

THE CITY OF ST. JOSEPH
COMPREHENSIVE PLAN
EXISTING CONDITIONS REPORT

A Vision to the Future

JUNE 6, 2017



ACKNOWLEDGMENTS

PLANNING COMMISSION

Troy Goracke, Council Voting Liaison
Gina Dullinger, Chair
Chad Hausmann, Vice Chair
Steve Olson
Matt Johnson
Daryl Schaefer

CITY BOARDS & COMMISSIONS:

Economic Development Authority (EDA)
Park Board

CITY STAFF

Therese Haffner, Community Development Director
Judy Weyrens, City Administrator
Terry Thene, Public Works Director

MAYOR / CITY COUNCIL

Mayor Rick Shultz
Bob Loso
Matt Killam
Troy Goracke
Dale Wick

COMPREHENSIVE PLAN ADVISORY COMMITTEE MEMBERS

Jodi Gertken, CentraCare
Jerome Salzer, St. Joseph Township
Larry Hosch, EDA
Chad Hausmann, Planning Commission
Dale Wick, City Council
S. Margaret Wurm, St. Benedict Monastery
Jon McGee, CSB/SJU
Bob Ringstrom, St. Joseph Chamber of Commerce
Randy Sabart, City Engineer, SEH

CONSULTANT

Community Design Group
212 3rd Avenue North, Suite 515
Minneapolis, MN 55401
612-354-2901
www.c-d-g.org



SECTION I

CONDITIONS & ISSUES

This section provides an overview of existing conditions in St. Joseph and investigates the issues the city will need to address as it plans to serve current and future residents, visitors and businesses.

- **Introduction**
- **Community Background**
- **Demographic Profile**
- **Natural Environment**
- **Land use & Zoning**
- **Housing**
- **Transportation**
- **Community Facilities**
- **Parks**
- **Economic Development**
- **Summary of Issues**

**The purpose of this document is to serve
as a tool to guide the efforts of St. Joseph
citizens, elected officials and staff as they
work together
in developing the City's future.**

1.1 INTRODUCTION

OVERVIEW

This section provides analysis of the existing conditions within St. Joseph, Minnesota. The analysis examines St. Joseph from a variety of perspectives, creating a holistic picture of where the city is today and identifying the trends that are shaping where it will be in the future.

PURPOSE OF THE COMPREHENSIVE PLAN

The purpose of the Comprehensive Plan is to serve as a tool to guide the efforts of St. Joseph citizens, elected officials, and staff as they work together in developing the City's future.

DID YOU KNOW?

St. Joseph was originally called Clinton and was renamed to St. Joseph in 1870. In 1890 St. Joseph was incorporated.



Source: City of St. Joseph

Minnesota Street is home to many St. Joseph businesses.

KEY QUESTIONS

The following key community characteristics and related questions should be considered when planning for the future.

DEMOGRAPHICS

- Who lives in St. Joseph now?
- Can current and past demographics offer any indication to who will be living here in the future?

NATURAL ENVIRONMENT

- What are the major features of the natural environment?
- What constraints and opportunities do they present for the city?

LAND USE

- How is land currently used in and around St. Joseph?
- How does this land use compare with current zoning?

HOUSING

- What are the defining characteristics of St. Joseph's housing stock?
- How will these characteristics influence future community development?

TRANSPORTATION

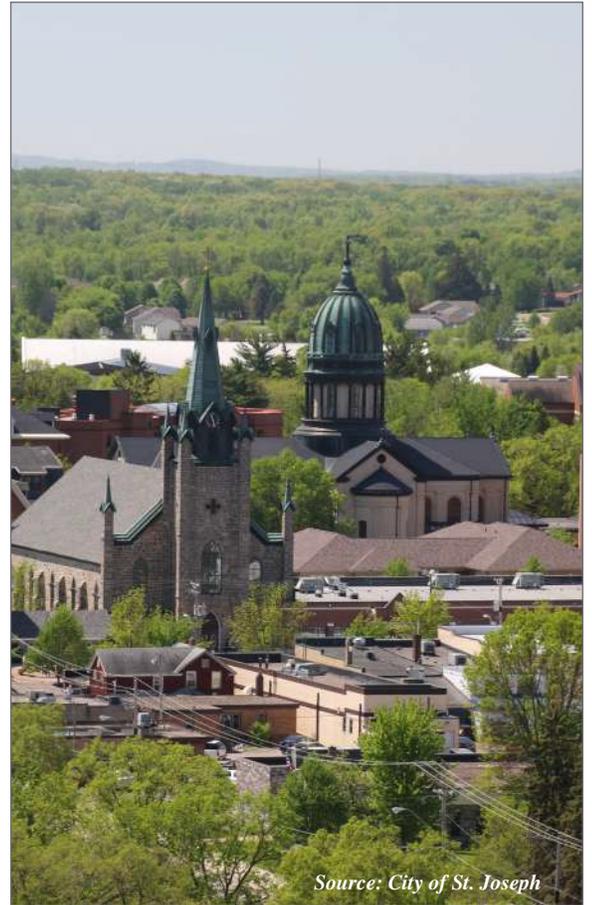
- How do St. Joseph residents, workers and visitors get around the city?

UTILITIES

- How is the utility infrastructure meeting current demand?
- What are the constraints on the current water, sewer, electric and communications infrastructure in St. Joseph?

ARTS

- What opportunities are currently available for growing



Source: City of St. Joseph

Aerial view of the Monastery and the College of St. Benedict.

PARKS AND RECREATION

- What recreational locations and programming are currently available?
- Can residents and visitors easily access these opportunities?

SCHOOLS AND EDUCATION

- Is the current school system meeting demand?
- What constraints does the school district face?

ECONOMY

- What are the economic development trends shaping St. Joseph's current economic landscape?
- How can St. Joseph position itself to thrive in the current and future economic conditions?



Source: City of St. Joseph

The College of St. Benedict plays an important role in the city's economy.

KEY FINDINGS

Analysis of the questions in the previous section provide a picture of some of the challenges with which the city is grappling. These challenges are also potential opportunities for innovation and growth.

PROXIMITY TO ST. CLOUD HELPS AND HINDERS THE CITY

- Because of St. Joseph's proximity to St. Cloud, it is easy for residents to go to St. Cloud for food and services making it difficult for businesses located within St. Joseph to thrive. But this proximity can also benefit St. Joseph by providing a much larger market of potential customers for city businesses, institutions and employers - including for dining, entertainment, arts and general employment.

ECONOMIC ACTIVITY IS CLOSELY RELATED TO COLLEGE SCHOOL YEAR

- The population of St. Joseph is close to 7,000 residents. With about 2,000 students enrolled at the College of Saint Benedict and living in St. Joseph (over 3,500 including Saint John's University), population is drastically lower in the summer compared to the school year. The student population has a major impact on the City's transportation, retail and housing markets. Ensuring the City diversifies its tax base is a top priority for the future of the City's economy.

PEDESTRIAN AND BICYCLE INFRASTRUCTURE DOES NOT MATCH COMMUNITY NEED

- Based on community guidance received from previous planning documents, pedestrian and bicycle transportation was a priority, especially along CSAH 75. Current infrastructure does not allow for safe travel by these modes.

1.2 Community Background

COMMUNITY HISTORY

The first settlers arrived in the St. Joseph area in 1854 and in 1858 St. Joseph Township was organized. Originally, called Clinton, St. Joseph acquired its current name in 1870. Many settlers moved to the area because of the fertile soils for farming. While Minnesota was in the process of becoming a state, St. Joseph was being platted and developed. In 1890, the Village of St. Joseph was incorporated. By 1930, the city had grown to over 1,000 inhabitants and was developing into an educational center of Minnesota with the College of Saint Benedict University opening in 1913. Today, St. Joseph is known for its collegiate education system.

REGIONAL SETTING

St. Joseph is located in Central Minnesota 70 miles from Minneapolis and eight miles west of St. Cloud in the St. Cloud Metropolitan Statistical Area (MSA). The St. Cloud MSA has a population of 194,185 (2015 Estimate, MN State Demographic Center). It is located within Stearns County and other nearby communities include Waite Park, Sartell, and Sauk Rapids. The St. Cloud urban area cities have an array of medical, educational, and park and recreational facilities making the area attractive for continued growth.

CURRENT COMPREHENSIVE PLAN

St. Joseph's most recent comprehensive plan was developed in 2008. St. Joseph seeks to be a city that will continue to rise and embrace history, quality of life and diversity of land uses by valuing: organized, well managed growth, livable, safe surroundings, diverse, robust tax base, diligence in resource preservation and a vibrant, friendly downtown.

MAJOR GOALS AND POLICIES INCLUDE:

LAND USE

- Flexible, connected and efficient management of growth
- Offer an array of housing options and employment opportunities
- Preserve the small-town atmosphere, community identity, and historic character
- Preserve and enhance resident's quality of life

DEMOGRAPHICS

- Support a diverse community responsive to changes in demographic forces and trends

SERVICES

- Reliable, efficient and cost effective provision of services
- Efficient, friendly service delivery

NATURAL RESOURCES

- Retain the quality and quantity of natural resources
- Create widespread knowledge and appreciation of natural resources
- Increase sustainable building design

HOUSING

- Foster development of sustainable, well-balanced supply of housing
- Maintain the current housing stock
- Establish a vibrant connection between housing, the environment, recreation and employment

PARKS, TRAILS, AND OPEN SPACE

- Provide a sufficient amount of public land to meet the recreational needs of existing and future residents
- Provide adequate and equitable funding for the acquisition, improvement, development, and maintenance of park and trail system components
- Assure that private development will adhere to City standards for open space for parks, trails, and/or open space preservation
- Provide convenient and accessible recreation site and facilities for all community members
- Protect open space to preserve sensitive wildlife habitat, protect aesthetic views, and provide interconnecting greenways throughout the area
- Explore a variety of recreational programs that are responsive to the changing needs and interests of the community and that are distributed evenly across socioeconomic users
- Offer the community a citywide interconnected trail system with access to regional trails that meet recreation and transportation needs.

- Promote natural resource protection
- Protect the City's natural resources and ecosystems through community education

UTILITIES

- Offer reliable, efficient, cost-effective, environmentally sensitive utility systems

TRANSPORTATION

- Coordinate established trail system to connect with current bicycle and pedestrian network
- Create new opportunities for bicycle and pedestrian travel
- Establish continuity between existing and future transportation systems.
- Establish proactive planning guidelines for future transportation framework
- Determine the best conceptual transportation plan for the City in full build-out
- Minimize impacts to natural and built environments
- Provide guidance for the typical cross sections required for different collector and minor arterial alignments

ECONOMY

- Continue to promote the sustainability of the City of St. Joseph in order to enhance the quality of life for all residents
- Promote commercial development and redevelopment
- Promote industrial development that maximizes the return on city investments
- Retain existing commercial/industrial uses
- Proactively and consistently promote downtown revitalization



Source: City of St. Joseph

Downtown St. Joseph is home to parks, jobs, and education opportunities for residents.



Source: City of St. Joseph

Festivals stimulate the City's economy during the summer.

ST. JOSEPH IS AN EXCITING COMMUNITY

One of the things St. Joseph residents and employees love about the City is its many festivals and community events, especially Millstream Arts Festival and Joetown Rocks July 4th celebration.

1.3 DEMOGRAPHIC PROFILE

OVERVIEW

This section describes demographic characteristics and trends within St. Joseph, the surrounding communities and Stearns County. The information provided here comes from the 2010 US Census, 2011-2015 5-Year American Community Survey estimates and the most recent estimates from the Minnesota State Demographic Center.

FINDINGS

- There is a high proportion of young-adults; however, the portion of the population that is 35 and older is below the county average, posing challenges for future growth in population and future economic development.
- St. Joseph has a predictable yet fluctuating unemployment rate, indicating potential instability in sales and managerial job sectors.
- Over a third of all households have a child under the age of 18, indicating a need for family-friendly infrastructure and activities.

POPULATION GROWTH

The population off St. Joseph has been increasing at a rate much greater than Stearns County overall. During the recession in 2008 and in more recent years, growth has slowed in St. Joseph and in the surrounding communities. Table 1 below shows population change by decade, along with the most recent 2015 estimate.

IMPLICATIONS FOR THE PLAN

St. Joseph has to ensure that they can continue to house and support a growing population while continuing to attract new homeowners over the next twenty years?



Many St. Joseph residents are students or college staff and faculty.

ABOUT THE CENSUS NUMBERS

- The census is conducted every 10 years. The numbers for 2015 are an estimate based on current projections.
- The population of St. Joseph rose significantly from 1990-2010 but has slowed in recent years.
- Students that attend the College of St. Benedict who live on and off-campus in St. Joseph are counted as residents.

Table 1. Population Growth in the St. Joseph Area							
	1990	2000	% Change 1990-2000	2010	% Change 2000-2010	2015 Estimates	% Change 2010-2015
St. Joseph	3,294	4,681	42%	6,534	40%	6,772	4%
St. Joseph Township	2,567	2,449	-5%	1,924	-21%	1,302	-32%
Waite Park	5,020	6,568	31%	6,715	2%	7,514	12%
Sartell	5,354	9,641	80%	15,876	65%	17,203	8%
Sauk Rapids	7,864	10,213	30%	12,773	25%	13,406	5%
St. Cloud	48,812	59,107	21%	65,842	11%	67,010	2%
Stearns County	118,791	133,166	12%	150,642	13%	154,446	3%

Source: US Census Bureau, MN State Demographic Center

AGE DISTRIBUTION

Who makes up the St. Joseph population and how does this compare to the county as a whole? St. Joseph's population is split relatively evenly between youth, young professionals and those 35 years of age and older. In comparison, Stearns County has nearly half of the population 35 years of age or older with a quarter of the population being a young professional or youth. Figure 1 shows the breakdown of age in St. Joseph and Stearns County.

IMPLICATIONS FOR THE PLAN

Because the median age is lower in St. Joseph, availability of housing for young families and for those choosing to live alone while starting a career will be important. Recreational opportunities also need to be available for active young adults and children. Diversity of ages is a trait of healthy communities

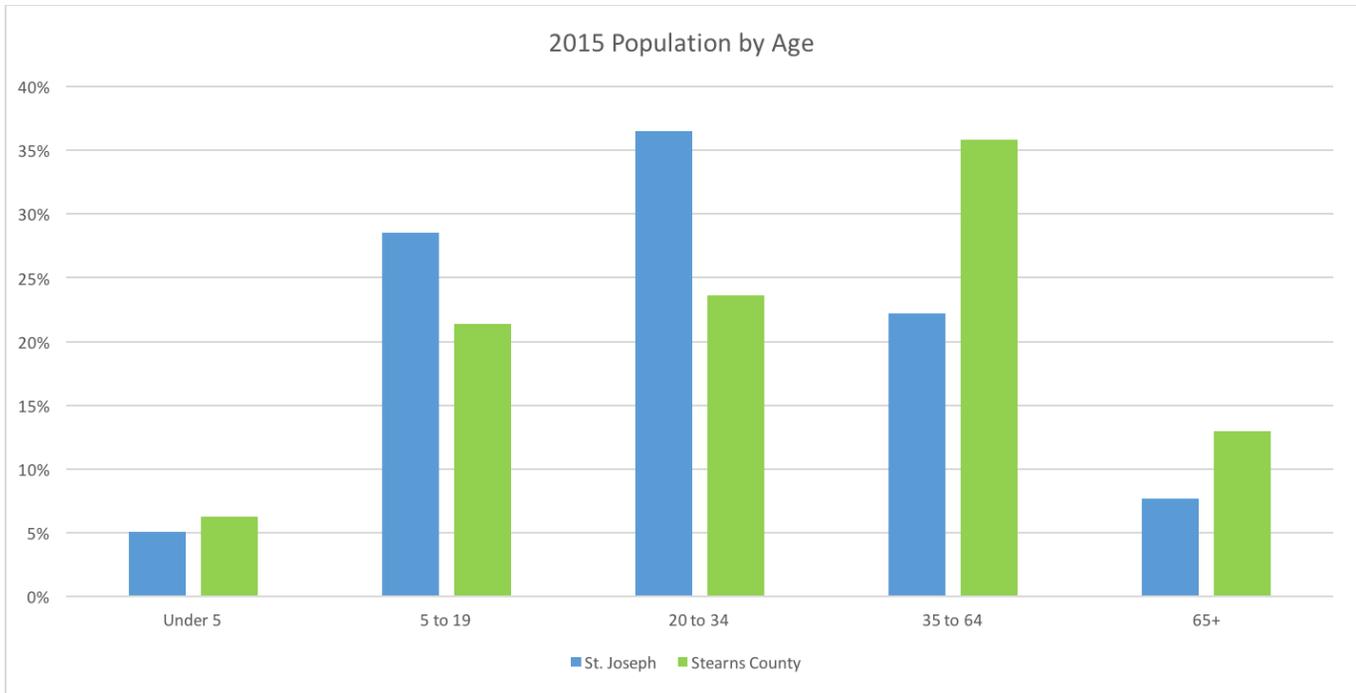


Figure 1: Graph displays the population breakdown by age group in St. Joseph and Stearns County.

RACE + ETHNICITY

More than 96% of the population of Stearns County identifies as white. Another 0.8 percent identify as African American, while the remaining 3.2% of the population is made up of Native American, Asian, Pacific Islander, or biracial. About 1.4% of the population is Hispanic or Latino of any race.

IMPLICATIONS FOR THE PLAN

Programming for non-native English speakers may be useful for new immigrants to navigate interactions with the city. Housing for multi-generational families may also be useful.

HOUSEHOLD CHARACTERISTICS

A household refers to all persons who occupy a housing unit. Households in St. Joseph grew 48% from 1990-2000, 65% from 2000-2010 and an estimated 2% from 2010 to 2015. St. Joseph has a larger percentage of households with children than Stearns County, St. Joseph Township and the surrounding cities of Waite Park and St. Cloud. However, there are more families with children who live in Sartell and Sauk Rapids than in St. Joseph. Table 2 shows household growth in the St. Joseph area and Table 3 shows the percentage of family households in the St. Joseph area.

IMPLICATIONS FOR THE PLAN

Sidewalks and recreational facilities need to be safe and easy to navigate for children and families. Schools and school related functions need to be easily accessible for both children and parents.

Table 2: Household Growth, 1990-2015							
	1990	2000	1990-2000	2010	2000-2010	2015 Estimates	2010-2015
			% Change		% Change		% Change
St. Joseph	755	1,120	48%	1,845	65%	1,888	2%
St. Joseph Township	803	845	5.2%	704	-17%	493	-30%
Waite Park	2,116	2,967	40%	3,127	5%	3,428	10%
Sartell	1,849	3,443	86%	5,859	70%	6,440	10%
Sauk Rapids	2,879	3,921	36%	4,960	26%	5,241	6%
St. Cloud	17,746	22,652	28%	25,439	12%	26,159	3%
Stearns County	39,748	47,604	20%	56,232	18%	57,928	3%

Source: US Census Bureau, MN State Demographic Center

Table 3: Family Households in the St. Joseph Area	
	% of Family Households with Children
St. Joseph	35.9%
St. Joseph Township	28.7%
Waite Park	25.3%
Sartell	41.5%
Sauk Rapids	39.5%
St. Cloud	26.2%
Stearns County	30.6%

Source: US Census Bureau, 2011-2015 American Community Survey

INCOME LEVELS

The estimated median household income in St. Joseph is \$51,265 compared to \$56,336 in Stearns County. The median income has decreased in St. Joseph from 2010, which was \$57,548. About 29.8% of individuals in St. Joseph have incomes below the poverty level compared to 13.5% of individuals in Stearns County. Income calculations may be skewed given the presence of over 2,000 college students who typically report little income. The median age in St. Joseph is 21.7 compared to 34 in Stearns County. Additionally, 32.4% of St. Joseph residents are in the 25-64 age group, which is significantly less than Stearns County with 48.5% in that same age group. Table 4 below shows the most recent distribution of household incomes within St. Joseph and Stearns County and Table 5 shows the median income in St. Joseph, the surrounding communities and Stearns County.

IMPLICATIONS FOR THE PLAN

Resources within St. Joseph need to be available for residents of all income levels. Some potential means to address this condition may include additional resources for small business development, and educational opportunities. Further ways to address may include retaining young adults after college and attracting families to locate to St. Joseph.

Table 4: Household Income	St. Joseph	Stearns County
Less than \$10,000	6.9 %	6.2%
\$10,000 to \$14,999	4.3%	4.3%
\$15,000 to \$24,999	11.1%	9.9%
\$25,000 to \$34,999	11.7%	9.5%
\$35,000 to \$49,999	13.6%	14.1%
\$50,000 to \$74,999	15.8%	20.8%
\$75,000 to \$99,999	18.9%	14.9%
\$100,000 to \$149,999	12.1%	13.5%
\$150,000 to \$199,999	4.9%	3.7%
\$200,000 or more	0.6%	3.1%

Source: US Census Bureau. 2011-2015 ACS 5-Year Estimates

Table 5: Median Household Income, 2000-2015					
	2000	2010	2000-2010 % Change	2015 Estimates	2010-2015 % Change
St. Joseph	\$38,939	\$57,548	48%	\$51,265	-11%
St. Joseph Township	\$45,396	\$46,111	2%	\$66,250	44%
Waite Park	\$33,803	\$39,489	17%	\$39,695	.5%
Sartell	\$52,531	\$66,473	27%	\$73,872	11%
Sauk Rapids	\$45,857	\$53,972	18%	\$48,410	-10%
St. Cloud	\$37,346	\$41,536	11%	\$45,437	9%
Stearns County	\$42,426	\$53,889	27%	\$56,336	5%

Source: US Census Bureau, MN State Demographic Center

UNEMPLOYMENT

The unemployment rate in Stearns County and St. Joseph fluctuates seasonally. The graph below shows the Stearns County unemployment rate by month from September 2012 to October 2016. As is evident, unemployment rate fluctuates by between 1 and 2 percentage points each season, with the spring seeing a drop in unemployment.

US Bureau of Labor Statistics does not keep unemployment data specifically for the City of St. Joseph. The most recent ACS data (from the US Census Bureau) shows St. Joseph's unemployment rate to be 3 percent; however, it can be reasonably expected that this number fluctuates with the seasons in a manner similar to the entirety of Stearns County.

IMPLICATIONS FOR THE PLAN

Availability of year-round jobs may mitigate the fluctuation in employment levels - many of the jobs available within St. Joseph are linked with the College of St. Benedict which is not in session year round. The College of St. Benedict is working on creating a year round campus. Additionally, attracting new residential and industry will strengthen the economy.

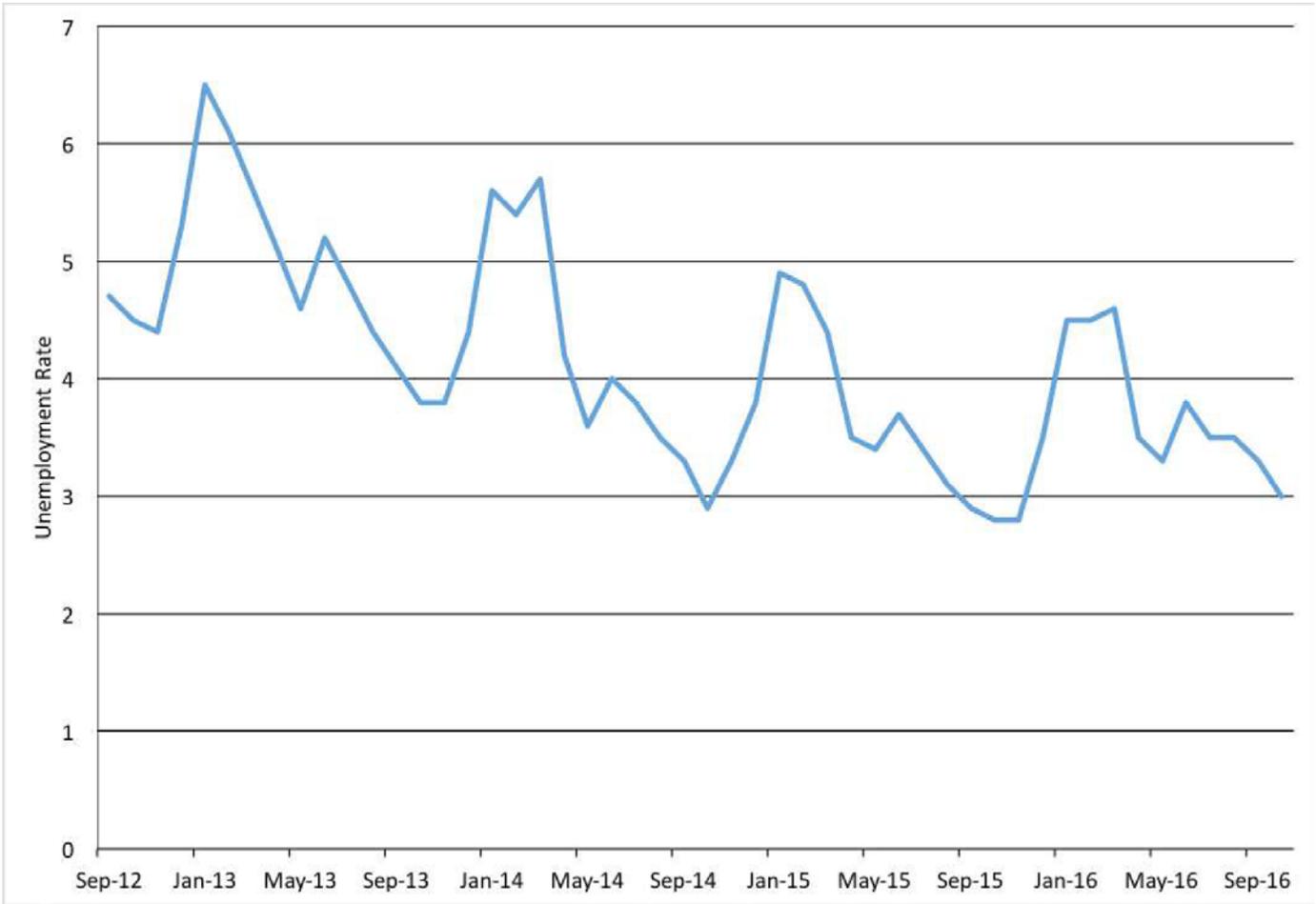


Figure 2: Unemployment Rates in St. Joseph from 2012-2016.

Source: US Census Bureau, MN State Demographic Center

1.4 NATURAL ENVIRONMENT

EXISTING CONDITIONS

This section provides an overview of conditions related to St. Joseph’s natural environment. The natural environment has implications for what land use decisions are made and how the City approaches preservation and sustainability.

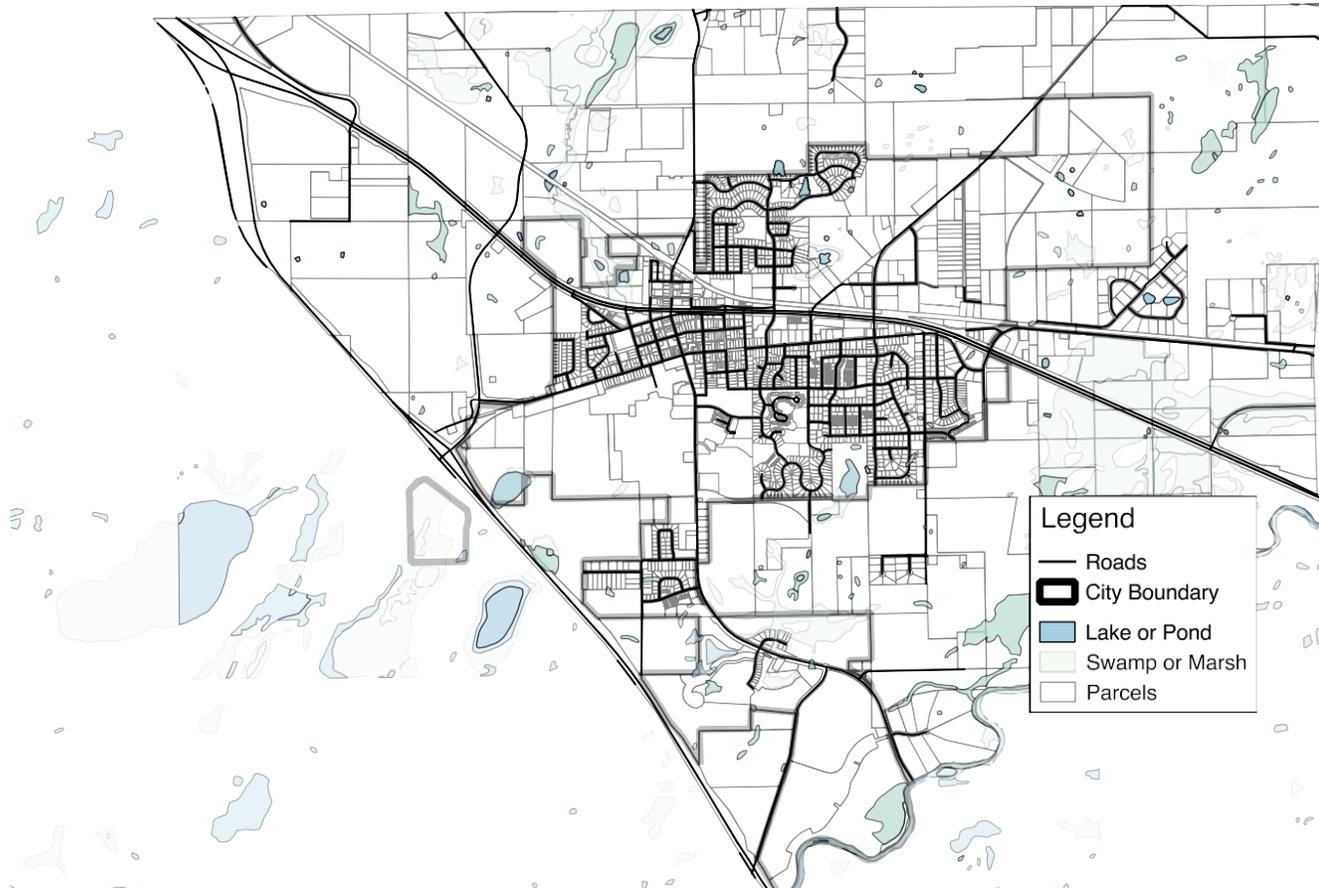
The City of St. Joseph is split between two watersheds, the Mississippi River – Sartell and the Sauk River watersheds. The South Fork of the Watab River and Sauk River flow through St. Joseph, which are tributaries to the Mississippi River. St. Joseph has many vibrant natural amenities that make it an exceptional place to live and visit. Important features include a lake known as Lake Sarah at the southeast corner of Minnesota St. W and I-94, nine parks, and trails; in fact, the city is also the trailhead to the Lake Wobegon Trail. Terrain is relatively flat within St. Joseph with hills outside of the city. There are wetlands within St. Joseph and the City’s future growth area in St. Joseph Township. Figure 3 below shows existing resources including wetlands, lakes, and ponds.

DID YOU KNOW?

St. Joseph is the trailhead to the Lake Wobegon Trail, which is 62-mile shared- use trail connecting Central Minnesota.

Source: LakeWobegonTrail.com

Figure 3: St. Joseph City



2008 STEARNS COUNTY 2030 COMPREHENSIVE PLAN

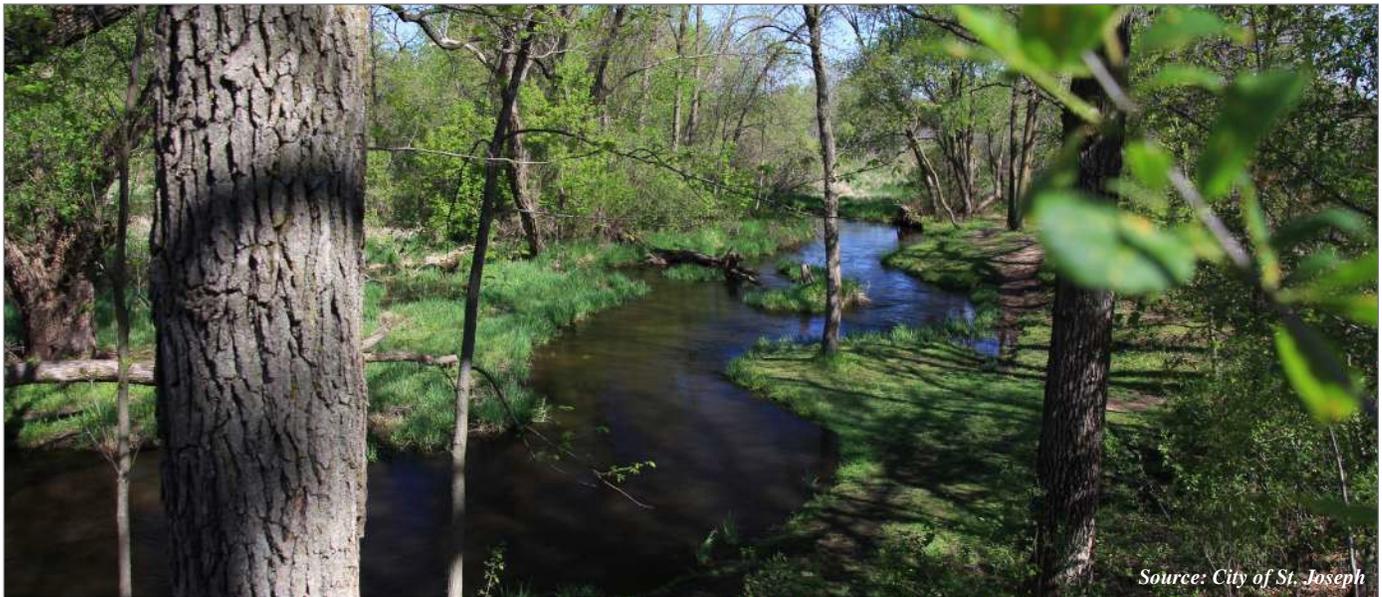
It is important that the plans for St. Joseph parkland incorporate the goals of the larger Stearns County effort. The Parks, Open Space, and Recreation portion of the plan proposes improvements to parks and trails in and around St. Joseph. Some of the major recommendations that affect St. Joseph include:

- Finding ways to connect current trails to city parks and neighborhoods and community facilities. St. Joseph is the trailhead to the Lake Wobegon Trail.
- Pursuing the acquisition and/or expansion of priority Scientific and Natural Areas.
- Collaboration opportunities between city, county, state, and federal entities to provide trail maintenance.
- Improving pedestrian and bike connectivity in Stearns County communities.

ISSUES TO EXPLORE

The natural environment is one of St. Joseph's most important assets. Important questions going forward include:

- What environmental threats, like invasive species and climate change, might impact St. Joseph? How can the city plantorespondtothesethreats?



Source: City of St. Joseph

Mill Stream Park, the South Fork of the Watab River.

1.5 LAND USE AND ZONING

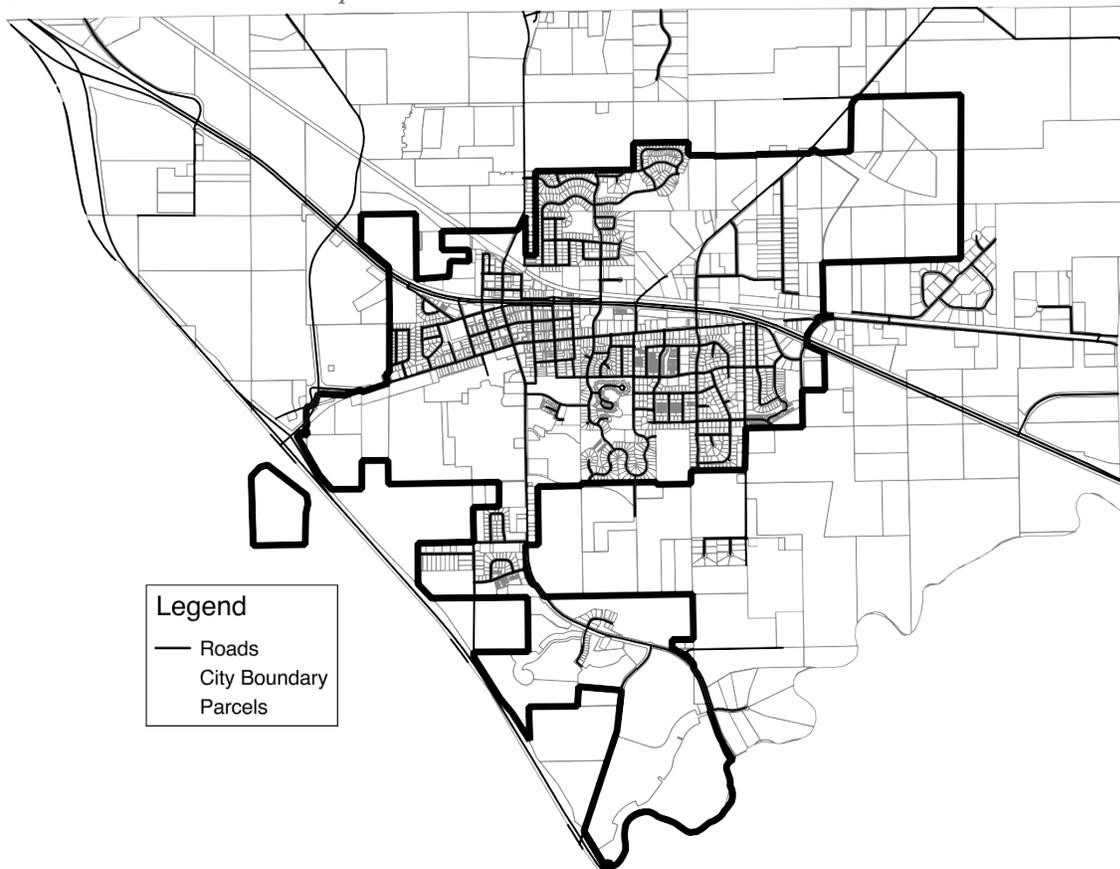
EXISTING ASSETS

This section outlines the current land use and zoning characteristics of St. Joseph, including parcels, land use, parks, roads, housing stock, and current zoning.

- Commercial uses downtown and along CSAH 75. Each location has a unique identity that can be preserved and enhanced through commercial planning.
- Industrial Park located adjacent to CR 133 near CSAH 75.
- Mixed-Use commercial and residential land uses have already been incorporated downtown.
- St. Joseph is home to several community events as well as many recreational spaces.

St. Joseph has a variety of opportunities and constraints within its current land use that will help shape the future of the city. Important focus areas include: the downtown, residential neighborhoods, the CSAH 75 corridor, and the industrial park area.

Figure 4: Roads and Parcels within St. Joseph



THE DOWNTOWN

Downtown St. Joseph is compact, historic, and quaint. It is bound physically by CSAH 75 on the north and the college on the south. The downtown is home to small businesses and restaurants. Mixed-Use developments have already been created. Public participation feedback indicates that the downtown is a favored location within St. Joseph.

RESIDENTIAL NEIGHBORHOODS

Current residential areas are stable and there are a variety of housing options available.

CSAH 75 CORRIDOR

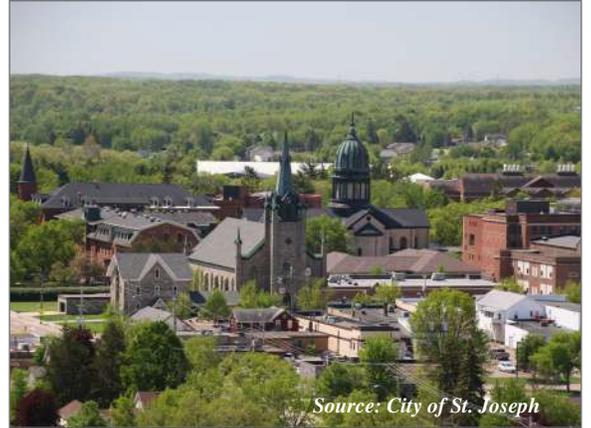
The businesses along this corridor have great visibility from the highway and have sufficient traffic mobility for commercial use.

INDUSTRIAL PARK

The St. Joseph Industrial Park is located adjacent to CR 133 with a number of businesses, some of which have international connections. Therefore, the availability of transportation is extremely important. The industrial park has convenient access to major corridors to include: CSAH 75, MN Highway 10 and 15 and Interstate 94. In addition, limited rail is available for industries opting to utilize alternative shipping.

ZONING CONSIDERATIONS

- There is already potential for mixed-use development with residential and commercial uses along CSAH 75 Corridor and downtown. This will create an incentive for dense growth.
- Flexibility of uses could be a potential innovation to encourage development. Establishing floating zones, overlay zones, or incentive zones could be places to start.



Downtown St. Joseph and Monastery.



The downtown provides a great space for social gatherings and events.

DID YOU KNOW?

A floating zone is a district that doesn't appear on a zoning map until a developer applies for rezoning.

ISSUES TO EXPLORE

ZONING LIMITATIONS

Given housing needs, including for student housing and assisted living facilities, the current zoning framework may be limiting. A variety of housing options, including multi-family, single-family and mixed-use developments will increase available housing for all ages while also boosting the St. Joseph economy.

HOUSING STOCK

Overall, existing housing is stable and modern. There are existing single-family homes within the CSAH 75 Business District and Central Business District (downtown) that are planned to be redeveloped into commercial. Greenfield and infill development can supply additional housing.

LAND USE BEYOND ST. JOSEPH

Surrounding land use is conducive to expansion. The City of St. Joseph and St. Joseph Township have entered into an Orderly Annexation Agreement (OAA), which will incorporate more land into the City. The St. Joseph Township OAA area is 12.48 square miles and includes the area north of the Sauk River and north and east of 1-94 to 320th Street, and west of 73rd Avenue. The current future land use plan identifies an additional 6.67 square miles of potential future growth beyond the OAA area.



Source: City of St. Joseph

Residential neighborhood in St. Joseph.

Figure 5: St. Joseph Zoning Map

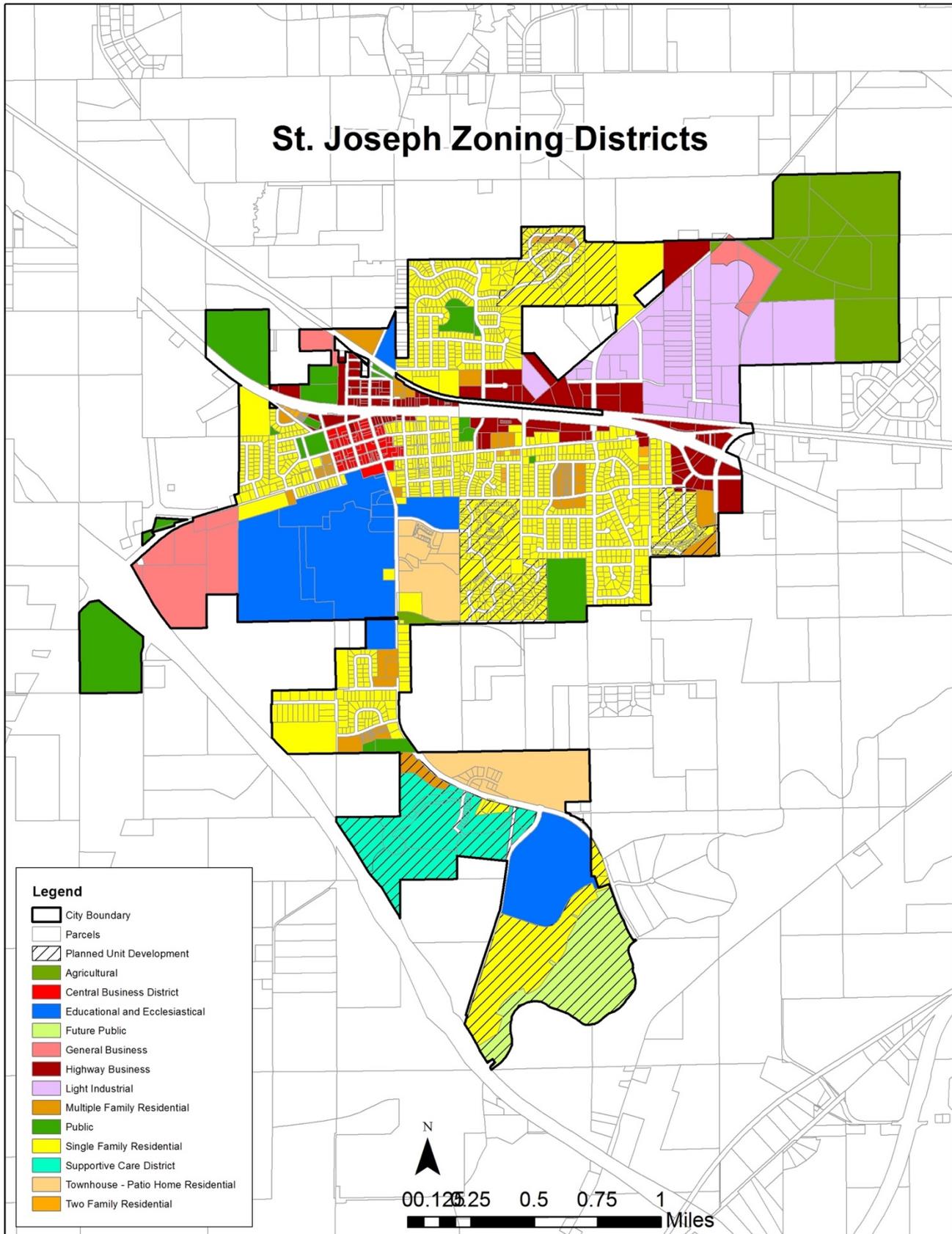
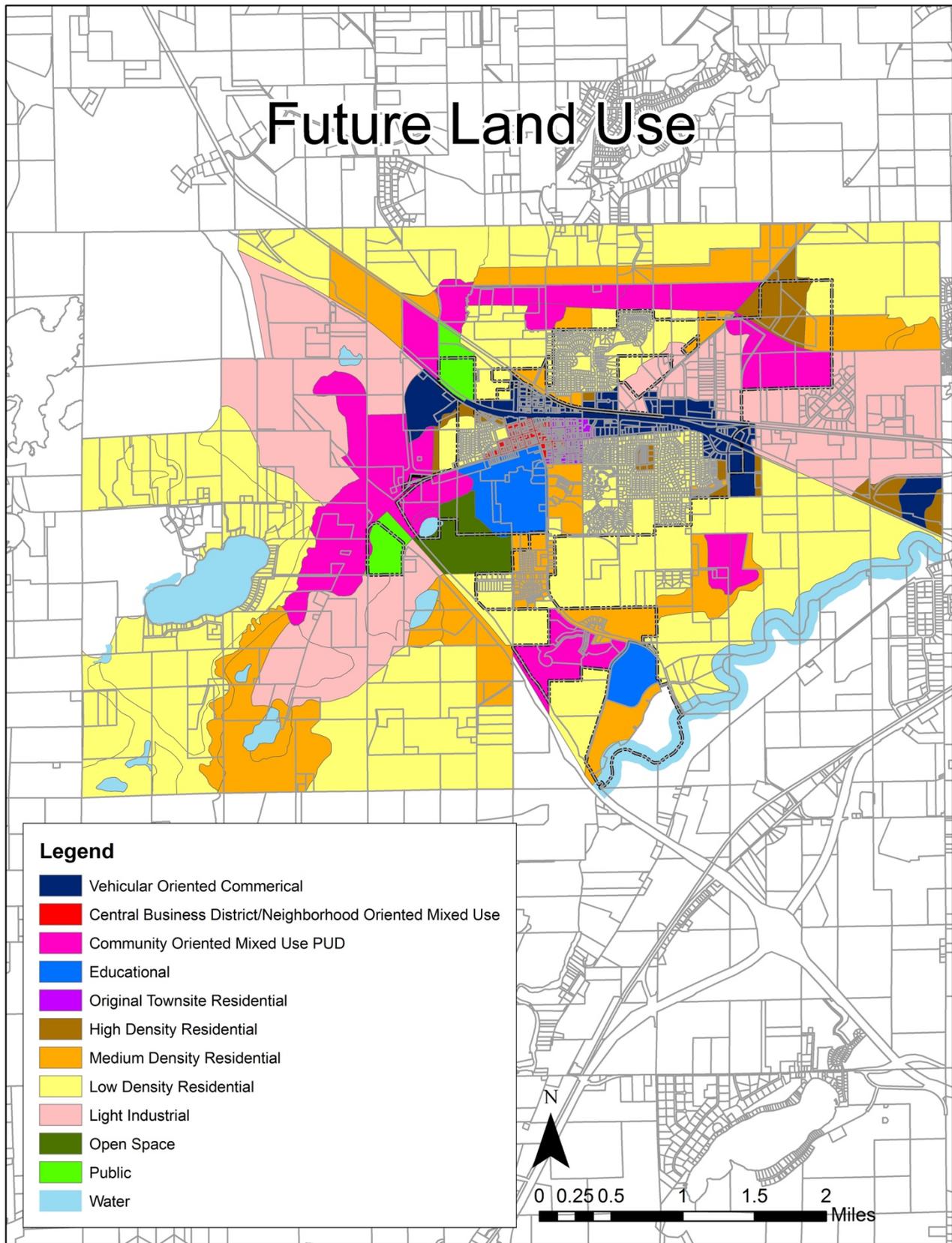


Figure 6: St. Joseph Future Land Use Plan



1.6 Housing

EXISTING ASSETS

Between 2000 to 2010 the number of household units in St. Joseph increased by 33% from 1,147 to 1,912. St. Joseph’s housing stock is mostly single family homes that are owner-occupied. The median housing value in St. Joseph is lower than in Stearns County but the median rent is comparable. About 6% of all housing is made up of studio/ one bedroom units, and more than 75 percent of units have three or more bedrooms.

The majority of housing in St. Joseph is relatively new with over 50% built in 1990 or later. The tables below offer an overview of housing characteristics in the St. Joseph area.



Source: City of St. Joseph

Residential neighborhood in St. Joseph.

HOUSING SNAPSHOT

Table 6: Housing Units, 2000-2010

	2000	2010	% Change 2000-2010
St. Joseph	1,147	1,912	33%
St. Joseph Township	876	740	-16%
Waite Park	3,065	3,424	12%
Sartell	3,531	6,123	73%
Sauk Rapids	4,017	5,219	30%
St. Cloud	23,249	27,338	18%
Stearns County	50,291	61,974	23%

Table 7: Housing Characteristics in the St. Joseph Area

	Owner Occupied	Renter Occupied	Median Gross Rent	Median Housing Values	Persons Per Household
St. Joseph	69.3%	30.7%	\$727	\$160,900	2.62
St. Joseph Township	88.2%	11.8%	\$733	\$221,400	2.64
Waite Park	42.1%	57.9%	\$800	\$131,400	2.17
Sartell	69.2%	30.8%	\$969	\$179,600	2.61
Sauk Rapids	63.4%	36.6%	\$643	\$147,900	2.48
St. Cloud	52%	48%	\$721	\$141,300	2.37
Stearns County	70%	30%	\$742	\$166,400	2.53

Table 8: Housing Unit Type & Year Built	Percent
Studio	2.3%
1 Bedroom	3.4%
2 Bedrooms	18.2%
3 Bedrooms	35.6%
4 Bedrooms	23.3%
5 or more Bedrooms	17.1%
Built 2000 or later	37.4%
Built 1990-1999	19.6%
Built 1989-1980	7.6%
Built 1979-1970	13.7%
Built 1969-1960	11%
Built 1959 or earlier	10.8%

OPPORTUNITY TO NEW HOUSING

About two-thirds of the housing units were built after 1980 and are less likely to need rehabilitation and/or redevelopment. In order to attract new residents to encourage growth in the population and economy, housing will need to be available for differing income levels and offer multi-family, and single family units.



Aerial view of St. Joseph residential housing.

1.7 TRANSPORTATION AND MOBILITY

EXISTING ASSETS AND ISSUES

This section examines transportation issues in St. Joseph, including usage, infrastructure and public transportation services.

WALKABILITY

Downtown St. Joseph offers a compact, walkable core. Some streets throughout the city already have sidewalks or trails in place to create a pedestrian network. Walking is a top priority for investment as identified through community engagement.

BIKING

Along CSAH 75, the Lake Wobegon Trail provides a safer alternative to biking in the shoulder extending to the west into Avon. However, the trail currently ends at 12th Avenue in St. Joseph. Construction of a planned trail extension to the east into Waite Park and St. Cloud is anticipated to be completed in 2017.

TRANSPORTATION PLAN

The City of St. Joseph adopted a Transportation Plan, which identifies future collector and arterial roadways to improve traffic movement and public safety. Both the City's Transportation Plan and Park and Trail System Plan identify future trails. Currently, the City has 10.15 miles of trails and includes an additional 11.42 miles of planned trails.

PUBLIC TRANSPORTATION

Jefferson Lines College Connection and Tri-Cap Transit Connection provide transit services in the St. Joseph Area. In the city, Tri-Cap Transit provides dial-a-ride services around St. Joseph and to St. Cloud. Jefferson Lines College Connection provides weekend shuttles to Maple Grove, Mall of America and



Source: Google Street View

CSAH 75 corridor bisects the City.



ROADS

Roads in St. Joseph fall into the following categories: Principal Arterials, Minor Arterials, Community/Major Collector, Neighborhood/Minor Collector, and Local/Neighborhood Roads.

Interstate 94 and County State Aid Highway 75

Interstate 94 access provides a key connection for commerce in and around St. Joseph as well as opportunities to attract new commercial near I-94. CSAH 75 is an important transportation corridor for the city. The most recent Minnesota Department of Transportation traffic counts show a peak adjusted average daily traffic of 22,700 trips per day.

East-West Corridor

The first phase of a new east-west collector in the southern portion of St. Joseph known as Field Street is under construction. The new east/west collector street was identified as a need through previous transportation planning due to a lack of east/west connection within the city. Ultimately, Field Street will connect further east to 20th Avenue SE to CSAH 75. This street will improve traffic movement, public safety, as well as open up opportunities for new residential and commercial development.

North Corridor and CSAH 2 Realignment

A traffic study was conducted on St. Joseph County State Aid Highway (CSAH) 2 to realign CSAH 2 to the west of the city center, connecting it to CSAH 75 at CSAH 3. Construction of the realignment was completed in 2012, which also included construction of a 10-foot wide bituminous trail on the east side of CR 2 and CR 3 connecting to the Lake Wobegon Trail. A second phase of the project (North Corridor) includes a future east/west street connecting to CR 133 improving traffic movement and opening up opportunities for new development. At this time, the second phase of the project is not funded.



ISSUES TO EXPLORE

TRAFFIC VOLUMES

CSAH 75 has high traffic volumes. How can St. Joseph better take advantage of this traffic flow?

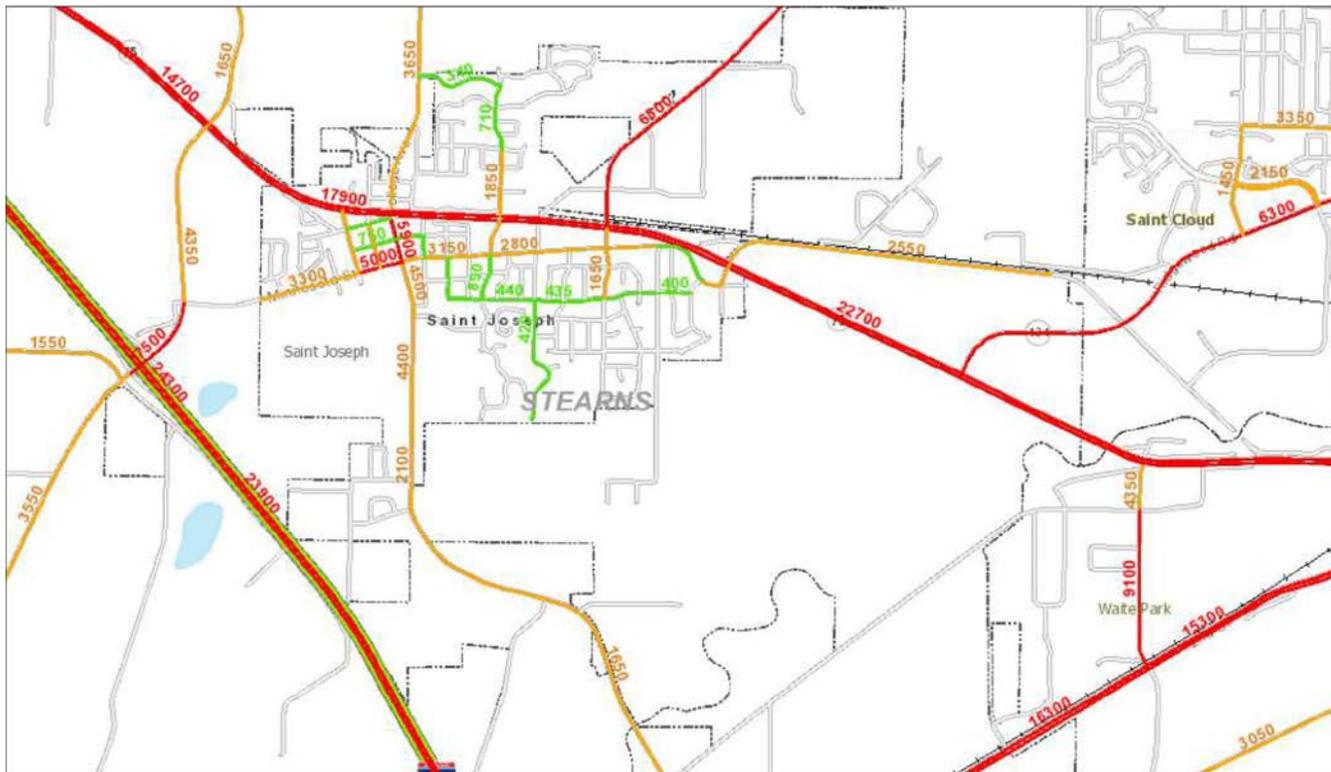
NORTH CORRIDOR

If the north corridor project moves forward, what are potential opportunities for the greater community? What economic, health, or other community benefits might be derived from the implementation of this project? How can the City help facilitate those opportunities?

TRANSPORTATION SOLUTIONS

With a high population of young professionals and students, how do public transportation services need to be altered to serve this demographic?

Figure 7. Annual Average Daily Traffic in St. Joseph



March 6, 2017

- ▲ Volume
- ▲ Volume/Speed
- ▲ Volume/Speed/Class
- 25,000 and greater
- 5,000 - 24,999
- 1,000 - 4,999
- 100 - 999
- Less than 100
- Draft AADT
- Route Labels
- City Labels
- Counties



1.8 COMMUNITY FACILITIES

EXISTING ASSETS

Community facilities include structures and services administered by public and semi-public organizations that provide for the everyday needs of the city having an impact on the quality of life in St. Joseph. Community facilities include local government, public safety, utilities, and education.

This section explains the current state of community facilities in St. Joseph, and looks at potential challenges these facilities face in the coming decades.

CITY GOVERNMENT

The City of St. Joseph is comprised of Administration, Finance, Community Development, Building, Public Works, Police, and Fire. In 2017, all of the city departments with the exception of the Fire Department relocated to the newly constructed St. Joseph Government Center. The St. Joseph Government Center also has a multi-purpose room that offers space for training with the potential for use by community organizations in the future. The facility will meet the needs of all of the departments for many years to come. The need for additional police officers will continually need to be evaluated as the population increases. The Fire Department serves St. Joseph, St. Joseph Township and the southern portion of St. Wendel and operates out of one fire station that was built in 1997. The Department is a member of the Central Minnesota Mutual Aid Association and has an Insurance Service Office (ISO) rating of five.



EDUCATION

St. Joseph is located within St. Cloud Area School District 742. Kennedy Community School located in St. Joseph is home to 750+ students in Grades Pre-K – 8. All Saints Academy, a Catholic School for Pre-K through Grade 6 is also located in St. Joseph. St. Joseph high school students are served by several public and private schools in St. Cloud and in the surrounding communities. St. Cloud Area School District performs well when compared to others in the state. However, it does not perform as well as neighboring school districts. There is a perception that this puts St. Joseph at a disadvantage in attracting new home construction, along with the fact that there is not a high school located in the community.



The College of St. Benedict is located near the Central Business District and Saint John’s University is located two miles west in Collegeville.

COMMUNITY CENTER

The City of St. Joseph purchased land and the building known as Colt's Academy in 2015 where the St. Joseph Government Center is today and where a future community center is planned. St. Joseph residents have wanted a community center for some time now. A steering committee has been guiding the project and the St. Joseph City Council approved funding for up to \$6 million. The estimated cost of the project is over \$12 million in which private donations will cover about half of the project costs. Up to 40,000 square feet could be added to the former Colt's Academy School. Planned amenities include gym space, a walking track, climbing wall, a kid's zone, and community rooms.

WATER AND WASTEWATER

St. Joseph's drinking water comes from six wells and is processed at the City's two water treatment plants, which will meet future demand until 2040. There is currently one water tower that has a storage capacity of 500k gallons. A second 750k gallon water tower is planned in the near future to meet water storage demands.

The City is reviewing the relocation of water crossings at CSAH 75 to First Street for ease of access. The water lines currently cross at College Avenue which is a busy intersection. This could be included in a future street improvement project.

St. Joseph, along with the Cities of St. Cloud, St. Augusta, Sartell, Sauk Rapids and Waite Park are serviced by the St. Cloud Wastewater Treatment Facility (WWTF). St. Joseph, along with the area cities will continue to monitor maintenance and expansion needs.



ELECTRIC AND GAS

Currently, electricity is provided by both Xcel Energy and Stearns Electric. Stearns Electric operates as a Co-Op. Electric lines currently run above ground through alleyways. Gas is provided by Xcel Energy.

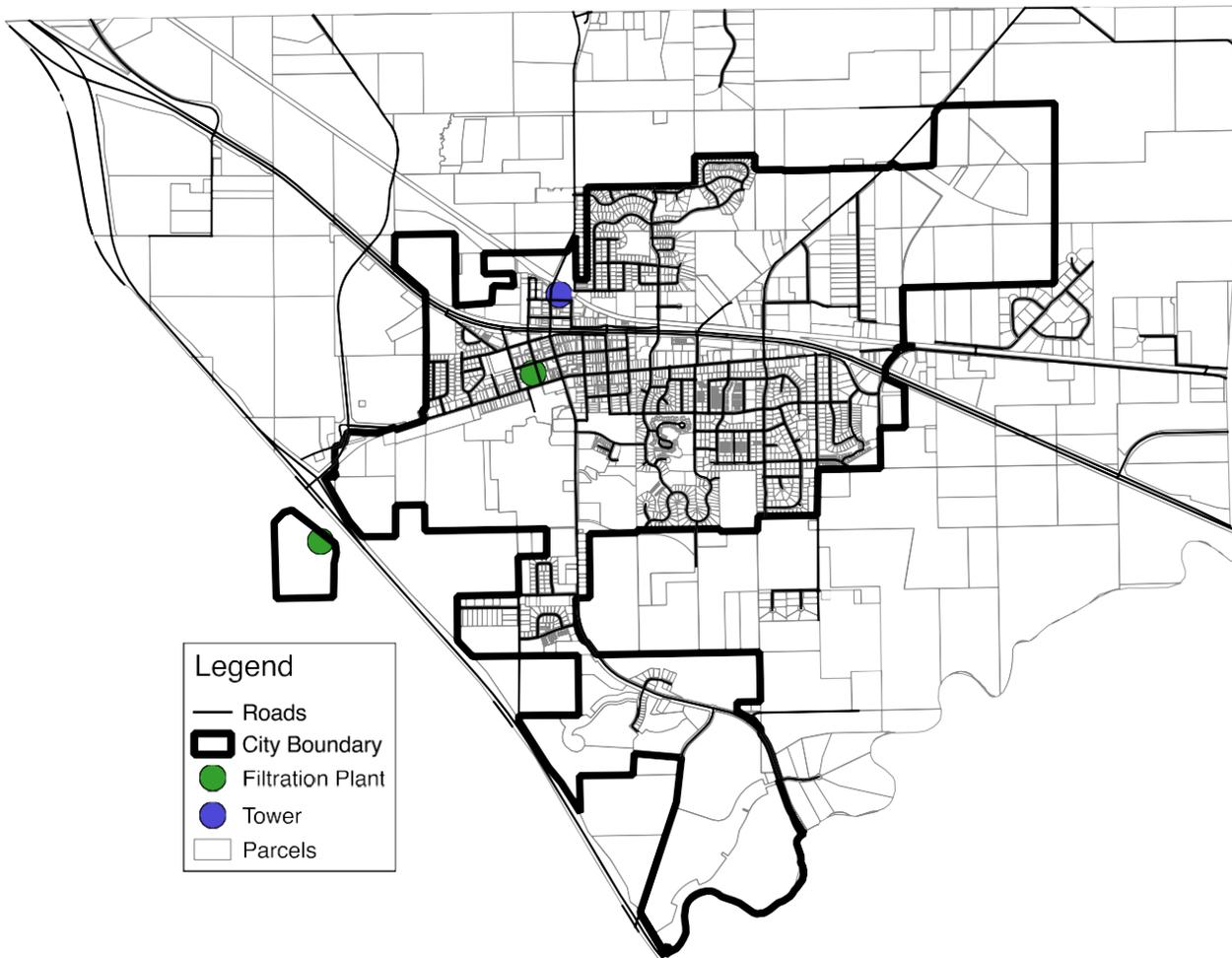
BROADBAND

Currently, broadband (coaxial cable and fiber) is provided by Midco, Charter, and the City of St. Cloud. In St. Joseph broadband access and speed meets the market demand.

ISSUES TO EXPLORE

Explore and collaborate with St. Cloud Community Education to provide educational and recreational programs in St. Joseph.

Figure 8: St. Joseph Utilities



1.9 PARKS

EXISTING ASSETS

St. Joseph has a diverse array of public recreational facilities with its nine city parks, and trail system. The City’s Public Works Department maintains the city parks, which offer both active and passive amenities, such as sports fields, courts, a disk golf course, rental pavilions, a sledding hill, and trails. All of these assets taken together offer a rich palette of recreation options for residents and visitors.

ST. JOSEPH MASTER PARK PLAN

This plan was adopted in 2008 and outlines 10 goals for the future of the city’s parks. These goals are oriented towards the continued preservation and promotion of St. Joseph’s stunning natural features for the enjoyment of residents and visitors alike.

STEARNS COUNTY PARKS, OPEN SPACE AND RECREATION PLAN

This plan, adopted in 2008, is intended to be used in supporting the creation and maintenance of StearnsCounty’s trail system for a variety of uses. The plan identifies current assets, including parks, city services in the area, access points, and infrastructure. St. Joseph is integral to the plan because it is the head of the Lake Wobegon Trail, and it administers trails and parks within its boundaries. The trails plan includes St. Joseph in its recommendations regarding Lake Wobegon Trail and the coordination of trail maintenance services among city, county, state, and federal government.

ISSUES TO EXPLORE

The City of St. Joseph has exceptional land opportunity with its various park facilities. Chief among them is Mill Stream Park with the South Fork of the Watab River and the new city parkland adjacent to the Sauk River. How can the City improve its parks and recreation to take advantage of this land?

How should the City approach potential investment in trail improvements based upon the Trails Plan to enhance year round tourism options?



1.10 ECONOMIC DEVELOPMENT

EXISTING ASSETS

Economic development refers to the health of business activity in a city. It usually includes to the adoption of new technology, transition between types of industries, and improvement of living standards. It can also guide how to create and retain desirable jobs providing a good standard of living to a city’s residents.

Education is the largest industry in St. Joseph with the College of Saint Benedict being the largest employer. Education jobs depend on enrollment growth. St. Joseph’s largest employer is not likely to have employment growth in the future. Any rapid future growth in St. Joseph would mean either that job growth in the community has accelerated or more residents are commuting to the St. Cloud Metro Area.

Employment in a community is tied closely with household growth. Jobs must be within St. Joseph or within a reasonable driving distance in order for St. Joseph to grow. St. Joseph and the region are performing moderately well and should continue to attract additional development if desired. Recent planning efforts include the 2008 Comprehensive Plan and a 2007 Retail and Residential Market Demand Study.

Company	Product or Service	Employees
College of St. Benedict	Private College	780
Coborn’s	Supermarket	125
ISD 742, Kennedy Community School	Elementary and Secondary School	100
Central Minnesota Credit Union	Service Center	63
Scherer Trucking	Truck Transportation	39
Borgert Products	Concrete Paver Manufacturer	35
City of St. Joseph	Government Service	34
Precise	Plumbing	28
Sentry Bank	Financial Institution	28
St. Benedict Monastery	Religious Organization	23
CentraCare Clinic	Medical	20
Fabral	Steel Roofing and Siding Management	20
Central Minnesota Credit Union	Branch Credit Union	18

CURRENT EFFORTS

Economic Development Authority

The St. Joseph Economic Development Authority is focused on keeping existing businesses in St. Joseph and attracting new businesses. Keeping an existing business in a community is usually easier than attracting a new business. Therefore, the EDA and city staff visit with existing businesses as part of their Business Retention and Expansion (BR & E) Program. The EDA also offers financial resources to assist existing and new businesses, including the Business Façade Architectural Grant and Demolition Grant Programs, Tax Increment Financing (TIF), Tax Abatement, and a Revolving Loan Fund.

Greater St. Cloud Development Corporation (GSDC)

The City of St. Joseph is a member of the GSDC, which focuses on retaining existing industry and attracting new industry to the Greater St. Cloud region. Past events include an annual site selector event where GSDC hosted a national site selector sponsored by the Department of Employment and Economic Development (DEED). St. Joseph, along with a number of surrounding communities participated in a site selector familiarity tour to introduce the site selector to business assets in Greater St. Cloud region and allow the site selector to offer feedback on how the region can improve competitive positioning to attract new industry.

2007 Retail and Residential Market Demand Study

The 2007 retail and residential market demand study indicated a demand for multi-family development in St. Joseph, coordinated planning between the CSAH 75 corridor and the downtown, and the implementation of a supermarket. The market study assisted in attracting a new Coborn's Grocery Store, which was built in 2009.

Chamber of Commerce

The St. Joseph Chamber of Commerce is involved in local efforts to support the local economy.

ISSUES TO EXPLORE

LOCAL DOWNTOWN BUSINESSES

Both large commercial buildings and "Mom and Pop" shops are important to the residents of St. Joseph. How can we ensure that there is a balanced mix between local shops and larger commercial buildings?



NEW COMMERCIAL AND INDUSTRIAL

Attracting new commercial as well as industrial businesses would help diversify the City's tax base and increase wages.

PROXIMITY TO ST. CLOUD

Because it is so easy for St. Joseph residents to travel across the city border to St. Cloud for their goods and services, it is important to market local business so they remain a first choice for local residents while also growing their customer base beyond St. Joseph. The City's economic environment should remain attractive for entry by new companies and local startups.



St. Joseph business parks host several local companies.

1.11 SUMMARY OF ISSUES

OVERVIEW

An examination of St. Joseph's existing conditions and issues shows a city with many assets already in place, and many opportunities to surmount potential issues and challenges.

Current economic and demographic forces prompt careful examination and consideration for future city planning. For example, a younger population poses a challenge both for creating job opportunities to meet upcoming demand and for sustaining assets like public schools and higher education. The community's housing stock is stable but limited for single-occupancy residents. Additionally, because of the College of St. Benedict is located within the city, fluctuations in the student population also cause fluctuation in the city's economic activity.

St. Joseph has a wide array of impressive assets poised to meet these current and future challenges. These assets include St. Joseph's natural environment, residential community, business community, several non-profit organizations, arts community, recreation opportunities and history.

Recent notable efforts to push St. Joseph forward while also preserving its unique charm have gained traction. Some of these efforts include the Highway 2 redesign, construction of Field Street, community center planning, extension of trails, and the work of the St. Joseph Chamber of Commerce and Economic Development Authority. Together, these efforts and careful long-term planning can help support the development of a more sustainable and prosperous St. Joseph.

