



## Chapter 2

# Community Background

### Planning Context

St. Louis Park is an established first ring suburb of Minneapolis encompassing 10.8 square miles. The city lies immediately west of downtown and uptown Minneapolis and less than 14 miles from the Minneapolis/St. Paul International Airport (MSP). Located near the center of the Twin Cities, St. Louis Park is bordered by regional highways and bisected by regional bike trails providing phenomenal access within the metro. In a little more than 125 years, it has grown from a village of 45 families to a community of 47,486 residents. Residential areas comprise a major portion of the community with 35 established neighborhoods and the housing stock, mostly constructed following World War II, includes 24,885 housing units.



St. Louis Park offers an abundance of places to eat, shop, recreate and be entertained. Given its convenient central location, St. Louis Park is also comfortably close to all the Twin Cities amenities. Many of the city's residents have found St. Louis Park to be "a community of choice for a lifetime," benefitting from nationally recognized education and healthcare, engaged neighborhoods, 51 parks and 24 miles of bike trails. These are some of the reasons that St. Louis Park has been named five times as one of the 100 Best Places for Young People by America's Promise Alliance and one of the "Best Places to Live in the U.S." by Livability.com.

St. Louis Park has a sound economic base with commercial, industrial and apartment development comprising more than 60 percent of the tax base. The city is home to a variety of retail stores, restaurants, medical facilities, family-owned businesses, corporations, and places of worship. St. Louis Park also has a long-standing tradition of friendliness, community involvement and commitment to excellence that may contribute to the decision by some residents to make St. Louis Park their lifelong home.

## Community Origins

The St. Louis Park area was home to the Dakota people prior to the arrival of the first European settlers. However it is unlikely there was much Dakota settlement that occurred in what is now St. Louis Park because of the predominance of marsh land. Most Dakota people settled near Bde Maka Ska, (formerly called Lake Calhoun) which is just east of St. Louis Park. The Dakota people were pushed west when white settlers came, and they ultimately were forced out altogether. There is little data available to map the movements and settlements of the Dakota people who occupied the general area.

The European settlers who followed in the 1850s were farmers, mostly British, Irish, or American-born. These settlers cleared the land of brush and trees to create farmsteads, which produced livestock and produce for a growing Minneapolis population. They also began to establish the social and political institutions that had guided and ordered their lives in earlier settlements, including government, education, and religious institutions.

The geographic history of St. Louis Park began when 31 Minneapolis Township residents signed a petition asking Hennepin County Commissioners to incorporate the Village of St. Louis Park. The petition was accepted, a vote was taken, and on November 19, 1886, the petition was officially registered and established the area, occupied by 45 families and known as "Elmwood," as a village.

The village derived its name, St. Louis Park, from the depot the Minneapolis and St. Louis Railroad planned to build in the village. The word "Park" was added to eliminate any confusion with St. Louis, Missouri. Community leaders believed the railroad, the iron horse of the late 19th century, would help transform the village into a center of trade and industry. Two of the village landowners and five businessmen from Minneapolis created the St. Louis Park Land and Improvement Company, the city's first developer, and during 1886 and 1887 platted three subdivisions in proximity to the original village center.

The goal of creating a robust industrial center was greatly aided in 1890 when the lumber baron, Thomas Barlow Walker, and a group of wealthy Minneapolis industrialists incorporated the Minneapolis Land and Investment Company to focus industrial development in Minneapolis rather than losing economic advantage to its rival St. Paul. Walker's company started to develop St. Louis Park for industrial, commercial, and residential use. By 1893, the village center of St. Louis Park had three hotels and many newly arrived companies in the surrounding area, the majority associated with agricultural implement manufacturing. During this time period, the village boasted over 600 industrial jobs. The growing community was characterized by a welcoming environment, being open to a variety of religions and cultures, and taking care of neighbors. Social divisions were primarily based on employment—farming vs. manufacturing.

The financial panic of 1893 altered the plans of developers and put a damper on the village's growth. Walker's interests turned to purchasing California timber, leaving St. Louis Park's growth to be determined by local interests.

### Original Village of St. Louis Park

Generally, St. Louis Park's development progressed outward from the original village center, which was located where the Minneapolis and St. Louis Railroad (now CP Rail) intersected Wooddale Avenue. Development growth outward from this point was not strong however, and was overtaken by outward expansion from Minneapolis pressured by its own population growth. By 1883, the western boundary of Minneapolis was at France Avenue and may have continued to move westward had St. Louis Park not incorporated in 1886.



In the beginning, the village consisted of farm land (homesteads) organized in rectangular blocks according to township and range lines. The center of the village began to develop with small residential lots and a few businesses. In the late 1880s, spurred by a good national economy and the optimism of the newly created village, a half-dozen separate areas were platted around this center, which now contains the city's oldest buildings and is known as the Historic Walker Lake area.

In 1892, Walker's Minneapolis Land and Investment Company platted about 1,000 acres of previously platted and unplatted land using a layout influenced by George Pullman, who had built a model city in Pullman, Illinois. This subdivision, called the "Rearrangement of St. Louis Park", was organized around a grid of streets, streetcar line, railroads, and railroad spurs and loops to accommodate the needs of a growing new industrial suburb. Residential lots were platted 22 and 25 feet in width in 500 to 850-foot long blocks. These lots were intended to be combined to accommodate various sized houses. Industrial lots, 50 feet wide and ranging from 175 to over 500 feet in depth, were arranged along railroads and railroad spurs. These lots were also meant to be combined to accommodate the land needs of various sized industrial users.

Land speculation continued, in spite of the financial panic of 1893, and by the end of 1898 1,600 acres had been platted for industrial, commercial, and residential uses. Most lots were undeveloped and under the control of Walker's Minneapolis Land and Investment Company. Even though Walker owned several thousand unsold lots, other residents continued to divide up farmsteads. Between 1907 and 1913, Brookside, Browndale, Cedarhurst, and Fern Hill subdivisions were filed. By 1913, an additional 716 acres had been subdivided. Actual home building and commercial development tended to follow streetcar and railroad lines.

## City Growth and Development Patterns

Many lots remained vacant until after the great depression of the 1930s. This time period shows a shift from industrial to suburban residential and commercial development patterns. Streetcars came, and the great depression hit the country and the village hard. Neighborhoods developed and local proximity became the indicator of social circles. Neighbors helped each other and developed some organizations for volunteering and helping.

Platting was sporadic and erratic, and resulted in inconsistent street names; for instance, there were five different “Summit Avenues.” To remedy this situation, in 1933, Carol W. Hurd (who became Mayor in 1952) headed a committee to rename the streets. The committee decided on a system of alphabetical north/south streets extending from Minneapolis (France Avenue) westward. The last street, Jordan Avenue, was later reconstructed as Highway 169. Names similar to street names in Minneapolis and St. Paul were discarded. The second alphabet used names from states and Canadian Provinces and the third alphabet commemorated historic or patriotic names. The east/west streets followed a numbering sequence.

Vigorous home building occurred in the late 1930s, to accommodate the pent up need created during the depression. However, with the American involvement in World War II, all development came to a halt. When the war was over, home building boomed, filling existing vacant lots and prompting new land development. Sixty percent of the city’s housing stock was constructed in a single burst of construction activity in the late 1940s and the 1950s and is reflective of its era and purpose—starter homes for GI Bill families. A strong sense of community developed during the post war era, as many of the new families moved into areas at the same time and raised their families together.

Residential development was closely followed by commercial developers anxious to bring goods and services to the new households. During the period between 1950 and 1956, 66 new subdivisions were recorded making room for 2,700 new homes. But the appearance of the new subdivisions was different from the city’s original residential development. No longer were lots platted using a grid pattern. New development began using a new suburban ideal of cul-de-sacs, curvilinear street patterns, and a hierarchy of street types.



The current municipal boundary has existed mostly intact since 1954. In 1953 and 1954, two parcels, Kilmer and Shelard Park, were the final annexations. These parcels were originally in Minnetonka, but came to St. Louis Park because of the ability of St. Louis Park to provide sewer and water.

St. Louis Park was incorporated as a city in 1954. Most homes, schools, parks, bridges, and roads/highways were built during the 1950s and 1960s. Sewage and water systems were expanded. This era was characterized by good city governance, with adherence to sound financial management and decision-making.

Jewish migration from Minneapolis to St. Louis Park began as early as the late 1930s and was welcomed, not always the case in other communities. During the 1960s and 1970s, as children of the post WWII era moved into adulthood, many parents chose to stay in St. Louis Park. This retention of residents helped maintain the sense of the community and its stability.

As the community continued to shift away from its industrial origins to a more residential and commercial suburban community, the city was confronted with lingering environmental issues related to past industrial activities. For example, the Reilly Tar and Chemical Corporation's production of coal tar and creosote products and wood treatment processes over 50+ years resulted in environmental impacts to the industrial site's soil and groundwater, ultimately impacting city wells also. Environmental awareness was forced upon the community through such contamination issues, which resulted in the city taking a leadership role in developing sound environmental practices at the local government level.

## Planning History

Village planning in St. Louis Park began as early as 1890 with a group of village founders who along with T. B. Walker and a group of Minneapolis industrialists formed the St. Louis Park Land and Improvement Company. T. B. Walker, carefully platted the "Rearrangement of St. Louis Park" for both housing and commerce. Large circular railroad loops, tied to the main railroad lines, established a unique form for the industrial area which is now near the intersection of Louisiana Avenue and Highway 7. The village center was planned just east of the industrial area near Walker and Lake Street. Housing sites were to be established around these areas, and the original plan identified possible streetcar routes to serve the area.

Modern municipal planning began in 1932 with the formation of a Planning Commission, which directed various area and city wide plans and formalized zoning. These legal land use controls emulated ordinances of many other cities and were consistent with current national practices. The village operated with a part time Council and no staff until 1954.

The postwar housing boom overwhelmed the part-time village government. The village had an outdated zoning ordinance, no comprehensive development plan, and no staff to create one. The form of government that was adequate to serve 7,000 people was no longer feasible as the population boomed. In 1954, voters approved a home rule charter that gave St. Louis Park the status of a city. That action enabled St. Louis Park to hire a city manager to assume some of the duties handled by the part-time City Council. In those days, the primary concerns were the physical planning of St. Louis Park, blocks, lots and streets, expanding sewer and water systems, paving streets, acquiring park land and building schools.

In 1956, a new major planning program commenced as a result of the rapid growth which occurred the decade following World War II. The city's first modern thoroughfare plan was adopted in 1958. A complete comprehensive plan, covering all major elements of the entire city, was adopted in 1968. The second major comprehensive plan was adopted in 1984 and amended in 1991 responding to the continuing evolution of the city.



## Creating a Livable Community

The city has a long history of urban design influence, which was evident as early as 1958, when efforts to achieve high standards for buildings grew out of concern about the rapid growth of poor quality buildings. Efforts to promote high quality building construction has continued as evolving standards have been incorporated into official controls and encouraged through incentives.

St. Louis Park is a community that continually reinvents itself to best meet its future challenges and opportunities. The Comprehensive Plan, particularly the “A Livable Community” chapter, focuses special attention on those elements that will most directly influence the creation of a great place to live, work and gather as well as land use, redevelopment, housing, historic preservation and neighborhoods.

The city is designated by the Metropolitan Council as an Urban Center geographic planning area in the 2040 Regional Development Framework. The 2040 projections show slow, steady growth for the community, which will be accomplished primarily through redevelopment of certain sites that are positioned best in terms of physical condition, location, and market conditions, to accomplish the vision and direction established by the city.

## Thrive MSP 2040 Community Designation

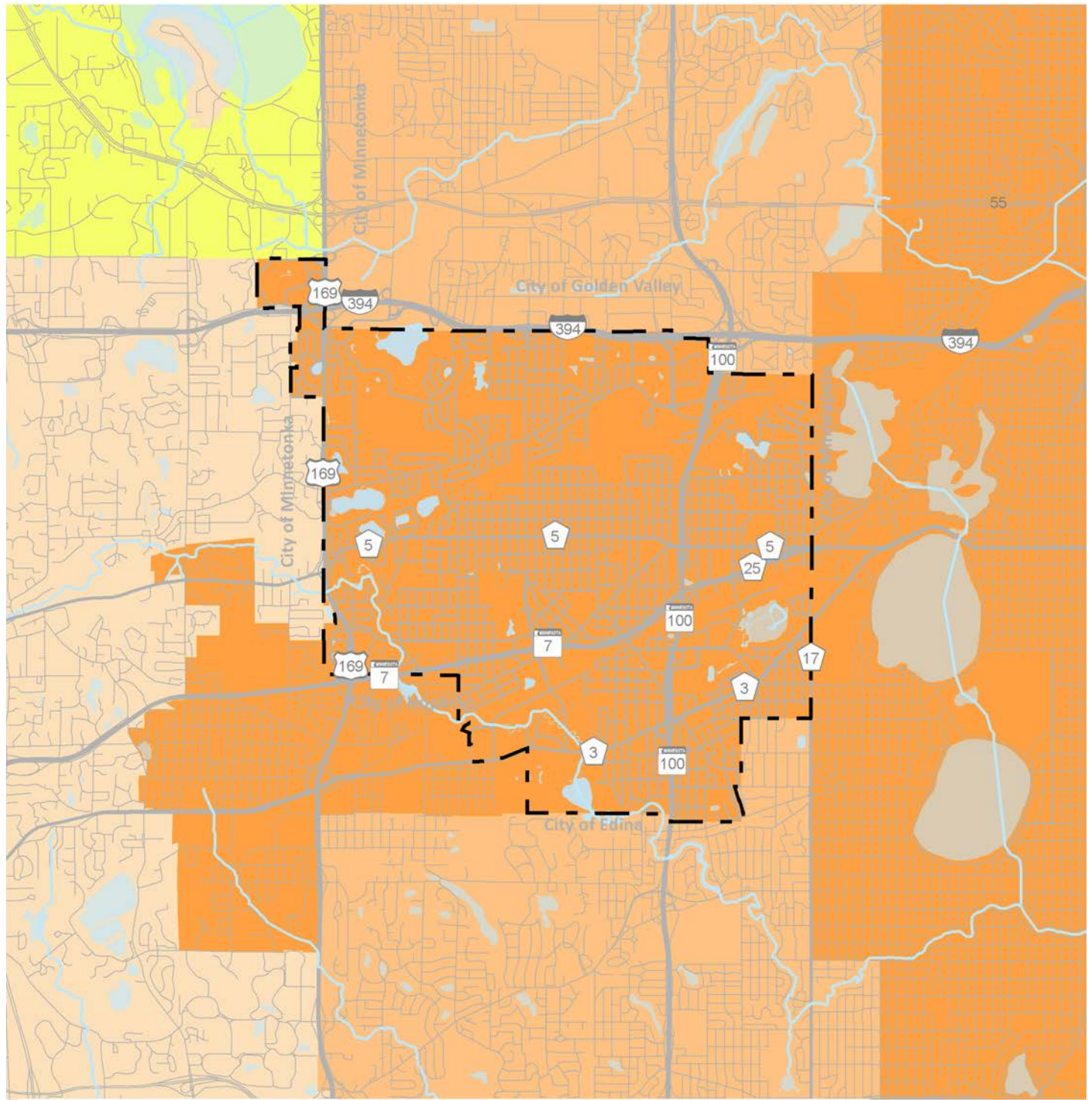
The Metropolitan Council assigns a community designation to each city and township on the basis of existing development patterns, common challenges, and shared opportunities- all of which may evolve as future development patterns change. The designation represents the dominant character of each community. St. Louis Park falls within the Urban Center designation. Cities in the Urban Center share similar development characteristics such as street grids planned before World War II. Because of more limited automobile use during their initial development, communities in the Urban Center are more conducive to transit use and walking for daily needs. Urban Center communities are experiencing redevelopment attracted to their vitality and amenities. Besides Minneapolis and St. Paul, other communities that share the Urban Center designation and have similarities to St. Louis Park include Columbia Heights, Hopkins, Richfield, and Robbinsdale.


## THRIVE MSP 2040 URBAN CENTER POLICIES:

St. Louis Park has been designated as an Urban Center community. The following are examples of the policies Urban Center communities are expected to incorporate into their plans:

- Plan for new growth and redevelopment to occur at a density of at least 20 units per acre.
- Target opportunities for denser development around regional transit investments, such as the SWLRT station areas, at a minimum of 50 units per acre.
- Identify areas for redevelopment, particularly areas served by transportation options with a focus on affordable housing
- Lead detailed land use planning efforts around regional transit stations and other regional investments.
- Plan for and program local infrastructure needs (roads, sidewalks, sewer, water, and surface water) to meet future growth and redevelopment.
- Identify opportunities to improve pedestrian and bicycle circulation.
- Integrate and identify strategies for natural resources conservation and restoration.
- Implement best management practices to control and treat stormwater.
- Identify and address community resiliency.
- Support opportunities for urban agriculture and small-scale food production.

**Figure 2-1. Thrive MSP 2040 Community Designation**



- |   |                          |   |                        |  |                   |
|---|--------------------------|---|------------------------|--|-------------------|
|  | Urban Center - Core City |  | Suburban Edge          |  | Rural Residential |
|  | Urban Center             |  | Emerging Suburban Edge |  | Agricultural      |
|  | Urban                    |  | Rural Center           |  | Non-Council Area  |
|  | Suburban                 |  | Diversified Rural      |  |                   |



## City Government

### Structure of the City

St. Louis Park operates under the Council/Manager form of government. The elected city council sets the policy and overall direction for St. Louis Park. City employees, under the direction of the city manager, carry out council decisions and provide day-to-day city services. The city manager is directly accountable to the council.

Minnesota has two basic types of cities: home rule and statutory. The difference is the type of enabling legislation from which the municipality gains its authority. As a home rule charter city, St. Louis Park has a locally enacted home rule charter. The charter functions as a framework for governance, similar to the state constitution (albeit on a smaller scale).

Conversely, charter provisions can specifically restrict the powers of a city. Voters in home rule cities have more control over their city's function and responsibilities. Each home rule city has a Charter Commission, whose members must be a qualified voter of the city and are appointed by the district court in which the city is situated.

### Mayor/Council

St. Louis Park voters elect a mayor and six city council members to four-year terms. The mayor and the two at-large council members represent all residents of the city; four ward council members are primarily responsible for representing the constituents living in their ward. The city's four-ward system is geographically based, as depicted in Figure 2-2.

During public meetings, these civic leaders make decisions about policies and programs by determining what the community can afford and judging what is best for the community's present and future well-being.

The terms of the council members are staggered so only three or four council members are on the ballot at any one time. Mayoral and council member terms are four years. There are no term limits, so the mayor and council members remain eligible for office indefinitely. Vacancies are governed by the city's home rule charter. Should the mayor or council member ever be unable to complete a term, the remaining members must follow the charter to determine whether an appointment should be made or a special election held.

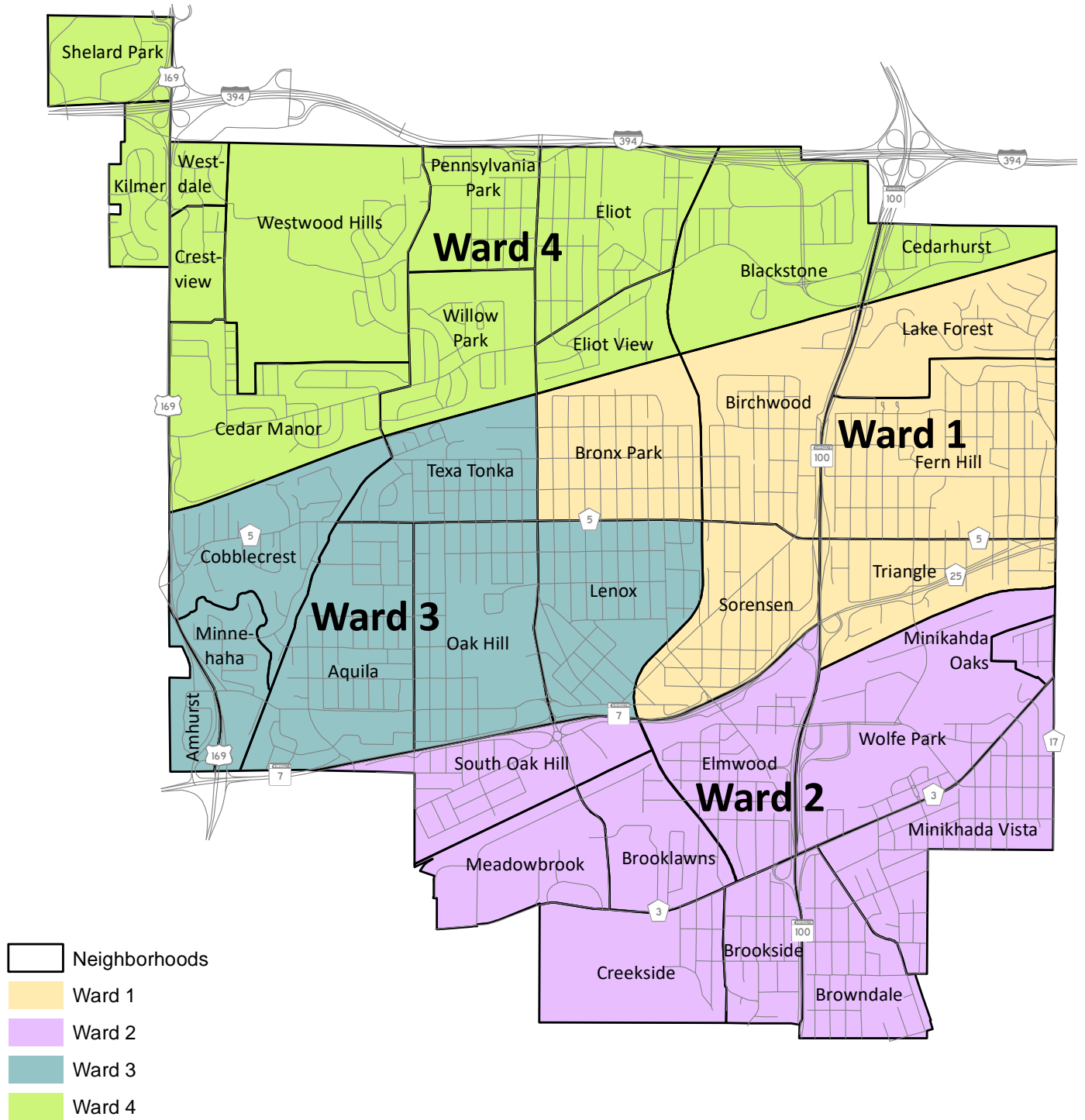
### Boards and Commissions

Boards and Commissions advise the council on policies and programs. Each board or commission has a specific purpose or role in the city government's decision-making process. The members of these advisory boards or commissions are appointed by the council. Current boards and commissions are:

- » Board of Zoning Appeals
- » Economic Development Authority
- » Environmental and Sustainability Commission
- » Fire Civil Service Commission
- » Human Rights Commission
- » Parks and Recreation Advisory Commission
- » Planning Commission
- » Police Advisory Commission
- » Telecommunications Advisory Commission



Figure 2-2. City Council Wards



## City Manager

The city manager is appointed by the council and serves as primary liaison with the council to inform them of relevant projects and issues and to recommend policy changes. The city manager enforces the city's home rule charter provisions and the laws, ordinances and resolutions of the city. It is the responsibility of the city manager to plan and define the organization for city administration, which will meet the goals and directives established by council.

## City Departments

The city manager is responsible for establishing administrative policies and rules to administer the employment practices of the city. Part of this responsibility includes the development of an organizational structure to serve the needs and direction of the city as set by the council. Each department provides a distinct function within the city's operations. Current departments include:

- » Administrative Services
- » Community Development
- » Engineering
- » Fire
- » Information Resources
- » Inspections
- » Operations and Recreation
- » Police



## Public Buildings

### City Hall

The present City Hall building was built in 1963, and an earth sheltered garage was added to the building in 1980. Total floor area of City Hall is approximately 36,000 square feet on three levels. City Hall has been renovated over the past few years to provide a better functioning building, both for the public and employees.

### Fire Stations

The city is served by two fire stations. Station 1 is located at Wooddale Avenue and Oxford Street and was originally built in 1966. Station 2 is located at Cedar Lake Road and Louisiana Avenue and was originally built in 1963. The City has both full time firefighters and paid-on-call fire fighters.

Early in 2006, several significant physical and operational deficiencies were identified in the Fire Station #1 and #2 facilities. Correcting these deficiencies and providing workable facilities for the next fifty years were identified as very important improvements to public safety. Subsequent studies determined that in order to maximize service delivery both fire stations would be reconstructed at their existing locations. This rebuilding process was completed in 2013 and the new facilities now accommodate the appropriate equipment and people to maintain excellent response and service delivery to the city.

### Police Station

The Police Station, located south of City Hall, was built in 1993 and contains a dispatch center, jail with processing facilities and interview rooms, a property room and property processing room, shooting range, offices, and meeting rooms. Entry and exit from the Police Station is monitored and secured electronically.

The Police Department also maintains sub-stations at the Excelsior & Grand, Texa-Tonka, and West End shopping areas. These sub-stations are staffed with patrol officers while working in their districts to complete reports and follow-up. The Department also has police officers dedicated to servicing St. Louis Park schools as School Resource Officers (SROs): one serves the public high school, middle school, and elementary schools to teach the DARE program; and one serves the private schools in St. Louis Park (Benilde St. Margaret's, Groves Academy, Torah Academy, Jewish Day School, French Academy, Transitions Plus, Holy Family Academy, and Yeshiva of Minneapolis).

## The Rec Center

The St. Louis Park Rec Center on 36th Street in Wolfe Park features an outdoor aquatic park, two indoor ice arenas—used by both the St. Louis Park High School and Benilde-St. Margaret High School boys and girls hockey teams—meeting and banquet facilities, and the city’s Recreation Department offices.

## Recreation Outdoor Center (ROC)

The ROC is a multi-use outdoor recreational facility located on the campus of The Rec Center. The facility provides a covered ice rink in the winter months for hockey, open public skating, broomball and other special skating events. In the spring and summer, it can be converted to a covered, turf field for baseball, softball, soccer and lacrosse. The concrete floor can also accommodate special events such as the annual spring egg hunt, the Children First Ice Cream Social, movies in the park, or private events such as weddings or graduation parties.

## Westwood Hills Nature Center

Westwood Hills Nature Center is a 160-acre natural area owned and operated by the city that features marsh, woods and restored prairie environments. The preserve is beautiful throughout the seasons and provides homes for many animals including deer, fox, mink and owls. Westwood naturalists conduct year-round educational programming to increase the understanding and appreciation of the natural world. Wood chipped and hard surface accessible trails are open from dawn to dusk year-round.

In 2016, the city conducted a study of the Westwood Hills Nature Center, which concluded that the current Interpretive Center Building was no longer able to meet the center’s operational needs and the building was unrepairable. A master plan identifying future programming and facility needs was created, and a new Interpretive Center Building is planned to be constructed in 2019 and open in 2020.



## Municipal Service Center (MSC)

The MSC occupies a nine-acre site on Oxford Street in the Oxford/Louisiana Industrial Park. An on-site garage and office facility houses public works, parks maintenance, utilities and solid waste staff, as well as most city vehicles and equipment. The MSC was remodeled and expanded in 2009-10 in order to provide more room for equipment, storage and employees.

## Library

The St. Louis Park Public Library is located at Library Lane and Gorham Avenue and is part of the Hennepin County Library System. The structure was opened in 1969 on a two-acre site. Library patrons have access to all county library system's resources, offering city residents the advantages of a large library system combined with a functional facility that fits the scale of development in the community and does not require a large land area.

## Communications

The city's communications staff engages with residents and others through the city's website, digital and social media, print publications, ParkTV, media relations, and the City Hall reception desk. The communications division's goal is to collaborate with other city departments to provide quality content and information that responds to the needs of the community, promotes community engagement and fosters an open public process.

Digital media tools include the city website, a customer request management system, a reverse 911 system and a subscription service that provides text and email notifications on various topics of interest to residents.

Print publications mailed to all city addresses include the city newsletter, *Park Perspective*, published four times per year (February, May, July and October); the parks and recreation registration brochure, published three times per year (March, August and November); and the annual city-school calendar produced in cooperation with the St. Louis Park Public Schools. Residents receive additional mailings throughout the year notifying them of citywide events as well as events happening in their neighborhoods or wards. The communications division also produces brochures, flyers, posters, signs, logos and print and digital ads as required to support city departments in their efforts to inform residents of city programs and events. The city's graphic designer is instrumental in these efforts and helps enforce the city's brand standards across all materials.



The role of social media has exploded in the past 10 years, with the city maintaining 13 social media accounts with about 30,000 followers. In addition, Nextdoor, a private social network for neighborhoods, reaches nearly a quarter of the city's households. Communications staff regularly interact with residents who comment or ask questions via the city's social media accounts.

ParkTV, the city's community access and government cable channels, provides nearly 400 hours of programming each year, including live broadcasts of city council and planning commission meetings. A production van travels to community events and varsity sports, providing live and recorded programming. Viewers can tune in through Comcast or CenturyLink, or on the city's website or YouTube channel.

The city handles a variety of media requests from local and national outlets, covering a range of topics, from questions about police activity or development projects to general inquiries about city initiatives and programs.

# Demographics

## Population Growth

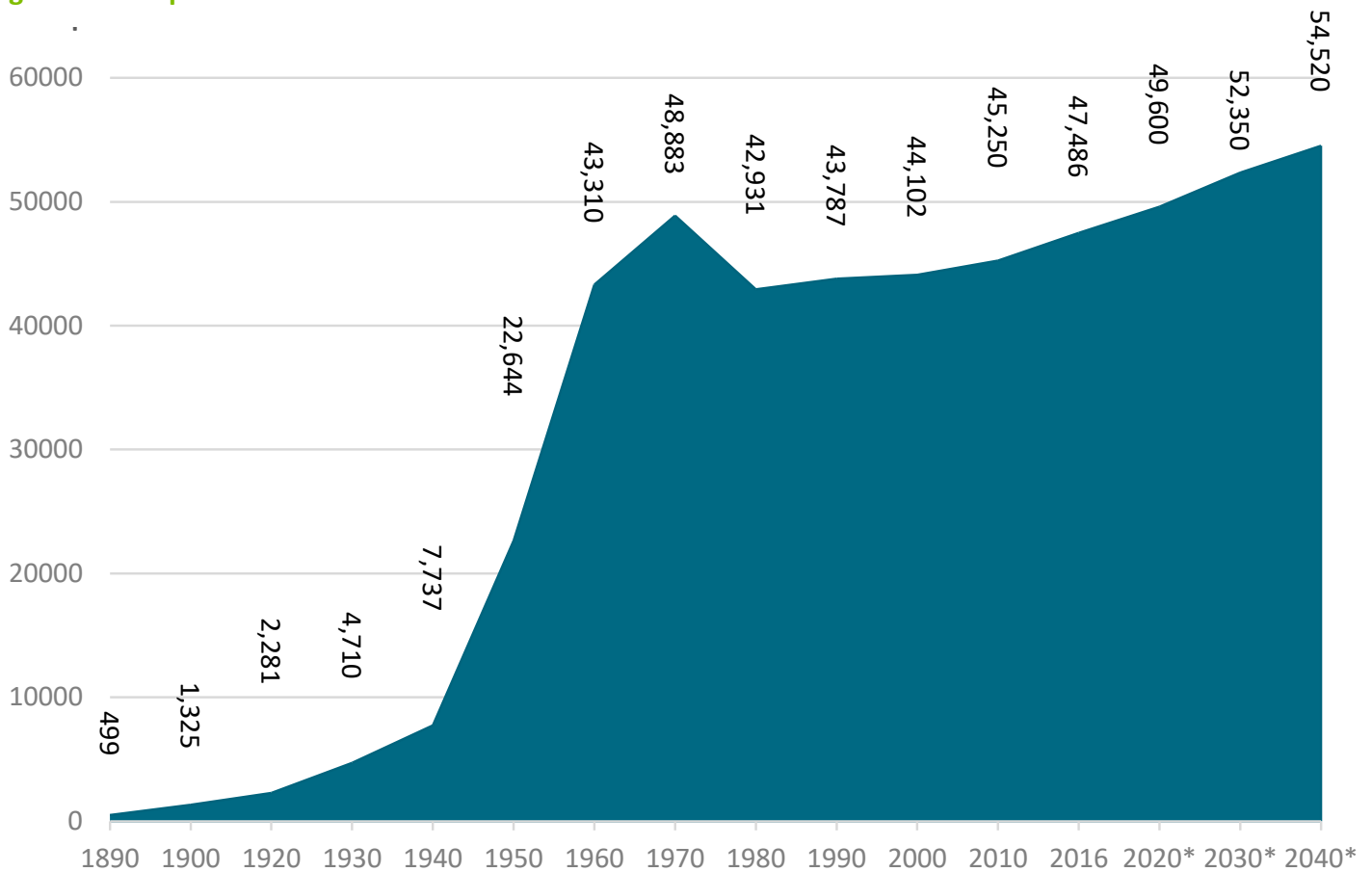
Population has fluctuated throughout St. Louis Park’s history in response to economic development cycles, as illustrated in Table 2-1 and Figure 2-3. In 1950 St. Louis Park’s population was 22,644 and this number grew quickly during the following decade, when St. Louis Park was the fastest growing suburb in the region. It peaked around 1970, with nearly 49,000 people, followed by a decline of almost 6,000 by 1980. Since then, the population has grown at a gradual but consistent rate. As of 2016, the city’s population was 47,486 residents.

**Table 2-1. Population Since 1890**

YEAR	POPULATION
1890	499
1900	1,325
1920	2,281
1930	4,710
1940	7,737
1950	22,644
1960	43,310
1970	48,883
1980	42,931
1990	43,787
2000	44,102
2010	45,250
2016	47,486
2020*	49,600
2030*	52,350
2040*	54,520

*\*Forecasts for future growth from Metropolitan Council  
Source: US Census Bureau and Metropolitan Council*

**Figure 2-3. Population Since 1890**

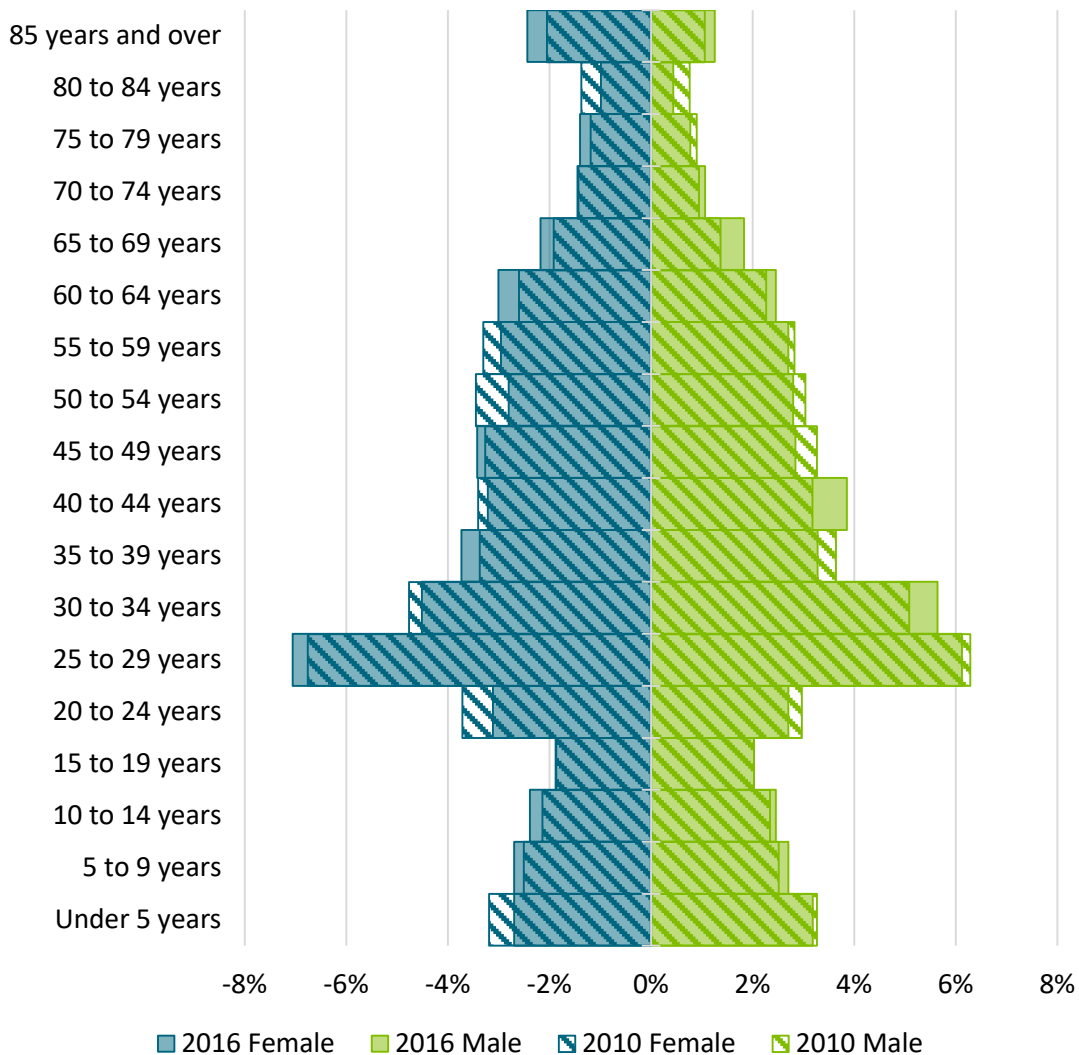


## Population Distribution by Age

The population distribution by age is illustrated in Figure 2-4. Highlights include:

- » The city's population grew in the past 10 years by 2,225 (4.9%). Younger and school aged groups and seniors increased in proportion, while mid-aged residents declined.
- » The city's median age 35.4 is virtually identical to median age in Hennepin County (35.9 years) and the nation (35.8 years), and is just slightly lower than Minnesota (37.4 years).
- » The greatest changes since 2010 include:
  - Gains in the 60-69 young senior age group of 823 (22.3%).
  - Gains for the 35-44 work force age group of 546 (9%)
  - Gains for 5-19 school age group of 678 (11%)
  - Decline of children under 5 by 120 (-4.1%)
  - Decline of the 50-59 aging work force group by 387 (-6.8%),
  - Decline of 75+ seniors of 313 (-8%).

**Figure 2-4. Population Distribution by Age**

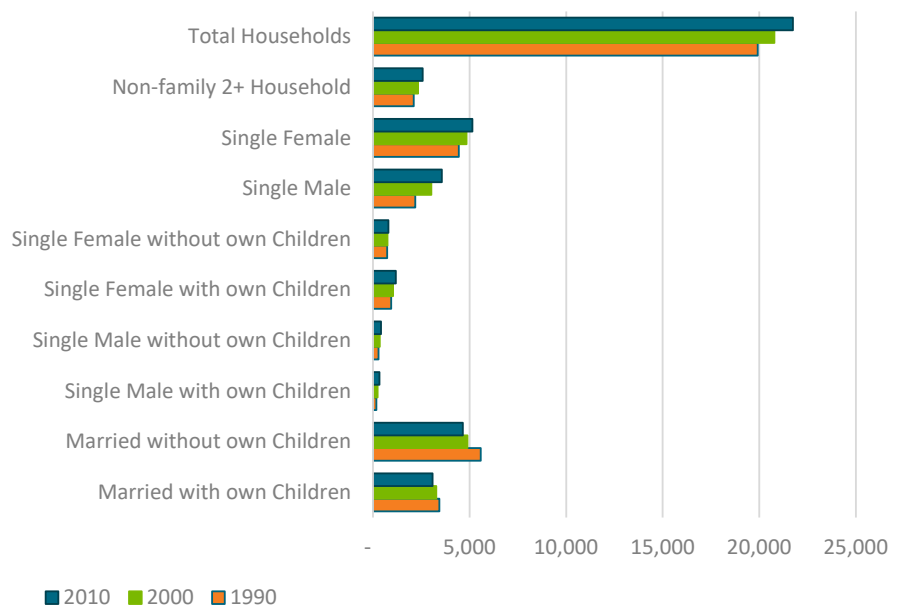


## Household Characteristics

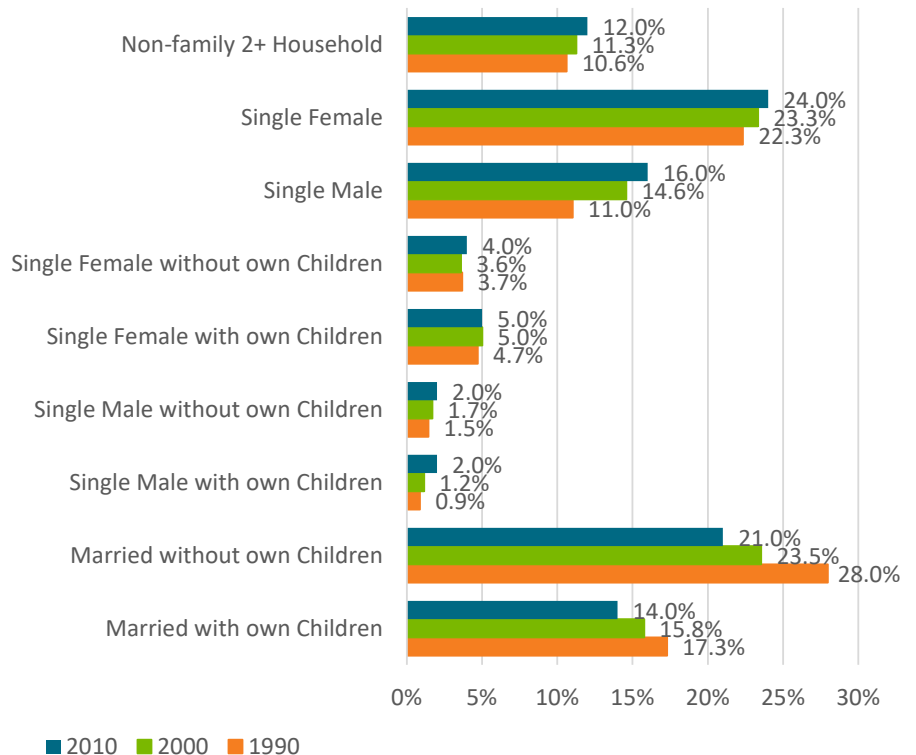
Figure 2-5 and Figure 2-6 illustrate the variety of household types in the city. Out of 21,743 total households in 2010, single female households comprised the largest household type (24%), followed by married couples without children (21%) and single male households (16%). Married couple with children households comprise 14% of households, a decline of 6% from 2000. National data indicates that family and household size has been decreasing across the U.S. for more than a century. Families with fewer children have combined with increases in life expectancy to create more empty nesters and single elderly person households, which leads to an increase in smaller families and households. The 1970s were a decade of “baby boom” children growing up and leaving their families to form separate households. Today the early “baby boomers” are reaching retirement age with an increasing amount of single person households.

Compounding this effect in St. Louis Park is the small physical size of the housing units constructed in the years immediately following World War II. By 2000, the housing market changed with increased demand for larger houses, which are in short supply in St. Louis Park. A St. Louis Park house that once accommodated families with two or more children is now more likely occupied by one or two persons.

**Figure 2-5. Household Type by Quantity**



**Figure 2-6. Household Type by Percentage**



Source for both charts: Census 2010

## Census 2010 Demographics

Table 2-2 highlights St. Louis Park demographic information compared to Hennepin County, the Minnesota and the U.S. Persons per family and household are smaller than the other categories. Income and age are similar to the County, State and U.S., however there is a noticeably smaller percent of households with persons under age 18.

## Household Income

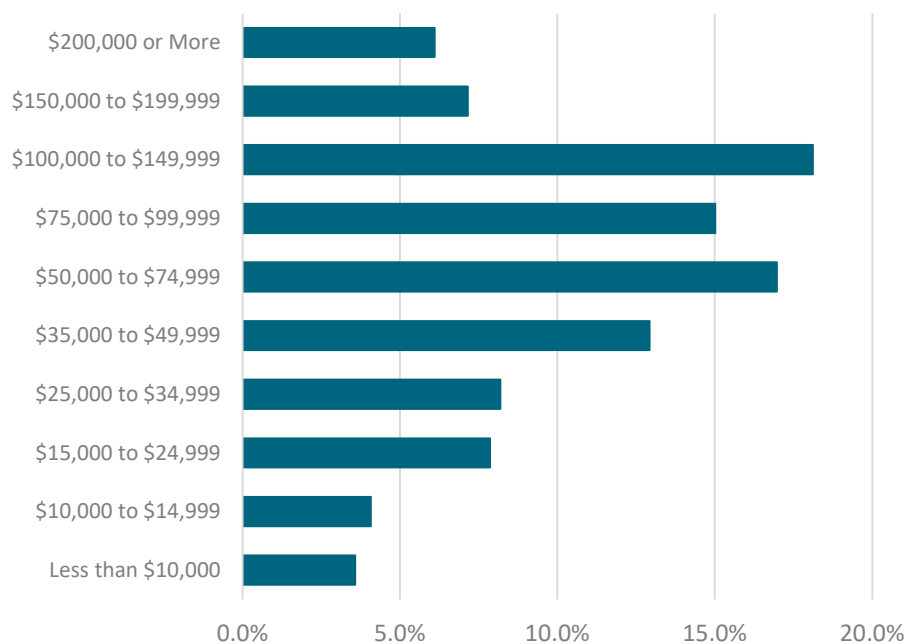
Median household income increased from approximately \$50,000 in 2000 to \$58,636 in 2010, and to \$68,451 in 2016 (adjusted for inflation). Figure 2-7 illustrates the household income distribution of the city as a percentage of total households. A majority of households in St. Louis Park earn more than \$50,000 per year.

**Table 2-2. St. Louis Park Demographic Overview, 2010**

	ST. LOUIS PARK	HENNEPIN COUNTY	MINNESOTA	UNITED STATES
Population	45,250	1,152,425	5,303,925	308,745,538
Households	21,743	475,913	2,087,227	116,716,292
People per Household	2.05	2.37	2.48	2.58
Persons per Family	2.82	3.07	3.05	3.14
Median Household Income	\$58,636	\$61,328	\$57,243	\$51,914
Median Age	35.4	35.9	37.4	35.8
% Households with Persons under 18 years	22.20%	28.60%	31.60%	33.40%
% Households with Persons 55+	18.80%	19.90%	22.80%	24.90%

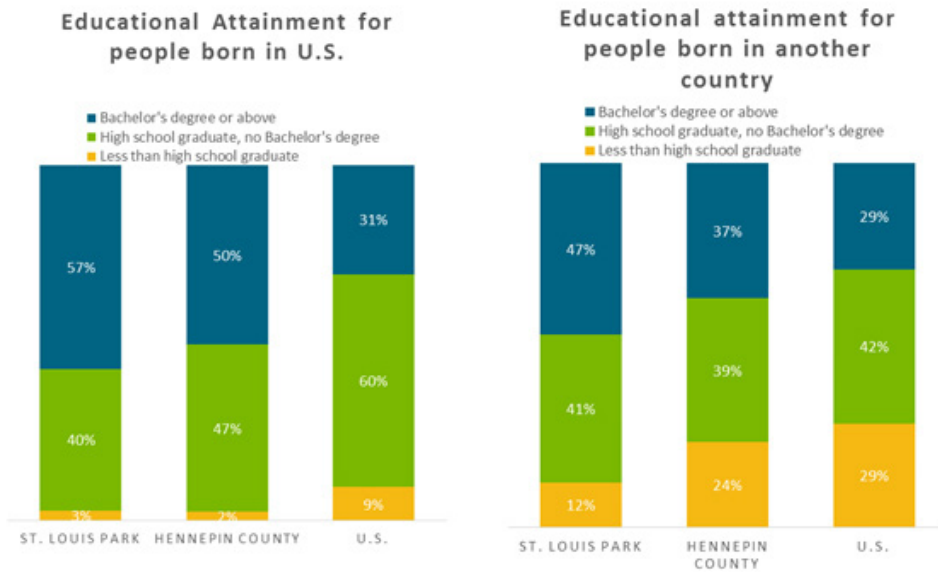
Source: Census 2010

**Figure 2-7. Household and Family Income (% of Total Households)**





**Figure 2-8. Educational Attainment for People Born in the U.S. and in Another Country -**



Source: Census Bureau ACS 2012-2016

## Education

Educational attainment is a key indicator of economic earnings potential. The availability of a well-trained and skilled workforce directly impacts the ability to attract quality economic investment to the community and offer higher wages and higher skilled employment opportunities to residents.

St. Louis Park residents are highly educated with 25% having some college or an associate’s degree and more than 55% of residents having a bachelor degree or higher. People in St. Louis Park also have higher educational attainment rates now than in 2000.

## Population, Households and Employment Projections

The Metropolitan Council estimates the population of St. Louis Park at 47,786 in 2016, growing to 54,520 by 2040, a 14.1% increase (6,734 residents).

The city’s population will continue to grow from 2010 through 2040 by approximately ½ of one percent per year. This represents an increase of around 300 new residents each year. By decade the forecasts are for growth at a rate of 6.5% from 2010 to 2020; 5.5% from 2020 to 2030; and 4.2% from 2030 to 2040. Households are forecasted to continue to grow at a rate of approximately 150 households per year from 2010 through 2040, as shown in the table below.

**Table 2-3. Population, Household and Employment Projections**

YEAR	POPULATION	HOUSEHOLDS	EMPLOYMENT
2000	44,102	20,773	40,696
2010	45,250	21,743	40,485
2020	49,600	23,600	43,400
2030	52,350	25,220	45,300
2040	54,520	26,230	46,850

Source: Metropolitan Council

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