

REGIONAL LAND USE TRENDS

1970-1980

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SUMMARY

LAND USE TRENDS IN THE SEVEN-COUNTY METROPOLITAN AREA

There is enough vacant, buildable land in the urban part of the Twin Cities Metropolitan Area to accommodate development for another 36 years, according to Metropolitan Council data in this report.

The total amount of vacant land in the Metropolitan Area consumed for urban purposes in the 1970s was 81,764 acres, or 128 square miles. This is down somewhat from the previous decade, when 88,429 acres were consumed. Vacant land was consumed at the average rate of 8,176 acres a year during the 1970s, the equivalent of adding a city the size of Shoreview to the urbanized area each year.

Consumption of vacant land for "built-on" urban uses has risen steadily. This is because built-on uses do not include the massive acquisition of park lands that occurred between 1965 and 1975. The average annual consumption of built-on land rose from 4,847 acres (7.6 square miles) in the 1960s to 5,687 acres (8.9 square miles) in the 1975-1980 period.

The measure of new development in this report is land "consumption"--the conversion of vacant land to urban uses. "Urban" land includes land used for residential, commercial or industrial purposes, public and recreational purposes, and for streets and alleys. Only a small percentage of land in public and recreational use requires urban services, like roads and sewers, but public/recreational uses generally preclude using the land for other kinds of development.

Much more land was consumed for residential purposes in the 1970s--47 percent more than in the 1960s. Such growth did not occur among the four other major land use groups--commercial, industrial, public and recreational, and streets and alleys. Although consumption of vacant land for commercial construction grew from the 1960s to the 1970s, it fell 20 percent between 1970-1975 and 1975-1980. Consumption for industrial purposes fell six percent from the 1960s to the 1970s. Consumption of land for public and recreational uses fell a dramatic 89 percent between the first and second halves of the 1970s. Conversion of vacant land to streets and alleys has declined steadily since 1960.

RATE OF VACANT LAND CONSUMPTION

If current trends continue in the Twin Cities Area, there will be an ample supply of developable land in the Region's Metropolitan Urban Service Area (MUSA) for several decades to come. The MUSA comprises the central portion of the Seven-County Metropolitan Area, consisting of 67 cities and parts of another 15.

Council data shows that, at the current rate of development, the MUSA has a supply of "suitable" land for built-on purposes that will meet the Region's needs for about 36 years. Suitable land contains no existing high water table or swampy conditions. This calculation is based only on the amount of land. Other important factors, such as building densities and the need to assemble land into sizeable parcels, can also affect the rate of development. The calculation uses the 1975-1980 consumption rate, which is useful because it does not reflect the huge areas acquired for regional parks in the preceding 10 years.

Two factors determine how long the developable land supply in the MUSA will last. One is the amount of vacant, developable land remaining; the other is the rate at which it is being consumed. The rate of land consumption, in turn, depends on the rate of new construction and the density of development. The higher the density, the less land is consumed.

The amount of vacant land consumed dropped sharply in the densely developed Fully Developed Area (a Council policy area consisting of the two central cities and inner ring of 20 suburbs) in the second half of the 1970s. This is not surprising given the limited amount of vacant land remaining in this area. Less than eight percent of the Fully Developed Area remained vacant in 1980. Much of this land may not be developable because it is in parcels too small for economical use. At the current rate of consumption (1975-1980), an estimated 29-year supply of suitable vacant land remains in the Fully Developed Area for built-on purposes. However, growth opportunities still exist because of the potential for higher density development and redevelopment of obsolete or low-intensity areas.

Most growth in the Region continues to occur in the Area of Planned Urbanization, the developing suburban communities located in the path of urban growth. In the last decade, just over half of the Region's vacant land converted to urban uses took place in this Council policy area. The Area of Planned Urbanization increased its share of the Region's development of vacant land to 63 percent in the last half of the decade, a 27 percent jump over its share in the previous five years. There is still an estimated 36-year supply of suitable vacant land suitable for built-on purposes.

Consumption of vacant land in the other two Council policy areas, Freestanding Growth Centers and the Rural Service Area, declined by about half between 1970-1975 and 1975-1980. Freestanding Growth Centers are 13 rural cities that receive metropolitan investments such as sewers and roads to help them absorb the major portion of rural growth. The Rural Service Area is the largest and least developed of the Council policy areas, containing 66 percent of all land in the Seven-County Area. Chief among possible reasons for the slowdown in vacant land consumption in these two areas is the mid-decade recession that affected small towns and rural areas more than the Area of Planned Urbanization, and the increased cost of long-distance commuting.

LAND USE TRENDS BY COUNTY

Hennepin County, because of its large size and amount of existing development, has led all other Metropolitan Area counties in conversion of vacant land to urban uses for the last two decades. From 1975 to 1980, however, Hennepin County's lead in vacant land consumption--11,386 acres, or 23 percent of the Area's consumption--was followed closely by Dakota and Anoka Counties, with 22 and 21 percent, respectively. Hennepin County contained 36 percent of the Area's developed land in 1980, followed by Anoka and Ramsey Counties with 15 percent each.

TRENDS BY GEOGRAPHIC SECTOR

The report also examines vacant land consumption patterns according to geographic sectors, wedge-shaped areas radiating from the Region's urban core. The main areas of conversion of vacant land shifted location within the Area from the first to second half of the 1970s. In 1970 to 1975, sectors north and

south of downtown St. Paul led in the conversion of vacant land largely because of park acquisition. In 1975 to 1980, however, a sector northwest of Minneapolis consumed more acres than any other sector, largely because of residential development. Estimates of the number of years' supply of suitable vacant land to be used for built-on purposes range from 20 years' worth in a sector south of Minneapolis to 123 years in a sector southeast of St. Paul.

MUNICIPAL TRENDS

Shifts in vacant land consumption have also occurred on a community-by-community basis. Between 1975 and 1980, the five Metropolitan Area communities that developed the most vacant land for all urban uses were, in order, Maple Grove, Apple Valley, Plymouth, Brooklyn Park and Eden Prairie. By comparison, the top five in the 1970-1975 period were, in order, Eagan, Lino Lakes, Ramsey, Apple Valley and Inver Grove Heights.

MIX OF LAND USES

The data shows that the mix of land uses in the Area has changed in one significant way during the 1970s. Between 1970 and 1975, public and recreational and residential uses accounted for most of the Region's newly urbanized land-- 47 percent and 35 percent, respectively. From 1975 to 1980, on the other hand, public and recreational land uses plummeted to only nine percent of land converted to urban use, while residential development jumped to 63 percent. This shows that vacant land consumption for new housing remained strong throughout the decade, despite the deep mid-decade recession.

ABOUT THIS REPORT

This report analyzes land use trends in the Twin Cities Metropolitan Area by the Metropolitan Council's Development Framework¹ areas, development rings, geographic sectors and communities for the periods of 1970 to 1975 and from 1975 to 1980. The trends examined deal with residential, commercial, industrial, public and recreational, and street and alley land uses and the vacant land "consumed" for these urban uses. In addition, data for the 1960-1970 period is provided for the Metropolitan Area and for each of its seven counties.

The report focuses on what the Council calls the Metropolitan Urban Service Area (MUSA). The MUSA, a Development Framework area roughly covering the area served by metropolitan sewers, comprises all or part of 82 communities lying generally within the central portion of the Metropolitan Area (see Figure 3).

Council policies encourage new development to take place within the MUSA rather than in rural areas outside the MUSA for two primary reasons. First, urban-type development in the rural area, where fewer municipal services are available, would require expensive extensions of sewers, roads and other improvements into sparsely developed communities where neither the Region nor the community could afford to pay for them. Second, Council growth policies are intended to protect prime, producing agricultural land, still the Metropolitan Area's largest single type of land use, from the encroachment of urban development.

A related issue deals with how much vacant land remains in the MUSA after existing land uses are accommodated. There needs to be a sufficient supply of vacant, developable land if future development is expected to locate within the MUSA rather than in the rural areas. Historically, the supply of vacant land around the Region's urban core has been an important factor in determining the size and shape of the MUSA. The MUSA was envisioned to contain an adequate supply of vacant, developable land served by a fairly complete range of urban services to support new, urban development. Consequently, the extent to which new development consumes remaining available vacant land can affect the need to expand the MUSA to ensure an adequate land supply.

Monitoring land use trends, particularly the supply of vacant land, is also helpful in determining where and when future development will occur. The timing and location of such development is important in planning the extension of major regional systems, such as sewers, highways and parks.

¹The Development Framework is the Council's regional growth plan.

In some communities, mostly those in the Region's Fully Developed Area, there are concerns about the dwindling supply of vacant land. Monitoring can detect land use changes in these communities and provide a basis for a community's land use decision. Although the amount of vacant land in such communities is usually small, it is important because it usually develops at fairly high densities.

This report has six major sections. The report begins with a summary. Section 1, "Land Use Trends in the Seven-County Metropolitan Area," deals with major urban land uses during the first and second halves of the 1970s. Section 2 "Trends By County," ranks the seven Metropolitan Area counties in vacant land consumption from 1960 to 1980. Section 3, "Trends by Policy Area," shows land use trends according to Council policy areas, the MUSA, Fully Developed Area, Area of Planned Urbanization, Freestanding Growth Centers and Rural Service Area. Sections 4 through 6 discuss land use trends by development ring, subregional geographic sector and community.

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1. LAND USE TRENDS IN THE SEVEN-COUNTY METROPOLITAN AREA

The total amount of vacant land "consumed" for urban purposes in the Seven-County Metropolitan Area during the decade from mid-1970 to mid-1980 was 81,764 acres, or 128 square miles. Vacant land consumption in the previous decade (1960-1970) was 88,429 acres, or 138 square miles. Average annual land consumption during the last decade was 8,176 acres per year. This is equivalent to adding a city the size of Shoreview to the urbanized area every year. The 81,764 acres of land consumed during the 1970s amounted to 19 percent of all urbanized land in the Area in 1970. This is a smaller proportion of the Area than the development of the 1960s, which was 26 percent of the 1960 urbanized total. Table 2 shows land use by major land use groups over the past two decades for the Seven-County Area as well as the amount of vacant land consumed.

The concept of "built-on" land was first introduced in the Council's 1981 report on land use, Land Use Trends in the Metropolitan Urban Service Area, 1970-1978. Because of the massive acquisition of park lands from 1965 through 1975, total vacant land converted to urban purposes was unusually high. For this reason, a look at built-on land, land used for all urban purposes except public and recreational, presents a more realistic picture of the rate of land consumption over the last two decades. Table 1 shows the average annual rate of vacant land converted to built-on land use for the Seven-County Area. The average annual acres of built-on land (unlike the figure for all urban land use) has been steadily increasing for the past two decades, from 4,847 acres per year in the 1960s to 5,687 acres per year for the 1975-1980 period. Should this trend continue, changes in the Council's Metropolitan Urban Service Area (MUSA) may become necessary. The MUSA is the portion of the Metropolitan Area that has sewer service available.

Table 1
ACRES OF VACANT LAND CONVERTED TO URBAN USES,
SEVEN-COUNTY METROPOLITAN AREA, 1960-1980

	<u>Total</u>	<u>Annual Average</u>	<u>Built-On* Land</u>	<u>Annual Average</u>
1960-1970	88,429	8,843	48,465	4,847
1970-1980	81,764	8,176	55,468	5,547
1970-1975	50,697	10,139	27,031	5,406
1975-1980	31,067	6,213	28,437	5,687

*"Built-on" land means land used for all urban purposes except public and recreational.

Slightly more than 3.6 percent of all vacant or agricultural land in the Seven-County Area was developed for urban purposes between 1970 and 1975. This figure dropped to 2.3 percent between 1975 and 1980. However, figures for built-on land for the same periods were reversed--1.9 percent and 2.1 percent. Once again the major park acquisitions from 1965 to 1975, gave the impression of declining vacant land use when, in reality, an increase in consumption can be expected in the next decade.

Table 2
ACRES OF LAND IN MAJOR LAND USE GROUPS,
METROPOLITAN AREA, 1960-1980

<u>Years</u>	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Public and Recreational</u>	<u>Streets and Alleys</u>	<u>Water</u>	<u>Vacant and/or Agricultural</u>	<u>Total Area</u>
1960	120,563	7,794	30,487	82,489	95,813	96,916	1,476,572	1,910,634
1970	145,830	11,253	37,524	122,453	108,515	96,916	1,388,143	1,910,634
1975	163,318	13,566	40,737	146,119	112,532	96,916	1,337,196	1,910,384
1980	182,864	15,410	44,166	148,749	116,150	96,916	1,305,912	1,910,167
Change 1960-1970	25,267	3,459	7,037	39,964	12,702	0	-88,429	
Percent Share	28.6%	3.9%	8.0%	45.2%	14.3%	0	100.0%	
Change 1970-1980	37,034	4,157	6,642	26,296	7,635	0	-81,764	
Percent Share	45.3%	5.1%	8.1%	32.2%	9.3%	0	100.0%	
Change 1970-1975	17,488	2,313	3,213	23,666	4,017	0	-50,697	
Percent Share	34.5%	4.6%	6.3%	46.7%	7.9%	0	100.0%	
Change 1975-1980	19,546	1,844	3,429	2,630	3,618	0	-31,067	
Percent Share	62.9%	5.9%	11.0%	8.5%	11.7%	0	100.0%	

The consumption of vacant land for residential purposes was 25,267 acres in the 1960s. In the 1970s, residential construction required 37,034 acres, a 47 percent increase. For the first half of the 1970-1980 decade, residential construction used 17,488 acres. In the last half, residential use increased to 19,546 acres, a 12 percent increase, emerging as the biggest land use category. This shows a continuing increase in the rate of vacant land consumption for residential construction, a trend not duplicated by any other category of land use. Figure 1 shows the relative proportions of the five major land uses in the Area for 1980, with residential use the largest. Figure 2 compares the amount of vacant land consumed among the five urban land uses over the past two decades.

While consumption of vacant land for commercial construction showed an increase of 20 percent from the 1960s to the 1970s (from 3,459 acres to 4,157 acres), consumption fell 20 percent between the first and last half of the 1970s (2,313 acres to 1,844 acres). The consumption of vacant land for industrial purposes showed trends opposite to those of commercial construction. Consumption fell 5.6 percent between the periods 1960-1970 and 1970-1980, from 7,037 acres to 6,642 acres, while it increased seven percent between 1970-1975 and 1975-1980 from 3,213 acres to 3,429 acres.

Land consumption for public and recreational purposes decreased 34 percent from 39,964 acres in the decade 1960-1970 to 26,296 acres in the decade 1970-1980. The big decrease in public and recreational land use came in the second half of the last decade, when it plummeted from 23,666 acres to 2,630 acres--an 89 percent drop. Vacant land converted to streets and alleys showed a steady decline over the 20-year period, from 12,702 acres in 1960-1970 to 7,635 acres in 1970-1980. This represented a 40 percent drop in consumption. The second half of the last decade experienced a 10 percent decline from the first half, as consumption dropped from 4,017 acres to 3,618 acres. Two reasons can be found for this drop in land consumption for streets and alleys--the near cessation of freeway construction in the last decade and infill development in urban areas where major streets were already in place.

Figure 1. URBAN LAND USE, SEVEN-COUNTY METROPOLITAN AREA, 1980

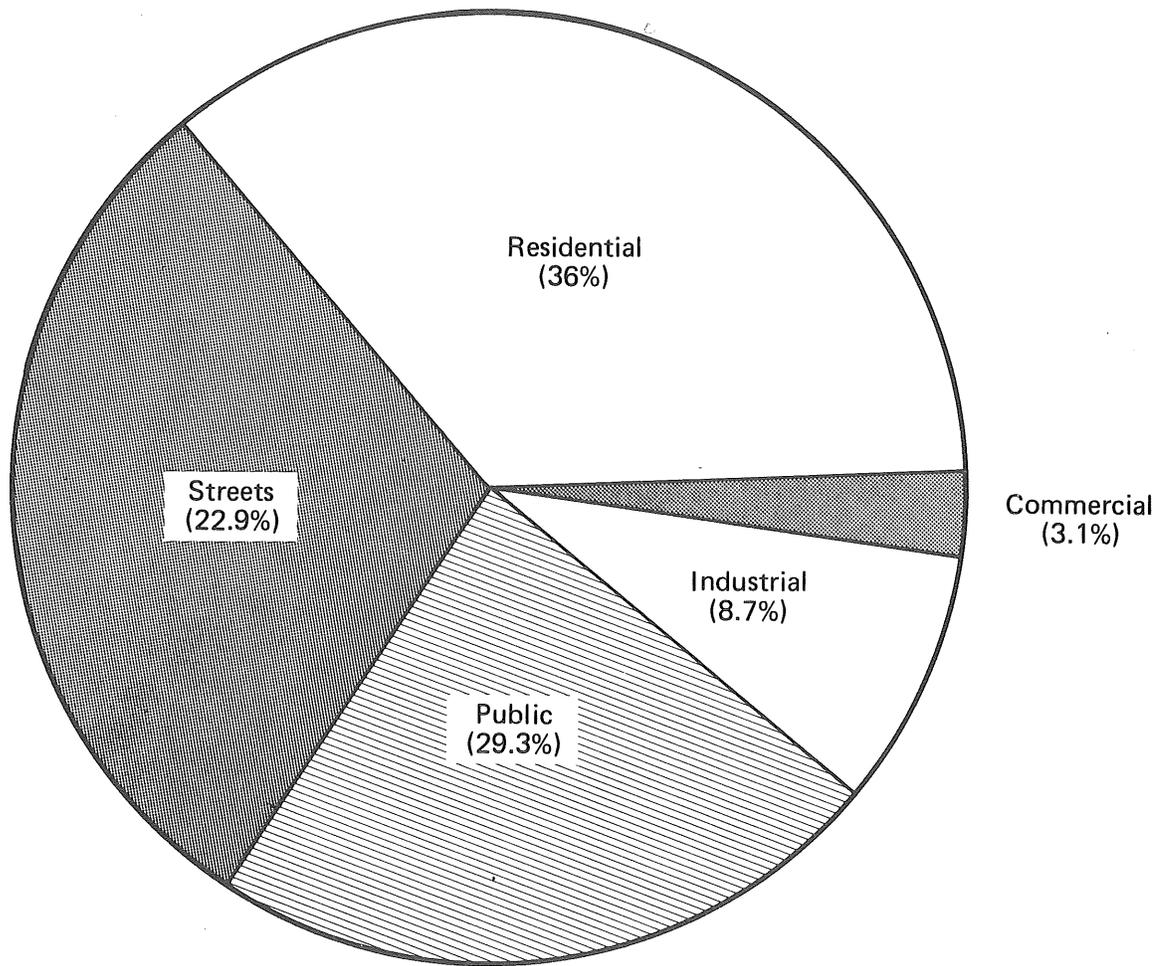
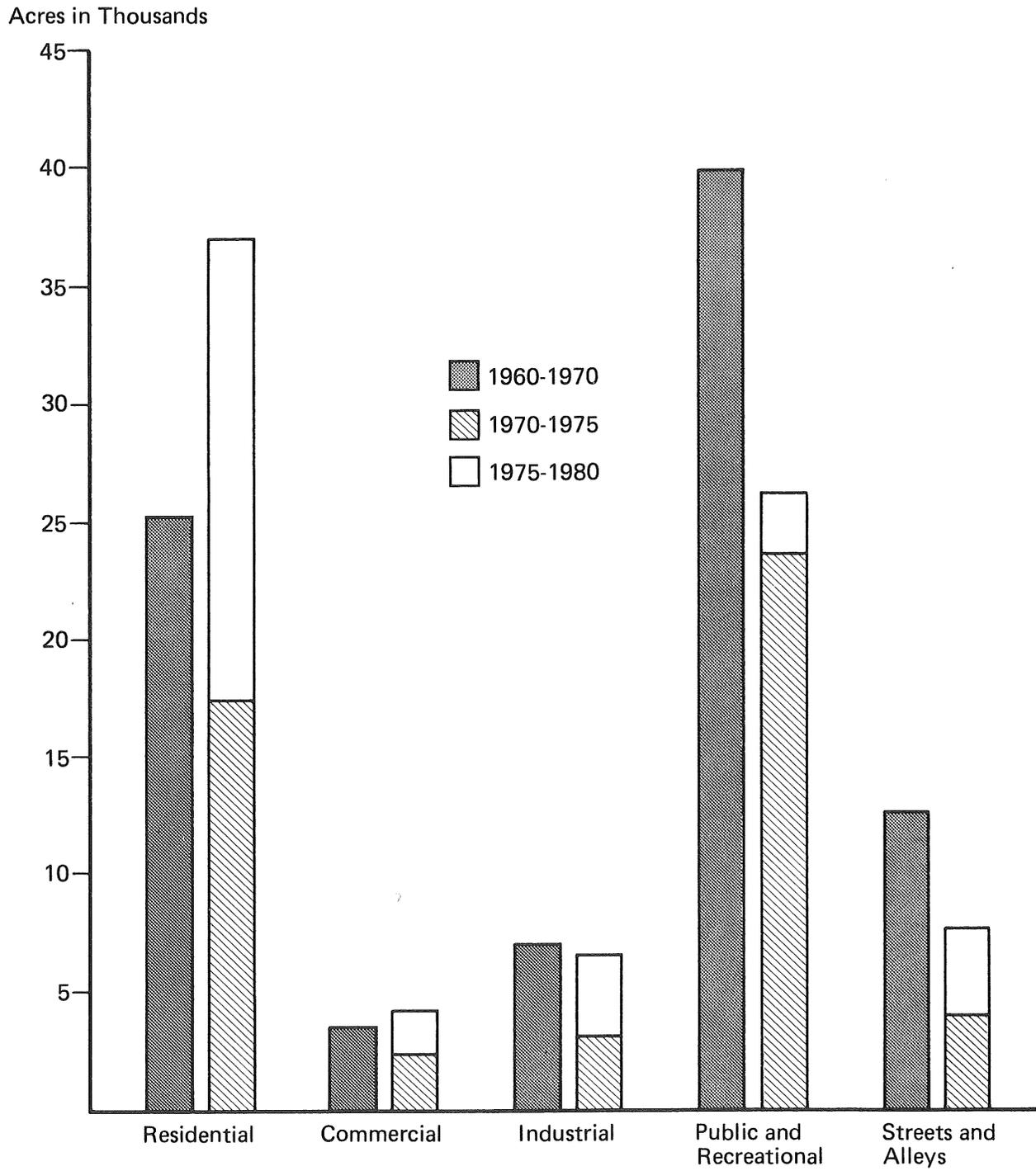


Figure 2. LAND USE CHANGE, SEVEN-COUNTY METROPOLITAN AREA, 1960-1980



2. TRENDS BY COUNTY

Tables 3 and 4 contain land use data for each of the seven counties in the Metropolitan Area for 1960 to 1980. Hennepin County, because of its large size and the amount of existing development, led all counties in the amount of vacant land converted to urban purposes in each of the four time periods studied.

In 1960, Hennepin County contained 37.6 percent of the urbanized land in the Metropolitan Area and during the decade 1960-1970, it had a 34.4 percent share (30,404 acres) of the Area's urban development. Anoka County, with 14.4 percent of the Area's urbanized land in 1960, ranked second in vacant land consumed with 16.6 percent (14,641 acres). Washington, Dakota and Ramsey Counties were grouped closely in third, fourth and fifth places with 12.9 percent (11,432 acres), 12.7 percent (11,210 acres) and 12.2 percent (10,807 acres) of the vacant land used for urban purposes during the period from 1960 to 1970.

For the 1970-1975 period, Hennepin County again led in vacant land consumption with 22.5 percent (11,386 acres) of the Area's total, but was followed very closely by Dakota County, with 21.8 percent (11,043 acres), and Anoka County, with 20.8 percent (10,535 acres). Scott County ranked fourth with 13.5 percent (6,847 acres) by virtue of 5,300 acres consumed for public and recreational land. The remaining three counties shared 22 percent of the total development.

The ranking of Hennepin, Dakota and Anoka Counties remained the same during the 1975-1980 period as in the preceding five-year period, having 38 percent (11,799 acres), 21 percent (6,523 acres) and 16 percent (4,980 acres) of the Area's development, respectively. Washington County ranked fourth with 9.5 percent (2,945 acres) and the remaining three counties accounted for 15.5 percent.

Table 4 compares the amount of vacant land used for all urban purposes to vacant land used for built-on purposes (excluding public and recreational uses) for the seven counties. Although there are significant differences in the two acreages, the ranking of the counties does not change appreciably.

Table 4
ACRES OF VACANT LAND CONVERTED TO URBAN USES,
SEVEN-COUNTY AREA, BY COUNTY, 1960-1980

<u>County</u>	<u>Total Land</u>	<u>Percent Share</u>	<u>Annual Average</u>	<u>Built-on* Land</u>	<u>Percent Share</u>	<u>Annual Average</u>
<u>Anoka</u>						
1960-1970	14,641	16.6	1,464	9,643	19.9	964
1970-1975	10,535	20.8%	2,107	5,532	20.5%	1,106
1975-1980	4,980	16.0	996	4,799	16.9	960
1970-1980	15,515	19.0	1,552	10,331	18.6	1,033
<u>Carver</u>						
1960-1970	6,045	6.8	605	1,231	2.5	123
1970-1975	1,291	2.5	258	839	3.1	168
1975-1980	866	2.8	173	861	3.0	172
1970-1980	2,157	2.6	216	1,700	3.1	170
<u>Dakota</u>						
1960-1970	11,210	12.7	1,121	8,379	17.3	838
1970-1975	11,043	21.8	2,209	5,699	21.1	1,140
1975-1980	6,523	21.0	1,305	5,450	19.2	1,090
1970-1980	17,591	21.5	1,759	11,174	20.1	1,117
<u>Hennepin</u>						
1960-1970	30,404	34.4	3,040	15,591	32.2	1,559
1970-1975	11,386	22.5	2,277	7,440	27.5	1,488
1975-1980	11,799	38.0	2,360	10,867	38.2	2,173
1970-1980	23,185	28.4	2,319	18,307	33.0	1,831
<u>Ramsey</u>						
1960-1970	10,807	12.2	1,081	7,382	15.2	738
1970-1975	5,101	10.1	1,020	2,802	10.4	560
1975-1980	2,618	8.4	524	2,217	7.8	443
1970-1980	7,719	9.4	772	5,019	9.0	502
<u>Scott</u>						
1960-1970	3,890	4.4	389	1,882	3.9	188
1970-1975	6,847	13.5	1,369	1,485	5.5	297
1975-1980	1,336	4.3	267	1,320	4.6	264
1970-1980	8,183	10.0	818	2,805	5.1	281
<u>Washington</u>						
1960-1970	11,143	12.9	1,143	4,357	9.0	436
1970-1975	4,494	8.8	899	3,234	11.9	647
1975-1980	2,945	9.5	589	2,923	10.3	585
1970-1980	7,439	9.1	744	6,157	11.1	616

*"Built-on" land refers to land used for all urban purposes except public and recreational.

3. TRENDS BY POLICY AREA

This section deals with Metropolitan Council Development Framework policy areas, which will be described in detail under each subsection. The areas to be discussed are the Metropolitan Urban Service Area, the Fully Developed Area, the Area of Planned Urbanization, Freestanding Growth Centers and the Rural Service Area. These areas are shown in Figure 3.

Metropolitan Urban Service Area

The Metropolitan Urban Service Area (MUSA), as described earlier in this report, is a Development Framework area based roughly on the area served by metropolitan sewers. It comprises all or part of 82 communities lying generally within the central portion of the Seven-County Metropolitan Area and is shown in Figure 3. The MUSA contains approximately 510,777 acres (798 square miles) of land area, 63.7 percent of which was in some form of urban usage by 1980 (see Table 5 for land use data).

The total amount of vacant land consumed for urban purposes in the MUSA during the 1970-1980 period was 50,910 acres (79.5 square miles) (see Table 5). The average annual consumption of vacant land was 5,091 acres. Land consumption in the first half of the decade was 29,230 acres while 21,680 acres were consumed in the last half. Using the built-on land figure (see comparison in Table 6) as was done for the Seven-County Area analysis above, a total of 35,547 acres of vacant land were consumed between 1970 and 1980. In the first half of the decade, 16,192 acres of vacant land were converted to built-on urban usage, with 19,355 acres converted in the last half. Once again, what appears to be a decrease in vacant land consumption in the last half of the decade caused by high park land acquisition in the first half, turns out to be the opposite when public and recreational land is removed from the calculations. As noted in the analysis of land consumption for the Seven-County Area, the rate of vacant land consumption for built-on purposes has been increasing for the last two decades.

The share of the Region's total urban development within the MUSA for the 1970-1980 period was 62.3 percent (see Table 6). For the first five years of this period the share was 57.7 percent and for the last five years it increased to 69.8 percent. For built-on land the percentages are similar, 64.1 for the decade, 59.9 for the first five years and 68.1 for the second five years (see Table 6).

Fully Developed Area

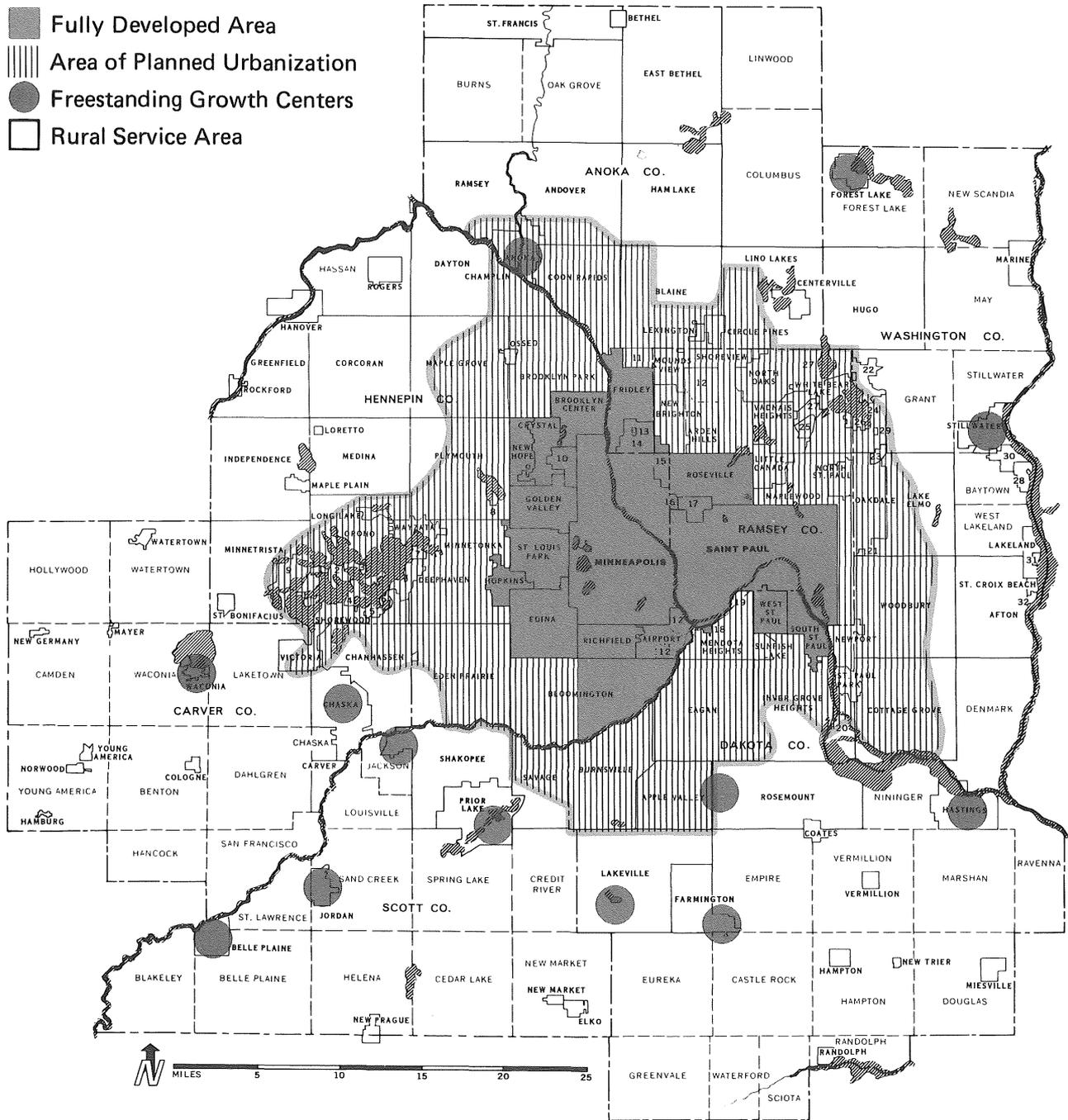
The Fully Developed Area (FDA) is one of five policy areas defined in the Council's Development Framework plan (see Figure 3). It consists of the central cities of Minneapolis and St. Paul and contiguous suburbs having less than 10 percent of their total area available for development. Land use data for the FDA is shown in Tables 5 and 6 and Figure 6.

Given the limited amount of vacant land remaining in this area, it is not surprising that the amount of vacant land consumed dropped sharply in the second half of the 1970s. During the 1970-1975 period, the annual average land consumption was 804 acres, while in the 1975-1980 period it fell to only 429 acres per year (see Table 6). By 1980, less than eight percent of the total land area of the FDA remained vacant. However, much of this land may not be available for development. It is either in parcels too small to be economically developed, tied up by nonprofit organizations, or part of multilot ownership.

Figure 4 illustrates the acres of the Area's vacant land consumption for the 1970s, by Council policy area, while Figure 5 shows the conversion of vacant land to built-on land.

Figure 3. METROPOLITAN COUNCIL DEVELOPMENT FRAMEWORK POLICY AREAS

- Metropolitan Urban Service Area
- Fully Developed Area
- ▨ Area of Planned Urbanization
- Freestanding Growth Centers
- Rural Service Area



TWIN CITIES METROPOLITAN AREA

- | | | | |
|--------------------|---------------------|-------------------|---------------------|
| 1 SPRING PARK | 9 HOUND | 17 FALCON HEIGHTS | 25 GEN LAKE |
| 2 ORONO | 10 ROBBINSDALE | 18 MENDOTA | 26 BIRCHWOOD |
| 3 MINNETONKA BEACH | 11 SPRING LAKE PARK | 19 LILYDALE | 27 WHITE BEAR |
| 4 TONKA BAY | 12 U. S. GOV. | 20 GREY CLOUD | 28 BAYPORT |
| 5 EXCELSIOR | 13 HILTOP | 21 LANDFALL | 29 WILLERNE |
| 6 GREENWOOD | 14 COLUMBIA HEIGHTS | 22 DELLWOOD | 30 OAK PARK HEIGHTS |
| 7 WOODLAND | 15 ST. ANTHONY | 23 PINE SPRINGS | 31 LAKELAND SHORES |
| 8 MEDICINE LAKE | 16 LAUDERDALE | 24 MAHTOMEDI | 32 ST. MARY'S POINT |

- ANOKA — County Boundary
- ORONO — Municipal Boundary
- CAMDEN — Township Boundary

Table 5
ACRES OF LAND IN MAJOR LAND USE GROUPS,
BY DEVELOPMENT FRAMEWORK POLICY AREA, 1970-1980

	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Public and Recreational</u>	<u>Streets and Alleys</u>	<u>Water</u>	<u>Vacant and/or Agricultural</u>	<u>Total Area</u>
<u>Metropolitan Urban Service Area</u>								
1970	112,789	9,884	29,392	57,123	65,039	41,516	237,095	552,838
1975	122,392	11,619	31,429	70,161	67,856	41,516	207,320	552,293
1978	129,033	12,362	32,956	71,187	69,150	41,516	196,089	552,293
1980	134,582	13,142	34,073	72,486	70,854	41,516	185,640	552,293
Change 1970-1975	9,603	1,735	2,037	13,038	2,817	0	-29,230	
Change 1975-1978	6,641	743	1,527	1,026	1,294	0	-11,231	
Change 1978-1980	5,549	780	1,117	1,299	1,704	0	-10,449	
Change 1975-1980	12,190	1,523	2,644	2,325	2,998	0	-21,680	
Change 1970-1980	21,793	3,258	4,681	15,363	5,815	0	-50,910	
<u>Fully Developed Area</u>								
1970	55,618	6,890	16,345	24,078	32,188	6,351	18,983	160,453
1975	57,011	7,312	16,987	25,048	32,781	6,351	14,963	160,453
1978	57,479	7,453	17,271	25,120	32,835	6,351	13,944	160,453
1980	57,651	7,673	17,483	25,358	33,118	6,351	12,819	160,453
Change 1970-1975	1,393	422	642	970	593	0	-4,020	
Change 1975-1978	468	141	284	72	54	0	-1,019	
Change 1978-1980	172	220	212	238	283	0	-1,125	
Change 1975-1980	640	361	496	310	337	0	-2,144	
Change 1970-1980	2,033	783	1,138	1,280	930	0	-6,164	
<u>Area of Planned Urbanization</u>								
1970	57,171	2,994	13,047	33,045	32,851	35,165	218,112	392,385
1975	65,381	4,304	14,445	45,113	35,075	35,165	192,357	391,840
1978	71,554	4,906	15,688	46,067	36,315	35,165	182,145	391,840
1980	76,931	5,466	16,593	47,128	37,736	35,165	172,821	391,840
Change 1970-1975	8,210	1,313	1,395	12,068	2,224	0	-25,210	
Change 1975-1978	6,173	602	1,243	1,227	1,240	0	-10,212	
Change 1978-1980	5,377	560	905	1,061	1,421	0	-9,324	
Change 1975-1980	11,550	1,162	2,148	2,015	2,661	0	-19,536	
Change 1970-1980	19,760	2,475	3,543	14,083	4,885	0	-44,746	
<u>Free-standing Growth Centers (Excluding Anoka)</u>								
1970	7,411	571	2,331	8,160	5,016	4,752	77,273	105,514
1975	8,835	1,024	2,774	10,113	5,377	4,752	73,861	106,736
1978	9,556	1,107	2,882	10,142	5,506	4,752	72,791	106,736
1980	10,083	1,147	3,095	10,181	5,606	4,752	73,114	107,978
Change 1970-1975	1,424	453	443	1,953	361	0	-4,634	
Change 1975-1978	721	83	108	29	129	0	-1,070	
Change 1978-1980	527	40	213	39	100	0	-919	
Change 1975-1980	1,248	123	321	68	229	0	-1,989	
Change 1970-1980	2,672	576	764	2,021	590	0	-6,623	

Table 5 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY DEVELOPMENT FRAMEWORK POLICY AREA, 1970-1980

	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Public and Recreational</u>	<u>Streets and Alleys</u>	<u>Water</u>	<u>Vacant and/or Agricultural</u>	<u>Total Area</u>
<u>Rural Service Area</u>								
1970	25,630	795	5,804	57,170	38,460	50,648	1,073,779	1,252,282
1975	32,091	923	6,534	65,845	39,299	50,648	1,056,015	1,251,138
1978	35,746	1,041	6,815	66,105	39,511	50,648	1,051,272	1,251,138
1980	38,199	1,121	6,998	66,082	39,690	50,648	1,047,158	1,249,896
Change 1970-1975	6,469	125	733	8,675	839	0	-16,833	
Change 1975-1978*	3,655	118	281	260	212	0	-4,526	
Change 1978-1980*	2,453	80	183	-23	179	0	-2,872	
Change 1975-1980	6,108	198	464	237	391	0	-7,398	
Change 1970-1980	12,569	323	1,197	8,912	1,230	0	-24,231	
<u>Metropolitan Area</u>								
1970	145,830	11,253	37,524	122,453	108,515	96,916	1,388,143	1,910,634
1975	163,318	13,566	40,737	146,119	112,532	96,916	1,337,196	1,910,384
1978	174,335	14,510	42,653	147,434	114,167	96,916	1,320,152	1,910,167
1980	182,864	15,410	44,166	148,749	116,150	96,916	1,305,912	1,910,167
Change 1970-1975	17,488	2,313	3,213	23,666	4,017	0	-50,697	
Change 1975-1978	11,017	944	1,916	1,315	1,635	0	-16,827	
Change 1978-1980	8,529	900	1,513	1,315	1,983	0	-14,240	
Change 1975-1980	19,546	1,844	3,429	2,630	3,618	0	-31,067	
Change 1970-1980	37,034	4,157	6,642	26,296	7,635	0	-81,764	

*Estimated

Table 6
ACRES OF LAND CONVERTED TO URBAN USES,
BY DEVELOPMENT FRAMEWORK POLICY AREA, 1970-1980

	Vacant Land Consumed for all Urban Purposes					Vacant Land Consumed for "Built-on"* Purposes				
	Total Acres	Percent Share	Annual Average Acres	Years Vacant Remaining	Years Suitable Vacant Remaining	Total Acres	Percent Share	Annual Average Acres	Years Vacant Remaining	Years Suitable Vacant Remaining
<u>Metropolitan Urban Service Area</u>										
1970-1975	29,230	57.7%	5,846	32	24	16,192	59.9%	3,238	57	44
1975-1980	21,680	69.8	4,336	43	33	19,355	68.1	3,871	48	37
1975-1978	11,231		3,744	50	38	10,205		3,402	55	41
1978-1980	10,449		5,225	36	27	9,150		4,575	41	31
1970-1980	50,910	62.3	5,091	36	28	35,547	64.1	3,555	52	40
<u>Fully Developed Area</u>										
1970-1975	4,020	7.9%	804	16	13	3,050	11.3%	610	21	17
1975-1980	2,144	6.9	429	30	26	1,834	6.5	367	35	29
1975-1978	1,019		340	38	31	947		316	41	33
1978-1980	1,125		563	23	19	887		444	29	24
1970-1980	6,164	7.5	616	21	17	4,884	8.8	48	26	22
<u>Area of Planned Urbanization</u>										
1970-1975	25,210	49.7%	5,042	34	26	13,142	48.6	2,628	66	50
1975-1980	19,536	62.9	3,907	44	33	17,521	61.6	3,504	49	37
1975-1978	10,212		3,404	51	38	8,985		2,995	58	44
1978-1980	9,324		4,662	37	28	8,623		4,132	42	32
1970-1980	44,746	54.8	4,475	39	29	30,663	55.3	3,066	56	43
<u>Freestanding Growth Centers</u>										
1970-1975	4,634	9.2	927	79	68	2,681	9.9	536	136	117
1975-1980	1,989	6.4	398	184	158	1,921	6.7	384	190	164
1970-1980	6,623	8.1	662	110	95	4,602	8.3	460	159	137
<u>Rural Service Area</u>										
1970-1975	16,833	33.2	3,367	311	236	8,158	30.2	1,632	642	488
1975-1980	7,398	23.8	1,480	708	538	7,161	25.2	1,432	731	556
1970-1980	24,231	29.6	2,423	432	328	15,319	27.6	1,532	684	519
<u>Metropolitan Area</u>										
1970-1975	50,697	100.0	10,139	129	98	27,031	100.0	5,406	242	184
1975-1980	31,067	100.0	6,213	210	160	28,437	100.0	5,687	230	175
1970-1980	81,764	100.0	8,176	160	121	55,468	100.0	5,547	235	179

*"Built-on" land refers to land used for all urban purposes except public and recreational.

Figure 4. ACRES OF VACANT LAND CONVERTED TO URBAN USES, BY POLICY AREA,* 1970-1980

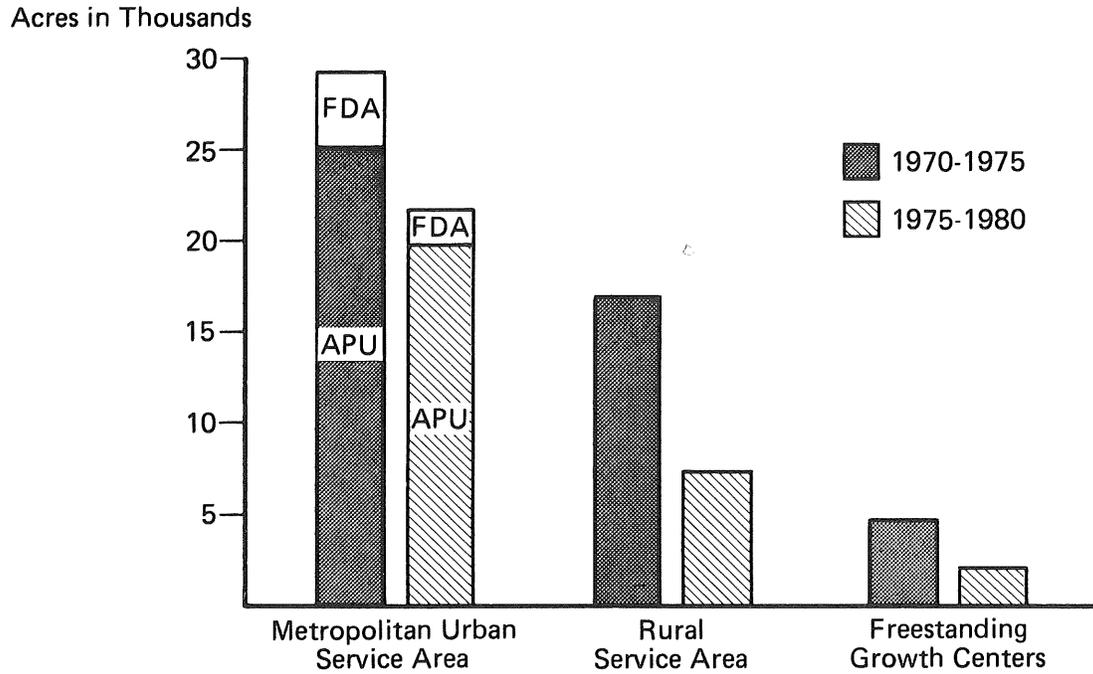
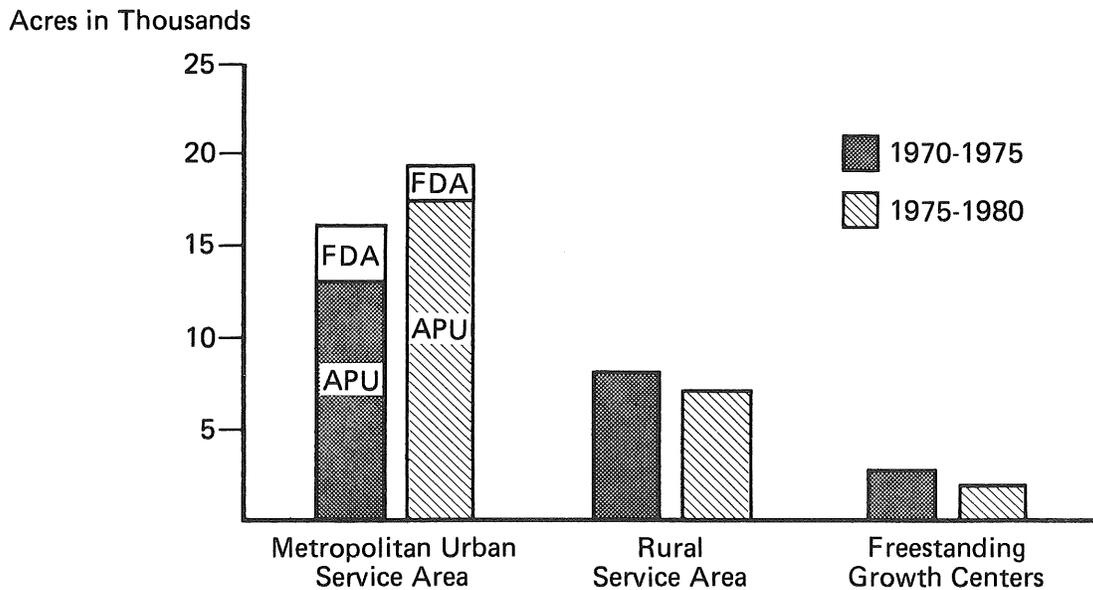


Figure 5. ACRES OF VACANT LAND CONVERTED TO 'BUILT-ON' URBAN USES, BY POLICY AREA,* 1970-1980



*FDA means Fully Developed Area, and APU means Area of Planned Urbanization.

Assuming the current rate of land consumption and that all vacant land is available, an approximately 30-year supply of vacant land remains. However, new "vacant" land may be created through redevelopment. Because of the limited supply of land, new development in the FDA generally takes place at higher densities. These factors, coupled with the potential for redevelopment of obsolete or low-intensity uses, give the FDA significant opportunities for development and redevelopment. These factors also make estimates of supply less reliable.

Land consumption in the FDA accounted for 7.5 percent of all land consumed in the Seven-County Area for the 1970-1980 period. For the first half of the decade land consumption was 7.9 percent, declining to 6.9 percent in the last half (see Figure 6).

Area of Planned Urbanization

The Area of Planned Urbanization (APU) is another of the five major policy areas of the Council's Development Framework plan. The APU comprises the developing suburban communities, the portion of the Region in the path of urban growth. This area either has been or will be provided with metropolitan services, because most of the regional growth has been occurring here. The APU, along with the Fully Developed Area, make up the Metropolitan Urban Service Area (see Figure 3). Data for the APU is contained in Tables 5 and 6 and Figure 6.

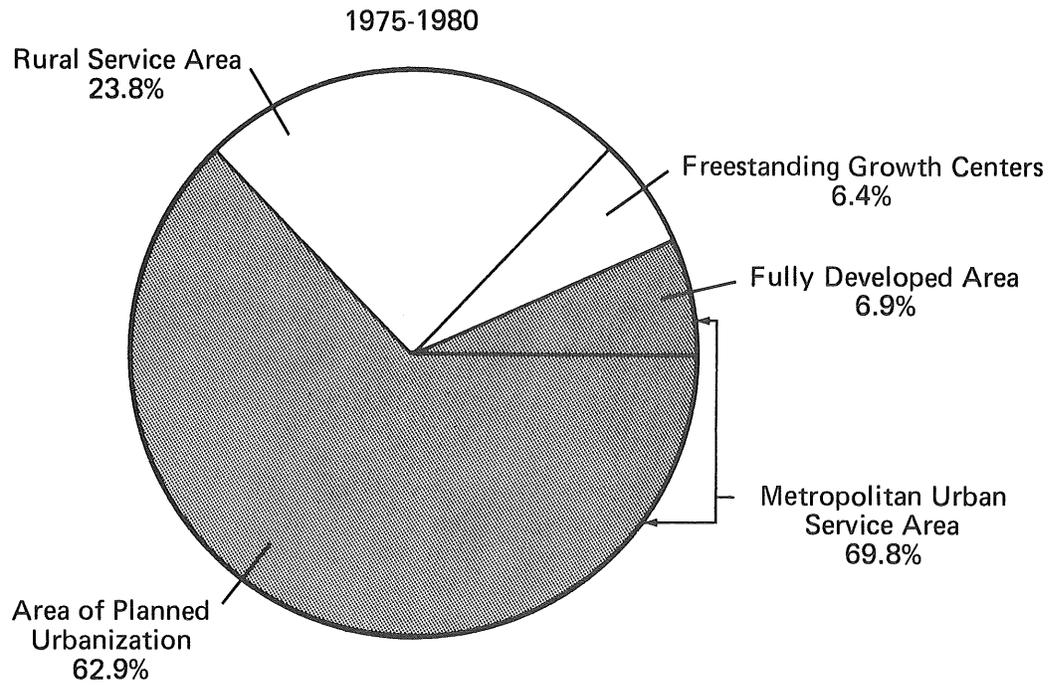
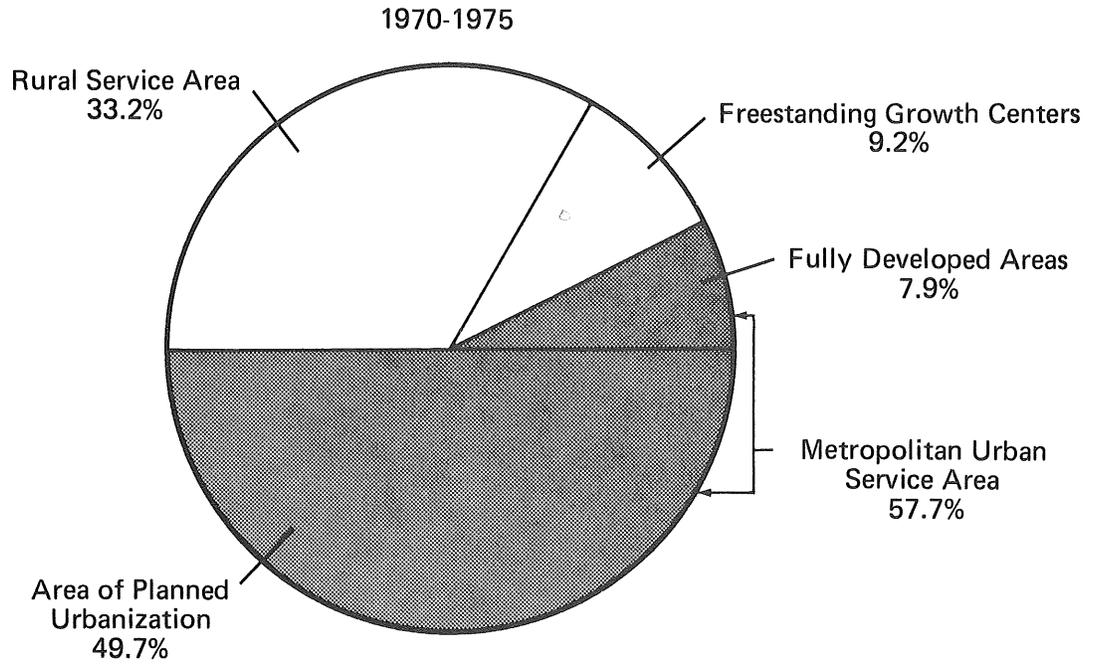
During the 1970s, 44,746 acres (69.9 square miles) of vacant land in the APU were converted to urban uses, nearly 55 percent of all development in the Seven-County Area. During the first half of the decade, 25,210 acres (39.4 square miles) were developed, which accounted for 49.7 percent of all development in the Area. In the last half of the decade, vacant land consumed in the APU amounted to 19,536 acres (30.5 square miles), which was 62.9 percent of all development in the Area. The APU increased in its share of all development between the first and last halves of the decade by 26.6 percent. This was consistent with the goals of the Development Framework, which was adopted in 1975 but not fully implemented until after 1980.

During the same two time periods, 13,142 and 17,521 acres of vacant land, respectively, were consumed for built-on land. This amounted to 48.6 percent and 61.6 percent, respectively, of all development in the Area.

The annual average consumption of vacant land for all urban purposes in the APU was 4,475 acres per year in the 1970s. The annual consumption of built-on land was 3,066 acres for the same period. For the first half of the decade, vacant land was consumed at an annual rate of 5,042 acres for all purposes and 2,628 acres for built-on land. Figures for the 1975-1980 period are 3,907 and 3,504 acres, respectively.

Because of the importance of maintaining an adequate supply of vacant land in the APU, the Council has estimated supply using five different assumptions regarding annual land consumption. These reflect historic consumption for different time periods in the 1970s for vacant, "suitable" vacant and built-on land needs. Suitable vacant land means vacant land or agricultural land after wetlands have been removed. Depending on which time period is used (1970-1980, 1970-1975, 1975-1980, 1975-1978 or 1978-1980), there is a 34- to 51-year supply of vacant land remaining in the APU. By removing "unsuitable vacant land," the remaining supply would be adequate for 26 to 38 years. Unsuitable vacant land

Figure 6. PERCENT OF VACANT LAND CONVERTED TO URBAN USES, BY POLICY AREA, 1970-1975 AND 1975-1980



is land considered unavailable for development because of a currently existing high water table or swampy conditions. Assuming that most park land has been acquired, the supply of all vacant land remaining would be adequate for 42 to 66 years for built-on land needs. The supply of suitable vacant land should meet the need for built-on land for 32 to 50 years.

Freestanding Growth Centers

Twelve small urban centers outside the Metropolitan Urban Service Area have been designated as Freestanding Growth Centers (FGC) by the Council's Development Framework plan. (Anoka is also a FGC but it is located within the MUSA.) Freestanding Growth Centers have been designated so that metropolitan investments can be concentrated in a limited number of city centers that can potentially absorb the major portion of rural growth. The designated centers are shown in Figure 3 and data concerning them can be found in Tables 5 and 6 and Figure 6.

A total of 6,623 acres (10.3 square miles) of vacant land were converted to urban uses in the FGC during the 1970s. This amounted to 662 acres annually, slightly over a square mile, and accounted for 8.1 percent of the Seven-County Area's development. In the first half of the decade, 4,634 acres (7.2 square miles) of vacant land were converted to urban uses, with consumption dropping off to only 1,989 acres (3.1 square miles) in the last half. This represented annual consumption rates of 927 acres and 398 acres, respectively, for the first and last halves of the decade. Consumption of vacant land in FGCs fell from 9.1 percent of all land consumed in the Seven-County Area between 1970 and 1975 to 6.4 percent between 1975 and 1980. This relative decline was caused by an absolute drop in all land use categories from the first to the second halves of the decade. The decline in consumption of vacant land in FGCs included a high of 96.5 percent (1,855 acres) for public and recreational land, 72.9 percent (330 acres) for commercial land and a low of 12.4 percent (176 acres) for residential land. Several factors could have been responsible for this slowdown in vacant land consumption in the FGCs. Chief among them was the recession of 1975-1976, which had a more pronounced and long-lasting affect on smaller cities than on larger ones. Another factor was the increased cost of long-distance commuting.

Rural Service Area

The Rural Service Area (RSA) is the fifth policy area in the Council's Development Framework plan. It comprises all the land in the Seven-County Area not included in the other four policy areas. It is the largest of the policy areas, containing 66 percent of the land in the Seven-County Area, and the least developed. It is shown in Figure 3. Data for the RSA is contained in Tables 5 and 6 and Figure 6.

Development in the RSA during the 1970s consumed 24,231 acres (37.9 square miles) of vacant land. Over 8,900 acres of this land went for parks and recreation. Vacant land consumed for urban purposes in the first half of the decade amounted to 16,833 acres (26.3 square miles) with only 7,398 acres (11.6 square miles) consumed in the last half. This represented 33.2 and 23.8 percent, respectively, of all development in the Seven-County Area. Consumption of built-on land was 8,158 acres (12.7 square miles) for the first half of the decade and 7,161 acres (11.2 square miles) for the last half, which amounted to 30.2 and 25.2 percent, respectively, of all built-on land in the Seven-County Area.

4. TRENDS BY DEVELOPMENT RING

Development Framework planning calls for use of concentric development rings, which correspond generally to levels of development of suburban and rural communities. Unlike the Development Framework policy areas, the rings are not changed to reflect the spread of development. Thus they are useful for time series analysis. The three rings, excluding the Central Cities, are the Inner Ring, Developing Ring and Outlying Area (see Figure 7). Table 7 lists the total acres in each land use category by development ring for 1970, 1975 and 1980, along with 1970-1975 and 1975-1980 changes in these categories. Figures 8 and 9 show the 1970-1975 and 1975-1980 vacant land consumption.

Central Cities

The Central Cities (Minneapolis and St. Paul) contain only 3.8 percent of the total area in the Seven-County Metropolitan Area, but have 12.6 percent of the Area's developed land. Land use change figures for the Central Cities belie the large amount of construction that has taken place there in the last 10 years. Over \$700 million was spent on commercial and industrial construction in Minneapolis St. Paul during the 1970s. Nearly all construction took place on land already in commercial or industrial use, thus is not shown in the change column. This is why the Central Cities are not included in Figures 8 and 9.

Inner Ring

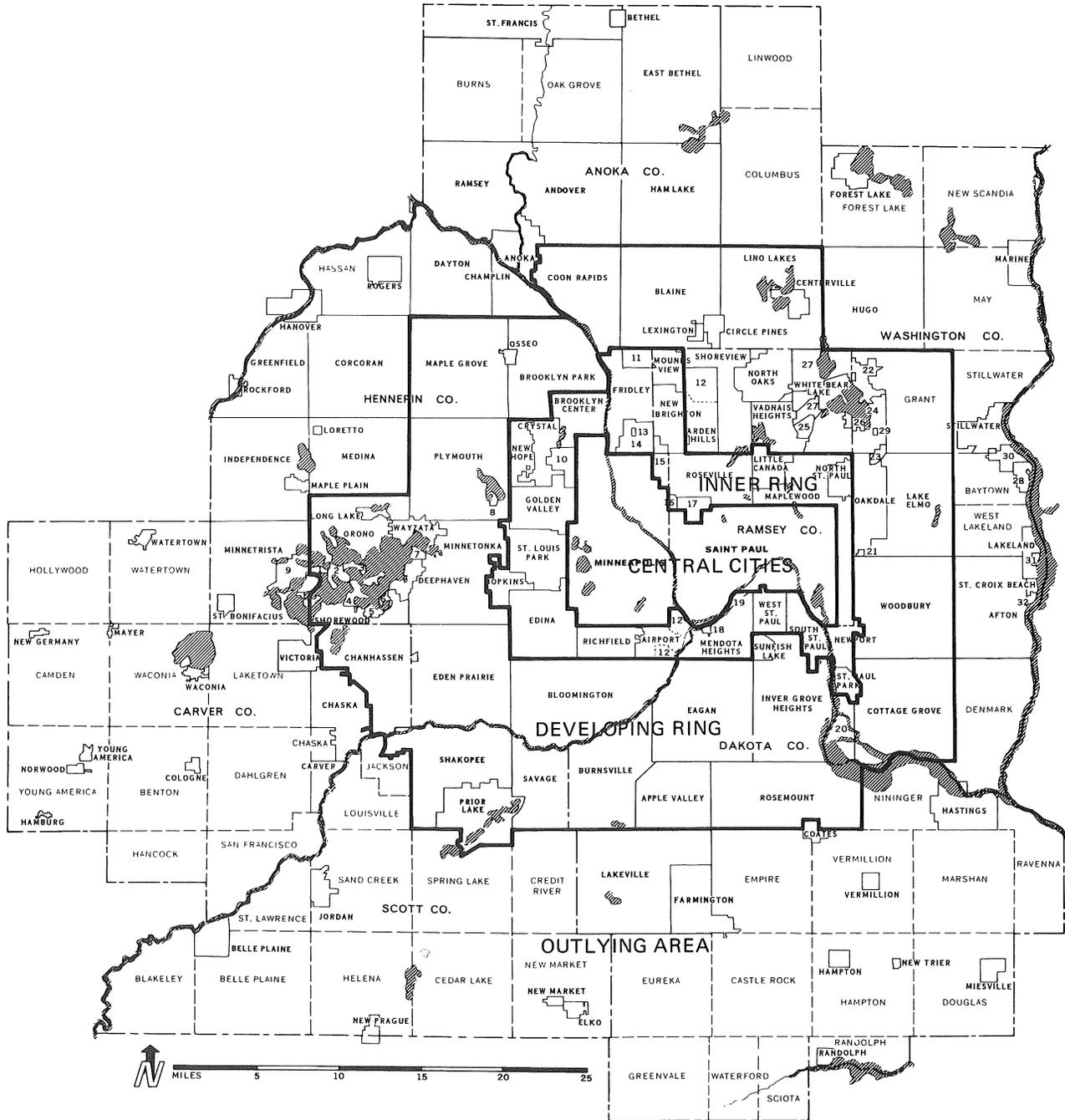
The Inner Ring, or close-in suburbs, contained only six percent of the total area in the Seven-County Metropolitan Area but had 20.2 percent of the Area's developed land in 1970. It experienced a decline in the total amount of vacant land consumed between 1970-1975 and 1975-1980. There were 5,426 acres (10.7 percent of the Area's total land consumption) consumed between 1970 and 1975 and only 2,789 acres (9 percent) consumed between 1975 and 1980. By 1980, because of increased development in the other rings, the Inner Ring contained only 18.6 percent (94,173 acres) of the Area's developed land. The amount of vacant land consumed in the Inner Ring fell in the last five years of the decade because much of the land is in parcels too small to be developed economically, is tied up by nonprofit organizations, or is part of multilot ownership.

Vacant land consumption for built-on purposes in the Inner Ring followed the general pattern of decline from the first to the second half of the 1970s. Consumption in the first half of the decade was 4,157 acres; it dropped to 2,393 acres in the last half. This was a 42 percent decrease, approximating the 49 percent decrease for all vacant land consumed (see Figure 8).

Developing Ring

The Developing Ring, roughly equivalent to the Area of Planned Urbanization geographically, represents 26.9 percent of the total acres in the Seven-County Metropolitan Area. In 1970 it contained the largest amount of developed land (33.2 percent) of any of the rings. Consumption of vacant land for urban purposes during the 1970-1975 period was 26,248 acres, 51.8 percent of all development in the Seven-County Area. Land consumption in the 1975-1980 period dropped by nearly 28 percent to 18,932 acres, while the portion of all development in the Area increased to 60.9 percent.

Figure 7. DEVELOPMENT FRAMEWORK FORECAST RINGS, METROPOLITAN AREA



TWIN CITIES METROPOLITAN AREA

- | | | | |
|--------------------|---------------------|-------------------|---------------------|
| 1 SPRING PARK | 9 MOUND | 17 FALCON HEIGHTS | 25 GEM LAKE |
| 2 ORONO | 10 ROBBINSDALE | 18 MENDOTA | 26 BIRCHWOOD |
| 3 MINNETONKA BEACH | 11 SPRING LAKE PARK | 19 LILYDALE | 27 WHITE BEAR |
| 4 TONKA BAY | 12 U. S. GOVT. | 20 GREY CLOUD | 28 BAYPORT |
| 5 EXCELSIOR | 13 HILLTOP | 21 LANDFALL | 29 WILLERNIE |
| 6 GREENWOOD | 14 COLUMBIA HEIGHTS | 22 DELLWOOD | 30 OAK PARK HEIGHTS |
| 7 WOODLAND | 15 ST. ANTHONY | 23 PINE SPRINGS | 31 LAKELAND SHORES |
| 8 MEDICINE LAKE | 16 LAUDERDALE | 24 MAHTONEDI | 32 ST. MARY'S POINT |

ANOKA County Boundary
ORONO Municipal Boundary
CAMDEN Township Boundary

Figure 8. ACRES OF VACANT LAND CONVERTED TO URBAN USES, BY METROPOLITAN AREA DEVELOPMENT RING, 1970-1975 and 1975-1980

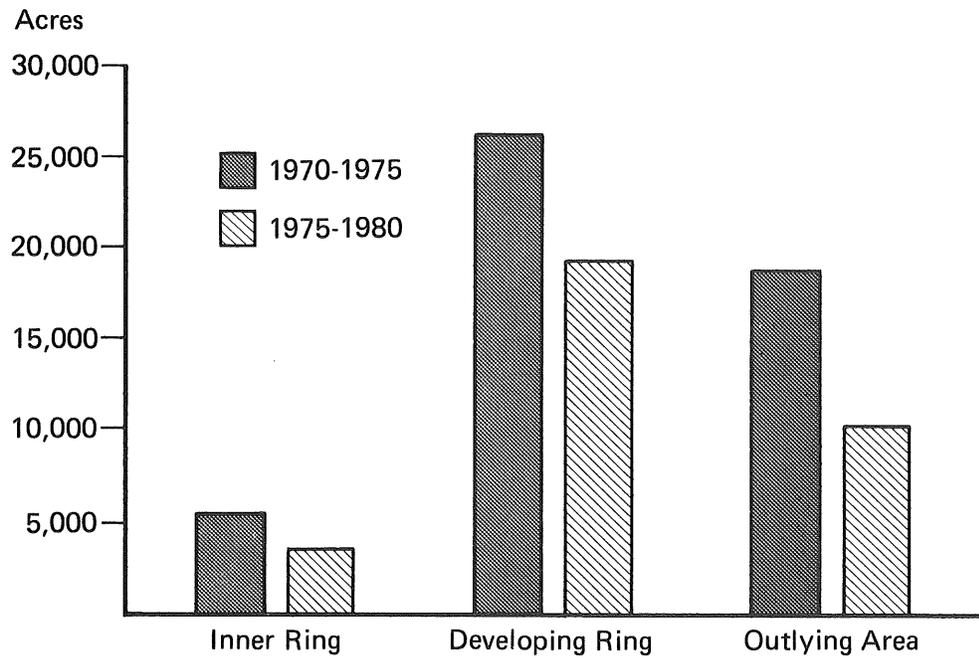


Figure 9. ACRES OF VACANT LAND CONVERTED TO 'BUILT-ON' USES, BY DEVELOPMENT RING, 1970-1975 AND 1975-1980

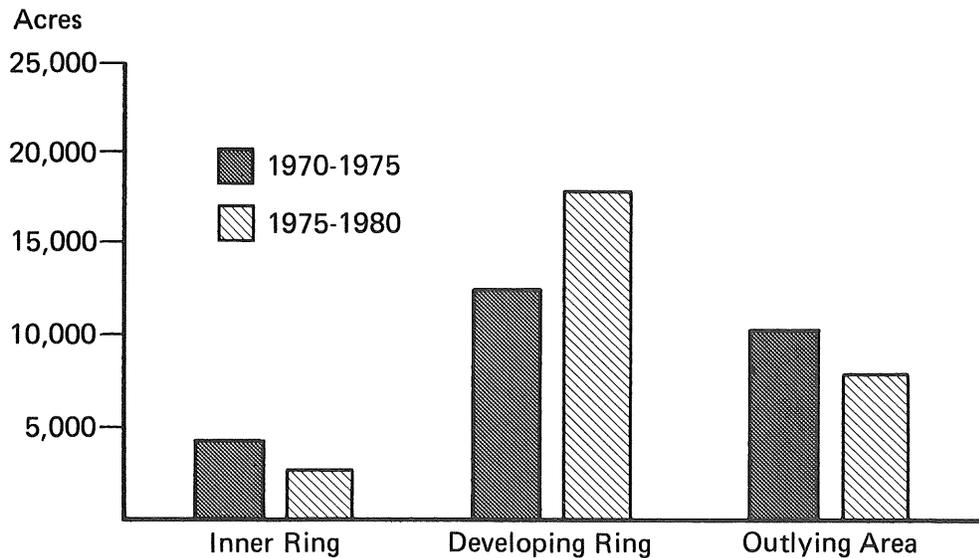


Table 7
ACRES OF LAND IN MAJOR LAND USE GROUPS,
BY DEVELOPMENT RING, METROPOLITAN AREA, 1970-1980

CENTRAL CITIES

	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Public and Recreational</u>	<u>Streets and Alleys</u>	<u>Water</u>	<u>Vacant and/or Agricultural</u>	<u>Total</u>
1970	23,955	3,968	8,989	9,449	16,739	4,276	6,024	73,404
1975	24,027	3,952	9,058	9,576	16,940	4,276	5,571	73,404
1980	24,027	3,986	9,058	9,576	17,100	4,276	5,381	73,404
Change 1970-1975	72	-16	69	127	201	0	-453	
Change 1975-1980	0	34	0	0	160	0	-194	
Change 1970-1980	72	18	69	127	361	0	-647	

INNER RING SUBURBS

	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Public and Recreational</u>	<u>Streets and Alleys</u>	<u>Water</u>	<u>Vacant and/or Agricultural</u>	<u>Total</u>
1970	37,333	2,964	8,426	17,757	19,478	3,898	24,452	114,302
1975	39,454	3,634	9,173	19,026	20,097	3,898	19,020	114,302
1980	40,715	4,032	9,779	19,422	20,225	3,898	16,231	114,302
Change 1970-1975	2,121	670	747	1,269	619	0	-5,426	
Change 1975-1980	1,261	398	606	396	128	0	-2,789	
Change 1970-1980	3,382	1,068	1,353	1,665	747	0	-8,215	

DEVELOPING RING SUBURBS

	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Public and Recreational</u>	<u>Streets and Alleys</u>	<u>Water</u>	<u>Vacant and/or Agricultural</u>	<u>Total</u>
1970	53,509	3,094	13,833	39,098	31,359	43,832	329,597	514,322
1975	61,130	4,518	15,386	52,913	33,194	43,832	303,349	514,322
1980	72,607	5,611	17,626	54,147	36,082	43,832	284,517	514,422
Change 1970-1975	7,621	1,424	1,553	13,815	1,835	0	-26,248	
Change 1975-1980	11,477	1,093	2,240	1,234	2,888	0	-18,932	
Change 1970-1980	19,098	2,517	3,793	15,049	4,723	0	-45,180	

OUTLYING AREA

	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Public and Recreational</u>	<u>Streets and Alleys</u>	<u>Water</u>	<u>Vacant and/or Agricultural</u>	<u>Total</u>
1970	31,033	1,219	6,276	56,155	40,939	44,910	1,028,074	1,208,606
1975	38,707	1,458	7,120	64,604	42,301	44,910	1,009,256	1,208,356
1980	45,515	1,781	7,703	65,604	42,743	44,910	999,783	1,208,039
Change 1970-1975	7,674	239	844	8,455	1,362	0	-18,574	
Change 1975-1980	6,808	323	583	1,000	442	0	-9,156	
Change 1970-1980	14,482	562	1,427	9,455	1,804	0	-27,730	

The Developing Ring contained 101,795 acres (33.6 percent) of built-on land in 1970. During the 1970-1975 period, another 12,433 acres (46 percent of the Area's development) of vacant land were converted to built-on urban uses. For the last half of the decade the use of vacant land for built-on urban purposes increased by 42 percent to 17,698 acres, which represented 62.2 percent of the Area's development for this time period (see Table 8). This reversal from decline to increase in vacant land consumption in the last half of the decade occurs when considering only built-on land, as seen by comparing Figure 8 with Figure 9.

Outlying Area

The Outlying Area approximates the Rural Service Area plus the Freestanding Growth Centers. It contains 63.3 percent of the total acreage in the Seven-County Area, but in 1970 had only 31.9 percent of the developed land. The total amount of vacant land converted to urban purposes from 1970 to 1975 was 18,574 acres, or 36.6 percent of the Area's total. This figure fell by 50 percent to 9,156 acres, 29.5 percent of the Area's total, for the last half of the decade.

A look at vacant land used for built-on urban purposes shows a decrease for the last half of the decade, too, but by only 19.4 percent. The change was from 10,119 acres in the first half of the decade to 8,156 acres in the last half.

5. TRENDS IN GEOGRAPHIC SECTORS OF THE METROPOLITAN URBAN SERVICE AREA

For analytical purposes, the Metropolitan Area has been divided into eight sectors radiating from the Central Cities in all directions. Sectors were first used in the Council's Development Framework planning to ensure that the Framework plan allowed a sufficient supply of serviced land in all directions for new development. Minneapolis and St. Paul are not included in the sector analysis because land use changes were slight and difficult to detect. All values used for sectors in the following discussion include only that portion of the sector within the Metropolitan Urban Service Area.

As can be seen in Figure 10, the sectors differ in area--ranging from slightly more than 85,000 acres in sector 7 (South Minneapolis) to just under 30,000 acres in sector 4 (Northeast St. Paul). Because of this size disparity, development comparisons between sectors should be done on a percentage basis. Tables 8 through 11 contain data by sector.

Table 8 lists the amount of land in each type of land use by sector for 1970, 1975 and 1980, with changes for the periods 1970-1975 and 1975-1980. The data in Table 8 is for the entire Seven-County Area minus the Central Cities. Data in Table 9 (same format as Table 8) is only for the Metropolitan Urban Service Area; it is these numbers that will be discussed throughout this section.

During the 1970s, sector 6 (South St. Paul) led in the conversion of vacant land to urban uses with 9,837 acres. This represented 19.6 percent of all vacant land consumed within the Metropolitan Urban Service Area (MUSA) during the decade. Sector 1 (Northwest Minneapolis) followed closely with 9,416 acres (18.7 percent) and sector 7 (South Minneapolis) ranked third with 8,994 acres (17.9 percent).

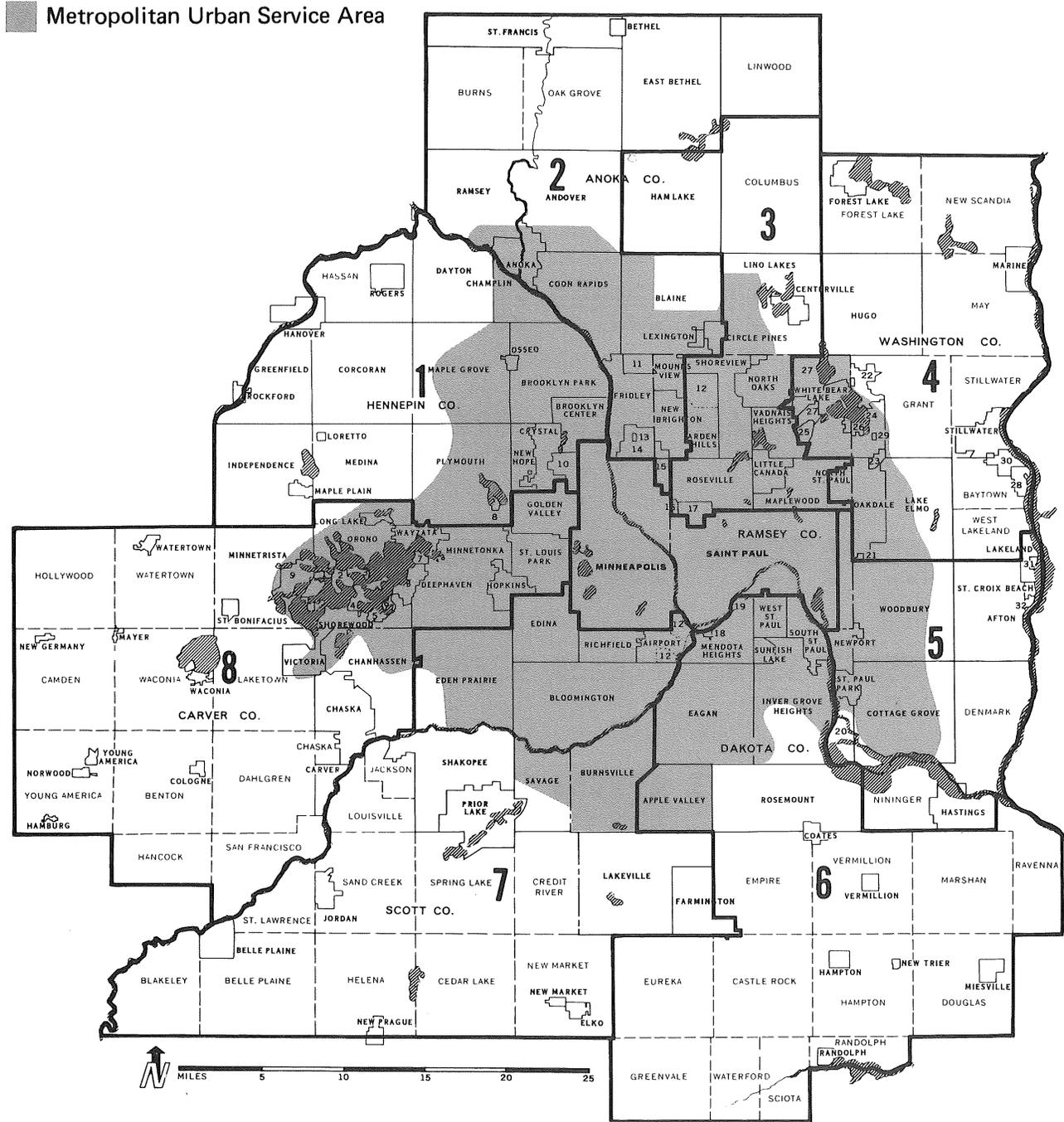
From 1970 to 1975, sector 3 (North St. Paul) led with the conversion of 6,071 acres, or 21.1 percent of the sector's vacant land, largely because of park acquisition. Sector 6 (South St. Paul) was a close second with 5,946 acres, or 30.6 percent of this sector's vacant land, also because of park acquisition. In third place was sector 7 (South Minneapolis) with 4,871 acres (16.9 percent).

During the second half of the decade, sector 1 (Northwest Minneapolis), which had been in fifth place in the first half, moved up to first place with 5,795 acres (27 percent) of vacant land converted to urban use. Over 3,000 acres of residential development were largely responsible for this rise in ranking. Sectors 6 (South St. Paul) and 7 (South Minneapolis) reversed their rankings from the first half of the decade, with sector 7 in second place with 4,123 acres (19.2 percent) caused by nearly 2,700 acres of residential development. Sector 6 was in third place with 3,891 acres (18.1 percent). Figure 11 shows the amount of vacant land converted to urban uses in the 1970s for the MUSA, excluding the Central Cities.

Table 10 shows the average annual acres of vacant land used for urban purposes by sector within the MUSA by land use types for the periods 1970-1975 and 1975-1980.

One major reason for this land use study was to determine the rate of vacant land consumption in the MUSA to be able to estimate the number of years' supply remaining and its distribution. Table 11 presents several different approaches to determining the remaining supply of vacant land in the MUSA. The left side

Figure 10. SUBREGIONAL SECTORS, METROPOLITAN URBAN SERVICE AREA



TWIN CITIES METROPOLITAN AREA

- | | | | |
|--------------------|---------------------|-------------------|---------------------|
| 1 SPRING PARK | 9 MOUND | 17 FALCON HEIGHTS | 25 GEM LAKE |
| 2 ORONO | 10 ROBBINSDALE | 18 MENDOTA | 26 BIRCHWOOD |
| 3 MINNETONKA BEACH | 11 SPRING LAKE PARK | 19 LILYDALE | 27 WHITE BEAR |
| 4 TONKA BAY | 12 U. S. GOVT. | 20 GREY CLOUD | 28 BAYPORT |
| 5 EXCELSIOR | 13 HILLTOP | 21 LANDFALL | 29 WILLERNIE |
| 6 GREENWOOD | 14 COLUMBIA HEIGHTS | 22 DELLWOOD | 30 OAK PARK HEIGHTS |
| 7 WOODLAND | 15 ST. ANTHONY | 23 FINE SPRINGS | 31 LAKELAND SHORES |
| 8 MEDICINE LAKE | 16 LAUDERDALE | 24 HAHTOMEDI | 32 ST. MARY'S POINT |

ANOKA — County Boundary
 — Municipal Boundary
 CAMDEN — Township Boundary

Table 8
ACRES OF LAND IN MAJOR LAND USE GROUPS,
BY SECTOR, METROPOLITAN AREA, 1970-1980*

Sector	Residential	Commercial	Industrial	Public and Recreational	Streets and Alleys	Water	Vacant and/or Agricultural	Total
1 Northwest Minneapolis	1970	1,104	3,644	13,745	10,530	6,935	142,900	194,886
	1975	1,335	4,105	16,869	11,200	6,935	136,019	194,886
	1980	1,620	4,838	17,807	12,232	6,935	129,043	194,886
	Change 1970-1975	231	461	3,124	670	0	-6,881	
Change 1975-1980	3,988	285	733	938	1,032	0	-6,976	
Change 1970-1980	6,383	516	1,194	4,062	1,702	0	-13,857	
2 North Minneapolis	1970	1,108	4,269	16,405	13,318	6,868	160,495	219,568
	1975	1,327	4,673	18,319	14,100	6,868	152,989	219,568
	1980	1,580	4,962	18,536	14,392	6,868	148,776	219,568
	Change 1970-1975	4,187	219	404	782	0	-7,506	
Change 1975-1980	3,162	253	289	217	0	-4,213		
Change 1970-1980	7,349	472	693	2,131	1,074	0	-11,719	
3 North St. Paul	1970	12,904	704	2,666	18,194	9,076	73,422	126,812
	1975	14,462	995	2,843	23,185	9,319	66,162	126,812
	1980	16,401	1,125	3,147	23,497	9,492	63,304	125,812
	Change 1970-1975	1,558	291	177	4,991	243	-7,260	
Change 1975-1980	1,939	130	304	312	173	0	-2,858	
Change 1970-1980	3,497	421	481	5,303	416	0	-10,118	
4 Northeast St. Paul	1970	10,863	506	2,635	12,098	8,753	141,959	193,284
	1975	12,457	614	2,769	12,654	8,906	139,414	193,284
	1980	14,242	751	2,931	12,747	9,077	137,066	193,284
	Change 1970-1975	1,594	108	134	556	153	-2,545	
Change 1975-1980	1,785	137	162	93	171	0	-2,348	
Change 1970-1980	3,379	245	296	649	324	0	-4,893	
5 Southeast St. Paul	1970	5,016	226	1,360	4,187	4,518	88,533	110,430
	1975	6,043	309	1,683	5,894	4,762	85,149	110,430
	1980	7,001	416	1,721	5,872	4,969	83,861	110,430
	Change 1970-1975	1,027	83	323	1,707	244	-3,384	
Change 1975-1980	958	107	38	-22	207	0	-1,288	
Change 1970-1980	1,985	190	361	1,685	451	0	-4,672	
6 South St. Paul	1970	10,601	661	3,919	11,201	10,761	264,729	308,596
	1975	12,841	875	4,500	15,342	11,273	257,041	308,596
	1980	14,927	1,011	5,291	16,354	11,992	252,148	308,447
	Change 1970-1975	2,240	214	581	4,141	512	-7,688	
Change 1975-1980	2,086	136	791	1,012	719	0	-4,744	
Change 1970-1980	4,326	350	1,300	5,153	1,231	0	-12,432	
7 South Minneapolis	1970	24,135	1,773	6,836	19,263	19,376	267,551	349,655
	1975	27,266	2,653	7,589	25,703	20,204	255,242	349,405
	1980	31,101	3,201	8,406	25,779	20,815	249,314	349,337
	Change 1970-1975	3,131	880	753	6,467	828	0	-12,059
Change 1975-1980	3,835	548	817	49	611	0	-5,869	
Change 1970-1980	6,966	1,428	1,570	6,516	1,439	0	-17,919	

Table 8 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY SECTOR, METROPOLITAN AREA, 1970-1980*

Sector	Residential	Commercial	Industrial	Public and		Streets and Alleys	Water	Vacant and/or Agricultural	Total
				Recreational	Industrial				
8 Southwest Minneapolis	25,223	1,198	3,206	17,911	15,444	28,486	242,531	333,999	
1975	26,507	1,502	3,517	18,550	15,828	28,486	239,609	333,999	
1980	28,300	1,720	3,812	18,581	16,081	28,486	237,019	333,999	
Change 1970-1975	1,284	304	311	639	384	0	-2,922		
Change 1975-1980	1,793	218	295	31	253	0	-2,590		
Change 1970-1980	3,077	522	606	670	637	0	-5,512		
Total Metropolitan	121,875	7,280	28,535	113,004	91,776	92,640	1,382,120	1,837,230	
Area (Less Central	139,291	9,610	31,679	135,543	95,592	92,640	1,331,625	1,836,980	
Cities)	158,837	11,424	35,108	139,173	99,050	92,640	1,300,531	1,836,763	
Change 1970-1975	17,416	2,333	3,144	23,539	3,816	0	-50,245		
Change 1975-1980	19,546	1,814	3,429	2,630	3,458	0	30,886		
Change 1970-1980	36,962	4,147	6,573	25,869	7,274	0	81,122		

*Figures do not include the Central Cities: Minneapolis and St. Paul.

Table 9
ACRES OF LAND IN MAJOR LAND USE GROUPS,
BY SECTOR, METROPOLITAN URBAN SERVICE AREA, 1970-1980*

Sector	Residential		Commercial		Industrial		Public and Recreational		Streets and Alleys		Water		Vacant and/or Agricultural		Total Area
	1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	
1 Northwest Minneapolis	12,994	14,589	990	1,188	3,321	3,802	6,999	2,697	40,591	71,394	71,394	71,394	71,394	71,394	71,394
Change 1970-1975	1,595	1,424	198	392	947	854	992	0	-3,621	0	0	0	-5,795	0	0
Change 1975-1980	3,027	236	686	952	854	1,801	1,481	0	-9,416	0	0	0	-9,416	0	0
Change 1970-1980	4,622	434	1,078	1,801	1,801	1,801	1,481	0	-9,416	0	0	0	-9,416	0	0
2 North Minneapolis	13,484	14,989	1,049	1,266	4,006	6,192	8,251	1,428	26,399	60,809	60,809	60,809	60,809	60,809	60,809
Change 1970-1975	1,505	1,483	217	392	1,595	375	62	0	-4,084	0	0	0	-2,076	0	0
Change 1975-1980	1,439	217	255	103	62	437	0	0	-6,160	0	0	0	-6,160	0	0
Change 1970-1980	2,944	434	1,078	1,801	1,801	1,801	1,481	0	-6,160	0	0	0	-6,160	0	0
3 North St. Paul	10,622	11,861	675	753	2,654	7,517	6,027	5,125	25,654	58,274	58,274	58,274	58,274	58,274	58,274
Change 1970-1975	1,239	1,060	278	303	138	331	0	0	-1,875	0	0	0	-7,946	0	0
Change 1975-1980	1,050	107	277	303	138	331	0	0	-1,875	0	0	0	-7,946	0	0
Change 1970-1980	2,289	385	440	4,501	4,501	4,501	331	0	-7,946	0	0	0	-7,946	0	0
4 Northeast St. Paul	4,895	5,276	253	325	379	2,617	3,449	3,427	14,752	29,772	29,772	29,772	29,772	29,772	29,772
Change 1970-1975	381	694	85	157	46	472	177	0	-982	0	0	0	-1,927	0	0
Change 1975-1980	694	1,075	157	157	46	472	177	0	-982	0	0	0	-1,927	0	0
Change 1970-1980	1,075	1,075	157	157	46	472	177	0	-982	0	0	0	-1,927	0	0
5 Southeast St. Paul	2,557	3,166	95	160	760	567	1,903	831	24,236	30,949	30,949	30,949	30,949	30,949	30,949
Change 1970-1975	609	571	84	149	140	326	348	0	-801	0	0	0	-2,143	0	0
Change 1975-1980	571	84	149	149	140	326	348	0	-801	0	0	0	-2,143	0	0
Change 1970-1980	1,180	149	149	149	140	326	348	0	-801	0	0	0	-2,143	0	0
6 South St. Paul	6,810	8,383	531	725	1,641	5,285	4,294	2,484	40,682	61,727	61,727	61,727	61,727	61,727	61,727
Change 1970-1975	1,573	1,537	92	286	960	4,377	1,104	0	-3,891	0	0	0	-9,837	0	0
Change 1975-1980	1,537	92	286	286	960	4,377	1,104	0	-3,891	0	0	0	-9,837	0	0
Change 1970-1980	3,110	286	286	286	960	4,377	1,104	0	-3,891	0	0	0	-9,837	0	0
7 South Minneapolis	17,430	19,280	1,338	1,797	5,334	13,586	9,851	4,318	33,240	85,097	85,097	85,097	85,097	85,097	85,097
Change 1970-1975	21,932	1,850	459	469	482	1,578	630	0	-4,871	0	0	0	-4,123	0	0
Change 1975-1980	2,652	4,502	928	928	836	1,604	1,124	0	-8,994	0	0	0	-8,994	0	0
Change 1970-1980	4,502	928	928	928	836	1,604	1,124	0	-8,994	0	0	0	-8,994	0	0

Table 9 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY SECTOR, METROPOLITAN URBAN SERVICE AREA, 1970-1980*

Sector		Residential		Commercial	Industrial	Public and Recreational	Streets and Alleys	Water	Vacant and/or Agricultural	Total Area
		1970	1975	1980	1970-1975	1975-1980	1970-1980	1970	1975	1980
8 Southwest Minneapolis	1970	20,042	988	2,305	8,108	7,526	16,930	25,513	81,412	
	1975	20,821	1,253	2,493	8,542	7,757	16,930	23,616	81,412	
	1980	22,041	1,452	2,773	8,565	7,978	16,930	21,673	81,412	
Change 1970-1975	1970-1975	779	265	188	434	231	0	-1,897		
	1975-1980	1,220	199	280	23	221	0	-1,943		
	1970-1980	1,999	464	468	457	452	0	-3,840		
Metropolitan Urban Service Area	1970	88,834	5,919	20,400	47,674	48,300	37,240	231,067	479,434	
	1975	98,365	7,667	22,371	60,585	50,916	37,240	201,745	478,889	
	1980	110,555	9,156	25,015	62,910	53,754	37,240	180,259	478,889	
Change 1970-1975	1970-1975	9,531	1,751	1,968	12,911	2,616	0	-28,777		
	1975-1980	12,190	1,489	2,644	2,325	2,838	0	-21,486		
	1970-1980	21,721	3,240	4,612	15,236	5,454	0	-50,263		

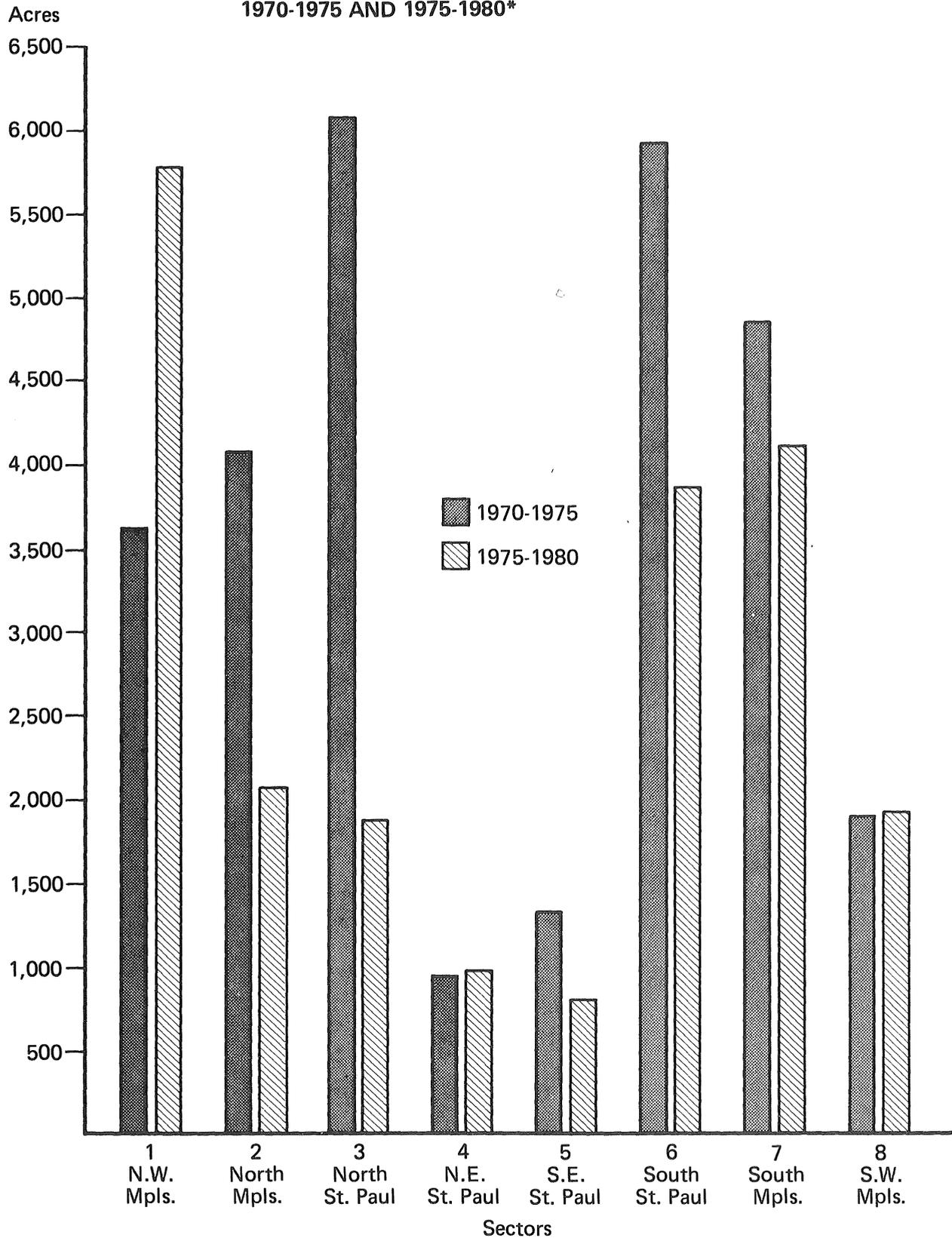
*Figures do not include the Central Cities: Minneapolis and St. Paul

Table 10
ANNUAL AVERAGE ACRES OF VACANT LAND CONVERTED TO URBAN USE,
BY SECTOR, METROPOLITAN URBAN SERVICE AREA, 1970-1980*

Sector	Rate per Period	Residential	Commercial	Industrial	Public and Recreational	Streets and Alleys	Total Annual Average
1 Northwest Minneapolis	1970-1975	319	40	78	189	98	724
	1975-1980	606	47	137	171	198	1,159
	1970-1980	463	43	108	180	148	942
2 North Minneapolis	1970-1975	301	43	78	320	75	817
	1975-1980	288	43	51	21	12	415
	1970-1980	294	43	65	170	44	616
3 North St. Paul	1970-1975	248	56	33	838	39	1,214
	1975-1980	210	21	55	61	28	375
	1970-1980	229	39	44	450	33	795
4 Northeast St. Paul	1970-1975	77	14	6	78	14	189
	1975-1980	140	17	3	17	21	198
	1970-1980	107	16	5	47	18	193
5 Southeast St. Paul	1970-1975	122	13	27	69	37	268
	1975-1980	113	17	1	-4	33	160
	1970-1980	117	15	14	33	35	214
6 South St. Paul	1970-1975	315	39	63	684	88	1,189
	1975-1980	308	18	129	191	132	778
	1970-1980	311	29	96	438	110	984
7 South Minneapolis	1970-1975	370	92	71	315	126	974
	1975-1980	531	94	96	5	99	825
	1970-1980	450	93	84	160	112	899
8 Southwest Minneapolis	1970-1975	155	53	38	87	46	379
	1975-1980	244	40	56	5	44	389
	1970-1980	200	46	47	46	45	384
Seven County Area Totals	1970-1975	1,907	350	394	2,580	523	5,754
	1975-1980	2,440	297	528	4,467	567	4,299
	1970-1980	2,171	324	463	1,524	545	5,027

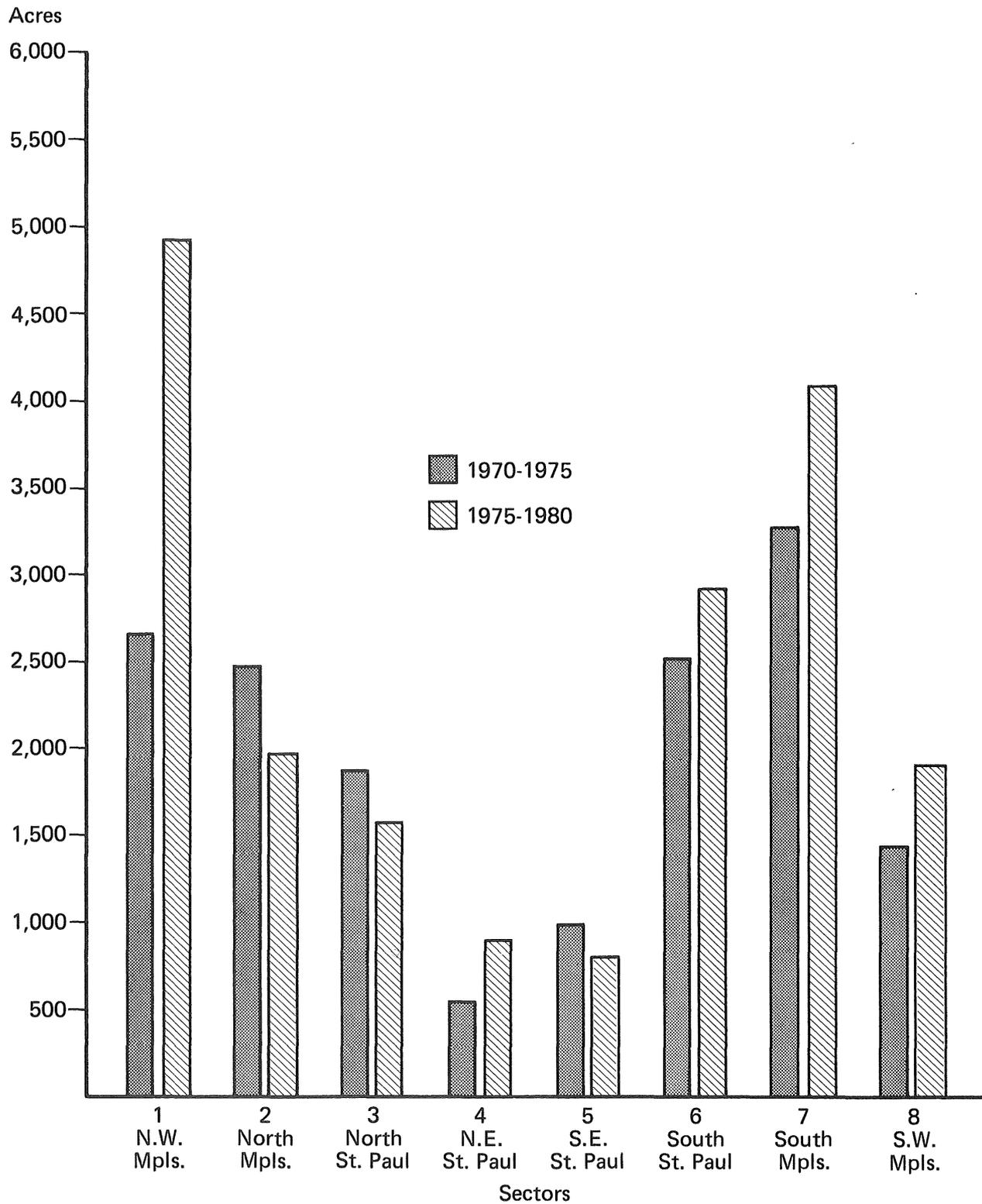
*Figures do not include the Central Cities: Minneapolis and St. Paul.

Figure 11. ACRES OF VACANT LAND CONVERTED TO URBAN USES, BY SECTOR, METROPOLITAN URBAN SERVICE AREA, 1970-1975 AND 1975-1980*



*Figures exclude Central Cities, Minneapolis and St. Paul.

Figure 12. ACRES OF VACANT LAND CONVERTED TO 'BUILT-ON' URBAN USES, BY SECTOR, METROPOLITAN URBAN SERVICE AREA, 1970-1975 AND 1975-1980*



*"Built-on" land refers to land used for all urban purposes except public and recreational. Figures exclude Central Cities, Minneapolis and St. Paul.

of the table deals with the amount of vacant land consumed for all urban purposes, while the right side considers only vacant land used for built-on urban purposes. Three rates are used to represent the amount of vacant land consumed annually. They are for the first half of the decade (1970-1975), the last half of the decade (1975-1980) and the entire decade (1970-1980). The 1975-1980 rate is probably the most meaningful in determining the number of years' supply remaining, for it does not reflect the huge areas acquired for regional parks during the first half of the decade.

By using the 1975-1980 rate of vacant land consumption and the total vacant land remaining in each sector, an estimated 27 to 138 years supply of vacant land remains in the eight sectors. Sector 1 (Northwest Minneapolis) has the least and sector 5 (Southeast St. Paul) the most. By applying the 1975-1980 rate to the suitable vacant land remaining in each sector, a range of from 20 to 123 years remains. Once again, sectors 1 and 5 constitute the low and high ends of the range, but sector 7 (South Minneapolis) ties with sector 1, each with only 20 years supply remaining.

Using the right side of Table 11, which deals only with vacant land used for built-on urban purposes, the estimated number of years' supply of land available increases. Based on the 1975-1980 rate of consumption, a supply ranging from 29 years in sector 7 (South Minneapolis) to 138 years in sector 5 (Southeast St. Paul) still remains. Switching to suitable vacant land and applying the 1975-1980 rate provides a range from 20 to 123 years' supply. Sectors 7 and 5 retain the same positions they held when considering all vacant land.

After careful examination, it would appear that the best estimate of the number of years' supply of available vacant land remaining in each sector is to be found in the shaded area in Table 11, vacant land consumed for built-on purposes. This represents the 1975-1980 rate of consumption of vacant land for built-on urban purposes applied to the remaining suitable vacant land in each sector. This estimate ranges from a 20-year supply in sector 7, South Minneapolis, to a 123-year supply in sector 5, Southeast St. Paul. Changes in the current rate of vacant land consumption would, of course, affect the number of years' supply of land remaining.

Table 11
 ACRES OF LAND CONVERTED TO URBAN USES,
 METROPOLITAN URBAN SERVICE AREA, BY SECTOR, 1970-1980*

Sector	Vacant Land Consumed for all Urban Purposes				Vacant Land Consumed for "Built-on"*** Purposes			
	Total Acres	Annual Average Acres	Years Vacant Remaining	Years Suitable Vacant Remaining	Total Acres	Annual Average Acres	Years Vacant Remaining	Years Suitable Vacant Remaining
1 Northwest Minneapolis								
1970-1975	3,621	724	43	32	2,674	535	58	44
1975-1980	5,795	1,159	27	20	4,941	988	32	24
1970-1980	9,416	942	33	25	7,615	762	41	31
2 North Minneapolis								
1970-1975	4,084	817	25	16	2,489	498	41	27
1975-1980	2,076	415	49	32	1,973	395	51	34
1970-1980	6,160	616	33	22	4,462	446	45	30
3 North St. Paul								
1970-1975	6,071	1,214	15	8	1,873	375	47	27
1975-1980	1,875	375	47	27	1,572	314	56	33
1970-1980	7,946	795	22	13	3,445	345	51	30
4 Northeast St. Paul								
1970-1975	945	189	68	55	556	111	116	94
1975-1980	982	196	65	53	899	180	71	58
1970-1980	1,927	193	66	54	1,455	146	88	71
5 Southeast St. Paul								
1970-1975	1,342	268	82	73	995	199	111	99
1975-1980	801	160	138	123	801	160	138	123
1970-1980	2,143	214	103	92	1,817	182	121	108
6 South St. Paul								
1970-1975	5,946	1,189	26	23	2,523	505	61	54
1975-1980	3,891	778	40	35	2,937	587	53	47
1970-1980	9,837	984	31	28	5,460	546	56	50
7 South Minneapolis								
1970-1975	4,871	974	24	17	3,293	659	36	24
1975-1980	4,123	825	29	20	4,097	819	29	20
1970-1980	8,994	899	26	18	7,390	739	32	22

Table 11 (Cont.)
 ACRES OF LAND CONVERTED TO URBAN USES,
 METROPOLITAN URBAN SERVICE AREA, BY SECTOR, 1970-1980*

Sector	Vacant Land Consumed for all Urban Purposes			Vacant Land Consumed for "Built-on"*** Purposes				
	Total Acres	Annual Average Acres	Years Vacant Remaining	Years Suitable Vacant Remaining	Total Acres	Annual Average Acres	Years Vacant Remaining	Years Suitable Vacant Remaining
8 Southwest Minneapolis								
1970-1975	1,897	379	57	43	1,463	293	74	55
1975-1980	1,943	389	56	42	1,920	384	56	42
1970-1980	3,840	384	56	42	3,383	338	64	48
MUSA Total								
1970-1975	28,777	5,755	31	24	15,866	3,173	57	43
1975-1980	21,486	4,297	42	32	19,161	3,832	47	36
1970-1980	50,263	5,026	36	27	35,027	3,503	51	39

*Figures do not include Central Cities: Minneapolis and St. Paul.
 **"Built-on" land refers to land used for all urban purposes except public and recreational.

6. TRENDS BY COMMUNITY

Tables 12 through 17 rank the 10 Metropolitan Area communities with the most land consumption for each of the land use categories from 1975 to 1980. Plymouth led in residential consumption and total built-on land use, was second in industrial consumption and third in commercial and total vacant land consumed. Burnsville led in commercial consumption, was ninth in residential, eighth in public and recreation, and seventh in both built-on and total land consumed. Apple Valley was first in industrial land consumption (mainly due to gravel-mixing operations), second in public and recreation, built-on and total land, and sixth in residential usage. Maple Grove was first in public and recreation usage and also first in all land consumed; it ranked third in residential and fourth in built-on land.

The top 10 cities in all land use categories listed accounted for over 45 percent of the Area's total development during the 1975-1980 period. For residential development, 39 percent occurred in the top 10 cities. The 10 cities had 47.5 percent of the Area's commercial development, 52.2 percent of the industrial development and 83.2 percent of the public and recreation development.

Table 12
CITIES WITH MOST VACANT LAND CONVERTED
TO RESIDENTIAL DEVELOPMENT, METROPOLITAN AREA, 1975-1980

<u>1975-1980</u> Rank	<u>Cities</u>	<u>Acres</u>	<u>1970-1975</u> Rank
1	Plymouth	1,008	--*
2	Bloomington	996	6
3	Maple Grove	905	--
4	Eden Prairie	821	--
5	Brooklyn Park	813	9
6	Apple Valley	739	5
7	Ramsey	630	1
8	Ham Lake	590	--
9	Burnsville	585	3
10	Coon Rapids	530	--
TOTAL		7,617	
METROPOLITAN AREA TOTAL		19,546	
Above 10 cities as percent of Metropolitan Area:			39.0%

*Dash (--) means unranked.

Table 13
CITIES WITH MOST VACANT LAND CONVERTED
TO COMMERCIAL DEVELOPMENT, 1975-1980

<u>1975-1980</u> Rank	<u>Cities</u>	<u>Acres</u>	<u>1970-1975</u> Rank
1	Burnsville	208	6
2	Bloomington	107	2
3	Plymouth	83	--*
4	Eden Prairie	80	5
5	St. Louis Park	76	--
6	Minnetonka	72	4
7	Woodbury	71	--
8	Edina	67	7
9	Coon Rapids	61	--
10	Blaine	<u>50</u>	--
TOTAL		875	
METROPOLITAN AREA TOTAL		1,844	
Above 10 cities as percent of Metropolitan Area:			47.5%

*Dash (--) means unranked.

Table 14
CITIES WITH MOST VACANT LAND CONVERTED
TO INDUSTRIAL USES, 1975-1980

<u>1975-1980</u> Rank	<u>Cities</u>	<u>Acres</u>	<u>1970-1975</u> Rank
1	Apple Valley	378	5/6
2	Plymouth	332	5/6
3	Eden Prairie	260	8
4	Minnetonka	165	--*
5	Brooklyn Park	135	10
6	Shakopee	128	--
7	West Lakeland Twp.	105	--
8	Blaine	101	--
9	Roseville	94	--
10	Eagan	<u>91</u>	3
TOTAL		1,789	
METROPOLITAN AREA TOTAL		3,429	
Above 10 cities as percent of Metropolitan Area:			52.2%

*Dash (--) means unranked.

Table 15

COMMUNITIES WITH MOST VACANT LAND CONVERTED
TO PUBLIC AND RECREATIONAL USES, 1975-1980

<u>1975-1980</u> <u>Rank</u>	<u>Cities</u>	<u>Acres</u>	<u>1970-1975</u> <u>Rank</u>
1	Maple Grove	714	--*
2	Apple Valley	659	8
3	Arden Hills	223	--
4	Lilydale	218	--
5	Brooklyn Park	102	--
6	Eagan	79	1
7	Rockford	60	--
8	Burnsville	57	--
9	Andover	42	--
10	Lake Elmo	35	--
TOTAL		2,189	
METROPOLITAN AREA TOTAL		2,630	
Above 10 cities as percent of Metropolitan Area:			83.2%

*Dash (--) means unranked.

Table 16

CITIES WITH MOST VACANT LAND CONVERTED
TO ALL 'BUILT-ON' URBAN PURPOSES, 1975-1980

<u>1975-1980</u> <u>Rank</u>	<u>Cities</u>	<u>Acres</u>	<u>1970-1975</u> <u>Rank</u>
1	Plymouth	1,708	--*
2	Apple Valley	1,387	7
3	Eden Prairie	1,360	--
4	Maple Grove	1,351	--
5	Brooklyn Park	1,309	10
6	Bloomington	1,279	6
7	Burnsville	1,080	2
8	Eagan	779	3
9	Ramsey	778	1
10	Lake Elmo	679	--
TOTAL		11,720	
METROPOLITAN AREA TOTAL		28,437	
Above 10 cities as percent of Metropolitan Area:			41.2%

*Dash (--) means unranked.

Table 17
CITIES WITH MOST VACANT LAND CONVERTED
TO ALL URBAN PURPOSES, 1975-1980

<u>1975-1980</u> Rank	<u>Cities</u>	<u>Acres</u>	<u>1970-1975</u> Rank
1	Maple Grove	2,065	--*
2	Apple Valley	2,046	6
3	Plymouth	1,718	--
4	Brooklyn Park	1,411	--
5	Eden Prairie	1,364	--
6	Bloomington	1,244	--
7	Burnsville	1,137	7
8	Eagan	868	1
9	Ramsey	784	3
10	Minnetonka	687	--
TOTAL		11,274	
METROPOLITAN AREA TOTAL		31,067	
Above 10 cities as percent of Metropolitan Area:			36.3%

*Dash (--) means unranked.

Tables 18 through 24 list total acreages of land in major land use groups for each city and township in the Seven-County Area for 1970, 1975 and 1980, along with changes from 1970 to 1975 and from 1975 to 1980.

Table 18
ACRES OF LAND IN MAJOR LAND USE GROUPS,
BY ANOKA COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Public and Streets			Vacant and/or		Total
		Residential	Commercial	Industrial	Recreational and Alleys	Water	
Andover	1970	1,188	20	162	986	930	19,286
	1975	1,938	33	173	988	1,047	18,393
	1980	2,230	65	180	1,030	1,090	17,977
	Change 1970-1975	750	13	11	2	117	-893
	Change 1975-1980	292	32	7	42	43	-416
Change 1970-1980	1,042	45	18	44	160	-1,309	
Anoka	1970	1,432	153	261	310	498	387
	1975	1,520	158	312	700	519	970
	1980	1,650	163	321	708	527	810
	Change 1970-1975	88	5	51	390	21	-555
	Change 1975-1980	130	5	9	8	8	-160
Change 1970-1980	218	10	60	398	29	-715	
Bethel	1970	42	2	1	9	14	525
	1975	45	2	1	9	14	522
	1980	52	3	1	9	14	515
	Change 1970-1975	3	0	0	0	0	-3
	Change 1975-1980	7	1	0	0	0	-8
Change 1970-1980	10	1	0	0	0	-11	
Blaine	1970	1,908	78	1,978	745	1,538	15,528
	1975	2,278	201	1,999	874	1,592	14,831
	1980	2,668	251	2,100	874	1,592	14,290
	Change 1970-1975	370	123	21	129	54	-697
	Change 1975-1980	390	50	101	0	0	-541
Change 1970-1980	760	173	122	129	54	-1,238	
Burns Twp.	1970	328	1	0	45	579	21,320
	1975	412	1	1	45	600	21,214
	1980	499	1	1	51	600	21,121
	Change 1970-1975	84	0	1	0	21	-106
	Change 1975-1980	87	0	0	6	0	-93
Change 1970-1980	171	0	1	6	21	-199	
Centerville	1970	71	3	8	4	41	1,396
	1975	77	3	8	206	41	1,188
	1980	93	3	10	206	44	1,167
	Change 1970-1975	6	0	0	202	0	-208
	Change 1975-1980	16	0	2	0	3	-21
Change 1970-1980	22	0	2	202	3	-229	
Circle Pines	1970	369	10	7	379	140	281
	1975	379	10	7	385	140	265
	1980	400	10	7	385	140	244
	Change 1970-1975	10	0	0	6	0	-16
	Change 1975-1980	21	0	0	0	0	-21
Change 1970-1980	31	0	0	6	0	-37	

Table 18. (Cont.)
ACRES OF LAND IN MAJOR LAND USE GROUPS,
BY ANOKA COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Residential		Commercial		Industrial		Public and Recreational		Streets and Alleys		Water		Vacant and/or Agricultural		Total
		1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	
Columbia Heights	1970	1,051	75	74	298	556	60	136	2,250							
	1975	1,058	76	116	298	556	60	86	2,250							
	1980	1,060	86	117	299	556	60	72	2,250							
	Change 1970-1975	7	1	42	0	0	0	-50								
Change 1975-1980	2	10	1	1	0	0	-14									
Change 1970-1980	9	11	43	1	0	0	-64									
Columbus Twp.	1970	715	3	0	9,643	1,451	1,015	17,885	30,712							
	1975	852	5	3	9,685	1,476	1,015	17,676	30,712							
	1980	1,017	5	16	9,686	1,476	1,015	17,497	30,712							
	Change 1970-1975	137	2	3	42	25	0	-209								
Change 1975-1980	165	0	13	1	0	0	-179									
Change 1970-1980	302	2	16	43	25	0	-388									
Coor. Rapids	1970	2,209	300	407	1,088	1,673	117	8,861	14,655							
	1975	2,490	319	413	2,143	1,757	117	7,416	14,655							
	1980	3,020	380	433	2,164	1,767	117	6,774	14,655							
	Change 1970-1975	281	19	6	1,055	84	0	-1,445								
Change 1975-1980	530	61	20	21	10	0	-642									
Change 1970-1980	811	80	26	1,076	94	0	-2,087									
East Bethel	1970	1,023	2	2	3,263	773	2,010	23,519	30,592							
	1975	1,331	10	11	3,356	822	2,010	23,052	30,592							
	1980	1,630	21	37	3,369	848	2,010	22,677	30,592							
	Change 1970-1975	308	8	9	93	49	0	-467								
Change 1975-1980	299	11	26	13	26	0	-375									
Change 1970-1980	607	19	35	106	75	0	-842									
Fridley	1970	1,910	171	651	980	1,476	129	1,463	6,780							
	1975	2,089	187	805	989	1,510	129	1,071	6,780							
	1980	2,150	200	875	1,016	1,510	129	900	6,780							
	Change 1970-1975	179	16	154	9	34	0	-392								
Change 1975-1980	61	13	70	27	0	0	-171									
Change 1970-1980	240	29	224	36	34	0	-563									
Ham Lake	1970	1,039	22	1	121	1,281	758	19,545	22,767							
	1975	1,210	33	2	670	1,306	758	18,788	22,767							
	1980	1,800	54	8	671	1,337	758	18,139	22,767							
	Change 1970-1975	171	11	1	549	25	0	-757								
Change 1975-1980	590	21	6	1	31	0	-649									
Change 1970-1980	761	32	7	550	56	0	-1,406									
Hilltop	1970	31	10	0	22	12	0	5	80							
	1975	31	10	0	22	12	0	5	80							
	1980	31	10	0	22	12	0	5	80							
	Change 1970-1975	0	0	0	0	0	0	0								
Change 1975-1980	0	0	0	0	0	0	0									
Change 1970-1980	0	0	0	0	0	0	0									

Table 18 (Cont.)
ACRES OF LAND IN MAJOR LAND USE GROUPS,
BY ANOKA COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Residential		Commercial	Industrial	Public and		Streets	Water	Vacant and/or	Total
		1970	1975	1970-1975	1975-1980	Recreational	and Alleys	and/or	Agricultural		
Lexington	1970	174		9	2	10	132	0	93	420	
	1975	179		10	2	10	132	0	87	420	
	1980	185		10	2	10	132	0	81	420	
	Change 1970-1975	5		1	0	0	0	0	-6		
Change 1975-1980	6		0	0	0	0	0	-6			
Change 1970-1980	11		1	0	0	0	0	-12			
Lino Lakes	1970	1,073		11	30	1,209	691	3,797	14,459	21,270	
	1975	1,154		12	44	3,509	714	3,797	12,040	21,270	
	1980	1,323		16	61	3,510	730	3,797	11,833	21,270	
	Change 1970-1975	81		1	14	2,300	23	0	-2,419		
	Change 1975-1980	169		4	17	1	16	0	-207		
Change 1970-1980	250		5	31	2,301	39	0	-2,626			
Linwood Twp.	1970	474		4	2	4,842	852	1,174	15,714	23,062	
	1975	570		10	2	5,020	867	1,174	15,419	23,062	
	1980	774		10	2	5,020	875	1,174	15,207	23,062	
	Change 1970-1975	96		6	0	178	15	0	-295		
	Change 1975-1980	204		0	0	0	8	0	-212		
Change 1970-1980	300		6	0	178	23	0	-507			
Oak Grove Twp.	1970	626		4	1	568	722	600	20,524	23,045	
	1975	763		5	1	568	731	600	20,377	23,045	
	1980	1,066		6	1	590	790	600	19,992	23,045	
	Change 1970-1975	137		1	0	0	9	0	-147		
	Change 1975-1980	303		1	0	22	59	0	-385		
Change 1970-1980	440		2	0	22	68	0	-532			
Ramsey Twp.	1970	461		16	114	1,083	819	200	17,133	19,826	
	1975	1,951		26	137	1,099	1,052	200	14,223	18,688	
	1980	2,581		39	153	1,105	1,171	200	13,439	18,688	
	Change 1970-1975	1,490		10	23	16	233	0	-1,772		
	Change 1975-1980	630		13	16	6	119	0	-784		
Change 1970-1980	2,120		23	39	22	352	0	-2,556			
St. Francis	1970	194		27	160	510	838	281	13,400	15,410	
	1975	218		12	160	540	838	281	13,361	15,410	
	1980	240		21	160	568	838	281	13,302	15,410	
	Change 1970-1975	24		-15	0	30	0	0	-39		
	Change 1975-1980	22		9	0	28	0	0	-59		
Change 1970-1980	46		-6	0	58	0	0	-98			
Spring Lake Park	1970	488		36	19	113	305	84	293	1,338	
	1975	513		39	43	115	310	84	234	1,338	
	1980	530		52	46	119	310	84	197	1,338	
	Change 1970-1975	25		3	24	2	5	0	-59		
	Change 1975-1980	17		13	3	4	0	0	-37		
Change 1970-1980	42		16	27	6	5	0	-96			

Table 18 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY ANOKA COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Public and Streets					Vacant and/or	Total
		Residential	Commercial	Industrial	Recreational and Alleys	Water		
Anoka County Totals	1970	16,806	957	3,880	26,228	15,321	211,753	286,941
	1975	21,058	1,162	4,240	31,231	16,036	201,218	296,941
	1980	24,999	1,406	4,531	31,412	16,359	196,238	286,941
	Change 1970-1975	4,252	205	360	5,003	715	-10,535	
	Change 1975-1980	3,941	244	291	181	323	-4,980	
	Change 1970-1980	8,193	449	651	5,184	1,038	-15,515	

Table 19
ACRES OF LAND IN MAJOR LAND USE GROUPS,
BY CARVER COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Residential		Commercial		Industrial		Public and Recreational		Streets and Alleys		Water		Vacant and/or Agricultural		Total
		1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	
Benton Twp.	1970	334		6		66		20		860		394		20,851		22,531
	1975	338		6		66		20		897		394		20,810		22,531
	1980	355		6		70		20		897		394		20,789		22,531
	Change 1970-1975	4		0		0		0		37		0		-41		
	Change 1975-1980	17		0		4		0		0		0		-21		
	Change 1970-1980	21		0		4		0		37		0		-62		
Camden Twp.	1970	323		2		74		175		649		237		21,266		22,726
	1975	333		2		74		200		652		237		21,228		22,726
	1980	348		2		74		200		652		237		21,213		22,726
	Change 1970-1975	10		0		0		25		3		0		-38		
	Change 1975-1980	15		0		0		0		0		0		-15		
	Change 1970-1980	25		0		0		25		3		0		-53		
Carver	1970	65		2		2		63		40		77		2,216		2,465
	1975	73		2		2		63		40		77		2,208		2,465
	1980	75		5		2		63		40		77		2,203		2,465
	Change 1970-1975	8		0		0		0		0		0		-8		
	Change 1975-1980	2		3		0		0		0		0		-5		
	Change 1970-1980	10		3		0		0		0		0		-13		
Chanhassen	1970	769		51		70		1,083		557		1,534		10,738		14,802
	1975	820		55		70		1,327		570		1,534		10,426		14,802
	1980	999		59		81		1,327		609		1,534		10,193		14,802
	Change 1970-1975	51		4		0		244		13		0		-312		
	Change 1975-1980	179		4		11		0		39		0		-233		
	Change 1970-1980	230		8		11		244		52		0		-545		
Chaska	1970	432		61		100		1,132		325		149		7,230		9,429
	1975	641		77		162		1,258		371		149		6,771		9,429
	1980	824		80		175		1,260		397		149		6,544		9,429
	Change 1970-1975	209		16		62		126		46		0		-459		
	Change 1975-1980	183		3		13		2		26		0		-227		
	Change 1970-1980	392		19		75		128		72		0		-686		
Chaska Twp.	1970	18		0		3		1		15		0		1,803		1,840
	1975	18		0		5		1		15		0		1,801		1,840
	1980	20		0		5		1		15		0		1,799		1,840
	Change 1970-1975	0		0		2		0		0		0		-2		
	Change 1975-1980	2		0		0		0		0		0		-2		
	Change 1970-1980	2		0		2		0		0		0		-4		
Cologne	1970	48		8		9		30		28		80		306		509
	1975	50		9		11		30		45		80		284		509
	1980	56		9		11		30		45		80		278		509
	Change 1970-1975	2		1		2		0		17		0		-22		
	Change 1975-1980	6		0		0		0		0		0		-6		
	Change 1970-1980	8		1		2		0		17		0		-28		

Table 19 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY CARVER COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City	Residential	Commercial	Industrial	Public and Recreational	Streets and Alleys	Water	Vacant and/or Agricultural	Total
Dahlgren Twp.	1970	1	134	151	527	262	21,067	22,400
	1975	2	148	171	560	262	20,982	22,400
	1980	2	148	171	560	262	20,953	22,400
	Change 1970-1975	1	14	20	33	0	-85	
	Change 1975-1980	29	0	0	0	0	-29	
Change 1970-1980	46	1	14	20	33	0	-114	
Hamburg	1970	41	3	1	7	0	20	83
	1975	45	3	1	7	0	16	83
	1980	47	3	1	7	0	14	83
	Change 1970-1975	4	0	0	0	0	-4	
	Change 1975-1980	2	0	0	0	0	-2	
Change 1970-1980	6	0	0	0	0	-6		
Hancock Twp.	1970	79	1	0	73	198	10,559	11,520
	1975	82	1	0	73	198	10,556	11,520
	1980	84	1	0	73	198	10,554	11,520
	Change 1970-1975	3	0	0	0	0	-3	
	Change 1975-1980	2	0	0	0	0	-2	
Change 1970-1980	5	0	0	0	0	-5		
Hollywood Twp.	1970	263	2	15	62	70	21,978	23,040
	1975	270	3	15	62	70	21,970	23,040
	1980	275	3	15	62	70	21,965	23,040
	Change 1970-1975	7	1	0	0	0	-8	
	Change 1975-1980	5	0	0	0	0	-5	
Change 1970-1980	12	1	0	0	0	-13		
Laketown Twp.	1970	330	0	105	3,609	2,797	15,165	22,607
	1975	374	6	124	3,613	2,797	15,088	22,607
	1980	402	6	124	3,093	2,357	13,468	20,050
	Change 1970-1975	44	6	19	4	0	-77	
	Change 1975-1980	28	0	0	-520	-5	937	
Change 1970-1980	72	6	19	-516	-1	-440	860	
Mayer	1970	40	3	8	33	0	25	125
	1975	43	4	8	33	0	21	125
	1980	49	4	8	33	0	15	125
	Change 1970-1975	3	1	0	0	0	-4	
	Change 1975-1980	6	0	0	0	0	-6	
Change 1970-1980	9	1	0	0	0	-10		
New Germany	1970	28	4	20	13	0	192	272
	1975	30	5	20	13	0	189	272
	1980	32	6	21	13	0	185	272
	Change 1970-1975	2	1	0	0	0	-3	
	Change 1975-1980	2	1	1	0	0	-4	
Change 1970-1980	4	2	1	0	0	-7		

Table 19 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY CARVER COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City	Residential	Commercial	Industrial	Public & Recreational	Streets & Alleys	Water	Vacant and/or Agricultural	Total
Norwood	1970	17	10	15	37	0	200	370
	1975	96	18	11	15	0	193	370
	1980	102	25	13	15	0	178	370
	Change 1970-1975	5	1	1	0	0	-7	
Change 1975-1980	6	7	2	0	0	-15		
Change 1970-1980	11	8	3	0	0	-22		
San Francisco Twp.	1970	115	0	18	1,900	18	12,782	15,308
	1975	128	0	18	1,900	18	12,758	15,308
	1980	128	0	18	1,900	18	12,758	15,308
	Change 1970-1975	13	0	0	0	0	-24	
Change 1975-1980	0	0	0	0	0	0		
Change 1970-1980	13	0	0	0	11	-24		
Victoria	1970	327	12	44	843	167	153	1,785
	1975	354	12	45	846	167	122	1,785
	1980	426	13	45	1,366	607	1,638	4,342
	Change 1970-1975	27	0	1	3	0	-31	
Change 1975-1980	72	1	0	520	8	440	-1,041	
Change 1970-1980	99	1	1	523	8	440	-1,072	
Waconia	1970	314	19	33	48	0	74	583
	1975	318	21	36	48	0	63	583
	1980	356	22	38	60	0	165	751
	Change 1970-1975	4	2	3	0	0	-11	
Change 1975-1980	38	1	2	12	13	0	-66	
Change 1970-1980	42	3	5	12	15	0	-77	
Waconia Twp.	1970	439	5	131	408	641	17,196	22,480
	1975	469	5	134	409	641	17,162	22,480
	1980	475	6	136	400	628	17,007	22,312
	Change 1970-1975	30	0	3	1	0	-34	
Change 1975-1980	6	1	2	-9	-13	0	+13	
Change 1970-1980	36	1	5	-8	-13	0	-21	
Watertown	1970	120	21	7	116	13	210	640
	1975	150	25	8	144	13	147	640
	1980	159	25	8	144	13	138	640
	Change 1970-1975	30	4	1	28	0	-63	
Change 1975-1980	9	0	0	0	0	-9		
Change 1970-1980	39	4	1	28	0	-72		
Watertown Twp.	1970	505	5	24	199	1,114	19,962	22,384
	1975	529	5	25	200	1,114	19,936	22,384
	1980	581	5	31	200	1,114	19,878	22,384
	Change 1970-1975	24	0	1	1	0	-26	
Change 1975-1980	52	0	6	0	0	-58		
Change 1970-1980	76	0	7	1	0	-84		

Table 19 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY CARVER COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City	Residential		Commercial	Industrial	Public and		Streets	Water	Vacant and/or	Total
					Recreational	and Alleys		Agricultural		
Young America	1970	75	10	1	8	23	0	213	330	
	1975	85	12	2	8	23	0	200	330	
	1980	129	12	2	8	31	0	148	330	
	Change 1970-1975	10	2	1	0	0	0	-13		
	Change 1975-1980	44	0	0	0	8	0	-52		
Change 1970-1980	54	2	2	1	0	8	0	-65		
Young America Twp.	1970	279	17	80	49	853	627	20,416	22,321	
	1975	291	20	81	49	853	627	20,400	22,321	
	1980	302	21	87	49	853	627	20,382	22,321	
	Change 1970-1975	12	3	1	0	0	0	-16		
	Change 1975-1980	11	1	6	0	0	0	-18		
Change 1970-1980	23	4	7	0	0	0	-34			
Carver County Totals	1970	5,293	250	955	10,038	7,995	11,397	204,622	240,550	
	1975	5,812	293	1,066	10,490	8,161	11,397	203,331	240,550	
	1980	6,528	315	1,113	10,495	8,237	11,397	202,465	240,550	
	Change 1970-1975	519	43	111	452	166	0	-1,291		
	Change 1975-1980	716	22	47	5	76	0	-866		
Change 1970-1980	1,235	65	158	457	242	0	-2,157			

Table 20
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY DAKOTA COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Residential		Commercial		Industrial		Public and Recreational		Streets and Alleys		Water		Vacant and/or Agricultural		Total
		1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	
Apple Valley	1970	803		35		359		1,055		484		130		8,206		11,072
	1975	1,326		64		466		1,725		609		130		6,752		11,072
	1980	2,065		98		844		2,384		845		130		4,706		11,072
	Change 1970-1975	523		29		107		670		125		0		-1,454		
Burnsville	1970	2,139		212		1,012		2,726		1,795		857		8,622		17,363
	1975	2,827		308		1,108		3,106		1,985		857		7,172		17,363
	1980	3,412		516		1,195		3,163		2,185		857		6,035		17,363
Castle Rock Twp.	1970	258		9		50		44		673		0		21,634		22,668
	1975	291		9		54		44		681		0		21,589		22,668
	1980	329		10		57		44		686		0		21,480		22,606
Coates	1970	26		5		12		25		42		0		795		905
	1975	27		10		29		31		42		0		766		905
	1980	29		10		29		31		42		0		764		905
	Change 1970-1975	1		5		17		6		0		0		-29		
Douglas Twp.	1970	155		4		10		20		423		0		21,150		21,762
	1975	166		4		16		20		423		0		21,133		21,762
	1980	173		6		16		20		423		0		21,124		21,762
	Change 1970-1975	11		0		6		0		0		0		-17		
Eagan	1970	979		49		469		1,592		934		808		16,721		21,552
	1975	1,576		99		613		3,339		1,039		808		14,078		21,552
	1980	1,928		121		704		3,418		1,363		808		13,210		21,552
	Change 1970-1975	597		50		144		1,747		105		0		-2,643		
Empire Twp.	1970	352		22		91		79		324		0		-868		21,759
	1975	949		72		235		1,826		429		0		-3,511		21,759
	1980	255		0		94		18		720		0		20,734		21,821
	Change 1970-1975	276		0		136		18		720		0		20,671		21,821
Empire Twp.	1970	333		1		209		18		720		0		20,478		21,759
	1975	21		0		42		0		0		0		-63		
	1980	57		1		73		0		0		0		-131		
	Change 1970-1980	78		1		115		0		0		0		-194		

Table 20 (Cont.)
ACRES OF LAND IN MAJOR LAND USE GROUPS,
BY DAKOTA COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City	Residential		Commercial	Industrial	Public and		Water	Vacant and/or		Total
	1970	1975	1975-1980	1970	Recreational	Streets and Alleys	1970	Agricultural	1975	
Eureka Twp.	259	337	0	423	21	617	320	21,377	23,017	
	396	443	3	443	21	617	320	21,276	23,017	
	78	443	3	443	23	621	320	21,211	23,017	
	59	20	0	20	0	0	0	-101		
Change 1970-1980	137	3	3	20	2	4	0	-65		
Farmington	234	292	15	82	254	223	0	6,556	7,364	
	366	443	16	113	312	229	0	6,424	7,364	
	58	443	0	10	320	237	0	6,374	7,426	
	74	21	1	21	58	6	0	-132		
Change 1970-1980	132	1	1	31	66	14	0	-112		
Greenvale Twp.	196	207	3	5	2	476	120	18,241	19,043	
	218	218	3	11	2	476	120	18,224	19,043	
	11	11	0	6	0	0	0	18,185	19,018	
	11	11	0	3	0	0	0	-17		
Change 1970-1980	22	0	0	9	0	0	0	-14		
Hampton	20	21	10	3	17	70	0	680	800	
	24	24	10	3	17	70	0	679	800	
	1	1	0	0	0	0	0	676	800	
	3	3	0	0	0	0	0	-1		
Change 1970-1980	4	0	0	0	0	0	0	-3		
Hampton Twp.	137	155	4	56	8	413	0	21,426	22,044	
	180	180	4	81	8	413	0	21,383	22,044	
	18	180	11	82	33	413	0	21,325	22,044	
	25	18	0	25	0	0	0	-43		
Change 1970-1980	43	7	7	26	25	0	0	-58		
Hastings	1,070	1,146	51	148	829	586	365	3,291	6,340	
	1,238	1,238	56	170	854	605	365	3,144	6,340	
	92	92	72	179	850	633	365	3,003	6,340	
	168	168	5	22	25	19	0	-147		
Change 1970-1980	60	0	16	9	-4	28	0	-141		
Inver Grove Heights	1,081	1,357	88	498	216	1,075	912	15,588	19,458	
	1,706	1,706	132	603	1,174	1,151	912	14,129	19,458	
	276	276	139	691	1,175	1,242	912	13,593	19,458	
	349	349	44	105	958	76	0	-1,459		
Change 1970-1980	625	7	7	88	1	91	0	-536		
		51	193	959	167	0	0	-1,995		

Table 20 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY DAKOTA COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Residential		Commercial		Industrial		Public and Recreational		Streets and Alleys		Water		Vacant and/or Agricultural		Total
		1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	
Lakeville	1970	882	44	367	636	863	782	20,581	24,155							
	1975	1,360	80	542	690	1,020	782	19,681	24,155							
	1980	1,596	88	621	690	1,065	782	19,313	24,155							
	Change 1970-1975	478	36	175	54	157	0	-900								
Change 1975-1980	236	8	79	0	45	0	-368									
Change 1970-1980	714	44	254	54	202	0	-1,268									
Lilydale	1970	94	19	44	2	28	115	188	490							
	1975	100	19	50	2	30	115	174	490							
	1980	47	12	30	220	15	115	51	490							
	Change 1970-1975	6	0	6	0	2	0	-14								
Change 1975-1980	-53	-7	-20	218	-15	0	-123									
Change 1970-1980	-47	-7	-14	218	-13	0	-137									
Marshan Twp.	1970	211	26	1	179	440	0	22,102	22,959							
	1975	321	26	7	402	459	0	21,744	22,959							
	1980	372	33	20	402	459	0	21,673	22,959							
	Change 1970-1975	110	0	6	223	19	0	-358								
Change 1975-1980	51	7	13	0	0	0	-71									
Change 1970-1980	161	7	19	223	19	0	-429									
Mendota	1970	23	6	3	8	27	5	66	138							
	1975	29	6	3	8	27	5	60	138							
	1980	29	6	3	8	27	5	60	138							
	Change 1970-1975	6	0	0	0	0	0	-6								
Change 1975-1980	0	0	0	0	0	0	0									
Change 1970-1980	6	0	0	0	0	0	-6									
Mendota Heights	1970	1,509	78	86	1,692	754	546	1,597	6,262							
	1975	1,604	109	91	1,733	770	546	1,409	6,262							
	1980	1,724	111	138	1,724	782	546	1,237	6,262							
	Change 1970-1975	95	31	5	41	16	0	-188								
Change 1975-1980	120	2	47	-9	12	0	-172									
Change 1970-1980	215	33	52	32	28	0	-360									
Miesville	1970	27	7	0	10	31	0	1,045	1,120							
	1975	27	7	0	10	31	0	1,045	1,120							
	1980	31	7	0	10	31	0	1,041	1,120							
	Change 1970-1975	0	0	0	0	0	0	0								
Change 1975-1980	4	0	0	0	0	0	-4									
Change 1970-1980	4	0	0	0	0	0	-4									
New Trier	1970	9	1	0	10	8	0	90	118							
	1975	10	1	0	10	8	0	89	118							
	1980	10	1	0	10	8	0	89	118							
	Change 1970-1975	1	0	0	0	0	0	-1								
Change 1975-1980	0	0	0	0	0	0	0									
Change 1970-1980	1	0	0	0	0	0	-1									

Table 20 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY DAKOTA COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Residential		Commercial		Industrial		Public and Recreational		Streets and Alleys		Water		Vacant and/or Agricultural		Total
		1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	
Nininger Twp.	1970	109		1		2		347		235		1,170		9,663	11,527	
	1975	150		1		2		1,033		235		1,170		8,936	11,527	
	1980	171		1		2		1,033		235		1,170		8,915	11,527	
	Change 1970-1975	41		0		0		686		0		0		-727		
Change 1975-1980	21		0		0		0		0		0		-21			
Change 1970-1980	62		0		0		686		0		0		-748			
Randolph	1970	44		4		6		16		24		15		531	640	
	1975	52		7		10		16		24		15		516	640	
	1980	52		7		10		16		24		15		516	640	
	Change 1970-1975	8		3		4		0		0		0		-15		
Change 1975-1980	0		0		0		0		0		0		0			
Change 1970-1980	8		3		4		0		0		0		-15			
Randolph Twp.	1970	261		4		25		265		135		2,366		3,594	6,650	
	1975	273		4		25		265		135		2,366		3,582	6,650	
	1980	280		20		25		265		135		2,366		3,559	6,650	
	Change 1970-1975	12		0		0		0		0		0		-12		
Change 1975-1980	7		16		0		0		0		0		-23			
Change 1970-1980	19		16		0		0		0		0		-35			
Ravenna Twp.	1970	114		1		55		1,175		232		64		12,319	13,960	
	1975	312		1		55		1,175		242		64		12,111	13,960	
	1980	389		1		55		1,175		242		64		12,034	13,960	
	Change 1970-1975	198		0		0		0		10		0		-208		
Change 1975-1980	77		0		0		0		0		0		-77			
Change 1970-1980	275		0		0		0		10		0		-285			
Rosemount	1970	920		34		1,108		3,540		630		990		15,338	22,560	
	1975	996		38		1,169		4,029		663		990		14,675	22,560	
	1980	1,115		43		1,215		4,060		711		990		14,426	22,560	
	Change 1970-1975	76		4		61		489		33		0		-663		
Change 1975-1980	119		5		46		31		48		0		-249			
Change 1970-1980	195		9		107		520		81		0		-912			
Sciota Twp.	1970	80		0		50		1		294		0		9,060	9,485	
	1975	94		0		52		1		294		0		9,044	9,485	
	1980	96		0		58		1		294		0		9,036	9,485	
	Change 1970-1975	14		0		2		0		0		0		-16		
Change 1975-1980	2		0		6		0		0		0		-8			
Change 1970-1980	16		0		8		0		0		0		-24			
South St. Paul	1970	1,449		66		476		204		683		214		588	3,680	
	1975	1,460		66		481		205		747		214		507	3,680	
	1980	1,477		65		534		205		751		214		434	3,680	
	Change 1970-1975	11		0		5		1		64		0		-81		
Change 1975-1980	17		-1		53		0		4		0		-73			
Change 1970-1980	28		-1		58		1		68		0		-154			

Table 20 (Cont.)
ACRES OF LAND IN MAJOR LAND USE GROUPS,
BY DAKOTA COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City	Residential		Commercial	Industrial	Public and Recreational and Alleys		Water	Vacant and/or Agricultural		Total
					Streets	Water				
Sunfish Lake	1970	118	2	0	63	87	797	1,068		
	1975	119	2	0	63	87	796	1,068		
	1980	128	2	0	66	87	784	1,068		
	Change 1970-1975	1	0	0	0	0	-1			
	Change 1975-1980	9	0	0	3	0	-12			
Change 1970-1980	10	0	0	3	0	-13				
Vermillion	1970	29	5	0	12	0	528	640		
	1975	32	6	0	12	0	524	640		
	1980	41	6	0	12	0	515	640		
	Change 1970-1975	3	1	0	0	0	-4			
	Change 1975-1980	9	0	0	0	0	-9			
Change 1970-1980	12	1	0	0	0	-13				
Vermillion Twp.	1970	136	6	16	11	670	21,147	21,986		
	1975	175	9	16	11	670	21,105	21,986		
	1980	210	12	16	11	670	21,067	21,986		
	Change 1970-1975	39	3	0	0	0	-42			
	Change 1975-1980	35	3	0	0	0	-38			
Change 1970-1980	74	6	0	0	0	-80				
Waterford Twp.	1970	265	3	12	435	327	8,471	9,488		
	1975	279	3	16	435	327	8,428	9,488		
	1980	283	3	16	435	327	8,424	9,488		
	Change 1970-1975	14	0	4	0	0	-18			
	Change 1975-1980	4	0	0	0	0	-4			
Change 1970-1980	18	0	4	0	0	-22				
West St. Paul	1970	1,143	192	58	626	476	683	3,210		
	1975	1,219	233	70	632	530	494	3,210		
	1980	1,262	270	79	638	537	392	3,210		
	Change 1970-1975	76	41	12	6	54	-189			
	Change 1975-1980	43	37	9	7	7	-102			
Change 1970-1980	119	78	21	12	61	-291				
Dakota County Totals	1970	15,035	985	5,530	15,993	14,463	313,441	375,345		
	1975	18,616	1,335	6,414	12,337	15,347	302,398	375,345		
	1980	21,710	1,704	7,401	22,410	16,347	295,788	375,258		
	Change 1970-1975	3,581	350	884	5,344	884	-11,043			
	Change 1975-1980	3,094	369	987	1,072	1,000	-6,523			
Change 1970-1980	6,675	719	1,871	6,471	1,884	-17,591				

Table 21
ACRES OF LAND IN MAJOR LAND USE GROUPS,
BY HENNEPIN COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Residential			Commercial	Industrial	Public and Recreational		Streets and Alleys	Water	Vacant and/or Agricultural	Total
		1970	1975	1980	1970-1975	1975-1980	1970	1975	1970	1975	1970	
Bloomington	1970	6,503			662	962	5,567	3,505	1,450	5,891	24,540	
	1975	6,985			846	1,030	5,625	3,590	1,450	5,014	24,540	
	1980	7,981			953	1,111	5,590	3,685	1,450	3,770	24,540	
	Change 1970-1975	482			184	68	58	85	0	0	-877	
	Change 1975-1980	996			107	81	-35	95	0	-1,244		
	Change 1970-1980	1,478			291	149	23	180	0	-2,121		
Brooklyn Center	1970	2,548			365	112	548	766	170	925	5,434	
	1975	2,639			419	170	597	784	170	655	5,434	
	1980	2,686			453	194	611	799	170	521	5,434	
	Change 1970-1975	91			54	58	49	18	0	-270		
	Change 1975-1980	47			34	24	14	15	0	-134		
	Change 1970-1980	138			88	82	63	33	0	-404		
Brooklyn Park	1970	1,618			125	160	1,075	1,187	0	12,820	16,985	
	1975	2,037			182	255	1,148	1,287	0	12,076	16,985	
	1980	2,850			207	390	1,250	1,623	0	10,665	16,985	
	Change 1970-1975	419			57	95	73	100	0	-744		
	Change 1975-1980	813			25	135	102	336	0	-1,411		
	Change 1970-1980	1,232			82	230	175	436	0	-2,155		
Champplin	1970	839			34	13	922	647	38	3,050	5,543	
	1975	1,102			34	13	1,030	729	38	2,597	5,543	
	1980	1,289			75	20	1,034	760	38	2,327	5,543	
	Change 1970-1975	263			0	0	108	82	0	-453		
	Change 1975-1980	187			41	7	4	31	0	-270		
	Change 1970-1980	450			41	7	112	113	0	-723		
Corcoran	1970	580			7	0	25	603	75	21,590	22,880	
	1975	757			11	2	206	640	75	21,189	22,880	
	1980	1,138			16	2	206	650	75	20,793	22,880	
	Change 1970-1975	177			4	2	181	37	0	-401		
	Change 1975-1980	381			5	0	0	10	0	-396		
	Change 1970-1980	558			9	2	181	47	0	-797		
Crystal	1970	1,822			147	361	211	814	60	353	3,768	
	1975	1,845			160	366	214	814	60	309	3,768	
	1980	1,857			163	374	214	814	60	286	3,768	
	Change 1970-1975	23			13	5	3	0	0	-44		
	Change 1975-1980	12			3	8	0	0	0	-23		
	Change 1970-1980	35			16	13	3	0	0	-67		
Dayton	1970	566			7	22	2,230	471	814	12,436	16,546	
	1975	803			10	30	3,320	471	814	11,098	16,546	
	1980	940			11	30	3,320	471	814	10,960	16,546	
	Change 1970-1975	237			3	8	1,090	0	0	-1,338		
	Change 1975-1980	137			1	0	0	0	0	-138		
	Change 1970-1980	374			4	8	1,090	0	0	-1,476		

Table 21 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY HENNEPIN COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Residential			Commercial		Industrial		Public and Recreational and Alleys		Streets		Water		Vacant and/or Agricultural		Total
Deephaven	1970	981	15	4	97	354	20	55								1,526	
	1975	981	15	4	97	354	20	55								1,526	
	1980	1,001	18	4	97	356	20	30								1,526	
	Change 1970-1975	0	0	0	0	0	0	0									
	Change 1975-1980	20	3	0	0	2	0	-25									
Change 1970-1980	20	3	0	0	2	0	-25										
Eden Prairie	1970	1,084	77	630	1,245	1,211	1,585	17,195								23,027	
	1975	1,307	182	727	1,709	1,392	1,585	16,125								23,027	
	1980	2,128	262	987	1,713	1,591	1,585	14,761								23,027	
	Change 1970-1975	223	105	97	464	181	0	-1,070									
	Change 1975-1980	821	80	260	4	199	0	-1,364									
Change 1970-1980	1,044	185	357	468	380	0	-2,434										
Edina	1970	5,135	148	222	1,625	1,581	121	1,408								10,240	
	1975	5,543	220	266	1,686	1,741	121	663								10,240	
	1980	5,734	287	297	1,690	1,741	121	370								10,240	
	Change 1970-1975	408	72	44	61	160	0	-745									
	Change 1975-1980	191	67	31	4	0	0	-293									
Change 1970-1980	599	139	75	65	160	0	-1,038										
Excelsior	1970	183	17	23	46	105	29	45								448	
	1975	183	17	23	46	105	29	45								448	
	1980	186	18	23	46	105	29	41								448	
	Change 1970-1975	0	0	0	0	0	0	0									
	Change 1975-1980	3	1	0	0	0	0	-4									
Change 1970-1980	3	1	0	0	0	0	-4										
Golden Valley	1970	1,901	133	627	1,469	1,207	96	1,299								6,732	
	1975	1,947	201	660	1,493	1,216	96	1,119								6,732	
	1980	2,022	229	725	1,495	1,227	96	938								6,732	
	Change 1970-1975	46	68	33	24	9	0	-180									
	Change 1975-1980	75	28	65	2	11	0	-181									
Change 1970-1980	121	96	98	26	20	0	-361										
Greenfield	1970	283	7	58	1,048	409	564	11,581								13,950	
	1975	301	10	61	1,225	409	564	11,380								13,950	
	1980	390	15	61	1,225	409	564	11,286								13,950	
	Change 1970-1975	18	3	3	177	0	0	-201									
	Change 1975-1980	89	5	0	0	0	0	-94									
Change 1970-1980	107	8	3	177	0	0	-295										
Greenwood	1970	124	3	1	2	28	0	72								230	
	1975	130	3	1	2	28	0	66								230	
	1980	146	3	1	2	30	0	48								230	
	Change 1970-1975	6	0	0	0	0	0	-6									
	Change 1975-1980	16	0	0	0	2	0	-18									
Change 1970-1980	22	0	0	0	2	0	-24										

Table 21 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY HENNEPIN COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Residential		Commercial	Industrial	Public and		Streets	Water	Vacant and/or	Total
						Recreational	and Alleys		Agricultural		
Hanover (Part)	1970	30		0	5	381	58	8		890	1,372
	1975	36		0	5	384	61	8		878	1,372
	1980	58		0	5	384	61	8		856	1,372
	Change 1970-1975	6		0	0	3	3	0		-12	
	Change 1975-1980	22		0	0	0	0	0		-22	
	Change 1970-1980	28		0	0	3	3	0		-34	
Hassan Twp.	1970	232	3	3	63	2,242	445	254	254	11,710	14,949
	1975	345	3	3	63	2,244	544	254	254	11,496	14,949
	1980	437	5	5	86	2,244	544	254	254	11,379	14,949
	Change 1970-1975	113	0	0	0	2	99	0	0	-214	
	Change 1975-1980	92	2	2	23	0	0	0	0	-117	
	Change 1970-1980	205	2	2	23	2	99	0	0	-331	
Hopkins	1970	673	96	96	347	697	397	0	0	359	2,569
	1975	766	96	96	361	703	402	0	0	241	2,569
	1980	784	98	98	385	710	402	0	0	190	2,569
	Change 1970-1975	93	0	0	14	6	5	0	0	-118	
	Change 1975-1980	18	2	2	24	7	0	0	0	-51	
	Change 1970-1980	111	2	2	38	13	5	0	0	-169	
Independence	1970	473	5	5	36	1,022	650	1,092	1,092	19,078	22,356
	1975	600	6	6	38	1,288	660	1,092	1,092	18,672	22,356
	1980	694	8	8	39	1,288	660	1,092	1,092	18,575	22,356
	Change 1970-1975	127	1	1	2	266	10	0	0	-406	
	Change 1975-1980	94	2	2	1	0	0	0	0	-97	
	Change 1970-1980	221	3	3	3	266	10	0	0	-503	
Long Lake	1970	157	20	20	5	29	92	56	56	167	526
	1975	168	21	21	15	29	92	56	56	145	526
	1980	197	23	23	22	29	93	56	56	106	526
	Change 1970-1975	11	1	1	10	0	0	0	0	-22	
	Change 1975-1980	29	2	2	7	0	1	0	0	-39	
	Change 1970-1980	40	3	3	17	0	1	0	0	-61	
Loretto	1970	26	11	11	5	21	10	0	0	91	164
	1975	29	12	12	5	21	10	0	0	87	164
	1980	33	12	12	5	22	10	0	0	82	164
	Change 1970-1975	3	1	1	0	0	0	0	0	-4	
	Change 1975-1980	4	0	0	0	1	0	0	0	-5	
	Change 1970-1980	7	1	1	0	1	0	0	0	-9	
Maple Grove	1970	1,036	36	36	1,793	887	1,090	988	988	16,466	22,296
	1975	1,373	62	62	1,833	1,443	1,216	988	988	15,381	22,296
	1980	2,278	99	99	1,922	2,157	1,536	988	988	13,316	22,296
	Change 1970-1975	337	26	26	40	556	126	0	0	-1,085	
	Change 1975-1980	905	37	37	89	714	320	0	0	-2,065	
	Change 1970-1980	1,242	63	63	129	1,270	446	0	0	-3,150	

Table 21 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY HENNEPIN COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Residential		Commercial		Industrial		Public and Recreational		Streets and Alleys		Water		Vacant and/or Agricultural		Total	
Maple Plain	1970	121	22	20	33	104	0	380	680								
	1975	130	23	30	33	105	0	359	680								
	1980	159	25	38	35	105	0	318	680								
	Change 1970-1975	9	1	10	0	1	0	-21									
	Change 1975-1980	29	2	8	2	0	0	-41									
	Change 1970-1980	38	3	18	2	1	0	-62									
Medicine Lake	1970	75	0	0	5	28	0	4	112								
	1975	76	0	0	5	28	0	3	112								
	1980	76	0	0	5	28	0	3	112								
	Change 1970-1975	1	0	0	0	0	0	-1									
	Change 1975-1980	0	0	0	0	0	0	0									
	Change 1970-1980	1	0	0	0	0	0	-1									
Medina	1970	335	20	89	2,021	501	1,181	13,014	17,161								
	1975	394	31	114	2,471	514	1,181	12,456	17,161								
	1980	444	38	122	2,473	529	1,181	12,374	17,161								
	Change 1970-1975	59	11	25	450	13	0	-558									
	Change 1975-1980	50	7	8	2	15	0	-82									
	Change 1970-1980	109	18	33	452	28	0	-640									
Minneapolis	1970	13,135	3,092	4,323	4,470	8,832	2,323	1,393	37,568								
	1975	13,119	3,062	4,378	4,492	8,930	2,323	1,264	37,568								
	1980	13,119	3,092	4,378	4,492	9,090	2,323	1,074	37,568								
	Change 1970-1975	-16	-30	55	22	98	0	-129									
	Change 1975-1980	0	30	0	0	160	0	-190									
	Change 1970-1980	-16	0	55	22	258	0	-319									
Minnetonka	1970	7,375	160	320	1,764	1,858	479	6,027	17,983								
	1975	7,606	296	411	1,808	1,964	479	5,419	17,983								
	1980	7,906	368	576	1,826	2,106	479	4,722	17,983								
	Change 1970-1975	231	136	91	44	106	0	608									
	Change 1975-1980	300	72	165	18	142	0	-697									
	Change 1970-1980	531	208	256	62	248	0	-1,305									
Minnetonka Beach	1970	138	0	6	82	73	0	14	313								
	1975	138	0	6	82	73	0	14	313								
	1980	141	0	6	82	73	0	11	313								
	Change 1970-1975	0	0	0	0	0	0	0									
	Change 1975-1980	3	0	0	0	0	0	-3									
	Change 1970-1980	3	0	0	0	0	0	-3									
Minnetrista	1970	763	2	20	277	462	863	17,327	19,714								
	1975	795	2	29	277	462	863	17,286	19,714								
	1980	843	3	2	280	465	863	17,258	19,714								
	Change 1970-1975	32	0	9	0	0	0	-41									
	Change 1975-1980	48	1	-27	3	3	0	-28									
	Change 1970-1980	80	1	-18	3	3	0	-69									

Table 21 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY HENNEPIN COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Residential		Commercial		Industrial		Public and Recreational		Streets and Alleys		Water		Vacant and/or Agricultural		Total
		1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	
Mound	1970	745	38	35	172	199	245	741	2,175							
	1975	793	39	35	202	208	245	653	2,175							
	1980	935	40	35	202	214	245	504	2,175							
	Change 1970-1975	48	1	0	30	9	0	-88								
Change 1975-1980	142	1	0	0	6	0	-149									
Change 1970-1980	190	2	0	30	15	0	-237									
New Hope	1970	1,372	62	233	310	602	11	710	3,300							
	1975	1,464	88	318	343	653	11	423	3,300							
	1980	1,541	105	406	369	658	11	210	3,300							
	Change 1970-1975	92	26	85	33	51	0	-287								
Change 1975-1980	77	17	88	26	5	0	-213									
Change 1970-1980	169	43	173	59	56	0	-500									
Orono	1970	2,276	49	253	1,368	619	430	7,242	12,237							
	1975	2,382	58	253	1,435	619	430	7,060	12,237							
	1980	2,503	59	253	1,435	625	430	6,932	12,237							
	Change 1970-1975	106	9	0	67	0	0	-182								
Change 1975-1980	121	1	0	0	6	0	-128									
Change 1970-1980	227	10	0	67	6	0	-310									
Osseo	1970	184	43	39	77	95	0	37	475							
	1975	190	44	41	77	95	0	28	475							
	1980	199	45	42	78	95	0	16	475							
	Change 1970-1975	6	1	2	0	0	0	-9								
Change 1975-1980	9	1	1	1	0	0	-12									
Change 1970-1980	15	2	3	1	0	0	-21									
Plymouth	1970	2,986	117	570	388	1,454	1,535	15,791	22,841							
	1975	3,381	137	677	508	1,566	1,535	15,037	22,841							
	1980	4,389	220	1,009	518	1,851	1,535	13,319	22,841							
	Change 1970-1975	395	20	107	120	112	0	-754								
Change 1975-1980	1,008	83	332	10	285	0	-1,718									
Change 1970-1980	1,403	103	439	130	397	0	-2,472									
Richfield	1970	2,243	185	34	651	1,368	76	70	4,627							
	1975	2,248	186	36	681	1,368	76	32	4,627							
	1980	2,256	189	36	676	1,368	76	26	4,627							
	Change 1970-1975	5	1	2	30	0	0	-38								
Change 1975-1980	8	3	0	-5	0	0	-6									
Change 1970-1980	13	4	2	25	0	0	-44									
Roblinsdale	1970	821	62	47	240	529	128	81	1,908							
	1975	823	63	47	245	529	128	73	1,908							
	1980	823	65	49	245	529	128	69	1,908							
	Change 1970-1975	2	1	0	5	0	0	-8								
Change 1975-1980	0	2	2	0	0	0	-4									
Change 1970-1980	2	3	2	5	0	0	-12									

Table 21 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY HENNEPIN COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City	Residential	Commercial	Industrial	Public and Recreational	Streets and Alleys	Water	Vacant and/or Agricultural	Total
Rockford (Part)	1970	4	4	0	12	17	142	184
	1975	16	4	4	15	17	128	184
	1980	31	7	4	15	17	50	184
	Change 1970-1975	11	0	0	3	0	-14	
Change 1975-1980	15	3	0	60	0	-78		
Change 1970-1980	26	3	0	60	3	0	-92	
Rogers	1970	27	14	59	55	0	1,751	1,982
	1975	82	36	33	67	0	1,694	1,982
	1980	99	51	40	69	0	1,638	1,982
	Change 1970-1975	6	9	19	8	0	-57	
Change 1975-1980	17	15	7	2	15	0	-56	
Change 1970-1980	23	24	26	10	30	0	-113	
St. Anthony (Part)	1970	449	25	46	341	0	42	1,119
	1975	450	25	46	341	0	27	1,119
	1980	450	27	46	341	0	25	1,119
	Change 1970-1975	1	0	0	0	14	0	-15
Change 1975-1980	0	2	0	0	0	0	-2	
Change 1970-1980	1	2	0	0	14	0	-17	
St. Bonifacius	1970	74	16	5	12	0	407	650
	1975	94	16	9	12	0	383	650
	1980	124	17	15	12	0	346	650
	Change 1970-1975	20	0	4	0	0	-24	
Change 1975-1980	30	1	6	0	0	-37		
Change 1970-1980	50	1	10	0	0	0	-61	
St. Louis Park	1970	2,556	274	520	1,392	22	699	6,795
	1975	2,618	307	558	1,408	22	542	6,795
	1980	2,672	383	566	1,404	22	408	6,795
	Change 1970-1975	62	33	38	16	8	-157	
Change 1975-1980	54	76	8	-4	0	0	-134	
Change 1970-1980	116	109	46	12	8	0	-291	
Shorewood	1970	464	25	8	270	308	2,371	3,771
	1975	538	26	8	270	308	2,286	3,771
	1980	647	28	8	270	308	2,171	3,771
	Change 1970-1975	74	1	0	0	10	-85	
Change 1975-1980	109	2	0	0	4	-115		
Change 1970-1980	183	3	0	0	14	0	-200	
Spring Park	1970	96	18	19	12	0	45	236
	1975	102	21	19	12	0	36	236
	1980	105	24	19	12	0	30	236
	Change 1970-1975	6	3	0	0	0	-9	
Change 1975-1980	3	3	0	0	0	-6		
Change 1970-1980	9	6	0	0	0	-15		

Table 21 (Cont.)
ACRES OF LAND IN MAJOR LAND USE GROUPS,
BY HENNEPIN COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Residential		Commercial	Industrial	Public and Recreational		Streets and Alleys	Water	Vacant and/or Agricultural	Total
		1970	1975	1980	1970-1975	1975-1980	1970-1975	1975-1980	1970-1975	1975-1980	1970-1975
Tonka Bay	1970	217		18	0	52	48	24	24	288	647
	1975	217		18	0	52	48	24	24	288	647
	1980	233		18	0	52	48	24	24	272	647
	Change 1970-1975	0		0	0	0	0	0	0	0	
Wayzata	1970	1,018		64	58	130	150	30	30	574	2,024
	1975	1,048		73	59	130	221	30	30	463	2,024
	1980	1,093		76	59	130	221	30	30	415	2,024
	Change 1970-1975	30		9	1	0	71	0	0	-111	
Woodland	1970	45		3	0	0	0	0	0	-48	400
	1975	75		12	1	0	71	0	0	-159	400
	1980	189		0	0	2	18	14	14	177	400
	Change 1970-1975	189		0	0	2	18	14	14	177	400
Airport/Fort Snelling	1970	11		13	2,093	1,730	309	184	184	0	4,340
	1975	11		13	2,093	1,730	309	184	184	0	4,340
	1980	11		13	2,093	1,730	309	184	184	0	4,340
	Change 1970-1975	0		0	0	0	0	0	0	0	
Lake Minnetonka	1970	0		0	0	0	0	0	0	0	14,473
	1975	0		0	0	0	0	0	0	0	14,473
	1980	0		0	0	0	0	0	0	0	14,473
	Change 1970-1975	0		0	0	0	0	0	0	0	
Hennepin County Totals	1970	64,518		6,254	14,205	37,247	35,001	29,763	29,763	206,808	393,796
	1975	68,781		7,078	15,132	41,193	36,427	29,763	29,763	195,422	393,796
	1980	75,862		7,848	16,485	42,125	38,090	29,763	29,763	183,623	393,796
	Change 1970-1975	4,263		824	927	3,946	1,426	0	0	-11,386	
Change 1975-1980	7,081		770	1,353	932	1,663	0	0	-11,799		
	11,344		1,594	2,280	4,878	3,089	-23,185				

Table 22
ACRES OF LAND IN MAJOR LAND USE GROUPS,
BY RAMSEY COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Residential		Commercial	Industrial	Public and Streets		Water	Vacant and/or		Total
		1970	1975			Recreational	and Alleys		Agricultural		
Arden Hills	1970	499		27	892	1,465	507	498		2,395	6,283
	1975	644		35	897	1,484	537	498		2,188	6,283
	1980	800		45	938	1,707	538	498		1,757	6,283
	Change 1970-1975	145		8	5	19	30	0		-207	
Falcon Heights	1970	288		28	0	986	136	0		23	1,461
	1975	292		28	0	986	136	0		19	1,461
	1980	293		24	4	988	136	0		16	1,461
Gem Lake	1970	88		36	4	65	58	23		449	723
	1975	95		36	4	65	58	23		442	723
	1980	112		36	4	65	58	23		425	723
Lauderdale	1970	127		12	24	30	57	0		26	276
	1975	127		12	24	30	57	0		26	276
	1980	128		12	24	30	57	0		25	276
	Change 1970-1975	0		0	0	0	0	0		0	
Little Canada	1970	731		30	95	246	458	248		1,035	2,843
	1975	842		85	96	253	473	248		846	2,843
	1980	880		90	107	253	473	248		792	2,843
Maplewood	1970	111		55	1	7	15	0		-189	
	1975	38		5	11	0	0	0		-54	
	1980	149		60	12	7	15	0		-243	
	Change 1970-1980	218		5	1	0	0	0		-189	
Mounds View	1970	2,183		158	572	1,204	1,662	447		5,672	11,898
	1975	2,433		306	650	1,562	1,702	447		4,798	11,898
	1980	2,534		340	678	1,577	1,714	447		4,608	11,898
	Change 1970-1975	250		148	78	358	40	0		-874	
Mounds View	1970	101		34	28	15	12	0		-190	
	1975	351		182	106	373	52	0		-1,064	
	1980	1,034		24	23	139	490	20		1,200	2,930
Mounds View	1975	1,184		30	44	139	558	20		955	2,930
	1980	1,265		43	49	171	564	20		818	2,930
	Change 1970-1975	150		6	21	0	68	0		-245	
	Change 1975-1980	81		13	5	32	6	0		-137	
Mounds View	1970	231		19	26	32	74	0		-382	
	1980	231		19	26	32	74	0		-382	

Table 22 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY RAMSEY COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Residential		Commercial		Industrial		Public and Recreational		Streets and Alleys		Water		Vacant and/or Agricultural		Total
		1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	
New Brighton	1970	1,629	86	342	599	722	352	734	4,464							4,464
	1975	1,780	107	382	602	780	352	461	4,464							4,464
	1980	1,854	126	410	609	793	352	320	4,464							4,464
	Change 1970-1975	151	21	40	3	58	0	-273								
	Change 1975-1980	74	19	28	7	13	0	-141								
	Change 1970-1980	225	40	68	10	71	0	-414								
North Oaks	1970	1,149	2	0	785	273	929	2,410	5,548							5,548
	1975	1,401	2	0	818	282	929	2,116	5,548							5,548
	1980	1,492	4	0	818	292	929	2,013	5,548							5,548
	Change 1970-1975	252	0	0	33	9	0	-294								
	Change 1975-1980	91	2	0	0	10	0	-103								
	Change 1970-1980	343	2	0	33	19	0	-397								
North St. Paul	1970	566	34	100	136	496	134	557	2,023							2,023
	1975	596	69	104	136	501	134	483	2,023							2,023
	1980	675	76	107	162	508	134	361	2,023							2,023
	Change 1970-1975	30	35	4	0	5	0	-74								
	Change 1975-1980	79	7	3	26	7	0	-122								
	Change 1970-1980	109	42	7	26	12	0	-196								
Roseville	1970	2,938	340	898	1,082	1,511	313	1,748	8,830							8,830
	1975	3,094	382	943	1,687	1,538	313	873	8,830							8,830
	1980	3,237	405	1,037	1,699	1,553	313	586	8,830							8,830
	Change 1970-1975	156	42	45	605	27	0	-875								
	Change 1975-1980	143	23	94	12	15	0	-287								
	Change 1970-1980	299	65	139	617	42	0	-1,162								
St. Anthony	1970	85	55	17	75	33	117	51	433							433
	1975	113	56	18	76	33	117	20	433							433
	1980	119	56	21	76	33	117	11	433							433
	Change 1970-1975	28	1	1	1	0	0	-31								
	Change 1975-1980	6	0	3	0	0	0	-9								
	Change 1970-1980	34	1	4	1	0	0	-40								
St. Paul	1970	10,820	880	4,666	4,979	7,907	1,953	4,631	35,836							35,836
	1975	10,908	894	4,680	5,084	8,010	1,953	4,307	35,836							35,836
	1980	10,908	894	4,680	5,084	8,010	1,953	4,307	35,836							35,836
	Change 1970-1975	88	14	14	105	103	0	-324								
	Change 1975-1980	0	0	0	0	0	0	0								
	Change 1970-1980	88	14	14	105	103	0	-324								
Shoreview	1970	1,467	55	123	622	452	1,183	4,260	8,162							8,162
	1975	1,686	66	141	1,497	500	1,183	3,089	8,162							8,162
	1980	1,995	74	215	1,497	548	1,183	2,650	8,162							8,162
	Change 1970-1975	219	11	18	875	48	0	-1,171								
	Change 1975-1980	309	8	74	0	48	0	-439								
	Change 1970-1980	528	19	92	875	96	0	-1,610								

Table 22 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY RAMSEY COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Residential		Commercial	Industrial	Public and Recreational		Streets and Alleys	Water	Vacant and/or Agricultural		Total
		1970	1975			1970	1975			1970	1975	
Vadnais Heights	1970	624		13	23	797		556	611	2,568		5,192
	1975	650		26	35	798		557	611	2,515		5,192
	1980	809		53	49	855		594	611	2,221		5,192
	Change 1970-1975	26		13	12	1		1	0	-53		
White Bear Lake	1970	2,158		137	27	687		989	315*	1,214		5,527
	1975	2,219		155	47	687		1,009	315	1,095		5,527
	1980	2,375		174	50	714		1,034	315	865		5,527
White Bear Twp.	1970	61		18	20	0		20	0	-119		
	1975	156		19	3	27		25	0	-230		
	1980	217		37	23	27		45	0	-349		
White Bear Lake	1970	598		0	163	728		355	1,064*	2,883		5,791
	1975	646		9	170	1,020		360	1,064	2,522		5,791
	1980	770		19	171	1,020		385	1,064	2,362		5,791
	Change 1970-1975	48		9	7	292		5	0	-361		
Ramsey County Totals	1970	26,984		1,917	7,969	14,625		16,662	9,343	31,856		109,356
	1975	28,710		2,298	8,235	16,924		17,091	9,343	26,755		109,356
	1980	30,246		2,471	8,544	17,325		17,290	9,343	24,137		109,356
White Bear Lake	1970	1,726		381	266	2,299		429	0	-5,101		
	1975	1,536		173	309	401		199	0	-2,618		
	1980	3,262		554	575	2,700		628	0	-7,719		

* Excluding White Bear Lake

Table 23
ACRES OF LAND IN MAJOR LAND USE GROUPS,
BY SCOTT COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Residential	Commercial	Industrial	Public and		Vacant and/or	Total
					Recreational	Streets and Alleys		
Belle Plaine	1970	378	17	39	31	419	66	2,572
	1975	393	40	42	643	419	66	2,572
	1980	419	46	49	647	419	66	2,572
	Change 1970-1975	15	23	3	612	0	0	-653
Belle Plaine Twp.	1970	208	1	0	1	400	0	25,420
	1975	215	1	0	1	400	0	25,420
Blakeley Twp.	1970	94	3	163	73	694	116	17,067
	1975	97	3	172	352	694	116	17,067
	1980	102	3	172	354	694	116	17,067
	Change 1970-1975	3	0	9	279	0	0	-291
Cedar Lake Twp.	1970	253	3	0	52	906	392	23,053
	1975	318	3	0	52	916	392	23,053
	1980	368	3	0	52	916	392	23,053
	Change 1970-1975	65	0	0	0	10	0	-75
Credit River Twp.	1970	286	3	20	2,248	647	102	15,337
	1975	399	3	20	3,238	647	102	15,337
	1980	409	5	20	3,240	647	102	15,337
	Change 1970-1975	113	0	0	990	0	0	-1,103
Elku	1970	10	2	0	2	0	0	-14
	1975	123	2	0	992	0	0	-1,117
	1980	12	47	2	4	16	0	692
	Change 1970-1975	13	47	2	4	16	0	691
Helena Twp.	1970	50	47	2	4	20	0	773
	1975	1	0	0	0	0	0	-1
	1980	37	0	0	0	4	0	-41
	Change 1970-1975	38	0	0	0	4	0	-42
Helena Twp.	1970	224	6	20	106	848	596	22,399
	1975	267	8	20	116	848	596	22,249
	1980	314	8	20	116	848	596	22,019
	Change 1970-1975	43	2	0	10	0	0	-55
Helena Twp.	1975	47	2	0	0	0	0	-47
	1980	90	2	0	10	0	0	-102

Table 23 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY SCOTT COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Residential			Commercial	Industrial	Public and Streets		Vacant and/or		Total
							Recreational and Alleys	Water	Agricultural		
Jackson Twp.	1970	241	2	68	62	162	160	4,565	5,260		
	1975	253	2	88	63	162	160	4,432	5,160		
	1980	280	3	90	63	162	160	4,402	5,160		
	Change 1970-1975	12	0	20	1	0	0	-33			
	Change 1975-1980	27	1	2	0	0	0	-30			
	Change 1970-1980	39	1	22	1	0	0	-63			
Jordan	1970	272	27	20	118	149	13	687	1,286		
	1975	334	32	29	139	154	13	635	1,336		
	1980	369	32	33	141	162	13	598	1,348		
	Change 1970-1975	62	5	9	21	5	0	-102			
	Change 1975-1980	35	0	4	2	8	0	-49			
	Change 1970-1980	97	5	13	23	13	0	-151			
Louisville Twp.	1970	173	19	307	544	250	377	7,297	8,967		
	1975	190	22	352	544	250	377	7,232	8,967		
	1980	213	27	442	544	259	377	7,105	8,967		
	Change 1970-1975	17	3	45	0	0	0	-65			
	Change 1975-1980	23	5	90	0	9	0	-127			
	Change 1970-1980	40	8	135	0	9	0	-192			
New Market	1970	34	6	2	10	19	0	249	320		
	1975	37	6	2	10	19	0	246	320		
	1980	41	6	2	10	19	0	242	320		
	Change 1970-1975	3	0	0	0	0	0	-3			
	Change 1975-1980	4	0	0	0	0	0	-4			
	Change 1970-1980	7	0	0	0	0	0	-7			
New Market Twp.	1970	267	4	28	114	734	55	20,716	21,918		
	1975	320	10	36	114	734	55	20,649	21,918		
	1980	422	11	37	114	734	55	20,545	21,918		
	Change 1970-1975	53	6	8	0	0	0	-67			
	Change 1975-1980	102	1	1	0	0	0	-104			
	Change 1970-1980	155	7	9	0	0	0	-171			
Prior Lake	1970	796	62	37	360	315	1,076	6,161	8,972*		
	1975	888	65	40	430	320	1,241	6,533	9,517		
	1980	1,050	77	40	431	358	1,241	6,320	9,517		
	Change 1970-1975	92	3	3	70	5	0	-173			
	Change 1975-1980	162	12	0	1	38	0	-213			
	Change 1970-1980	254	15	3	71	43	0	-386			
St. Lawrence Twp.	1970	104	8	48	0	469	90	8,886	9,605		
	1975	111	8	77	1,721	469	90	7,129	9,605		
	1980	119	8	80	1,721	469	90	7,118	9,605		
	Change 1970-1975	7	0	29	1,721	0	0	-1,757			
	Change 1975-1980	8	0	3	0	0	0	-11			
	Change 1970-1980	15	0	32	1,721	0	0	-1,768			

*Contains portions of Savage, Eagle Creek Twp. and Spring Lake Twp.

Table 23 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY SCOTT COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Residential		Commercial	Industrial	Public and Recreational	Streets and Alleys	Water	Vacant and/or Agricultural	Total
		1970	1975	1970-1975	1975-1980	1970	1975	1970-1975	1975-1980	
Sand Creek Twp.	1970	247		15	8	0	878	205	19,440	20,793
	1975	279		15	8	0	878	205	19,358	20,743
	1980	316		15	8	0	878	205	19,309	20,731
	Change 1970-1975	32		0	0	0	0	0	-32	
Change 1975-1980	37		0	0	0	0	0	-37		
Change 1970-1980	69		0	0	0	0	0	-69		
Savage	1970	658		41	405	688	263	390	8,685	10,965
	1975	711		42	452	1,273	277	225	7,440	10,420
	1980	816		46	475	1,275	277	225	7,306	10,420
	Change 1970-1975	53		1	47	585	14	0	-700	
Change 1975-1980	105		4	23	2	0	0	-134		
Change 1970-1980	158		5	70	587	14	0	-834		
Shakopee	1970	726		146	266	405	574	727	14,657	17,501
	1975	835		489	354	836	589	727	13,671	17,501
	1980	972		532	482	839	589	727	13,460	17,601
	Change 1970-1975	109		343	88	431	15	0	-986	
Change 1975-1980	137		43	128	3	0	0	-311		
Change 1970-1980	246		386	216	434	15	0	-1,297		
Spring Lake Twp.	1970	931		7	1	13	778	1,301	18,760	21,791
	1975	1,033		7	1	655	778	1,301	18,016	21,791
	1980	1,129		7	1	655	783	1,301	17,915	21,791
	Change 1970-1975	102		0	0	642	0	0	-744	
Change 1975-1980	96		0	0	0	5	0	-101		
Change 1970-1980	198		0	0	642	5	0	-845		
Scott County Totals	1970	5,904		417	1,434	4,829	8,521	5,666	207,773	233,999
	1975	6,693		803	1,695	10,191	8,570	5,666	200,131	233,749
	1980	7,617		877	1,953	10,207	8,634	5,666	198,665	233,619
	Change 1970-1975	789		386	261	5,362	49	0	-6,847	
Change 1975-1980	924		74	258	16	64	0	-1,336		
Change 1970-1980	1,713		460	519	5,378	113	0	-8,183		

Table 24
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY WASHINGTON COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Public and Streets				Water	Vacant and/or Agricultural	Total
		Residential	Commercial	Industrial	Recreational and Alleys			
Afton	1970	268	30	15	415	528	13,948	16,347
	1975	379	30	61	430	528	13,776	16,347
	1980	461	30	61	430	528	13,694	16,347
	Change 1970-1975	111	0	46	15	0	-172	
	Change 1975-1980	82	0	0	0	0	-82	
	Change 1970-1980	193	0	46	15	0	-254	
Bayport	1970	274	6	156	84	347	267	1,319
	1975	277	6	176	84	347	244	1,319
	1980	282	6	178	84	347	237	1,319
	Change 1970-1975	3	0	20	0	0	-23	
	Change 1975-1980	5	0	2	0	0	-7	
	Change 1970-1980	8	0	22	0	0	-30	
Baytown Twp.	1970	158	10	653	201	217	5,228	6,819
	1975	182	20	654	201	217	5,189	6,819
	1980	196	20	654	201	217	5,171	6,819
	Change 1970-1975	24	10	1	4	0	-39	
	Change 1975-1980	14	0	0	0	0	-18	
	Change 1970-1980	38	10	1	8	0	-57	
Birchwood	1970	73	1	0	36	0	84	213
	1975	89	1	0	38	0	66	213
	1980	106	1	0	38	0	49	213
	Change 1970-1975	16	0	0	2	0	-18	
	Change 1975-1980	17	0	0	0	0	-17	
	Change 1970-1980	33	0	0	2	0	-35	
Cottage Grove	1970	1,340	69	335	1,234	512	18,449	22,305
	1975	1,777	120	391	1,364	512	17,113	22,305
	1980	2,151	136	418	1,447	512	16,653	22,305
	Change 1970-1975	437	51	56	662	0	-1,336	
	Change 1975-1980	374	16	27	-40	0	-460	
	Change 1970-1980	811	67	83	622	0	-1,796	
Dellwood	1970	329	0	5	480	54	687	1,682
	1975	375	0	5	480	54	641	1,682
	1980	393	0	5	480	54	621	1,682
	Change 1970-1975	46	0	0	0	0	-46	
	Change 1975-1980	18	0	0	0	0	-20	
	Change 1970-1980	64	0	0	0	0	-66	
Denmark Twp.	1970	195	4	103	399	894	16,638	19,453
	1975	252	11	103	417	894	16,552	19,453
	1980	288	14	107	417	894	16,509	19,453
	Change 1970-1975	57	7	0	4	0	-86	
	Change 1975-1980	36	3	4	0	0	-43	
	Change 1970-1980	93	10	4	4	0	-129	

Table 24 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY WASHINGTON COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Residential		Commercial	Industrial	Public and		Streets	Water	Vacant and/or	Total
		1970	1975	1975-1980	1970	1975	Recreational	and Alleys	1970	Agricultural	
Forest Lake	1970	437		62	52	298		156	0	625	1,630
	1975	461		77	59	299		160	0	649	1,705
	1980	520		95	65	305		160	0	560	1,705
	Change 1970-1975	24		15	7	1		4	0	-51	
Forest Lake Twp.	Change 1975-1980	59		18	6	6		0	0	-89	
	Change 1970-1980	83		33	13	7		4	0	-140	
	1970	939		4	131	525		610	2,770	16,213	21,192
Gran: Twp.	1975	1,087		4	137	587		610	2,770	15,922	21,117
	1980	1,307		4	137	590		610	2,770	15,699	21,117
	Change 1970-1975	148		0	6	62		0	0	-216	
	Change 1975-1980	220		0	0	3		0	0	-223	
Grey Cloud Twp.	Change 1970-1980	368		0	6	65		0	0	-439	
	1970	392		11	215	298		565	322	15,419	17,222
	1975	560		11	215	298		565	322	15,251	17,222
	1980	761		12	226	298		585	322	15,018	17,222
Hugo	Change 1970-1975	168		0	0	0		0	0	-168	
	Change 1975-1980	201		1	11	0		20	0	-233	
	Change 1970-1980	369		1	11	0		20	0	-401	
	1970	51		11	74	37		64	1,234	2,282	3,753
Lake Elmo	1975	60		11	82	70		67	1,234	2,129	3,753
	1980	68		11	204	70		70	1,234	2,096	3,753
	Change 1970-1975	9		0	108	33		3	0	-153	
	Change 1975-1980	8		0	22	0		3	0	-33	
Lake Elmo	Change 1970-1980	17		0	130	33		6	0	-186	
	1970	488		17	118	901		606	1,626	19,284	23,040
	1975	651		18	156	901		606	1,626	19,082	23,040
	1980	745		20	169	901		612	1,626	18,967	23,040
Lake Elmo	Change 1970-1975	163		1	38	0		0	0	-202	
	Change 1975-1980	94		2	13	0		6	0	-115	
	Change 1970-1980	257		3	51	0		6	0	-317	
	1970	562		46	94	2,653		684	557	11,544	16,140
Lakeland	1975	576		49	100	2,653		687	557	11,518	16,140
	1980	695		52	100	2,688		708	557	11,340	16,140
	Change 1970-1975	14		3	6	0		3	0	-26	
	Change 1975-1980	119		3	0	35		21	0	-178	
Lakeland	Change 1970-1980	133		6	6	35		24	0	-204	
	1970	118		18	127	27		236	275	1,251	2,052
	1975	175		18	127	27		241	275	1,189	2,052
	1980	250		19	127	28		252	275	1,101	2,052
Lakeland	Change 1970-1975	57		0	0	0		5	0	-62	
	Change 1975-1980	75		1	0	1		11	0	-88	
	Change 1970-1980	132		1	0	1		16	0	-150	

Table 24 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY WASHINGTON COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City	Residential		Commercial		Industrial		Public and Recreational		Streets and Alleys		Water		Vacant and/or Agricultural		Total
	1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	1970	1975	
Lakeland Shores	35	40	2	2	9	9	7	7	37	37	398	398	95	90	583
Change 1970-1975	48	48	2	2	9	9	7	7	38	38	398	398	81	81	583
Change 1975-1980	5	8	0	0	0	0	0	0	0	0	0	0	-5	-9	583
Change 1970-1980	13	13	0	0	0	0	0	0	1	1	0	0	-14	-14	583
Lake St. Croix Beach	115	124	4	4	13	13	3	3	78	78	485	485	158	149	856
Change 1970-1975	142	142	4	4	13	13	3	3	78	78	485	485	149	129	856
Change 1975-1980	9	18	0	0	0	0	0	0	0	0	0	0	-9	-20	856
Change 1970-1980	27	27	0	0	0	0	2	2	0	0	0	0	-20	-29	856
Landfall	32	32	4	4	0	0	0	0	8	8	16	16	0	0	60
Change 1970-1975	32	32	4	4	0	0	0	0	8	8	16	16	0	0	60
Change 1975-1980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60
Change 1970-1980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60
Mahtomedi	270	275	12	12	9	9	212	212	185	185	122	122	1,483	1,407	2,293
Change 1970-1975	315	315	12	12	9	9	289	289	185	185	122	122	1,353	1,353	2,293
Change 1975-1980	5	40	0	0	0	0	77	77	0	0	0	0	-82	-54	2,293
Change 1970-1980	45	45	14	14	0	0	77	77	0	0	0	0	-136	-136	2,293
Marine on St. Croix	214	222	6	6	7	7	396	396	77	77	112	112	1,860	1,852	2,672
Change 1970-1975	225	225	6	6	7	7	396	396	77	77	112	112	1,849	1,849	2,672
Change 1975-1980	8	3	0	0	0	0	0	0	0	0	0	0	-8	-3	2,672
Change 1970-1980	11	11	0	0	0	0	0	0	0	0	0	0	-11	-11	2,672
May Twp.	422	516	3	3	72	72	1,149	1,149	565	565	2,508	2,508	19,485	19,391	24,204
Change 1970-1975	600	600	3	3	72	72	1,149	1,149	565	565	2,508	2,508	19,307	19,307	24,204
Change 1975-1980	94	84	0	0	0	0	0	0	0	0	0	0	-94	-84	24,204
Change 1970-1980	178	178	0	0	0	0	0	0	0	0	0	0	-178	-178	24,204
New Scandia Twp.	531	684	6	8	273	291	1,328	1,328	643	643	2,119	2,119	20,435	20,262	25,335
Change 1970-1975	780	780	8	8	291	291	1,328	1,328	643	643	2,119	2,119	20,166	20,166	25,335
Change 1975-1980	153	96	2	2	18	0	0	0	0	0	0	0	-173	-96	25,335
Change 1970-1980	249	249	2	2	18	18	0	0	0	0	0	0	-269	-269	25,335

Table 24 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY WASHINGTON COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City		Residential		Commercial	Industrial	Public and Recreational		Streets and Alleys	Water	Vacant and/or Agricultural	Total
		1970	1975	1970	1975	1970	1975	1970	1975	1970	1975
Newport	1970	178	21	127	21	244	126	1,779	2,496		
	1975	187	21	151	21	244	126	1,746	2,496		
	1980	216	21	159	21	246	126	1,707	2,496		
	Change 1970-1975	9	0	24	0	0	0	-33			
Oakdale	1970	770	22	30	451	923	230	4,258	6,684		
	1975	974	29	30	471	960	230	3,990	6,684		
	1980	1,127	64	38	471	972	230	3,782	6,684		
Oak Park Heights	1970	204	7	0	20	37	0	-268			
	1975	153	35	8	0	12	0	-208			
	1980	357	42	8	20	49	0	-476			
	Change 1970-1975	105	41	256	404	54	227	260	1,347		
Pine Springs	1970	138	45	259	405	54	227	219	1,347		
	1975	183	55	260	394	54	227	174	1,347		
	1980	33	4	3	1	0	0	-41			
	Change 1970-1975	45	10	1	-11	0	0	-45			
St. Mary's Point	1970	78	14	4	-10	0	0	-86			
	1975	15	0	0	0	78	78	379	550		
	1980	15	0	0	0	78	78	379	550		
	Change 1970-1975	34	0	0	0	93	78	345	550		
St. Paul Park	1970	0	0	0	0	0	0	0			
	1975	19	0	0	0	15	0	-34			
	1980	19	0	0	0	15	0	-34			
	Change 1970-1975	76	0	1	12	25	0	143	257		
Stillwater	1970	79	0	1	12	25	0	140	257		
	1975	81	0	1	12	25	0	138	257		
	1980	3	0	0	0	0	0	-3			
	Change 1970-1975	2	0	0	0	0	0	-2			
St. Paul Park	1970	5	0	0	0	0	0	-5			
	1975	345	13	175	74	231	88	662	1,588		
	1980	349	15	181	89	231	88	635	1,588		
	Change 1970-1975	368	15	190	100	231	88	596	1,588		
Stillwater	1970	4	2	6	15	0	0	-27			
	1975	19	0	9	11	0	0	-39			
	1980	23	2	15	26	0	0	-66			
	Change 1970-1975	950	33	79	509	681	584	286	3,122		
Stillwater	1970	1,171	34	79	575	750	584	481	3,674		
	1975	1,258	44	85	578	765	584	360	3,674		
	1980	221	1	0	66	69	0	-357			
	Change 1970-1975	87	10	6	3	15	0	-121			
Stillwater	1970	308	11	6	69	84	0	-478			
	1975										

Table 24 (Cont.)
 ACRES OF LAND IN MAJOR LAND USE GROUPS,
 BY WASHINGTON COUNTY COMMUNITY, 1970-1975 AND 1975-1980

City	Residential		Commercial	Industrial	Public and		Streets	Water	Vacant and/or Agricultural	Total
	1970	1975	1970	1975	Recreational	and Alleys	1970	1975		
Stillwater Twp.	258	320	5	10	261	316	471	471	11,797	13,118
	1975	320	8	14	294	316	471	471	11,143	12,566
	1980	406	16	17	294	321	471	471	11,041	12,566
Change 1970-1975	62	3	3	4	33	0	0	0	-102	
Change 1975-1980	86	8	8	3	0	5	0	0	-102	
Change 1970-1980	148	11	11	7	33	5	0	0	-204	
West Lakeland Twp.	187	249	5	180	60	241	160	160	7,248	8,081
	1975	249	5	180	60	249	160	160	7,178	8,081
	1980	289	5	285	60	267	160	160	7,015	8,081
Change 1970-1975	62	0	0	0	0	8	0	0	-70	
Change 1975-1980	40	0	0	105	0	18	0	0	-163	
Change 1970-1980	102	0	0	105	0	26	0	0	-233	
White Bear Lake	1970						1,275	1,275		1,275
	1975						1,275	1,275		1,275
	1980						1,275	1,275		1,275
Willernie	1970	47	5	1	1	15	3	3	14	86
	1975	47	5	1	1	15	3	3	14	86
	1980	56	5	1	1	15	3	3	5	86
Change 1970-1975	0	0	0	0	0	0	0	0	0	
Change 1975-1980	9	0	0	0	0	0	0	0	-9	
Change 1970-1980	9	0	0	0	0	0	0	0	-9	
Woodbury	1970	1,116	2	231	101	734	515	515	20,174	22,873
	1975	1,325	20	292	383	788	515	515	19,550	22,873
	1980	1,519	91	251	391	867	515	515	19,239	22,873
Change 1970-1975	209	18	61	282	54	54	0	0	-624	
Change 1975-1980	194	71	-41	8	79	0	0	0	-311	
Change 1970-1980	403	89	20	290	133	133	0	0	-935	
Washington County Totals	1970	11,290	473	3,551	13,493	10,552	18,853	18,853	212,435	270,647
	1975	13,648	597	3,955	14,753	10,900	18,853	18,853	207,941	270,647
	1980	15,902	789	4,139	14,775	11,193	18,853	18,853	204,996	270,647
Change 1970-1975	2,358	124	404	1,260	348	0	0	0	-4,494	
Change 1975-1980	2,254	192	184	22	293	0	0	0	-2,945	
Change 1970-1980	4,612	316	588	1,282	641	0	0	0	-7,439	

DEFINITIONS

LAND USE CATEGORIES

For the sake of consistency, the following major land use categories have remained unchanged through four Metropolitan Council land use reports.

Commercial Includes all retail sales, services (including professional), and all recreational services that are predominantly privately owned and operated for profit (for example, theaters, bowling alleys). This does not include golf courses, which are classified as recreation/open space. Also included in "commercial" is Standard Industrial Classification (SIC) 80 with the exception of SIC 806 (hospitals). SIC 80 includes private institutions such as convalescence homes and rest homes in which medical or surgical services are not a main function of the institution.

Industrial Includes the SIC categories 019 and 14 through 50, which include the following: horticultural specialities (with the exception of sod farms), mining and quarrying of nonmetallic minerals (except fuels), general contractors (building construction and all nonbuilding construction), manufacturing of all kinds, transportation of all kinds, communications and utilities and wholesale trade.

Public and Semi-Public Buildings and Recreation Open Space

Includes the buildings and land adjacent to schools, both public and private; hospitals; churches; and all facilities of local, state and federal governments, including convalescence homes, mental institutions and penal facilities maintained by any level of government. Also included are parks, playgrounds, athletic facilities, golf courses and similar areas.

Residential Includes all permanent single-family and multiple housing units along with mobile home courts.

Streets and Alleys

Includes all land used for highways, streets and alleys and related easements.

Suitable Vacant Land

Remaining vacant and/or agricultural land after wetlands have been removed.

Unsuitable Vacant Land

Vacant land considered unavailable for development because of currently existing high water table or swampy conditions.

Vacant and/or Agricultural

Includes all land not used for any of the urban uses listed above. This is the residual after all urban land uses and water areas are subtracted from the total area.

Vacant Land

See "Vacant and/or Agricultural" defined above.

GEOGRAPHIC AREAS

Area of Planned Urbanization (APU)

Comprises the developing suburban communities or portions of communities beyond the Fully Developed Area and contained within the Metropolitan Urban Service Area. Shown in Figure 3.

Central Cities

Minneapolis and St. Paul.

Freestanding Growth Centers (FGC)

Consist of 12 small urban centers outside the Metropolitan Urban Service Area. Shown in Figure 3.

Fully Developed Area (FDA)

Consists of the Central Cities of Minneapolis and St. Paul and contiguous suburbs having less than 10 percent of their total area available for development. Shown in Figure 3.

Metropolitan Urban Service Area (MUSA)

That portion of the Twin Cities Metropolitan Area that has metropolitan sewer service available. Shown in Figure 3.

Rural Service Area (RSA)

Comprises That portion of the Seven-County Metropolitan Area outside the Metropolitan Urban Service Area that does not include the Freestanding Growth Centers. Shown in Figure 3.

APPENDIX: NOTES ABOUT THE DATA

This report is the fourth in a series of Metropolitan Council land use inventories for the Twin Cities Metropolitan Area. The first report covered the period from 1960 to 1970 and used data collected in 1962 and 1963 from plat maps and field observations. This basic land use data has been improved, as time and resources allowed, with each successive inventory.

The second major land use study covered the period from 1970 to 1975, but included data from 1960-1970 contained in the first study. In this report, Land Use Trends in the Twin Cities Metropolitan Area, 1960-1975, refinement of basic land use figures took place with particular emphasis on parks and recreational land, which was undergoing massive change. The report was accompanied by a comprehensive land use map for the Metropolitan Area.

The third land use study, Land Use Trends in the Metropolitan Urban Service Area, 1970-1978, was published in 1981. It was confined to land within the Metropolitan Urban Service Area, an area of approximately 552,300 acres (863 square miles), or about 29 percent of land in the Seven-County Metropolitan Area. A major reason for this study was to build a data base to evaluate the effectiveness of the Council's Development Framework policies, which were established in 1975. Another major portion of the study concerned the amount and availability of vacant land suitable for urban development. This is important because the supply of developable land is limited by the availability of land that contains costly urban services--roads, sewers, parks and airports.

The vacant land referred to in this report is land not used for any of the following urban uses: residential, commercial, industrial, public and recreational, and street and alley. Vacant land is the residual after all the above urban land uses and water areas are subtracted from the total area.

As in the previous reports, additional refinement of the original data continued in the third land use study. The appearance of sophisticated comprehensive plans submitted by a growing number of communities made the task of determining basic land use figures for those areas easier. The result was a further improvement of the Council's existing base file. However, this third study dealt only with the MUSA, which did not permit refinement of rural area data. Another refinement in this report was the inclusion of a table listing land use figures by community. Only the 82 municipalities included in the MUSA were included, however.

Data in the current report will be used to prepare Council development forecasts, and to monitor their validity over time. Development forecasts are vital to the Council's Development Framework.

The Development Framework is a set of Council policies and plans to encourage coordinated development of the Seven-County Metropolitan Area. It is a plan for managing the location, timing and staging of residential, commercial and industrial growth.

The framework has two major objectives. One is to reduce leap-frog suburbanization and scattered-site rural development in order to minimize public expenditures for urban services as well as to preserve prime agricultural land and

protect the environment. The other main objective is to maintain or strengthen the older, developed portions of the Metropolitan Area to use existing public investments fully. This objective encourages the establishment of a variety of living environments for residents of the Metropolitan Area.