer point between such modes. The rail-water intermodal facility is currently not being utilized for coal deliveries to the power plant.

There are no light rail corridors currently planned that would access Oak Park Heights and the immediate area.

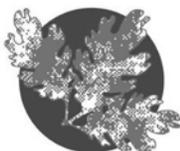
AIRPORTS / AIR SPACE

Oak Park Heights lies proximate to a number of airport facilities. Minneapolis/St. Paul International Airport serves as the region's major airport by providing residents with access to national and international markets. Three smaller airports and runways are located throughout the region. The St. Paul Downtown Airport (Holman Field) is a major corporate flight facility in the east metro area. The Lake Elmo Airport is owned and operated by the Metropolitan Airports Commission (MAC), and the Forest Lake Airport is a private airport. These three facilities relieve the major airport by accommodating corporate and small aircraft as well as the recreational air transportation needs of area residents. The City is not within the airport influence area of any of these airports.

The City of Oak Park Heights has taken the necessary steps to protect navigable air space. All municipalities must protect air space from potential electric interference and obstacles to air navigation. The Zoning Ordinance limits heights of structures within the City to less than 45 feet.

TRANSIT SERVICE

Oak Park Heights is served by both Metro Transit and the St. Croix Circulator. As shown on the following map, Metro Transit provides an express route (294) that serves Downtown St. Paul, 3M, Oakdale, Lake Elmo, Stillwater, Oak Park Heights, and

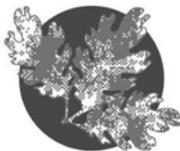


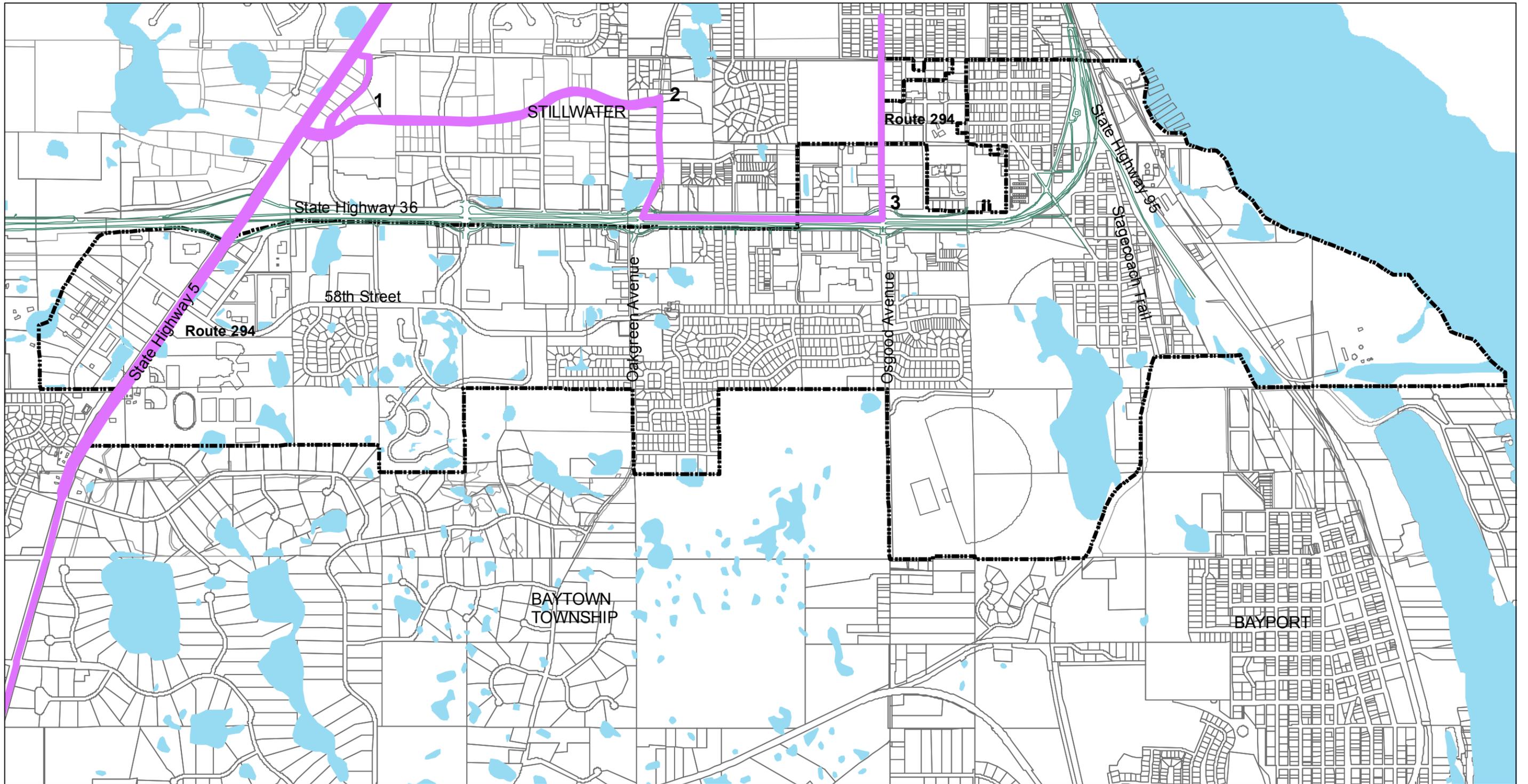
TRANSPORTATION - PHYSICAL PROFILE

Bayport. The bus runs at rush hours during the weekdays from 6:00 AM to 9:00 AM and 3:00 PM to 6:30 PM with a frequency of about 30 minutes between trips. The route has one stop in Oak Park Heights at Osgood Avenue and Highway 36. There is one park and ride location in the area at the St. Croix Valley Recreation Center which is located in Stillwater on Market Drive, between Orleans and Curve Crest Boulevard.

The St. Croix Circulator (246) is a dial up service which is available within Oak Park Heights, Bayport and portions of Stillwater. The service is provided by the Metropolitan Council and operated by Human Services Inc. It is available Monday through Friday between 6:00 AM and 9:00 PM, and Saturday, Sunday and holidays, other than Christmas and Thanksgiving, between 8:00 AM and 5:00 PM.

The St. Croix Valley area including Oak Park Heights is within Transit Market Area III of the 2030 Transportation Policy Plan, which includes peak only express, small vehicle dial-a-ride, midday circulators, and special needs para-transit. This area is also within the transit taxing district.

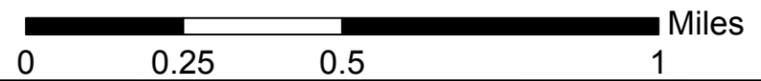




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 4800 Olson Memorial Highway, Suite 202, Golden Valley, MN 55422
 Telephone: 763.231.2565 Fax: 763.231.2681 www.nacconsultants.com

- Route 294
- City Limits
- Water

- Route 294
1. St. Croix Valley Recreation Center - Park and Ride
 2. Curve Crest and Greely Street - Bus Stop
 3. Osgood Avenue and Highway 36 - Bus Stop



City of Oak Park Heights Comprehensive Plan

Transit Map

Source: Bonestroo Engineering,
 The City of Oak Park Heights, &
 Northwest Associated Consultants.
 February, 2008.

TRANSPORTATION - GOALS AND POLICIES

INTRODUCTION

Transportation systems are comprised of various modes which respond to the access needs of the community. All of the transportation modes must be considered in the planning process to ensure a balanced operation as well as a system that responds to all of its users. Factors affecting transportation are the placement of land uses and activities which generate demand on the system. The following goals and policies are provided for transportation planning and development.

GENERAL GOALS AND POLICIES

Goal 1: Approach transportation in a comprehensive manner, giving attention to all modes while providing safe and convenient movement of all persons and vehicles.

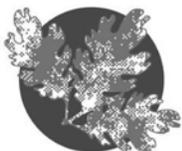
Policies:

- A. Consider all modes of transportation and related facilities as a system to be coordinated and related on a comprehensive basis.
- B. Plan transportation facilities to function in a manner compatible with adjacent land use.
- C. Consider the mobility needs of all persons in the planning and development of the transportation system.
- D. Encourage citizen involvement in transportation planning and implementation projects.

Goal 2: Coordinate transportation planning and implementation with state, county, and other local jurisdictions.

Policies:

- A. Work with Washington County and the Minnesota Department of Transportation (Mn/DOT) and the Metropolitan Council to discuss the ways and means by which their long term transportation planning goals can be met to satisfy both regional and local needs.
- B. Cooperate with neighboring jurisdictions on coordination of street and roadway extensions and improvements.
- C. Plan for a highway and local road system that complements and facilitates local movement provided by local streets, bicycle trails, and pedestrian facilities.
- D. Continue to maintain a line of communication with county and state highway officials in order to ensure that planned improvements are consistent with the goals and objectives of the community.



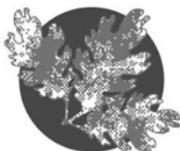
TRANSPORTATION - GOALS AND POLICIES

Goal 3: Develop a system of priorities for improving the various elements of the transportation network emphasizing the highest possible standards of safety and efficiency.

Policies:

- A. Continue to update the Capital Improvement Plan for transportation facilities.
- B. Maintain a functional classification system for the street system in Oak Park Heights using the classification system developed by Mn/DOT as found in the table below.
- C. Eliminate and prevent any on-street parking which conflicts with moving traffic or creates hazards.
- D. Relate street improvements to area land development in order to minimize interrupted or inadequate access.
- E. Require design and control of all intersections to promote proper visibility and safety.
- F. Develop a uniform system and policy regarding public signage which eliminates unnecessary signs and replaces outdated, inappropriate and confusing public signs.
- G. Correct traffic safety hazards within the community as these are identified.
- H. Reserve required rights-of-way as part of the City's platting process.
- I. Where feasible and practical, consider establishing pedestrian and bicycle trails in conjunction with development subdivision and street and highway improvements.
- J. Continue the street reconstruction programs to update and improve the City's utility and transportation systems.

FUNCTIONAL CLASSIFICATION OF STREETS		
Class	Function	Provide Access To
Principal Arterial	Service to major centers of activity, provides continuity to rural arterial system	Principal arterials Minor arterials
Minor Arterial	Service of an intra-community nature, urban concentrations to rural collector roads	Principal arterials Collector streets Land
Collector Street	Local collection and distribution between collector streets and arterials, land access to minor generators	Land Minor arterials Local streets
Local Streets	Service to abutting land	Land Higher order systems
Source: Minnesota Department of Transportation		



TRANSPORTATION - GOALS AND POLICIES

HIGHWAY 36 AND ST. CROIX RIVER CROSSING

Goal 1: Resolve issues related to the Highway 36 improvements and St. Croix River Crossing with the result being construction of the highway and bridge in a manner acceptable to the City of Oak Park Heights and affected jurisdictions.

Policies:

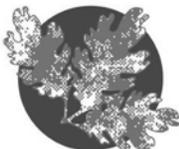
- A. Work with Mn/DOT on issues related to roadway and bridge construction and timing; funding of utility reconnections; final roadway design; intersections and frontage roads; bicycle and pedestrian access; lighting; signage; landscaping; and other issues concerning the City.
- B. Work with Mn/DOT to assure maintenance of the existing roadway systems prior to reconstruction of the highway and bridge.
- C. Provide assurance from Mn/DOT that adequate access, signage and visibility be provided for Oak Park Heights' residents and businesses during the reconstruction project.

TRANSIT

Goal 1: Provide enhanced mass transit options for the residents of Oak Park Heights and the St. Croix Valley area.

Policies:

- A. Work with the Metropolitan Council and State representatives on development of enhanced transit systems for Oak Park Heights and the St. Croix Valley area.
- B. Encourage options for increased ride share programs and expand park and ride facilities in Oak Park Heights.
- C. Continue participation in ongoing feasibility studies for mass transit and rail options for Highway 36 and 94.



INTRODUCTION

Based upon the information established by the Physical Profile and the foundation provided by the Goals and Policies, this section provides the framework for a Transportation Plan. A functional classification system is established for roadways, guidelines for access management outline are provided, and the capital improvement program is highlighted. The other transportation routes are also discussed, but trails and sidewalks are addressed in a separate heading with parks as found in a following chapter of the plan.

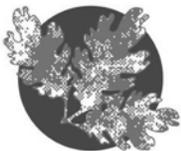
FUNCTIONAL CLASSIFICATION SYSTEM / TRANSPORTATION PLAN

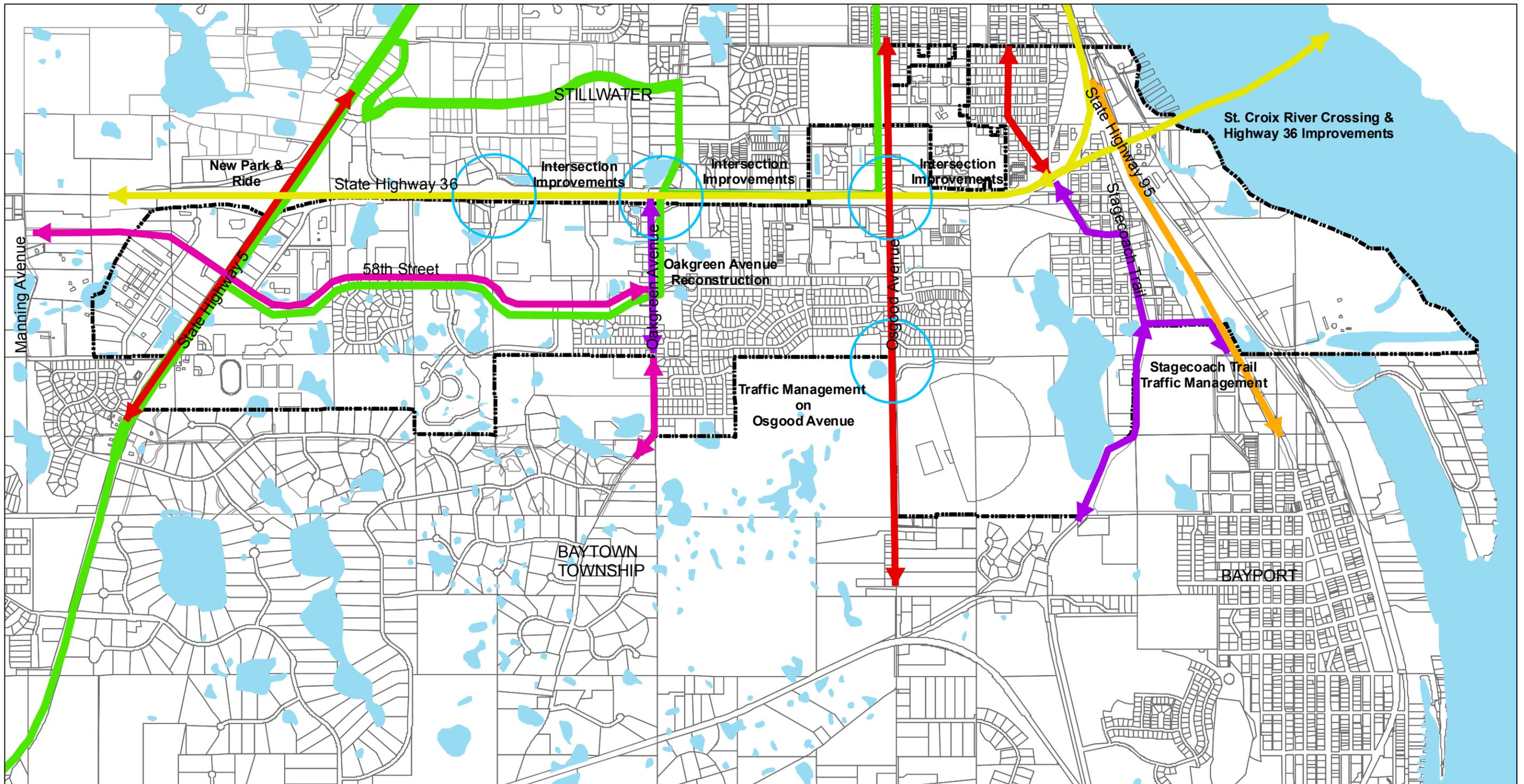
The functional classification system for the City's streets and highways is illustrated by the criteria developed by the Minnesota Department of Transportation (MnDOT). The Transportation Plan Map, found on the following page, illustrates the functional classes for those roadways within Oak Park Heights. The functional classification system is based on anticipated usage for five to ten years in the future. This classification of roadways for Oak Park Heights will be used to determine access points on major roadways and the design relationship of local roads to other township, community, and state highways.

The Transportation Plan incorporates the information from the Existing Functional Classification Map and identifies roadway improvements and extensions discussed as part of the planning process. The transit facilities and plans are also featured on the map. The functional classification system for roadways, as identified within the Physical Profile section for Oak Park Heights, is further defined through the access management systems table on a following page.

ACCESS MANAGEMENT

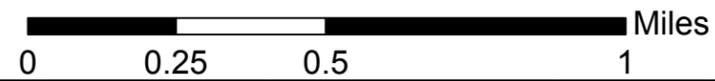
In an effort to maintain effective traffic flow and safety, while accommodating the access needs of land development, access management techniques are utilized. For Oak Park Heights, access to adjacent roadways is overseen by three primary jurisdictions: Mn/DOT along the State highways, Washington County along County roads, and Oak Park Heights along local streets.





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 4800 Olson Memorial Highway, Suite 202, Golden Valley, MN 55422
 Telephone: 763.231.2565 Fax: 763.231.2681 www.nacinc.com

- Functional Classification System**
- Principal Arterial
 - 'A' Minor Arterial Augmentor
 - 'A' Minor Arterial Expander
 - Major Collector
 - Minor Collector
 - Expanded & Existing Transit Route
 - City Limits
 - Water
 - Intersection Improvements



City of Oak Park Heights Comprehensive Plan

Transportation Plan Map

Source: Bonestroo Engineering,
 The City of Oak Park Heights, &
 Northwest Associated Consultants.
 February, 2008.

TRANSPORTATION PLAN

The table as follows provides guidelines for access control based upon Mn/DOT information. The land use categories apply to existing and future development in Oak Park Heights. The term rural should be applied to those roadway segments not planned for immediate urbanization, including agricultural or sparsely developed areas. Urban refers to those areas that are commonly urbanized or planned for development in the short term, including most suburban-type development. The urban use should be applied to the area of the City that is fully developed.

The access guidelines should be used for all plat and site plan reviews. In that these guidelines are used as part of a plan and not an ordinance, reasonable discretion could be applied to each site. Washington County and Mn/DOT will give approvals for access to all of the roadways under their respective jurisdictions.

MINNESOTA DEPARTMENT OF TRANSPORTATION – ACCESS CONTROL				
Principal Arterials				
Full Grade Separation	Interchange Access Only			
Rural, ExUrban and By Pass	1 mile	½ mile	1 mile	By deviation only
Urban Urbanizing	½ mile	¼ mile	½ mile	By exception or deviation only
Urban Core	300-660 feet dependent upon block length		¼ mile	Permitted subject to conditions
Minor Arterials				
Rural, ExUrban and By Pass	½ mile	¼ mile	½ mile	Permitted subject to conditions
Urban Urbanizing	¼ mile	⅛ mile	¼ mile	By exception or deviation only
Urban Core	300-660 feet dependent upon block length		¼ mile	Permitted subject to conditions
Collectors				
Rural, ExUrban and By Pass	½ mile	¼ mile	½ mile	Permitted subject to conditions
Urban Urbanizing	⅛ mile	NA	¼ mile	Permitted subject to conditions
Urban Core	300-660 feet dependent upon block length		⅛ mile	Permitted subject to conditions
Source: Minnesota Department of Transportation				



TRANSPORTATION PLAN

TRAFFIC ANALYSIS ZONES

The Transportation Plan must include the allocation of the Metropolitan Council's 2030 population, household and employment forecasts separated into Traffic Analysis Zones (TAZ). The Metropolitan Council has provided the City a TAZ map with the zones indicated. The boundaries of these zones extend beyond the City limits and into adjacent jurisdictions. A map of the zones is found on the following page.

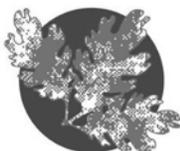
The allocation of population, household and employment numbers and forecasts for the years 2000, 2010, 2020, and 2030 is found below:

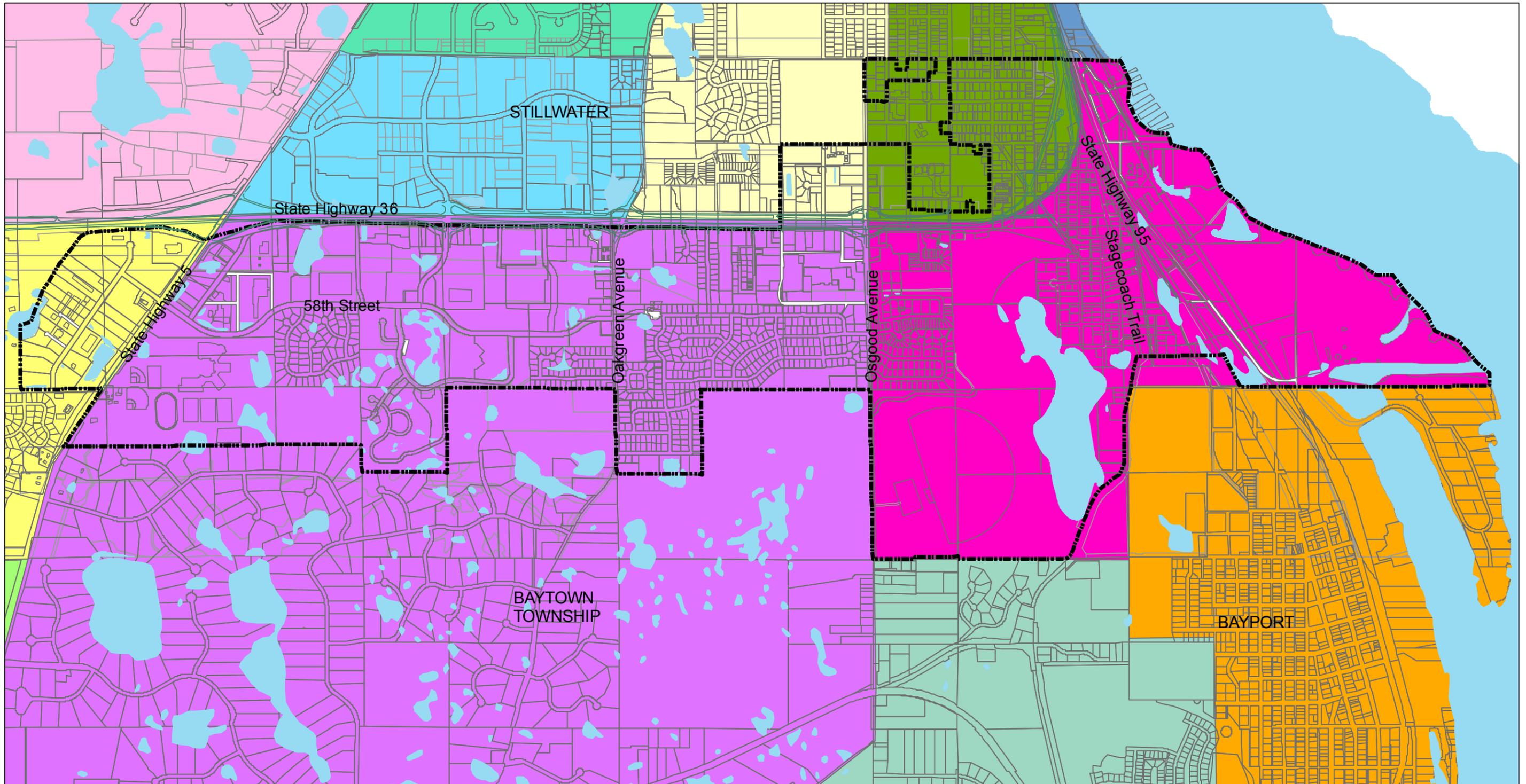
ALLOCATION OF FORECASTS TO TRAFFIC ANALYSIS ZONES (TAZ)												
TAZ	2000			2010			2020			2030		
	Pop	HH	Emp									
1130	1,707	690	1,025	2,900	1,275	1,350	3,300	1,400	1,500	3,575	1,550	1,700
1132	1,100	450	700	1,200	500	700	1,100	470	775	1,000	450	900
1134	770	308	850	750	300	950	700	300	1,000	675	300	1,050
1135	200	80	175	250	100	200	200	90	225	200	90	250
1197	0	0	250	0	0	400	100	40	600	250	110	700
Total	3,777	1,528	3,000	5,100	2,175	3,600	5,400	2,300	4,100	5,700	2,500	4,600
Source: Metropolitan Council												
Pop = Population Forecasts HH = Households Forecasts Emp = Employment Forecasts												

ST. CROIX RIVER CROSSING / HIGHWAY 36

The City will continue to work with Mn/DOT on plans and timing for the bridge and improvements to Highway 36. The City recognizes the benefit of the bridge to the residents of Oak Park Heights and the St. Croix Valley, but will not provide municipal consent until such time as there is agreement between the two parties on remaining issues. The most critical issue is moving City utility lines within the corridor and the costs associated with that portion of the project.

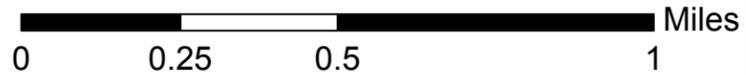
Without construction of the bridge in the near future, the City will also need to work with Mn/DOT on issues related to frontage roads and critical Highway 36 intersections within the City. The at-grade crossings at Norell Avenue, Oakgreen Avenue, and Osgood Avenue will need to be monitored and improved to ensure adequate traffic flow levels and to assure the safety of drivers and pedestrians at these locations.





Traffic Analysis Zones (TAZs)

1129	1133	1137	Water
1130	1134	1138	City Limits
1131	1135	1196	
1132	1136	1197	



City of Oak Park Heights Comprehensive Plan

Traffic Analysis Zones (TAZs)

Source: Bonestroo Engineering,
The City of Oak Park Heights, &
Northwest Associated Consultants,
February, 2008.

SYSTEM IMPROVEMENTS / EXTENSIONS

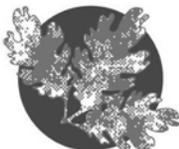
One of the most significant City issues within its roadway network is Oakgreen Avenue and the need to rebuild the street to an urban section. A portion of the improvements would be made by Mn/DOT as part of rebuilding the intersection of Oakgreen Avenue and Highway 36. Recognizing that the Mn/DOT portion of the project may be a number of years in the future, the City may elect to construct at least a portion of the roadway earlier in conjunction with the residential development that continues in the area. Intersection improvements at Norell and Osgood Avenues are also a priority that must be resolved with Mn/DOT.

The Land Use Plan indicates possible annexation of the area south of Highway 36 at Manning Avenue. If the annexation occurs, the City would consider the extension of 58th Street to Manning to complete this east/west corridor in the newer portion of the City. The extension would also include bicycle and pedestrian trails to Manning. Preservation of right-of-way within the existing City limits at this time will be necessary for future completion of this corridor.

As part of the issues and opportunities discussion, residents and City officials noted that with increasing traffic volumes, the City and County would need to monitor traffic issues on Osgood Avenue and Stagecoach Trail. Construction of the St. Croix River Crossing would impact volumes but with increasing development to the south in Bayport and Baytown Township, the City would need to work with the County in assuring adequate and safe traffic flow on these roadways.

STREET RECONSTRUCTION PROGRAM

One of the transportation policies indicates a continuation of the street reconstruction programs to maintain the local utility and street network. The City Council and City staff will need to continue to maintain the condition of the City streets and determine a timeline to complete the necessary sections of the network. As part of the budgeting process, the City Council will also need to continue to set aside funds to eventually complete this expensive rehabilitation program.



RAIL FACILITIES

The City of Oak Park Heights will work with representatives of Union Pacific on any rail transportation issues that arise. It is expected that the Allen S. King Plant will continue to receive all of the coal shipments via this rail line.

The 2030 Transportation Plan does not indicate any light rail corridors that would access Oak Park Heights or neighboring communities in the St. Croix Valley.

AIRPORTS

There is no impact to Oak Park Heights resulting from the Lake Elmo Airport and the City is not within the airport influence area. The City regulates building and structure height as it relates to navigable air space.

BUS / TRANSIT SERVICE

One of the issues raised by City officials and residents was the lack of mass transit options for people in Oak Park Heights and the St. Croix Valley. The service is only designed to serve weekday commuters with no weekend trips. The 2030 Transportation Plan does not call for any significant changes to the level of service to Oak Park Heights, but plans for a potential new park and ride facility at Highway 36 and Highway 5.

The City will continue to work with Metro Transit officials on continuing and expanding bus service for Oak Park Heights. Additionally, the City continues to support the local transit service provided by the St. Croix Circulator. This service is especially important for elderly residents and those that are less independently mobile. Expansion of this service may be necessary as the population of the St. Croix Valley grows older and less mobile. The Transportation Plan on a previous page includes the transit plans included in the 2030 transit plans.

PEDESTRIAN / BICYCLE FACILITIES

The pedestrian and bicycle plan for the City is found in a separate section of this Comprehensive Plan document.





Community Facilities

Comprehensive Plan 2008

COMMUNITY FACILITIES - INTRODUCTION

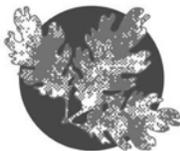
INTRODUCTION

Community facilities include those lands, buildings, or services and systems which are provided on a public or semi-public basis in the interest of or the benefit to the residents of the community. Their importance should not be under-estimated in that they are offered as a necessity for sustaining life within the community and are therefore, a major contributor to the quality and safety of living in the City.

In order to enhance the quality of life within Oak Park Heights, it is fundamental that adequate community facilities include parks, open space, administrative offices, essential community buildings and public utilities.

Public utilities are an important factor in regulating development of particular areas of the City and areas planned for future annexation. Fair and equitable assessment policies for landowners and developers are also a necessary element of utility extension.

Government buildings and facilities, such as parks and trails, play a major role in providing necessary community amenities and in projecting a positive image for the City. These facilities reflect Oak Park Heights' commitment and dedication to provide its residents with a quality living environment.



COMMUNITY FACILITIES - PHYSICAL PROFILE

FACILITIES AND SERVICES

The City of Oak Park Heights offers a wide range of City services and facilities for its residents and people who visit the community. In addition to the usual public works, recreation and governing features of the City, there are excellent education, social service providers and facilities in the community. A map of the community facilities is found on the following page. A review of the services and facilities is as follows.

ADMINISTRATION

The operation of the City is governed by a five member City Council, which includes the Mayor, elected to staggered four year terms. Day-to-day operations of the City are the responsibility of a full-time City Administrator.

PUBLIC BUILDINGS AND FACILITIES

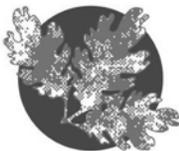
The City of Oak Park Heights City Hall facility is located in the central area of the City, south of Highway 36 and east of Oakgreen Avenue at 14168 Oak Park Boulevard North, as identified on the Community Facilities Map. This building houses the City Council Chambers, City Administration, Police Department and Public Works.

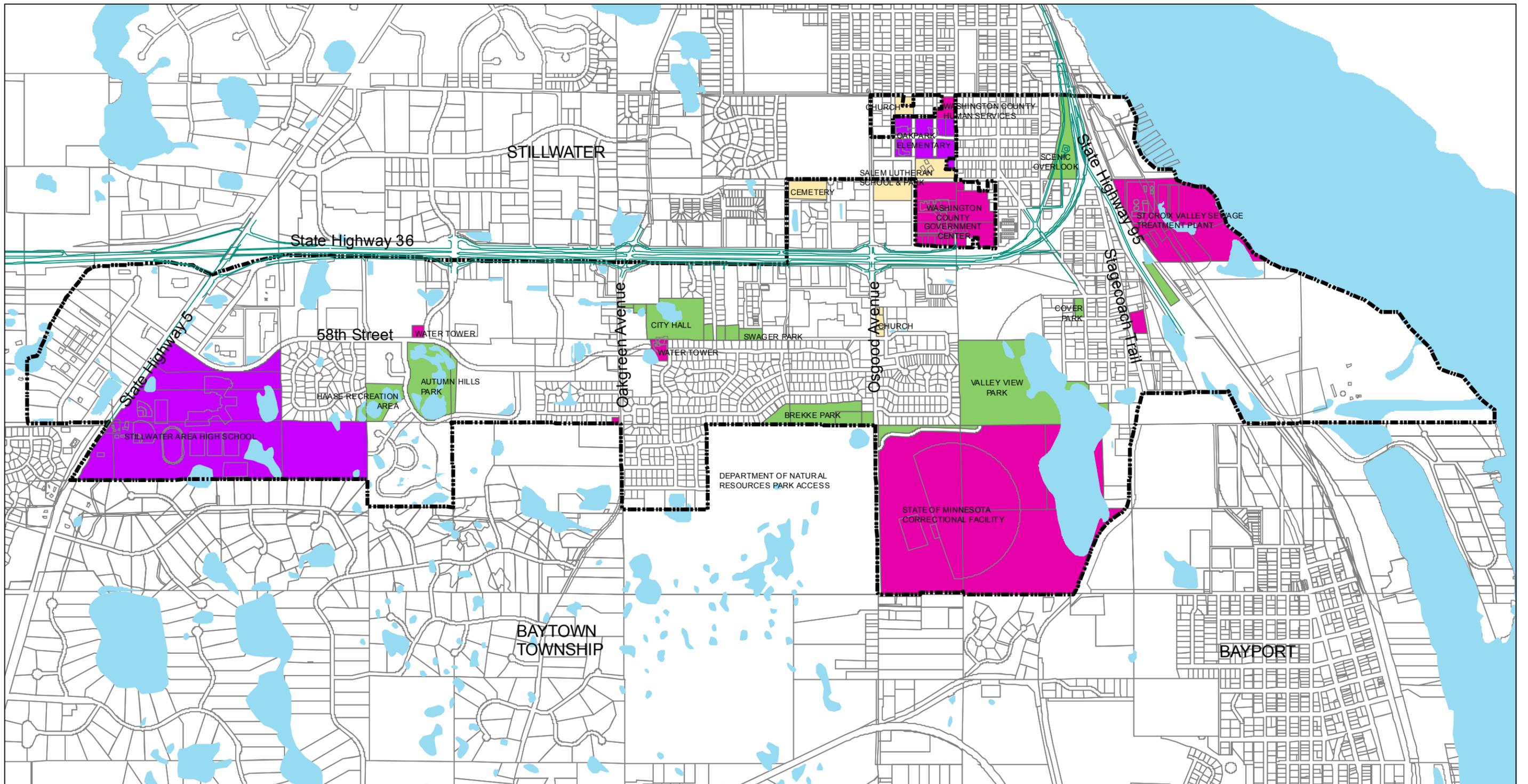
POLICE PROTECTION

The City of Oak Park Heights provides police protection to the community through its own Police Department. The Police Department is headquartered in the City Hall building, located at 14168 Oak Park Boulevard North. The Police Department provides for public safety protection 24 hours a day, seven days a week to Oak Park Heights in compliance with all City Ordinances and State and Federal laws.

FIRE PROTECTION

Oak Park Heights is provided fire protection through contract with the City of Bayport Fire Department. The Bayport Fire Department is an all volunteer department that is located at 301 Second Avenue North, Bayport.

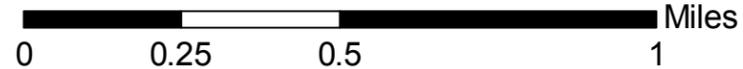




NAC NORTHWEST ASSOCIATED CONSULTANTS, INC.
 1500 Glen Memorial Highway, Suite 202, Golden Valley, MN 55424
 Telephone: 763.251.2895 Fax: 763.251.2561 planning@nacpartners.com

- Community Facilities
- Existing Parks
- Municipal/Washington County Facilities
- Quasi-Public Facilities
- School Facilities

- Water
- City Limits



City of Oak Park Heights Comprehensive Plan

Community Facilities

Source: Bonestroo Engineering,
The City of Oak Park Heights, &
Northwest Associated Consultants.
February, 2008.

COMMUNITY FACILITIES - PHYSICAL PROFILE

HOSPITAL/AMBULANCE SERVICE

The nearest hospital for the Oak Park Heights community is provided through Lakeview Hospital at 927 Churchill Street in Stillwater. The hospital also provides full emergency medical service and an all paramedic ambulance squad.

PUBLIC WORKS

The City of Oak Park Heights has its own Public works Department, employing four full-time individuals. The responsibilities of the Public Works Department are primarily maintenance and repair of the City's streets and facilities. In addition, street maintenance and snow removal from City streets is handled partly by a private contractor. Public Works offices and equipment is located at the City Hall site.

SCHOOLS

The City of Oak Park Heights is entirely within Independent School District 834. The current and projected enrollments for the Stillwater Area School District are illustrated in the table below:

SCHOOL DISTRICT ENROLLMENT			
	Oak Park Elementary	Stillwater Area High School	District Total
2006	378	2,266	9,087
2007 (Estimate)	422	2,320	8,995
2008 (Estimate)	420	2,262	8,903
2009 (Estimate)	417	2,231	8,818
Source: Stillwater Area School District 834			

The 2006 enrollment numbers are based upon an actual count taken in October of that year. The 2007-2009 estimates were done in 2004 and will likely exceed the actual enrollment numbers.

The Stillwater Area High School is located within the City of Oak Park Heights at 5701 Stillwater Boulevard North. The high school facility includes outdoor athletic fields and a significant amount of open space on its site in west Oak Park Heights. Oak Park Elementary, which is located in Stillwater at 6355 Osman Avenue North, also has a recreation area on its site located in northeast Oak Park Heights. This area includes sand areas and playground equipment for use by younger children.



COMMUNITY FACILITIES - PHYSICAL PROFILE

PARKS AND TRAILS

The Oak Park Heights parks and trail system is highlighted in detail in the Parks and Trails chapter of the Comprehensive Plan. A separate Parks and Trails Plan will also be completed as a separate document to the Comprehensive Plan.

WATER SERVICE

Property within Oak Park Heights is served by a municipal water system. The existing system draws water from two wells, which have a peak production capacity of 2.4 million gallons per day (MGD). The water is treated and fluoride added. The water distribution system consists of two elevated storage facilities which provide total storage of 750,000 gallons.

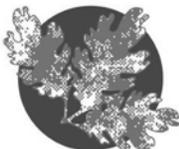
The City's Engineer, Bonestroo, has completed a Water System Plan that provides for background information and water system planning. A copy of the Water System Plan is found in the Appendix section of this plan.

SANITARY SEWER SERVICE

Public sanitary sewer service is provided to almost every residence, business and property in the community. The City's Engineer, Bonestroo, has completed a Sanitary Sewer System Plan that provides the background information and sewer plans. A copy of the Sanitary Sewer System Plan is found in the Appendix section of this plan.

LOCAL WATER PLAN

The City's Engineer, Bonestroo, has completed a Local Water Plan for the City that provides the background and plan for storm sewer planning. A copy of the Local Water Plan is found in the Appendix section of this plan.



COMMUNITY FACILITIES - GOALS AND POLICIES

INTRODUCTION

Community facilities include those lands, buildings, services and systems that are provided to the public in the interest of, or benefit to, the residents of the community. Their importance should not be under-estimated in that they are a necessity for sustaining an urban environment and are a major determinant of the quality and safety of urban living. The following goals and policies are to serve as guides for the planning, implementation and maintenance of community facilities.

GENERAL GOALS AND POLICIES

Goal 1: Maintain and improve existing services, facilities and infrastructure to meet the needs and interests of the community.

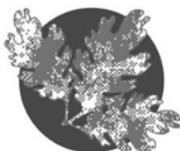
Policies:

- A. Continue to implement a Capital Improvement Program that addresses the repair and improvement of community facilities including streets, utilities, storm water management, community buildings, and parks.
- B. Periodically evaluate the space needs of governmental and public service buildings.
- C. Monitor and maintain all utility systems to ensure a safe and high quality standard of service on an ongoing basis.
- D. Update street, water, storm sewer and sanitary sewer plans by the City Engineer on an as needed basis or as required by other jurisdictions.
- E. Promote and encourage cooperation and coordination between governmental units to avoid duplication of public service facilities and services.

Goal 2: Plan and provide public facilities and services in a coordinated and economic manner on a basis that is consistent with the nature of existing and proposed development within the community.

Policies:

- A. Prohibit extension of service to properties outside the corporate limits without an agreement as to the annexation of that property.
- B. Discourage the expansion of public sewer and water services into areas:
 - 1. Not contiguous to existing development or service areas.
 - 2. Areas not within the current limits of the service boundary.
 - 3. When a burden is placed upon the City to expand the urban service area prematurely.



COMMUNITY FACILITIES - GOALS AND POLICIES

- C. Locate easements for utility systems according to uniform standards, providing for ease of access for maintenance and repair and minimal disruption of other activities or area.
- D. Minimize the impact of required utility facilities and services upon surrounding land uses.
- E. Encourage and promote underground installation of all new utility services and require, when feasible, the conversion of existing overhead systems to underground.
- F. Encourage the protection of ground water recharge areas.
- G. Preserve natural drainage to the extent possible.

Goal 3: Utilize public improvements as a means for continuing civic beautification and an impetus for stimulating investment in private property.

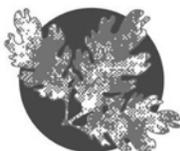
Policies:

- A. Work to enhance the local shopping environment through public improvements to contribute to the areas' identity.
- B. Keep all public buildings and grounds well maintained.
- C. Adequate screen, landscape and buffer public facilities in order to minimize their impact on surrounding uses and enhance the community and area in which they are located.

Goal 4: Maintain, update, and improve public buildings and support regional facilities that benefit the community.

Policies:

- A. Plan for public works building expansion and storage areas.
- B. Review the City Hall needs assessment study and plan for necessary improvements.
- C. Work with the Bayport Fire Department in exploring the possibility of locating fire and emergency equipment in Oak Park Heights.
- D. Cooperate with other area communities in securing a site and constructing a YMCA facility.



COMMUNITY FACILITIES PLAN

INTRODUCTION

The Physical Profile and the Goals and Policies provide the background and foundation for the Community Facilities Plan. This section will address the public facilities and services that the City of Oak Park Heights now maintains and will provide as the City completes its infill and redevelopment.

PUBLIC BUILDINGS AND FACILITIES

As of the completion of this plan section, the City is studying the issues related to the needs assessment for the City Hall complex. The options include remodeling the existing City Hall facility or building a new City Hall. The need for additional public works building space and outdoor storage area will continue to be a part of this discussion. The City has moved forward with the initial steps of securing funding for the project. In early 2008, the City will make decisions of whether to remodel or construct a new facility.

The City will also continue to participate with the development of a regional community recreation facility. This will be a joint effort between the Cities of Oak Park Heights, Stillwater, Bayport, and Lake Elmo.

POLICE AND FIRE

The City's police and fire services adequately serve the emergency protection needs of the community at this time. The contract with the Bayport Fire Department has served the community well and will be continued into the future. The City will need to continue to monitor its needs for fire and ambulance service, especially as the elderly population of the community grows. The City has in the past proposed the possibility of a fire station or housing equipment at the Oak Park Heights City Hall. That issue will likely be revisited in coming years.

PARKS AND TRAILS

The Parks and Trails chapter of the Comprehensive Plan provides a summary of the background, policies and plans. A separate Parks and Trails Plan will be completed as a separate document to the Comprehensive Plan.



WATER SERVICE

The Water System Plan, prepared by the City Engineer, Bonestroo, is found as attached in the Appendix of this document.

SANITARY SEWER SERVICE

The Sanitary Sewer Service Plan, prepared by the City Engineer, Bonestroo, is found as attached in the Appendix of this document.

The City has a limited number of properties on individual sewage disposal systems. The City has adopted the Washington County model for regulating the specifications, installation and maintenance of on-site individual sewage treatment systems in Oak Park Heights.

LOCAL WATER PLAN

The Local Water Plan, prepared by the City Engineer, Bonestroo, is found as attached in the Appendix of this document.

The City has adopted a stormwater drainage ordinance to establish standards for regulating development procedures as it affects erosion and sediment control. Additionally, the City has adopted an ordinance to regulate the development on restorative soils.

CAPITAL IMPROVEMENT PROGRAM

On a yearly basis, the City Council develops a Five Year Capital Improvement Plan. The program for the years 2008-2012 is found in the Appendix of this document.





Administration

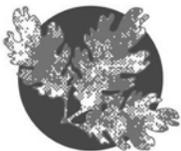
Comprehensive Plan 2008

INTRODUCTION

Administration and implementation of the Comprehensive Plan are an important aspect of the development of the plan. In essence, unless the plan and related development tools are constantly referenced and utilized in combination with long range community decision-making, the efforts spent on their development become waste.

The administrative function of the City is to provide an efficient level of public service, assure that there is an adequate tax base and funding sources, and provide current and effective plans, programs, codes and ordinances. The City must provide a high level and quality of services while not placing an undue tax burden on property owners. Additionally, elected and appointed officials must be able to communicate with citizens and facilitate the level of public participation and input to provide an effective system of government.

Staffing, community identity, public relations, zoning and subdivision regulations, capital improvement planning, and economic development are issues that must be addressed as a result of the comprehensive planning process. The issues listed below are seen as the most critical element of an administrative planning program and should receive priority in implementation. Annexation and jurisdictional issues must also be discussed as it relates to cooperation with the Cities of Lake Elmo and Bayport and with Baytown Township.



ADMINISTRATION – GOALS AND POLICIES

INTRODUCTION

Implementation of the Comprehensive Plan will require the City to take specific administrative and operations actions. Goals and policies to guide these actions are established here for general administration, codes and ordinances, public safety, finance and public participation. The following text provides statements of the administrative goals and policies.

Goal 1: Maintain and enhance Oak Park Heights' positive identity.

Policies:

- A. Establish a cohesive image for the entire community through the uniform application of community promotion, design and service.
- B. Build on community strengths such as strong residential neighborhoods, quality local government, quality municipal infrastructure, and excellent school and park amenities in defining the City's identity.
- C. Remain proactive in addressing outstanding City issues or concerns that may detract from the City's identity.

Goal 2: Encourage planning on a regional level and promote cooperation among neighboring jurisdictions.

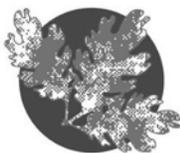
Policies:

- A. The City will continue to work with neighboring Cities of Stillwater, Lake Elmo and Bayport, Baytown Township, and Washington County on issues of regional importance.
- B. The City will continue to work with neighboring cities and the township for sharing of necessary services and City boundary issues.

Goal 3: Respond to the concerns and issues of Oak Park Heights residents.

Policies:

- A. Maintain good communication with City residents and businesses through direct contact, open meetings, television, websites, newsletters, outreach programs, and project bulletins.
- B. Remain proactive in addressing planning issues, code enforcement, and nuisance complaints raised by the citizens and local businesses.
- C. Continue support for police and fire programs and activities that maintain peace, order, and safety.



ADMINISTRATION – GOALS AND POLICIES

- D. Maintain communication between the City, County and the School District to address ongoing community, regional and school issues.
- E. Make use of public media, notably area newspapers, radio stations, newsletters and City website, as a means to keep citizens informed of City projects and development and/or redevelopment projects.

Goal 4: Continue to operate the City within a fiscally sound philosophy.

Policies:

- A. Maintain and enhance the City's local tax base.
- B. Annually review and update the City's Capital Improvement Program for the management, programming, and budgeting of improvement needs.
- C. Utilize special assessments and/or special taxing districts in assigned costs for public improvements to benefiting parties.
- D. Utilize cooperative agreements to share facilities and take advantage of inter-governmental shared services to avoid duplication and expense.
- E. Annually review and analyze the City's financial position and debt service to ensure proper fiscal programming and management.

Goal 5: Protect property values and maintain a strong and diverse tax base.

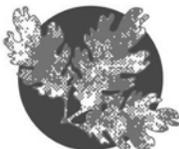
Policies:

- A. Promote private reinvestment in Oak Park Heights properties through building renovation, expansion, maintenance, and redevelopment.
- B. Provide assistance and information with regard to available programs that may assist local property owners in building renovation and expansion.
- C. Enhance local tax base within the City by encouraging new, high quality commercial buildings and expansions.
- D. Maintain a Capital Improvement Program to assure that high quality public infrastructure accompanies private investment.

Goal 6: Address issues related to the changing demographics of the community including specific demands on housing, transportation services, education and recreational needs.

Policies:

- A. The City will continue to monitor population changes or influx of age groups within the community.



ADMINISTRATION – GOALS AND POLICIES

- B. The City will cooperate with other governmental agencies, social service providers, and educational leaders to provide the transportation, education, service and recreational needs of the community.
- C. The City will continue to implement housing programs addressing community housing needs as a whole, but also working to provide adequate levels of housing for those growing population groups including students, working individuals and families, and the elderly.

Goal 7: Improve substandard and/or distressed properties.

Policies:

- A. Inform local property owners of the regulations, programs or incentives that may assist them in the maintenance or renovation of their properties.
- B. Encourage the private redevelopment of substandard or obsolete properties. Public assistance may be applicable where the redevelopment is consistent with the goals of the Oak Park Heights Comprehensive Plan and within the financial capabilities of the City.
- C. Redevelop select, commercial/industrial properties which display deteriorated building conditions, obsolete site design, incompatible land use arrangements and high vacancy levels.

Goal 8: Review, update, and establish new plans, codes and ordinances, as needed, to respond to the changing needs of the City and for community improvement.

Policies:

- A. Periodically review the provisions of the Zoning and Subdivision Ordinance, and Design Guidelines to respond to the changing needs of development and redevelopment areas.
- B. Periodically review the Comprehensive Plan on a formal basis to ensure that it is current and reflective of the community's interest and changing needs.

Goal 9: Maintain the current programs and strategies to provide incentives to new development in the community, as well as the retention and growth of existing area businesses.

Policies:

- A. Development incentives will be applied to projects that either enhance the tax base, land use, or provide job opportunities.



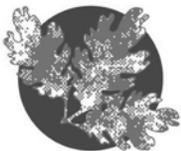
ADMINISTRATION – GOALS AND POLICIES

- B. Within economic capabilities, provide those public services and facilities to existing businesses to help ensure their satisfaction with locating in the community.
- C. Utilize tax increment financing, tax abatement, and other financing programs for projects which meet the objectives of the City.
- D. On projects of a magnitude which warrant it, involve state and regional incentive programs to leverage local economic development resources.
- E. Work with businesses presently existing in the City on plans and programs for expansion and enhancement.
- F. Identify and promote economic development which takes advantage of market opportunities afforded by the major transportation corridors such as Highways 36, 5, and 95.
- G. Identify and promote economic development which makes use of recreational market opportunities which result from the area's natural amenities.
- H. The City will continue to work with the Greater Stillwater Chamber of Commerce on issues related to the promotion of tourism and local business.

Goal 10: Continue investment in programs to maintain and enhance the public safety of residents and visitors to Oak Park Heights.

Policies:

- A. Continue support for police and fire programs and activities that maintain peace, order and safety.



INTRODUCTION

The administrative and governing function of the City is to provide an efficient level of public service, assure that there is an adequate tax base and funding sources, and provide current and effective plans, programs, codes and ordinances. The City must provide a high level and quality of services while not placing an undue tax burden on property owners. Additionally, elected and appointed officials and staff must be able to communicate with citizens and facilitate the level of public participation and input to provide an effective system of government.

The Mayor and four Council members comprise the governing body for the City. They are elected on an at-large basis and serve a four year term. The City Council meetings are held in the Council Chambers of City Hall the second and fourth Tuesdays of each month.

Day-to-day operations of the City are the responsibility of the City Administrator and staff.

STAFFING

As the City continues to grow, staffing levels will need to be evaluated. The City will need to monitor staffing levels carefully and make adjustments as necessary.

COMMUNITY IDENTITY

Community identity has been identified as a significant issue for the City of Oak Park Heights. Stillwater, being the larger community with its historic downtown, is seen as the only city in the area. In recent years, the City of Oak Park Heights has made a greater effort in promoting recognition and identification. Use of the City name and logos on water towers and other public structures has helped the City to be recognized as another jurisdiction.

Construction of welcome signs at the primary entrances to the community is one way of further promoting recognition. Continued use of the area newspapers, cable TV, the City website, and the City newsletter are all ways to assist in promoting and identifying Oak Park Heights in the St. Croix Valley. Promotion of the City parks, and its developing lineal trail system that will provide access to other adjacent cities' trail systems and the regional trail system, is seen as a significant way of introducing people to Oak Park Heights. The City will continue to work on ways to promote the



community, its residential neighborhoods, and its business and industrial sites through the use of the media and internet.

PUBLIC RELATIONS

Oak Park Heights has an ongoing policy of providing effective public education regarding City activities. Such programs have numerous benefits, including greater public accountability and an increased awareness of City functions. Additionally, good communication with the other municipalities, area townships, the County and regional levels of government will be vital in this growing, diverse metropolitan area.

To continue and improve the lines of communication between the City government and its citizens, Oak Park Heights should continue to use announcements, newspapers, and other forms of public media such as the internet and cable access. Public support on projects or expansion will only be possible if the public is informed of various area plans and an open forum of opinions and comments is coordinated. The City will also continue to develop and enhance its relationship with other jurisdictions in the area and region. The City will work with the Cities of Bayport, Stillwater, Lake Elmo and other jurisdictions to continue promoting joint provision of services and coordination of activities. The quality of life of the overall area can only be enhanced if all the governments and public/private organizations work together to promote and develop the metropolitan area.

ZONING AND SUBDIVISION REGULATIONS

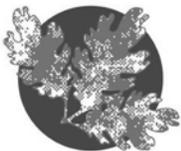
Obviously, a community's plans, programs, codes and ordinances are of value only if they are implemented and kept current. When such plans and ordinances become outdated, the City's ability to respond to community goals is hampered. To ensure that such plans are kept up to date, the City should regularly update its plans and codes as necessary.

The City has consistently kept its zoning and subdivision regulations current with the changing face of the community. In 1995, the City completed a major update of its Zoning Ordinance. There are a number of areas within the ordinance that could be reviewed and updated after the completion of the Comprehensive Plan. Additionally, the City will re-examine the Design Guidelines and update the standards to encourage more variety in building styles and architecture.



CAPITAL IMPROVEMENT PLANNING

The City of Oak Park Heights has an effective system of capital improvement planning that is scheduled or updated on a yearly basis. The Capital Improvement Plan is essentially a long range spending plan used to guide the community's expenditures according to need and the community's ability to pay. The program forces the City to look toward the future to anticipate its needs before it becomes evident. In order to fund such items as physical improvement or extensions of roadway and utilities to the City, the Capital Improvements Plan can be used as a planning tool. The City will update the Five Year Capital Improvement Program in 2007 that will be attached as an appendix to this Comprehensive Plan.





Parks and Trails

Comprehensive Plan 2008

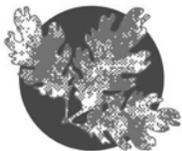
PARKS AND TRAILS - INTRODUCTION

INTRODUCTION

The issues identification process identified a strong desire by community leaders and residents to continue improving the existing park and trail system. Park improvements, additional park land, and trail connections were all discussed by the public and City officials. The goals and policies, as well as the plan, address the issues identified as part of the comprehensive planning process.

The City recognizes that the community is almost completely built out and new park land will not be created as a result of land subdivision. Three areas, the Xcel Ash Disposal Facility, the newly acquired property adjacent to Brekke Park, and a possible boat landing next to the St. Croix River would serve as new park areas within the City. The continuing emphasis in coming years will be on improvements within the existing parks and trail connections within the City and with surrounding communities and regional trails.

The following section is only a summary of the issues, goals, policies, and plans of the Park and Trail Plan. That plan, which updates the 1999 Comprehensive Park and Trail System Plan, will be completed in early 2008.



PARKS AND TRAILS - PHYSICAL PROFILE

EXISTING PARKS AND TRAILS

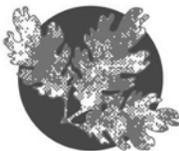
The Oak Park Heights park system offers numerous City parks distributed throughout the City and a trail system that nearly connects all parts of the community. The park facilities offer a full range of recreational activities. A list of the existing parks is as follows. A map of the existing park and trail locations is found on a following page.

The City of Oak Park Heights contains five established parks. The parks vary in size, location, and service. Parks play an important role, not only in their overall recreational benefit to the residents of Oak Park Heights but as a crucial destination point directly related to the establishment of trails. All are interrelated and each portion from the park land itself, all the way down to a single picnic table or foot of trail, plays an important role in completing a recreational link, therefore adding to the comprehensive system.

Valley View Park is the largest park within the City and is intended as a City-wide passive park for hikers, picnics and nature. It is viewed by the City as a very unique and positive amenity in the community given its dense vegetation, variation in topography, wetlands, and array of existing and potential uses. The park is an important link between the east portion of the City and Osgood Avenue (via its entrance drive, and/or through Brekke Heights or Valley View Estates residential subdivisions). Adjacent to the Valley View Park is the Allen S. King Plant ash disposal facility. Xcel Energy has closed portions of the disposal facility and created a trail system within the site. The City will continue to work with Xcel Energy to create a possible recreational facility when the disposal site is closed by 2010.

Brekke Park is a high quality, intensively utilized City park intended as an active area for field games and a playground area for toddler age and older. It is located adjacent to State of Minnesota land controlled by the Department of Natural Resources (DNR) and serves as a community playfield for residents in the south central portion of the City, primarily between Osgood and Oakgreen Avenues. The City will continue to work with the DNR to allow utilization of the property for open space, limited recreation and trails. In 2007, the City purchased the property at 5502 Osgood Avenue, adjacent to Brekke Park. The City will include plans for the new park land in its complete update of the Park and Trail Plan in 2008.

Swager Park serves as a neighborhood playground along the linear park system. The park is fairly centralized within the community and is located within a Xcel Energy easement. A trail has been constructed within the easement from just east of Swager Park, through the City to Highway 5.



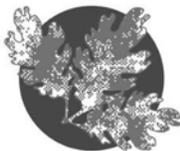
PARKS AND TRAILS - PHYSICAL PROFILE

Cover Park is the oldest and smallest park in the City and provides an active area for residents in the Village of Oak Park Heights neighborhoods who are otherwise somewhat segregated from the north and western portions of the City.

Autumn Hills Park and Haase Recreational Area serves as a neighborhood park and is surrounded by the Boutwells Landing senior community. The park serves as a focal point for residents from all areas of the City with the large play equipment area and the new park shelter with restrooms constructed in 2007. The recreational area features trails, utilities and natural areas adjacent to the Autumn Hills neighborhood and the Environment Living Center of the Stillwater Area High School.

On the following page is a list of the existing park components for each of the five City parks.

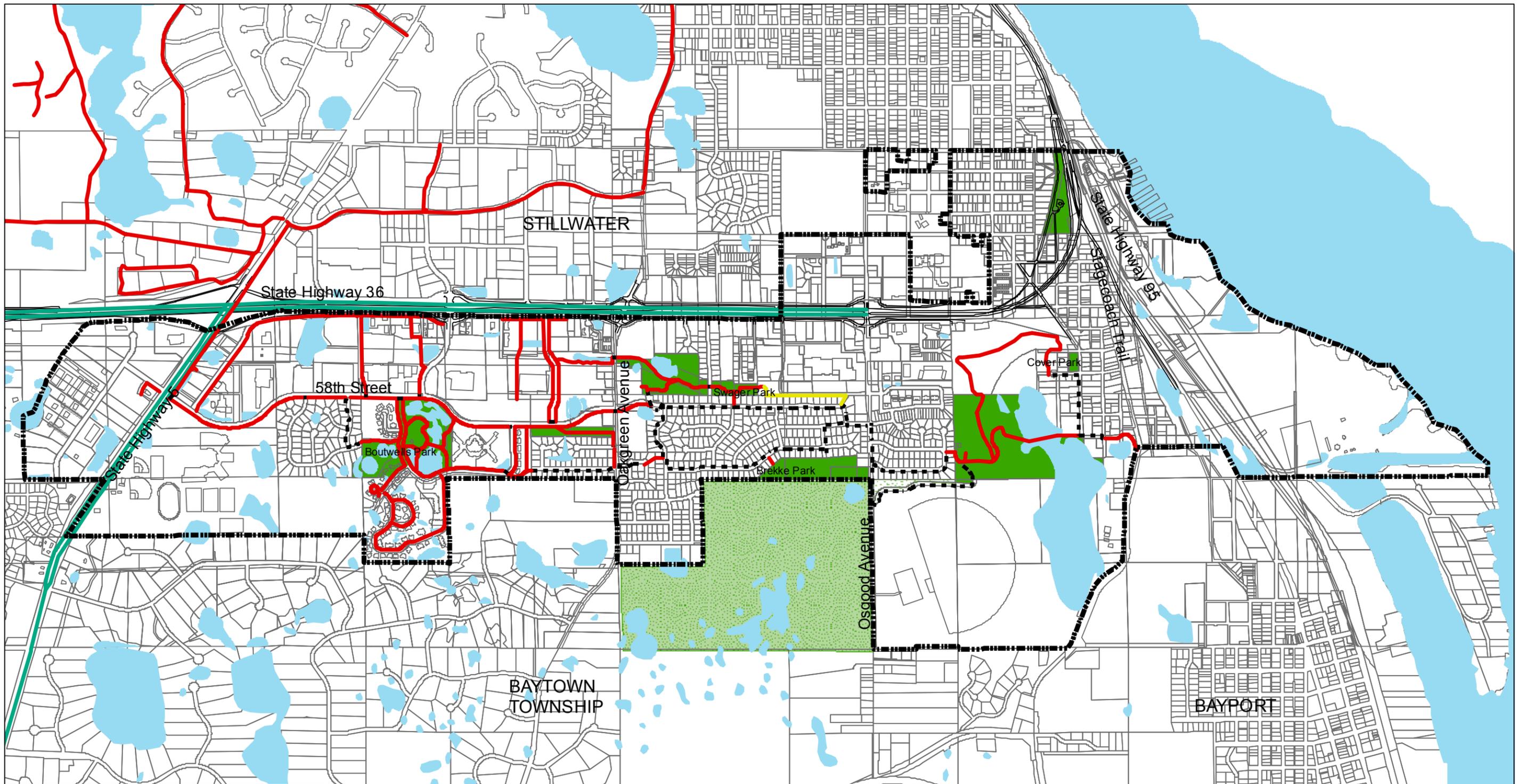
The map on a following page indicates the existing park and trail system. Efforts in recent years have been to complete the connections between parks and throughout the community. Additionally, as part of all residential and commercial development, new sidewalk and trail connections have been added.



PARKS AND TRAILS - PHYSICAL PROFILE

EXISTING PARK COMPONENTS					
	Valley View Park	Brekke Park	Swager Park	Cover Park	Autumn Hills Park
Size	65 acres	13 acres	1.4 acres	1 acre	24 acres
Picnic Shelter	✓ with bath	✓ with bath ADA access	✓		✓ with bath ADA access
Baseball/Softball		✓			
Hockey Rink		✓ free skate		✓ free skate	
Warming House		✓ with shelter ADA access		✓ with bath	✓ with shelter
Basketball Court		✓	✓	✓	
Tennis Courts			✓		
Soccer/Open Field		✓ youth only, Fall			
Play Set	✓	✓	✓	✓	✓
Swing Set	✓	✓	✓	✓	✓
Spring Animal	✓				
Horseshoe Pit	✓				
Grills	✓	✓	✓	✓	✓
Picnic Tables	✓	✓	✓	✓	✓
Bench/Seat	✓	✓		✓	✓
Bike Rack/Stand	✓	✓		✓	✓
Trail/Path Connection	✓	✓	✓	✓	✓
Trees/Shrubs	✓	✓	✓	✓	✓
Signage	✓	✓	✓	✓	✓
Source: City of Oak Park Heights					





Parks & Bikeways

- Municipal - Separated Off Street Trail
- Municipal - On Street Trail Route
- State
- Other (Private)
- City Parks
- Regional Parks
- Open Space
- Water
- City Limits



**City of Oak Park Heights
Comprehensive Plan**

Existing Parks & Bikeways

Source: Bonestroo Engineering,
The City of Oak Park Heights, &
Northwest Associated Consultants,
February, 2008.

PARKS AND TRAILS - GOALS AND POLICIES

INTRODUCTION

Goals and policies reflect the community's direction as it relates to its recreation system and provides more detailed guidance on park and trail development. Park and trail goals and policies were developed through an analysis of the issues identified in the Issues Identification phase of the process. Additionally, the policies were adopted to reflect the community's direction in land use growth and the resulting need for additional park land and facilities.

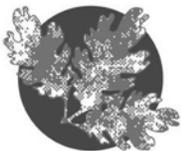
As with any policy plan, it is important to read the statements together rather than as disjointed declarations. Although conceptual development may leave the map out of date, it is expected that policies are more enduring.

GENERAL GOALS AND POLICIES

Goal 1: Plan and maintain an attractive and diverse system of parks that address the park needs of all segments of the community.

Policies:

- A. Identify present and future park needs on a regular basis for evaluation by the Parks Commission and City Council.
- B. Prepare an overall parks and trail master plan that includes detailed plans for each component of the park system.
- C. Land for parks will be acquired, planned and developed according to a park classification system which specifies the appropriate sizes, locations, service areas and equipment to best serve the City.
- D. Promote public participation in the park planning process.
- E. Ensure that cash and land dedication is in compliance with the overall plan for the City's park and trail system.
- F. Utilize cash in lieu of park dedication in smaller subdivisions to be used for development of larger City parks.
- G. Coordinate park and trail planning and funding mechanisms to provide pedestrian/bicycle access to and within parks.
- H. Identify areas of the community lacking in park, recreational and trail facilities for planning and programming of additional facilities and programs.
- I. Identify sources of funds to be utilized for acquisition, i.e., park and trail dedication fund, Capital Improvement Plan, bond issuance, grant programs, etc.
- J. The inclusion of environmentally sensitive areas (river frontage, tree groupings, native prairie, bluffs, unique vegetative associations, etc.) into park or trail facilities should be considered.



PARKS AND TRAILS - GOALS AND POLICIES

- K. Consider acquiring land for parks/trails at an early date to meet long range needs before development pressures render the property too expensive.
- L. Encourage recreation programs and facilities that maximize participation and overcome physical or economic limitations which may prevent equal opportunity, regardless of age, race, sex, religion, or place of residence.
- M. Coordinate facility development with the needs of community residents, athletic associations, civic groups, etc.
- N. Encourage year round use of park facilities.
- O. Consider the long term costs of maintenance and operation in a facility's design and development.
- P. Provide for the efficient maintenance and operation of clean, orderly, controlled, safe, and attractive parks and recreation areas.

Goal 2: Consider providing linkages within Oak Park Heights as well as to neighboring communities and regional systems by a safe and convenient multi-use trail/sidewalk system.

Policies:

- A. Create a City-wide trail and sidewalk system designed to minimize conflicts between pedestrians and motor vehicles.
- B. Minimize park and trail/sidewalk construction costs by constructing trails in conjunction with State, County, and City street improvements.
- C. Work with Mn/DOT on trail/sidewalk connections and construction as part of the St. Croix River Crossing and Highway 36 improvements.
- D. Parks and trails/sidewalks shall be constructed on a priority basis, according to Capital Improvement Plan/available funds with the following objectives:
 - 1. Trails/sidewalks along major streets which focus on pedestrian and bicycle safety and which provide direct access to City/regional destinations and parks.
 - 2. Trails/sidewalks that provide looping and interconnection within the City.
 - 3. Trails/sidewalks that will serve the most intensely used areas.
 - 4. Trail/sidewalk construction within existing parks and upon municipal property.
 - 5. Trail/sidewalk inclusion within new park/subdivision development.
 - 6. Development of safe pedestrian trail/sidewalk crossings whether on grade, below grade, or as overpasses.
- E. Ensure that the proper right-of-way widths are dedicated for sidewalks and trails during the subdivision process.
- F. Develop an ongoing planning process for the establishment of trail/sidewalk locations and maintenance of existing systems, and review the plans on a yearly basis to ensure that the needs and priorities are up-to-date.



PARK FACILITIES AND TRAILS

The residents of Oak Park Heights are rightfully proud of their extensive system of City parks and recreational facilities. While most of the existing areas and neighborhoods are served with park facilities, the Issues Identification process indicated that certain needs were not being met. When the full Park and Trail Plan is updated in 2008, additional input will be sought by the public and City officials in potential park needs. Within the Issues Identification section of the Comprehensive Plan, a list of potential projects was identified.

1. Extension of Brekke Park into adjacent single family property.

In 2007, the City purchased the property at 5502 Osgood Avenue for park use. The three acre parcel is located adjacent to Brekke Park and across Osgood Avenue from the entrance area to Valley View Park. The Park Commission will be considering potential uses for this area and ways to provide connections between the two parks as part of the Park and Trail Plan update in 2008.

2. Park/trail development on the Xcel Ash Facility.

The City will continue to work with Xcel Energy for development of the area for open space and recreational areas. The facility will be completely capped by 2010, allowing a number of passive and active uses on the property.

3. Development of a dog park.

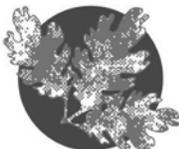
The City will consider this as part of the Park and Trail Plan update in 2008.

4. Development of a skate park.

The City would consider this as part of the Park and Trail Plan update in 2008.

5. Possible construction of a community swimming pool/regional recreational facility.

A swimming pool would be a significant monetary investment, both in terms of construction costs and long term maintenance. The City is working with nearby jurisdictions on development of a regional recreational facility that would likely be located in Lake Elmo and include swimming facilities.



6. Identify and close gaps in the trail system.

The City will continue to work toward completion of the trail system and closing off existing gaps. In 2007, the City completed significant segments of the trail system as reflected in the Existing Park and Trail Systems Map. The Proposed Park and Trail Plan identifies those segments that are yet to be completed.

7. Develop trails along Oakgreen Avenue.

In the Fall of 2007, the City authorized the construction of a trail segment between 55th and 56th Street North on the west side of Oakgreen Avenue. The City had already completed the segment between the linear trail and 56th Street North earlier in the year. The City will make a priority of completing trail segments and connections north of 58th Street on Oakgreen Avenue.

8. Provide a trail connection to Manning Avenue and to regional trail connections.

The trail connection from 58th Street to Manning Avenue will occur only if the properties are annexed to the City or there is cooperation with Lake Elmo to complete this connection. Right-of-way within Oak Park Heights should be secured to assure this access. Regional trail connections will be addressed in the Park and Trail Plan update.

9. Provide trail connections into the DNR property along and across Osgood Avenue.

The City will continue to work with the DNR on possible trail development into and within the DNR property. The City will also work on providing a crosswalk on Osgood Avenue to connect Brekke and Valley View Parks. Development of a tunnel under Osgood is also in the long range plans.

10. Develop recreational programs within the City park system. Provide programs for older children.

The City has not pursued recreational programs for its parks in the past. This should be discussed by the Park Commission. Cooperation with the School District and other organizations in the community that provide existing programs may be the preferred method of providing recreational programs.



REGIONAL PARKS AND TRAILS

The map on the following page indicates the regional park and trail systems in the St. Croix Valley near Oak Park Heights. The City will work with Washington County and Mn/DOT in providing trail connections from the City's system of trails. The City will also look to provide trail connections and encourage the development of the Minnesota Zephyr rail line into a trail that would connect Oak Park Heights to Stillwater.

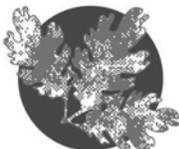
TRAILS

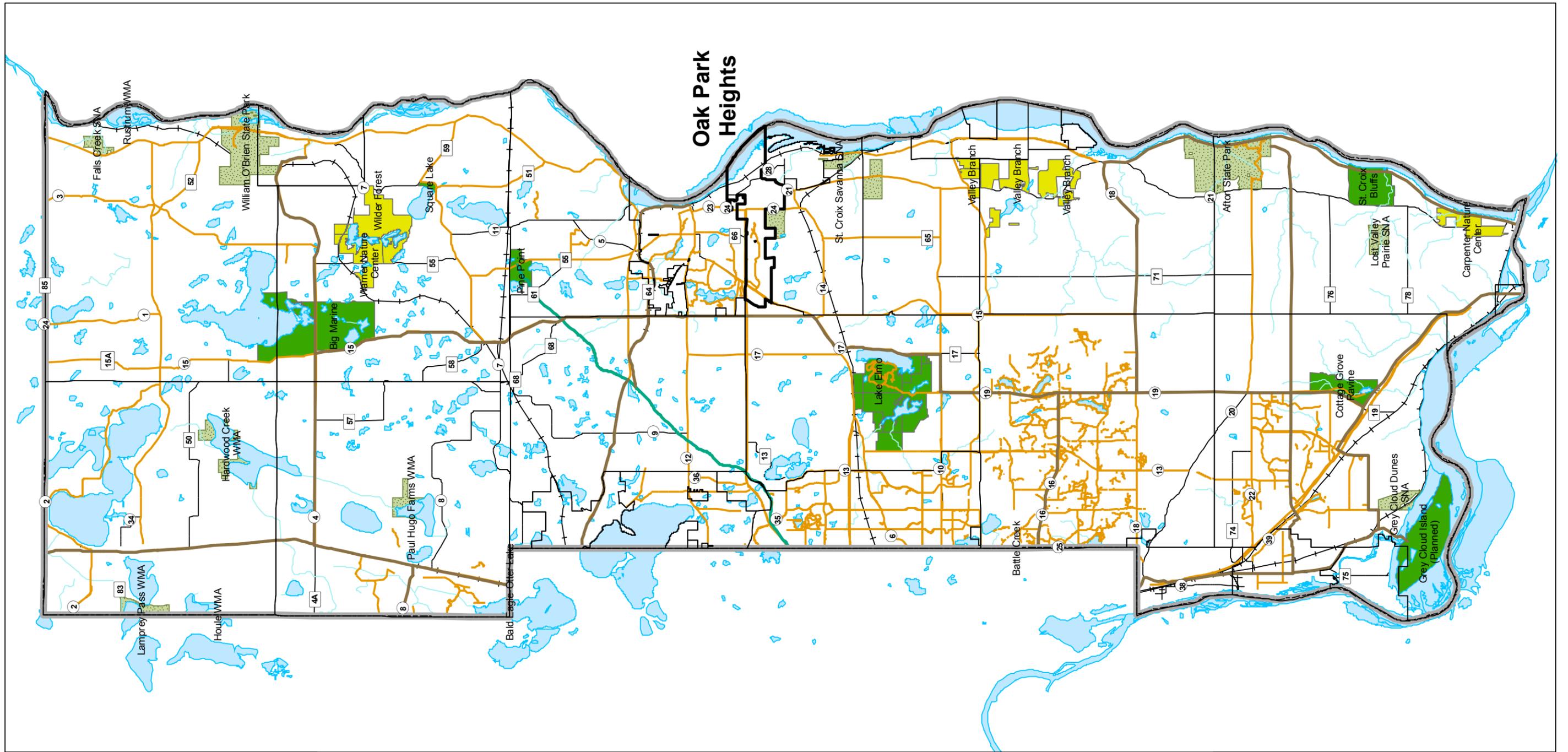
The Proposed Parks and Trails Map will be created as part of the update to the Comprehensive Park and Trail System Plan. The Issues Identification process indicated that there is a strong desire to continue the interconnection of neighborhoods, schools, commercial areas, public facilities, and parks. City staff has indicated that trails will be added as part of any City street projects, where possible, and as part of new and redeveloped commercial projects. The City will also work with Mn/DOT and Washington County on roadway upgrade projects, especially as it relates to the St. Croix River Crossing and Highway 36 improvements for trail development.

The trail plan will provide for the interconnection of neighborhoods, parks, schools and commercial areas. Emphasis shall be placed on a trail system that connects all areas of the community and interconnects to regional trail systems. The City will develop a more comprehensive trail plan that provides details on trail development, including specifications and an implementation plan for programming development of the system.

Development of a comprehensive bicycle and pedestrian trail system plan as part of a park and trail system plan for the community should incorporate the following:

1. Include trail routes within and interconnections to the areas planned for annexation.
2. Connections to and linking neighborhoods with the commercial and industrial/business park areas of the City.
3. Trail routes along major streets that have the most direct access to primary pedestrian destinations.
4. Where trails will connect neighborhoods to schools.
5. Where trails will serve commuter destinations.
6. Where trails lead to parks, playfields and other recreational facilities.
7. Where trails will link together separate portions of the sidewalks and trail systems with each other.
8. Where trails provide access to future regional trails.





Oak Park Heights



NAC NORTHWEST ASSOCIATED CONSULTANTS, INC.
 4800 Olson Memorial Highway, Suite 202, Golden Valley, MN 55422
 Telephone: 763.231.2555 Facsimile: 763.231.2561 planners@nacplanning.com

Existing Parks & Open Space

- Regional Parks
- State Parks
- Private Non-Profit Parks

Bikeways & Regional Trails

- Regional Trails
- State Trails
- Bikeways



City of Oak Park Heights Comprehensive Plan

Washington County Parks, Trails, & Open Space

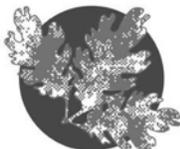
Sources: Metropolitan Council - www.datafinder.com,
 Minnesota Department of Natural Resources, &
 Northwest Associated Consultants, Inc.
 February, 2008.

PARK CLASSIFICATION SYSTEM

The future park lands within Oak Park Heights should be planned under a park classification system as part of a proposed Park and Trail System Plan. Using the identification system to program the level of development for each of the eventual parks will assist the City in planning for and scheduling the funding for completion of the facilities. Also, planning for types of park facilities and open space will maximize the use of park dedication funds.

A park classification system is intended to serve as a guide to planning, not as a blueprint. Sometimes more than one component may occur within the same site, particularly with regard to a specialized use within a larger park. Based upon national standards, a park system, at minimum, should be comprised of a core system of park lands with a total of approximately 10 acres of open space for 1,000 population. The City of Oak Park Heights offers more than 22 acres of park land for 1,000 population, a major benefit to the residents of the community. A listing and short description of park classifications is as follows:

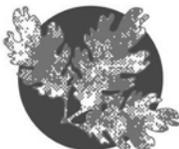
Neighborhood Playground	
Use	Designed to provide mainly passive activities with some active short-term activities
Service Area	Neighborhood size of 1,000 to 5,000 persons, within ¼ to ½ mile
Population Served	Ages 5 to 15, with informal recreation for groups of all ages
Desirable Size	1 to 5 acres
Acres/1,000 Population	1.0 – 2.0 acres
Site Characteristics	Open space for spontaneous play, play areas for both pre-school and school age children, multiple-use paved areas, limited field games, small court games, ice rinks, within easy walking/biking distance
Existing Playgrounds	Swagger and Cover Parks



PARKS AND TRAILS PLAN

Neighborhood Parks	
Use	Area for designated active and passive recreation areas
Service Area	½ to 1 mile radius to serve a population of up to 5,000 persons (a large neighborhood)
Population Served	Focus upon ages 5 through 39 with emphasis upon ages 5 through 18
Desirable Size	5 to 10 acres
Acres/1,000 Population	1.5 – 2.0 acres
Site Characteristics	Suited for multi-use recreation development, easily accessible to neighborhood population, geographically centered with safe walking and bike access, may include school facilities
Existing Parks	Autumn Hills Park

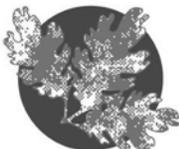
Community Playfields	
Use	A large recreation area with primarily athletic facilities designed to serve older children and adults
Service Area	1 to 1½ miles for urban areas/unlimited for rural communities, a minimum of one per community up to 30,000 maximum population
Population Served	All persons with focus upon ages 20 to 39
Desirable Size	10 to 25 acres
Acres/1,000 Population	2.0 – 5.0 acres
Site Characteristics	Athletic complex including lighting court and field games, community center or indoor recreation facility, swimming pool, ice rink, capacity for special events, must include support elements such as rest rooms, drinking water, parking and lighting
Existing Playfields	Brekke Park



PARKS AND TRAILS PLAN

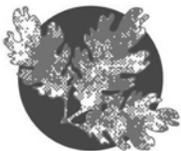
Community Parks	
Use	Area of diverse environmental quality which may include areas suited to intense recreational facilities such as athletic complexes, as well as passive type areas, depends largely upon the site location, suitability and community need
Service Area	Several neighborhoods, 1 to 4 mile radius for urban areas/unlimited for rural communities
Population Served	All ages, toddler to retiree, entire community for cities up to 25,000
Desirable Size	20 to 35+ acres
Acres/1,000 Population	5.0 – 10.0 acres
Site Characteristics	Provides for a combination of intensive and non-intensive development ranging from play equipment to trails, may include natural features, such as water bodies or forested land, must include support elements such as rest rooms, drinking water, parking and lighting
Existing Parks	Valley View Park, Xcel site in conjunction with Valley View will also be a community park

Natural / Conservancy Areas	
Use	Protection and management of the natural/cultural environment with recreational use as a secondary objective
Service Area	No applicable standard
Desirable Size	Sufficient to protect the resource and accommodate recreational uses
Acres/1,000 Population	Variable
Site Characteristics	Variable, depending upon the resource being protected
Existing Parks	Valley View (portions of this park are left in a natural state)



PARKS AND TRAILS PLAN

Schools	
Use	Facilities developed in association with schools which are intended for children's educational and recreational instruction, which on a secondary basis, provide opportunities for community residents, this shared usage is positive in that it allows for daytime usage by students, evening, weekend, and summer usage by all
Schools	Oak Park Elementary (in Stillwater), Stillwater Area High School, and the Environmental Learning Center
Facilities	<p>Oak Park Elementary has three small baseball fields, a field that is sometimes used for soccer, a small basketball court, and a playground.</p> <p>Stillwater Area High School has facilities for softball, baseball, football, soccer, tennis and track.</p> <p>The Environmental Learning Center provides educational training regarding environmental topics.</p>





Neighborhood Planning Districts

Comprehensive Plan 2008

NEIGHBORHOOD PLANNING DISTRICTS

INTRODUCTION

To facilitate detailed examination of development prospects for all areas of the community, Oak Park Heights has been divided into six neighborhood planning districts. The location of these planning districts is illustrated on the map following this introduction. The planning district boundaries were established by using the location of similar land uses and physical barriers.

This section of the plan outlines planning-related issues for the individual planning districts.

Planning District 1 consists of the far west portion of the City bordered by Highway 36 on the north, Highway 5 on the east, and 55th Street North on the south. The area is a developing business warehouse and retailing area.

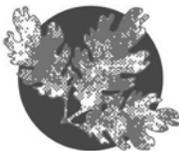
Planning District 2 consists of the area between Highway 5 and Oakgreen Avenue, south of Highway 36. It includes the Stillwater Area High School, the Boutwells Landing senior housing development, a significant commercial area along Highway 36, and single family development.

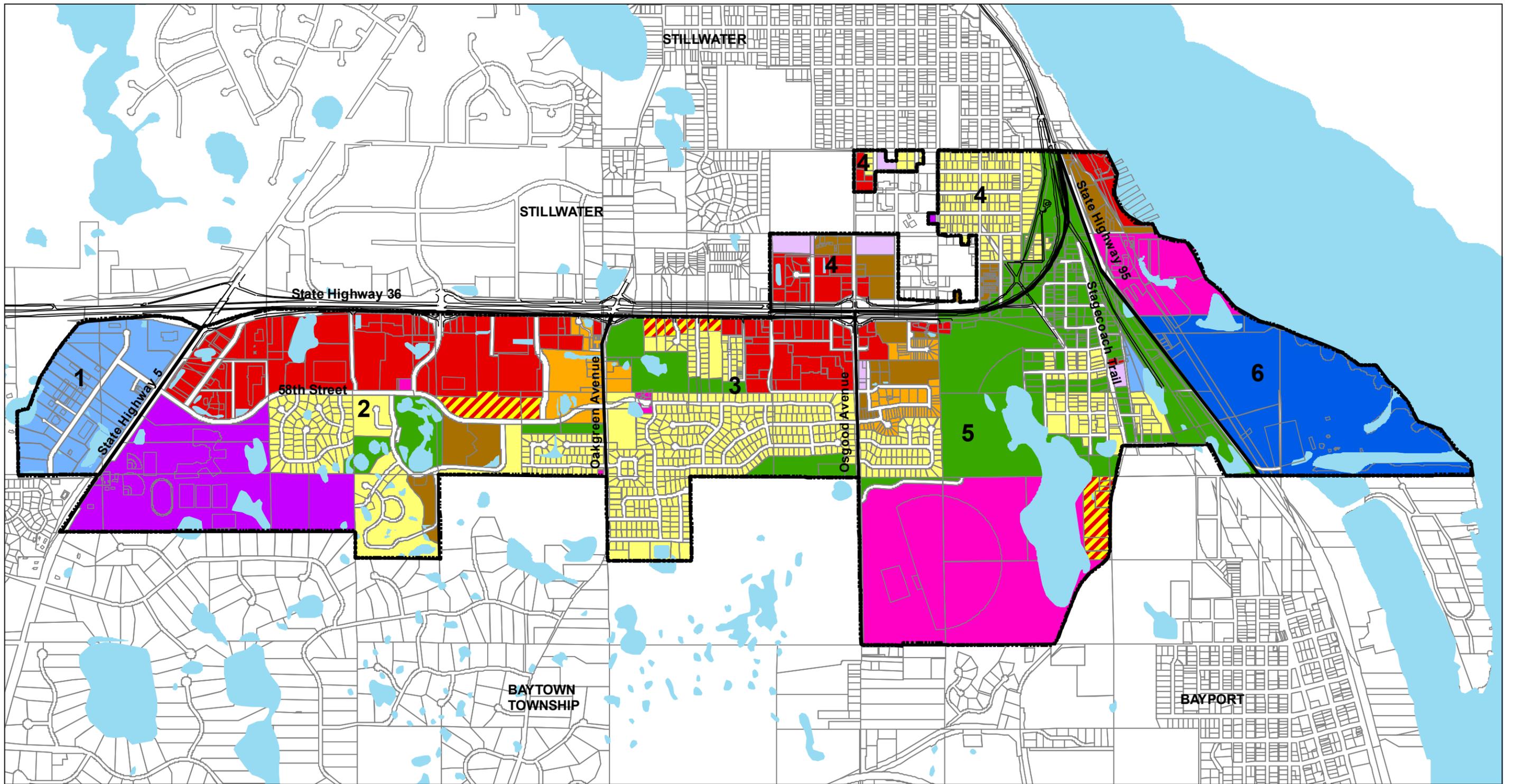
Planning District 3 includes the area between Oakgreen Avenue and Osgood Avenue south of Highway 36. Single family is the primary land use with commercial near Highway 36, including the Anderson Corporation offices at Osgood Avenue and Highway 36.

Planning District 4 includes all of the area north of Highway 36 including the small island surrounded by the City of Stillwater between Upper 63rd Street and Orleans Street. The area near Highway 36 is commercial and areas to the north are single family residential.

Planning District 5 consists of the area between Osgood Avenue and State Highway 95 south of Highway 36. The predominant land uses are the State Correctional Facility, Valley View Park, and the Xcel Allen S. King Plant ash disposal facility. There are two single family neighborhoods, multiple family development, and limited commercial at Highway 36 and Osgood Avenue.

Planning District 6 includes that area east of Highway 95 to the St. Croix River. The primary land uses are the Xcel Allen S. King Power Plant and Metropolitan Council Environmental Services wastewater treatment plant.





NAC NORTHWEST ASSOCIATED CONSULTANTS, INC.
 4400 Cass Street, Baytown, Texas 77520, Baytown, Texas 77520
 Telephone: 703.201.8525 Fax: 703.201.8527 Email: nac@nacpln-1.com

- | | |
|----------------------------|-----------------------------------|
| Low Density Residential | Commercial |
| Medium Density Residential | Business/Residential Transitional |
| High Density Residential | Industrial |
| Quasi-Public Facilities | Highway Business/Warehouse |
| School Facilities | Park Facilities/Open Space |
| Government Facilities | Vacant |

- | | |
|-------------|--------------------|
| Water | Planning Districts |
| City Limits | |



City of Oak Park Heights Comprehensive Plan

Nighborhood Planning Districts Proposed Land Use Map

Source: Bonestroo Engineering,
The City of Oak Park Heights, &
Northwest Associated Consultants.
February, 2008.

NEIGHBORHOOD PLANNING DISTRICTS

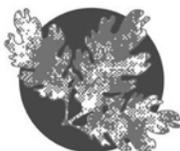
PLANNING DISTRICT 1

Planning District 1 consists of the area commonly known as the Kern Center, a partially developed business and warehouse park that was annexed from Baytown Township in 1998. Much of the property has been developed except for an area in the center of the district, adjacent to Highway 5. The district is zoned B-3, Highway Business and Warehousing District.



In 2007, the City Council amended the B-3 District to remove the limitations on retail sales and commercial service uses and to allow restaurants and minor auto repair as conditional uses. Planning District 1 is the last area available in the City for light industrial and business warehouse use.

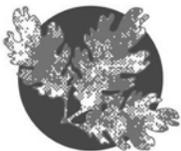
The district is provided with access from 58th Street and 55th Street. The two streets within the area, 58th Street and Memorial Avenue North, remain as rural sections without curb and gutter and with surface damage. As development occurs and/or when streets are reconstructed, urban roadway sections and a stormwater system will be added to the area.



NEIGHBORHOOD PLANNING DISTRICTS

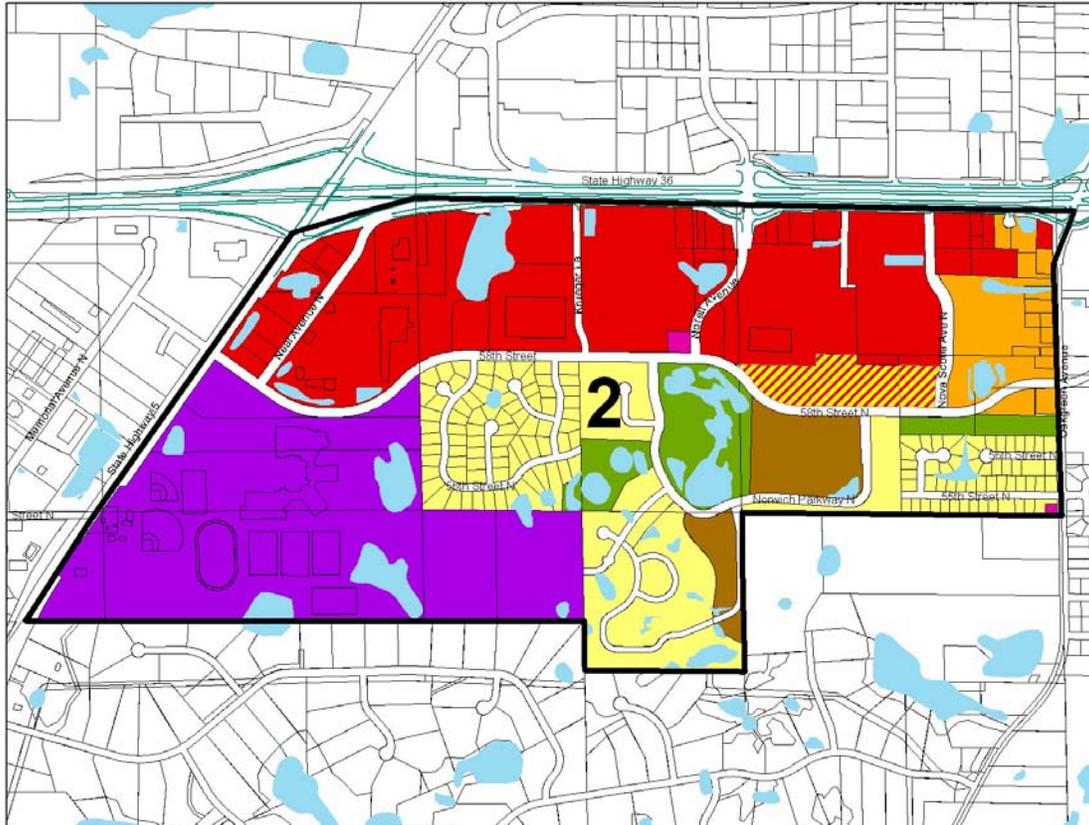
If the area to the west, currently in the City of Lake Elmo, is detached and annexed to Oak Park Heights, 58th Street will be extended to Manning Avenue. Additionally, a trail would be extended along 58th Street to continue the pedestrian and bikeway system into the new area. The area west of the Kern Center would likely develop as commercial on the Highway 36 frontage and low density single family residential to the south.

The City will continue to work with property owners in this district to assure maintenance of sites and to ensure proper screening of outdoor storage areas. Updates to the Design Guidelines could also provide direction as to development quality in the areas remaining for development.



NEIGHBORHOOD PLANNING DISTRICTS

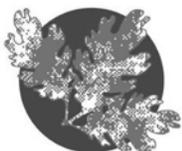
PLANNING DISTRICT 2



Planning District 2 consists of the primary retail area of the City west of Oakgreen Avenue, the Boutwells Landing development, the Stillwater Area High School, and residential neighborhoods. This planning district includes some of the last remaining property available for retail and commercial development in the City. This developable property is located adjacent to the Menards and west of Kruger Lane.

Potential areas for commercial redevelopment exist along the Highway 36 frontage road between Norell and Oakgreen Avenues. Some of the land uses are legal non-conformities that have existed prior to the City annexing the properties from Baytown Township.

An undeveloped area along 58th Street and north of Boutwells Landing is controlled by Valley Senior Services Alliance. It is projected that the property would be a mixed use of office and residential development with possible ties in use to Boutwells Landing. The City has conceptually approved a pedestrian tunnel under 58th Street that would connect the senior campus to the commercial development to the north. In 2008, it is expected that Boutwells Landing will construct a skilled nursing care wing of the

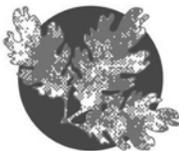


NEIGHBORHOOD PLANNING DISTRICTS

campus. That will be followed by the eventual construction of a memory care center on the east side of the main campus and completion of the historic village buildings south of the Autumn Hills Park. The area to the south of the Boutwells Landing campus is within Baytown Township. In the past, an expansion into this area was planned to offer added senior housing options. The City has identified this area in the plan as having potential for annexation from the Township, but only if there is agreement among the parties on the terms and timing of the annexation.

There is one area of continuing residential development in Planning District 2. Townhome development is occurring north of 58th Street and east of Nova Scotia Avenue. It is expected that this area will be completed in the next few years including the redevelopment of the single family properties along Oakgreen Avenue for owner occupied townhome construction.

The street network for this planning district has essentially been set. Development into the Township would require additional street extensions but no additional collectors are needed. Providing sidewalk and trail connections will continue to be a priority as development continues in this area. The City will need to determine if a sidewalk should extend on the north side of 58th Street. Additionally, the City has identified a north/south trail connection between 58th and 60th Streets, west of Menards, as a priority.



NEIGHBORHOOD PLANNING DISTRICTS

There is limited potential for residential development in Planning District 3. An area east of Oldfield Avenue, between 60th Street and the City-owned property to the south, holds potential for single family development. The area east of Oldfield Avenue is currently zoned R-3, Multiple Family Residential. A rezoning of this area to R-1, Single Family Residential is seen as appropriate. The area has been designated as such on the Proposed Land Use Map. Another area, east of Oakgreen Avenue and south of Oak Park Boulevard, is of sufficient size to support single family development. This area has also been designated as such on the Proposed Land Use Map.

As indicated previously in the plan, the City is currently studying options for a City Hall, Public Works and Police facility. It is likely the City may remodel the existing buildings or construct a new facility on the same property at 14168 Oak Park Boulevard. A decision on the public facilities will likely be made in 2008. In 2007, the City purchased approximately three acres adjacent to Brekke Park. The site, 5502 Osgood Avenue, includes a single family house and an extensive wooded area. The property could provide trail links between Brekke Park and neighborhoods/Valley View Park to the east. The update of the Parks and Trails Plan, to be completed in 2008, will provide the process and planning for the use of this property as part of the park system.

To the south of Brekke Park is land owned by the State of Minnesota and under the control of the Department of Natural Resources. It is currently within Baytown Township. The Future Annexation Plan Map in the plan identifies this approximately 200 acre parcel for eventual annexation. The City would maintain this property as open space and for trails and other passive recreation.

Other than the potential impacts of the Highway 36 reconstruction, especially as it relates to the intersections at Osgood and Oakgreen Avenues, there are few changes expected to the roadway system in Planning District 3. The upgrade to Oakgreen Avenue would likely need to precede the Highway 36 street improvements by Mn/DOT. This would be a City project that would bring the roadway to an urban type roadway. Upgrades to Osgood Avenue had also been planned by Washington County in the past, but are not included in current capital improvement programs of the County. The City will continue to work with the County on upgrades to Osgood and on trail construction along this roadway. With the purchase of 5502 Osgood Avenue and the potential for east/west trail connections, the City is also considering the placement of an at-grade crossing at Osgood now but plan for a tunnel at a future date.

Planning District 3 was developed at a time when sidewalk and trail construction was not a priority. The City will continue to work on connections throughout this area and especially completing the east/west system throughout the City.



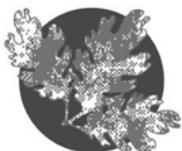
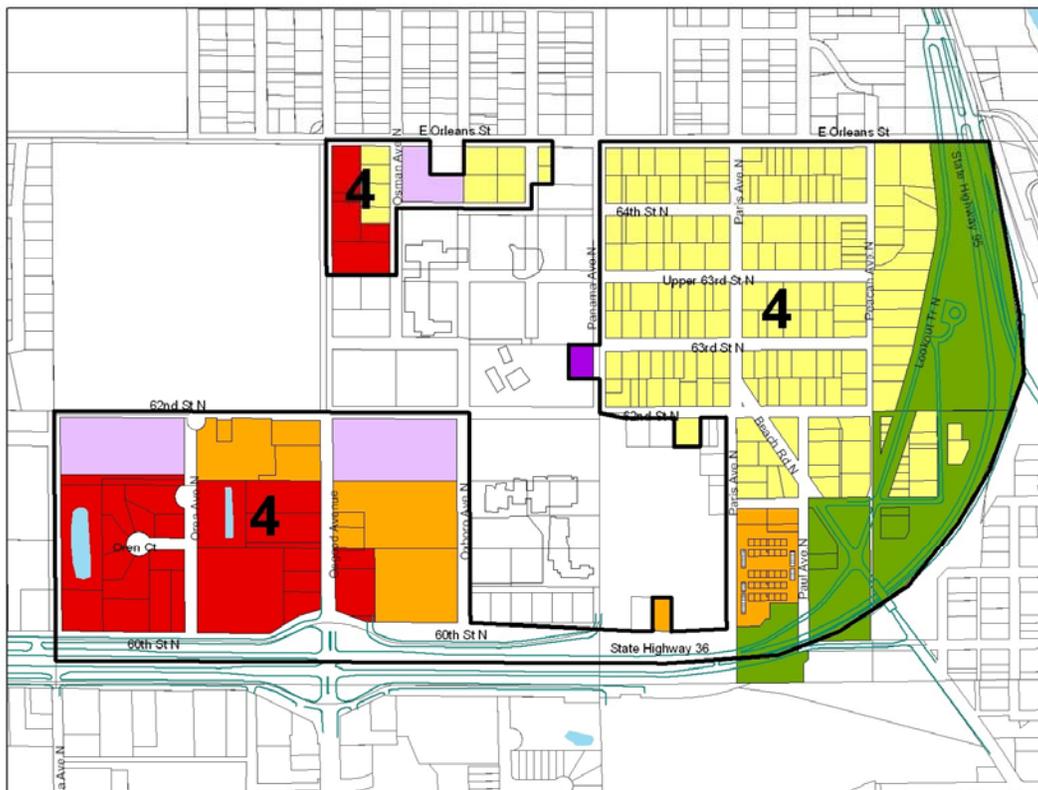
NEIGHBORHOOD PLANNING DISTRICTS

PLANNING DISTRICT 4

Planning District 4 consists of that area north of Highway 36 and adjacent to or surrounded by the City of Stillwater. Planning District 4 consists of three distinct sub-areas that are separated by the Washington County Government Center and Oak Park Elementary.

The first of these sub-areas, at Orleans Street and Osgood Avenue, is unique in that it is physically separated and land-locked from the rest of the City of Oak Park Heights by the City of Stillwater.

Land use in this small neighborhood consists of single family homes, church property, and limited business activity along Osgood Avenue. Contiguous development in Stillwater is compatible with land use in Oak Park Heights and consists of a variety of residential types, Oak Park Elementary, the Washington County Human Services offices, and a cemetery. Primary access to this area is available from Osgood Avenue and Orleans Street.



NEIGHBORHOOD PLANNING DISTRICTS

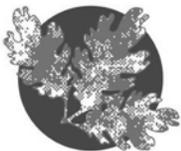
Recommendations for this sub-area are to continue to maintain the neighborhood as it is and to support updates and remodeling to the businesses and residences to continue their viability. The current zoning classifications for the district are not proposed to change. To protect both communities, Oak Park Heights and Stillwater should work closely together to ensure compatibility of land use and performance and maintenance standards.

The second sub-area, west of Panama Avenue and the Washington County Government Center, is a residential neighborhood situated on top of the river bluff and where early development was influenced by adjacent Stillwater. The neighborhood is defined on two sides by physical barriers in the form of Highway 36 and the river bluff to the east and Oak Park Elementary School and the Washington County Government Center to the west. The primary land use in the neighborhood consists of older single family homes and a multiple family housing complex south of Upper 61st Street North. There are no vacant parcels in the district and the current zoning classifications are appropriate for the existing land uses.

The combination of Paris Avenue, Beach Road and Lookout Trail provide the neighborhood with fairly direct access to the remainder of the City's older neighborhoods. Preservation and maintenance of the historic overlook along Lookout Trail is seen as one of the priorities for this area. Additionally, the City will work with Mn/DOT to preserve the Beach Road overpass. Development of an off-road pedestrian access in conjunction with a new Beach Road bridge is also a priority for the City.

Two issues should be addressed in regards to future planning for this sub-area. The immediate concern should be the preservation of the present housing stock. The City should be actively involved with the Washington County Housing and Redevelopment Authority and with other agencies to ensure availability and access to programs to assist homeowners and landlords with maintenance and rehabilitation. Additionally, the City has programmed this area for a street reconstruction program. Continual investment in regards to streets, curb and gutter will also ensure the viability and investment in the neighborhood.

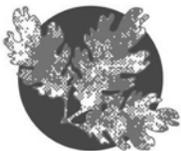
The third sub-area is located on either side of Osgood Avenue north of Highway 36. Land use within this sub-area consists of mixed residential, retail and other business, a cemetery and a church. Single family properties with direct access to Osgood Avenue are located between the commercial and higher density properties. The west side of Osgood Avenue will likely see redevelopment in coming years that may include these single family homes. The Proposed Land Use Plan indicates commercial uses to replace the existing single family homes. Like the commercial areas on the south side of Highway 36, partial redevelopment of this commercial strip would be positive for the City. Improvements to the access, appearance, signage and safety of this commercial



NEIGHBORHOOD PLANNING DISTRICTS

area will be encouraged, possibly through a redevelopment plan and cooperative efforts of the City and property/business owners.

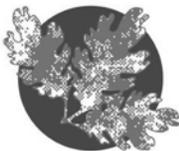
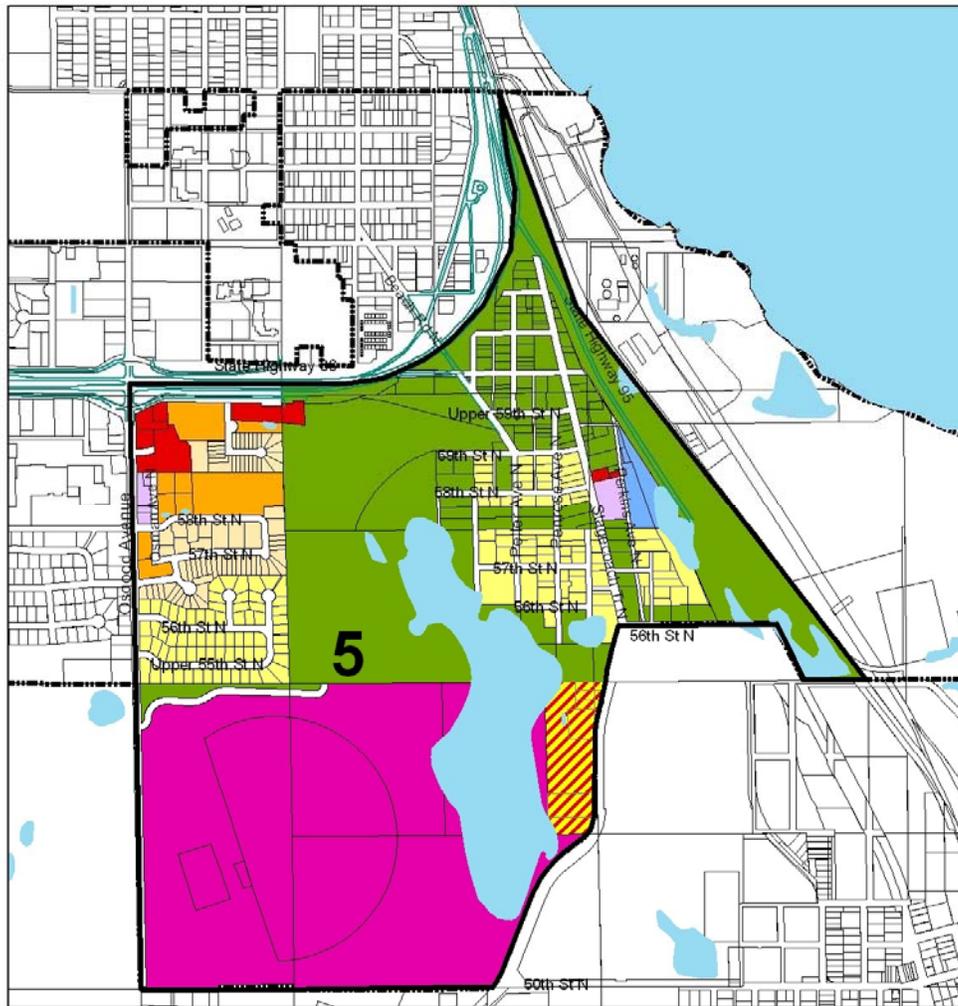
The primary access to this area is provided by Osgood Avenue and the frontage road of Highway 36. The City will continue to work with Mn/DOT on plans for Highway 36, the frontage roads, and the intersection at Osgood Avenue.



NEIGHBORHOOD PLANNING DISTRICTS

PLANNING DISTRICT 5

Planning District 5 includes small commercial areas, single family as well as mid and high density residential areas, the Xcel fly ash disposal site, a church, Valley View Park, and the Minnesota Correctional Facility-Oak Park Heights. The district is almost completely developed, with a small area for commercial development/redevelopment at Osgood and 59th Street. The other area includes Phil's Tara Hideaway, a historic site that has been a roadside restaurant since the 1920s. The continued preservation of the site as a restaurant adds to the character of the community. No changes to the existing commercial land use of zoning classifications are planned in this district.



NEIGHBORHOOD PLANNING DISTRICTS

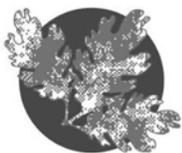
Xcel is currently in the process of capping off the last portions of its ash disposal facility. It is expected that the site will be completely closed by 2010. The City is currently working with Xcel to create plans for utilizing the site for recreational uses, open space and additional trails. Use of the Xcel site is seen as an ideal expansion of the park and open space facilities existing in Valley View Park to the south. A large portion of Planning District 5 includes Perro Creek. The City will continue to protect this area within Valley View Park for its scenic beauty and its value as a natural resource and drainageway. Trail connections, across Osgood Avenue to connect to the neighborhoods and commercial areas to the west, is seen as an ongoing priority.

The existing apartment complexes on 60th Street and all of the higher density properties must be monitored by the City and should be rehabilitated or redeveloped as necessary. The City should encourage continued private investment to preserve these moderate rate apartments for Oak Park Heights' residents and provide attractive, well maintained units. The single family neighborhoods in this planning district are substantially developed and provide quality living environments. Planning District 5 includes the area commonly referred to as the Village of Oak Park Heights. It is the intent of the Comprehensive Plan to preserve and protect the existing single family areas of this neighborhood in that it represents the historic beginnings of the community. The City will consider zoning district changes to accommodate the small lot development patterns of this neighborhood.

The area purchased by Mn/DOT for the St. Croix River Crossing is almost completely cleared of its homes and commercial businesses. The City has rezoned the property O, Open Space to further restrict the potential reuse of the area. Depending upon the bridge location and resulting Highway 36 and 95 intersection, this area will likely be used for roadway construction and the resulting right-of-way. The City may consider reuse of the site for residential uses if a significant portion of the site is not utilized for roadway purposes.

The area on Stagecoach Trail, between Perro Creek and the State of Minnesota Correctional Facility in Bayport, is designated on the Proposed Land Use Map as business/residential transitional. An existing warehousing facility exists in the area as well as single family homes. The City also owns a parcel of land in this area. It is the intent of the City to encourage business use and redevelopment in the area and accommodate the existing residential properties that remain.

Access to the area is provided by Osgood Avenue, the Highway 36 frontage road, Stagecoach Trail, and Beach Road. As part of the Highway 36 roadway reconstruction, Mn/DOT has planned to extend the Highway 36 frontage road to 59th Street North. The City will continue to work with Mn/DOT to assure adequate access and to mitigate impacts during and after construction of these improvements.

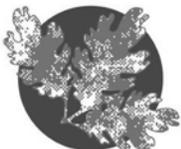
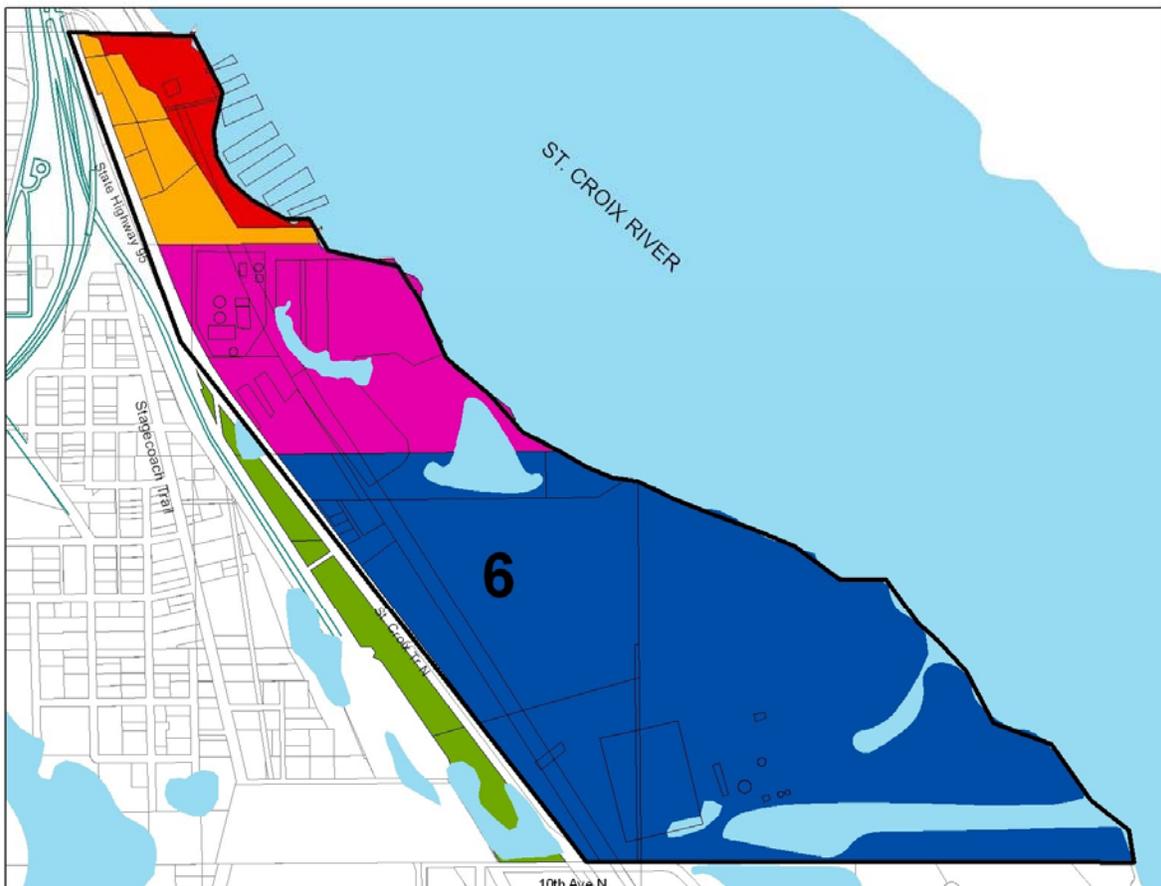


NEIGHBORHOOD PLANNING DISTRICTS

PLANNING DISTRICT 6

District 6 encompasses the river flats between the St. Croix River and State Highway 95. While the land use in this district is primarily devoted to the Xcel Allen S. King electrical generating plant, other substantial land uses include a yacht club, marina and condominiums. The balance of the development consists of public land uses including the Metropolitan Council's St. Croix Valley Wastewater Treatment Plant. The land uses in the area, as well as the corresponding zoning classifications for the area, are appropriate and do not need to be amended. There is no vacant property in the district.

The City will continue to work with Xcel to ensure that the Allen S. King Plant and the surrounding area are well maintained and that any potential pollution areas are addressed.

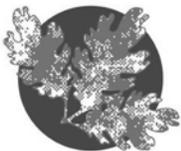


NEIGHBORHOOD PLANNING DISTRICTS

The majority of the development within Planning District 6 is included in the 100 year floodplain limits and is governed by the River Impact District requirements of the Zoning Ordinance. The City of Oak Park Heights has adopted the following State regulations by reference which affect all development in District 6:

1. Standards and Criteria for the Lower St. Croix Natural Scenic Riverway in Minnesota.
2. State-Wide Standards and Criteria for Management of Floodplain Areas of Minnesota.
3. State-Wide Standards for Management of Shoreland Areas.
4. Wetland Conservation Act of 1991.
5. St. Croix River Regional Flood Analysis.

The primary access to the property is off of Highway 95. Depending upon the decision made regarding the St. Croix River Crossing and the related intersection changes to Highway 95 and Highway 36, the area could be affected with roadway improvements. It is not anticipated that the existing land uses would be impacted by roadway realignments or intersection construction.





Implementation

Comprehensive Plan 2008

INTRODUCTION

A final, continuing and ongoing phase of the current comprehensive planning process is the programming of implementation measures intended to bring about improvements to the City as defined by the Comprehensive Plan. These measures involve “soft” projects or studies as well as capital “hard” projects and equipment. The organization of these efforts is presented in the implementation chapter.

Implementation consists of both planning and budgeting. Programs and projects are initially identified and defined. This is followed by prioritizing the various efforts on a yearly basis and then in the year the project will be implemented, determining work responsibility, costs and possible funding sources of projects.

The Implementation chapter lists possible improvement projects identified during Oak Park Height’s comprehensive planning program. It is again emphasized that implementation of the plan is an ongoing, annual effort which Oak Park Heights should incorporate as part of its management and budgeting process. This Implementation Plan, once established, should be reviewed and updated by the City each year at the beginning of its yearly financial planning. Through such constant attention, the City will be able to progressively address and resolve problems and bring about desired community improvements to the extent that fiscal resources are available.

As previously discussed, the Implementation Plan is an ongoing annual effort which the City should utilize as part of its management and budgeting process. In this regard, the following project descriptions serve as a reference for continual review, consideration and prioritization of projects to be implemented in the future. New projects should be added to the plan, just as projects which are completed should be removed. If this procedure is adhered to consistently, achievement of the community improvements and expenses should occur continually as monetary resources are available.

NATURAL ENVIRONMENT

Xcel Fly Ash Disposal Site

Completion and capping the Fly Ash Disposal site in 2010 by Xcel Energy will give the community an opportunity to provide additional open space and passive recreational opportunities in the City. The property is adjacent to Valley View Park. The City will continue to work with Xcel in park development options and trail connections in the area.



Wetlands / Perro Creek

Wetlands in the City serve important features as ponding areas for ground water recharge, nutrient assimilation, wildlife habitat and as open space. Perro Creek is a significant natural feature within Valley View Park that serves important stormwater and aesthetic functions. The City will continue to protect wetland areas and enforce the existing setbacks and buffer regulations. In addition, the City will incorporate these natural areas into trail planning to take advantage of views and access to these natural areas.

Ground Water

A ground water pollution area south of Oak Park Heights will be an ongoing issue for the City. The Baytown Township ground water contamination site is the result of the disposal or spillage of trichloroethylene in the area south of Highway 5 and west of Manning Avenue, and the use or spillage of carbon tetrachloride at a nearby grain storage facility. The site consists of an area of ground water contamination that is in excess of six square miles and affects four major ground water aquifers. The City will need to continue to monitor the spread of the contamination and consider the pollution impact with any new well or well reconditioning.

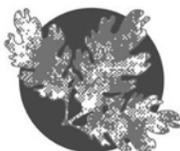
LAND USE

Annexation Areas

The Comprehensive Plan indicates three areas that potentially could become a part of the City in the next 20 years. The City will not aggressively pursue areas of annexation from the Township or detachment/annexation from one of the adjoining cities. The City will continue an ongoing dialogue with the property owners and with the affected governing jurisdictions. The use of annexation or orderly annexation agreements would be utilized to make the transition to the City of Oak Park Heights.

Residential

Single Family. The City will not pursue additional land outside of the current City limits for single family development except as part of Boutwells Landing. There are no significant tracks of land available in the City for low density subdivision. The plan has identified two areas, one off of Oakgreen Avenue at Oak Park Boulevard, and the other south of 60th Street near Oldfield Avenue, that hold potential for minor development. Preservation and ongoing investment and maintenance within the existing neighborhoods will be the focus for the City in coming years. Street/utility



reconstruction projects will also be a focus in neighborhoods as these maintenance projects are required.

Medium/High Density Residential. Ongoing townhome development is occurring in the area at 58th Street and Novia Scotia Avenue. It is expected that this development will be completed by 2010. The long term plans for this area include similar townhomes to be developed along Oakgreen Avenue on property now developed with single family homes. This redevelopment is pending project acquisition and final approvals by the City. There are no other potential areas identified within the City for townhomes in surrounding mid density development.

There are also no areas identified for additional high density development except for those planned as part of Boutwells Landing. This organization owns property north of 58th Street that has been identified for mixed residential and business development. It is possible that high density units could be included with an office development in this area.

Housing

Ongoing maintenance and rehabilitation of the City's housing stock will be an important objective in coming years. The City may need to consider formulation and enforcement of housing and ground maintenance regulations with specific attention to building conditions, outdoor storage, and accessory uses. Effective enforcement of these regulations would be a necessary and ongoing responsibility of the City. Rehabilitation programs are available through the Washington County HRA. The City should continue to promote these programs and continue the enforcement of existing codes and regulations related to home and site maintenance.

The City will support efforts for development of affordable living in the City. The City recognizes that the City already contains significant affordable housing options and will support programs to maintain and preserve this housing.

Commercial

Highway commercial development and redevelopment will continue along Highways 36 and 5. Infill development is expected to claim the remaining developable areas in the next five to ten years. Under-utilized properties will become increasingly attractive for redevelopment as the demand for prime frontage on these corridors continues. The City will need to work with the development community in facilitating upgrades and redevelopment opportunities. Involvement with Mn/DOT is also necessary to address access issues, frontage road maintenance, and ongoing funding and improvement issues.



Business Warehousing / Industrial

The City has very limited area available for business/warehousing land use and no land for additional industrial. The business warehouse area contained within the Kern Center off of State Highway 5 and 58th Street, will be completely developed in the next five to ten years. The City will support continued investment in the existing business and warehousing areas through expansion, upgrades, and improved infrastructure to insure the economic and job base of the City.

Park Land / Open Space

Following the update of the Comprehensive Plan, the City will update its Comprehensive Park and Trail System Plan. The process will update the 1999 Park and Trail System Plan. The plan will provide recommendations for the newly purchased property at 5502 Osgood Avenue, give guidance for recreational uses of the Xcel ash disposal facility and update the trail plan for the City.

Public and Institutional

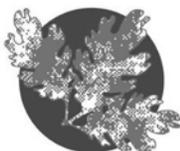
There are no significant expansions for any of the public or institutional facilities that would necessitate change in land uses.

HISTORIC PRESERVATION

The Land Use Plan has identified a small number of sites deemed historic. Due to the limited number of historic structures and sites, the City does not anticipate the need for a preservation ordinance or establishment of a commission to oversee historic resources. The City will work to maintain these properties, within financial and practical reason, in that they contribute to the cultural resources of the community.

SOLAR ACCESS PROTECTION

Solar access protection is provided for the uniform application of lot and building performance standards that are in place within the Oak Park Heights Zoning Ordinance. The City will continue to maintain these standards and promote the establishment of energy saving and capture methods that are in conformance with the building design and lot requirements.



TRANSPORTATION

Functional Classification System / Access Management

The Transportation Plan indicates a functional classification system map as well as regulations for access management. On an ongoing basis, the City will follow the plan in terms of the access management recommendations as it relates to new and redevelopment projects.

St. Croix River Crossing / Highway 36

The City will continue to work with Mn/DOT on plans and timing for the bridge and improvements to Highway 36. While the City recognizes the benefit of the bridge to the residents of Oak Park Heights and the St. Croix Valley, there is a recognition of the increased traffic that a new river crossing and Highway 36 improvements would bring. Oak Park Heights will not provide municipal consent until such time as there is agreement between the two parties on remaining issues. The most critical issue is moving City utility lines within the corridor and the costs associated with that portion of the project.

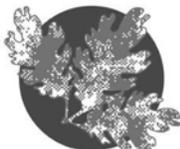
Without construction of the bridge in the near future, the City will also need to work with Mn/DOT on issues related to frontage roads and critical Highway 36 intersections within the City. The at-grade crossings at Norell Avenue, Oakgreen Avenue, and Osgood Avenue will need to be monitored and improved to ensure adequate traffic flow levels and to assure the safety of drivers and pedestrians at these locations.

System Improvements

The most significant City issue within its roadway network is Oakgreen Avenue and the need to rebuild the street to an urban section. Intersection improvements at Oakgreen as well as Osgood and Norell Avenues are also important issues that hinge on Mn/DOT's timing of the Highway 36 improvements. The City may choose to reconstruct Oakgreen Avenue prior to Mn/DOT moving forward with the intersection upgrade. The City will work with Mn/DOT in the timing of these intersection improvements and in maintenance of the existing system of connecting frontage roads.

Street Reconstruction Program

One of the transportation policies indicates a continuation of the street reconstruction programs to maintain the local utility and street network. The City Council and City staff will need to continue to maintain the condition of the City streets and determine a timeline to complete the necessary sections of the network. As part of the budgeting



process, the City Council will also need to continue to set aside funds to eventually complete this expensive rehabilitation program.

Rail Facilities

The City of Oak Park Heights will work with representatives of Union Pacific on any rail transportation issues that arise. It is expected that the Allen S. King Plant will continue to receive all of the coal shipments via this rail line. The 2030 Transportation Plan does not indicate any light rail corridors that would access Oak Park Heights or neighboring communities in the St. Croix Valley.

Bus / Transit Service

The City will continue to work with Metro Transit officials on continuing and expanding bus service for Oak Park Heights. Additionally, the City continues to support the local transit service provided by the St. Croix Circulator. This service is especially important for elderly residents and those that are less independently mobile. Expansion of this service may be necessary as the population of the St. Croix Valley grows older and less mobile.

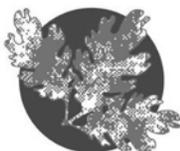
COMMUNITY FACILITIES

Police and Fire

As the City develops and redevelops, additional facilities, personnel and equipment may be needed to serve the area and population. The City has discussed the potential for locating fire and emergency service equipment in Oak Park Heights that would be operated under the current arrangement with the Bayport Fire Department. It is expected that this issue will be revisited in coming years. Improved and expanded facilities are a recognized need for the police department. This issue will be dealt with as part of the City Hall complex remodeling or new construction project.

Water, Sanitary Sewer and Storm Sewer Services

The City Engineer, Bonestroo, has developed Water, Sanitary Sewer and Storm Sewer Plans as part of this Comprehensive Plan Update. These plans are attached in the appendix of this document.



Parks and Trails

The Parks and Trails chapter of the Comprehensive Plan provides a summary of the background, policies and plans. A separate Parks and Trails Plan will be completed in 2008 and would be an appendix to the Comprehensive Plan.

City Hall

At the end of 2007, the City Council was moving forward with reviewing the options related to the needs assessment for the City Hall complex. The options include remodeling the existing City Hall facility or building a new City Hall. Both options would include expanded facilities for public works and the police department. The City Council has not made a final decision on the facility but has made the initial steps in preparing for a bond sale to fund a remodel of or construct a new City Hall complex.

ADMINISTRATION

Staffing

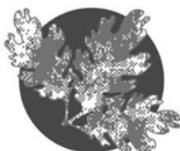
The City will need to monitor staffing levels as the City grows and redevelopment occurs. It is not anticipated that staffing/positions will need to be changed from the current levels.

Community Identity

The City will need to continue efforts in promoting recognition and identification. Construction of welcome signs at the primary entrances to the community and use of newspapers, cable TV, the City website and the City newsletter are all seen as important vehicles in City promotion. Continued promotion of the City's extensive trail system is also seen as a significant way of introducing people to Oak Park Heights.

Public Relations

Oak Park Heights has an ongoing policy of providing effective public education regarding City activities. The City will continue to work on ways to promote the community, its residential neighborhoods, and its business and commercial sites through the use of effective communication tools. To continue and improve the lines of communication between City government and its citizens, Oak Park Heights should continue to use newsletters, mailings, cable access, newspapers, and other forms of public media such as the City website.



Zoning / Subdivision Regulations Updates / Design Guidelines

As a follow up to Comprehensive Plan approval, the City should review its zoning and subdivision regulations to make updates as needed. The Comprehensive Plan text does not suggest any significant changes to the Zoning Ordinance performance standards but zoning district changes may be necessary in older neighborhoods to better address small lot sizes and limited setbacks. The City also recognizes the need to rezone a multiple family area to single family residential east of Oldfield Avenue. The City does acknowledge as part of this process that a review of the Design Guidelines is necessary to address design variety and quality for commercial and business buildings.

Capital Improvement Planning

The City of Oak Park Heights has an effective system of capital improvements planning that is scheduled or updated on a yearly basis. The capital improvement planning can be used as a planning tool that will be especially important as the City continues to grow and redevelopment projects occur.

