



Chapter One

Base Data *and* Background Information



**CHAPTER 1
BASE DATA AND BACKGROUND INFORMATION**

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CHAPTER 1

BASE DATA AND BACKGROUND INFORMATION

OVERVIEW

This chapter discusses the purpose and role the Park and Open Space System Plan will have for the City of Eden Prairie. It also focuses attention on the City's underlying physical, social and economic attributes. These distinctive characteristics have a significant influence on the park and recreation resources found in Eden Prairie and will influence the future condition of these resources. Consequently, the demographic profile, including household characteristics and population age profile, are discussed in detail in this chapter. Economic and land use trends are included, as is a discussion of neighborhood planning areas.

PURPOSE/ROLE OF PARK SYSTEM PLAN

The purpose of this Park and Open Space System Plan is to develop a coordinated program for park and open space facility improvements based on an assessment of existing facilities and projected needs. This study is a planning and programming process, whereby needs are identified and appropriate strategies to meet these needs are recommended in the form of the Park and Open Space System Plan.

Organization of the document

The Plan consists of nine (9) chapters, listed below. An Executive Summary, found at the beginning of the Park and Open Space System Plan document, presents a brief account of the plan's content and recommendations.

1. Base Data and Background Information
2. Inventory of Existing Park and Open Space Facilities
3. Needs and Demands Analysis
4. Policies
5. Community Trails
6. Water Resources
7. Special Use Facilities, Support Facilities, Historic Sites and Golf Course Needs
8. Capital Improvement Planning
9. Future Recreation Trends

Methodology - Developing the Park and Open Space System Plan

A multi-step process is used to prepare the plan. First, background information on Eden Prairie's history, physical character, demographics, neighborhoods and other pertinent data is compiled for use as an information base for subsequent work. Second, an inventory is taken of all existing parks and recreation resources. The facilities are categorized according to whether they are federal, state, regional or municipal facilities, or those that are privately owned but open to the

public. The purpose of the inventory is to identify and survey all available park and open space facilities. Areas for potential park development are identified, along with areas having historical or conservation significance.

From base data and the parks inventory, recreational needs and desires are analyzed. Comparing existing facilities to established standards is instrumental in determining deficiencies. Neighborhood surveys are used as public opinion tools, whereby individual needs and desires are ascertained. Goals and policies will be reviewed, and revised to reflect Eden Prairie's changing needs. Natural resource goals and policies identify areas for preservation.

Finally, the identified needs and demands are prioritized according to the established goals and objectives. Those needs with the highest priority are recommended for inclusion in the Capital Improvements Program, so that they can be systematically achieved.

VALUE OF RECREATION AND OPEN SPACE IN THE CITY

Recreation and open space is a vital component of the City's environment, which serves several important functions:

A. Provision of Recreational Resources

Opportunities for recreation and leisure time activities are integral to the overall quality of life. A growing emphasis on physical fitness and a desire for recreational diversity increases the responsibility of recreational providers.

B. Protection of Natural Resources

Natural resources possess more than just recreational and aesthetic value. They are essential to the enrichment of human life, health and welfare. Protection of these resources responds to community-held values about the importance of wetlands, forests, grasslands and other natural features in the natural ecology of the suburban environment.

C. Structuring of Urban Development

The nature and variety of parks and other recreational facilities heighten a community's identity and sense of pride. Development and maintenance of a quality park and open space system is a proven way to attract high-quality residential and commercial development, enhance property values and revitalize otherwise declining areas.

Park and Open Space System Plan and Eden Prairie's Comprehensive Plan

The role of recreation and open spaces in Eden Prairie's community vision, goals and policies is reflected in the City's comprehensive planning documents. This vision is shaped by community-generated value statements as well as by targeted efforts designated as "strategic initiatives." Emerging from the comprehensive planning process in 1997, City officials developed the following "strategic initiatives:"

- Develop and nurture strategic partnerships that are mutually beneficial to optimize opportunities and creatively use resources.

- Invest resources in people, programs, facilities and infrastructure to support a vital community, protect our natural resources and preserve our heritage.
- Reflect our community's diversity and changing demographics in our provision of services and programs.
- Provide effective, timely and open communication channels for residents and business owners/ representatives to build awareness and promote programs and services.

These four initiatives will have a direct influence on the continued growth and management of the parks system. The additional element of policy that plays a role in the influence the Park and Open Space System Plan exerts over City activities are the Comprehensive Plan's Goals and Policies Framework. These statements explain roles and responsibilities, as well as identifying the resources, responsibilities and tasks necessary to bring the Plan recommendations to completion. The City's goals are clustered under six issue areas: planning, development and growth; housing; social; natural and cultural resources; transportation and finally, public services and facilities.

The importance of the Park and Open Space System Plan is emphasized in Natural and Cultural Resources Goals 1, 2, 3 and 4, as well as in Public Services and Facilities Goal 1, 3 and 4. For further information, please consult the City of Eden Prairie Draft Comprehensive Plan Update, December 2000.

History of Parks and Recreation Planning

The legacy of parks planning in the City has its roots in the City's identity as an independent unit of government. In 1968, the Village of Eden Prairie adopted a development guide plan, which called for orderly development and preservation of its abundant natural amenities. Also in that year, Eden Prairie residents passed a bond referendum of \$550,000 to provide matching funds for grant applications to acquire shoreland property for parks on five of its most significant lakes. The City acquired nearly \$5 million worth of parkland using that initial funding source for matching grants.

In 1979, Eden Prairie passed a \$3.5 million bond referendum to construct a community center, acquire land for several neighborhood parks, develop some existing parks and extend the City trail system.

Prior to that referendum, an ad hoc committee representing all of the community's neighborhoods had studied residents' needs and desires. The committee determined that the development of a community center was a high priority need. Such a center would provide an indoor pool, indoor ice rink, other fitness facilities and meeting rooms for a variety of user groups. The committee felt that a community center could become a focal point and gathering place that defined the City's identity.

The committee also decided that the City should develop some of its existing parkland in order to maintain support of the park system. It was agreed that each neighborhood should have a park with the basic facilities developed.

As a result of this decision, the City has attempted to develop a neighborhood park within a half-mile radius of each residential neighborhood within the City limits. These 21 sites provide fields for neighborhood softball/baseball and soccer/football, as well as tennis courts and playground sites. Community parks and playgrounds are situated next to significant natural resources such as lakes and scenic wooded areas, and are intended to serve the entire community. The Community Center now provides a variety of opportunities for recreation and group activities.

In 1982, the City of Eden Prairie was awarded the National Gold Medal Award for Excellence in the Field of Park and Recreation Management – Class V presented by the Sports Foundation, Inc. at the 1982 National Recreation and Park Association Convention in Louisville, Kentucky. Only one city in the United States, in each of five classes, based on population, is given this annual award.

In 1989, a \$9,045,000 referendum that would have provided funds for park improvements, trails, a second rink at the Community Center, and land acquisition to expand Riley Lake Park, Staring Lake Park and acquire the final two neighborhood parks and enough land to develop an 18 hole golf course failed by 124 votes.

In 1992, residents approved a \$4.5 million referendum that included many of the park improvements listed in the 1989 referendum. The City Council agreed to fund a \$2.3 million second ice rink at the Community Center through the use of revenue bonds in 1992. The rink opened in 1993.

In 1994, residents approved a \$1,950,000 referendum to purchase conservation acres on the Minnesota River bluffs and a “Big Woods” remnant along Riley Creek. More than 80 percent of the votes were in favor of this expenditure. Based on the strong support of this referendum, the City Council authorized staff to begin the acquisition of the Darrill Peterson farm along the Minnesota River bluffs. This site was named the Richard T. Anderson Conservation Area after the longtime Council member and Parks, Recreation and Natural Resources Chairman, who died in 1994. The City was awarded two LCMR grants to assist in the acquisition of this 122-acre site.

COMMUNITY CHARACTERISTICS AND DEMOGRAPHICS

Purpose

Analysis of an area’s projected population growth rates, age composition, income and educational levels and other demographic factors are instrumental in determining recreational needs. Age composition and income level are significant factors in people’s preferences for park and open space facilities. Future facilities will be targeted toward the user groups identified in the analysis of Eden Prairie’s population.

Development Patterns

History

The Eden Prairie Township was organized in 1858, the same year Minnesota became a state. Prior to township organization, Eden Prairie's land had been settled, and by 1855 all the land preempted, purchased for \$1.25 per acre in accordance with the Pre-emption Act of 1841. The township grew and developed rapidly. By 1880, Eden Prairie had four distinct communities (Rowland, Washburn, Tuckey and Staring), around which were found the social and commercial necessities each depended on, e.g., store, post office, blacksmith, town meeting space, etc.

The town's first zoning resolution was adopted in 1948 and was succeeded by the Comprehensive Zoning Plan of 1958. In 1962, the township was incorporated as a village, governed by a mayor and four councilmen. The village then adopted a Council/Manager form of government in 1968. In 1973, the Village of Eden Prairie became a statutory city, as did all villages in Minnesota.

Eden Prairie's regional and community setting is shown in Figure 1.1.

Location

In terms of political geography, Eden Prairie is located in southwestern Hennepin County in east central Minnesota. It is bounded on the west by the City of Chanhassen in Carver County; on the north by the City of Minnetonka; on the east by the cities of Edina and Bloomington; and on the south, across the Minnesota River, by the cities of Shakopee and Savage in Scott County. From a metropolitan perspective, Eden Prairie is part of the western suburbs of the Twin Cities. Fifty years ago, this area was primarily agricultural and was considered part of rural Hennepin County. By the early 1970s, Eden Prairie was firmly established as a second-tier suburb of Minneapolis. Since the late 1970s, it has been one of the fastest growing communities in the Twin Cities metropolitan area and, as of 2001, is a highly developed community with very little undeveloped land remaining.

Political boundaries are one of the many interwoven strands that contribute to the geographical texture of the City. Eden Prairie's boundaries are arbitrary and are demarcated by straight lines on the west, north, and east. The Minnesota River forms a natural and irregular southern boundary; the actual political boundary line between Hennepin and Scott counties follows the middle of the main channel of the river in its 1852 location, the date Hennepin County was created by the territorial legislature. The present municipal boundaries are practically coextensive with those of the original Eden Prairie Township (Township 116 North, Range 22 West), and encompasses 36 square miles.

Generalized Land Use

Eden Prairie's land use pattern is predominantly residential. There is a minimal amount of commercial land use or industrial land use and the City's dedication of close to 5,000 acres as parkland use brings open space/parks to approximately 21 percent of the City's total acreage. This ration of parkland to developed land is very positive and reflects the high value residents place on green spaces and quality of life in their community. See Table 1.1 for details.

Table 1.1
Existing Land Use, City of Eden Prairie

Land Use Type	Existing Acres	Percentage of Total Existing Land Area	Additional Acres for Future Development
Residential <ul style="list-style-type: none"> • Low Density • Medium Density • High Density 	6,532.0	28.9%	1,289.1
Commercial <ul style="list-style-type: none"> • Regional commercial • Community Commercial • Neighborhood Commercial 	480.0	2.1%	167.7
Office <ul style="list-style-type: none"> • Office • Office Industrial • Medium-density residential/ Industrial/ Office 	455.9	2.0%	142.9
Industrial <ul style="list-style-type: none"> • Industrial • High Density Residential/ Industrial • Office/ Industrial • Medium Density Residential/ Industrial/ Office 	1,466.0	6.5%	19.4
Park/Open Space	4,686.6	20.8%	283.0
Public/Quasi Public	1,026.0	4.5%	- 33.5
Church/Cemetery	211.9	0.9%	0
Airport	781.0	3.5%	0
Rural/Vacant	1,877.8	8.3%	0
Water	1,927.7	8.5%	0
Right-of-Way	3,151.8	14.0%	0
Total	22,596.7	100.0%	1,868.6

Source: City of Eden Prairie 2020 Guide Plan, 2002

Residential Development

Most of Eden Prairie’s residential development historically has been located in a band running through the center of the City on a northwest/southeast axis. The northwest and southeast quadrants, respectively, have experienced the heaviest amount of residential development. However, since the mid 1990s the southwest and south central portion of Eden Prairie has experienced this same development pressure. Most of the non-residential office or industrial uses in the City are clustered around the principal arterials (Highway 5 and I-494), as well as in the “golden triangle” area bordered by Highway 169, Highway 212, I- 494 and TH 62.

The number of residential units in Eden Prairie totaled 21,400 units as of December 31, 2000. As shown in Table 1.2, land guided for residential use totals 1,359.5 acres or 17 percent of the total land area. Below is the proposed percentage of land for single family and multiple family uses.

- Single-family, Low Density Residential: 28 percent or 6,346 acres of land designated for this residential use.
- Medium Density Residential: 5 percent (5.6%) or 1,265 acres of land designated for this residential use.

As of December 31, 2000, developed single family and multiple family lands totaled 6,532.4 acres or 83 percent developed of the total existing and guided residential land, approximately 7,820 acres. As indicated in Table 1.2, land left for residential development totals 1,285 acres or approximately 69 percent of the remaining vacant land in the City of Eden Prairie.

**Table 1.2
Comparison of Existing and Guided Land Uses, 2001-2020**

Land Use Type	Existing Land Use Acres	Guided Land Use Acres	Remaining Guided Acres
Residential	6,625.76	7,985.24	1,359.48
Low Density Residential	5,275.51	6,391.52	1,116.00
Low Density Residential/Public/Open Space	0	76.23	76.23
Medium Density Residential	1,195.55	1,279.04	83.49
Medium Density Residential/Office	0	31.56	31.56
High Density Residential	154.70	206.90	52.20
Commercial	536.46	630.52	94.08
Regional Commercial	427.66	496.07	68.41
Community Commercial	67.74	73.26	5.52
Neighborhood Commercial	41.06	61.20	20.14
Office	453.83	646.66	192.82
Office	453.83	602.81	148.98
Office/Industrial	0	12.29	12.29
Medium Density Residential/Office	0	31.56	31.56

Table 1.2
Comparison of Existing and Guided Land Uses, 2001-2020 (continued)

Land Use Type	Existing Land Use Acres	Guided Land Use Acres	Remaining Guided Acres
Industrial	1,387.92	1,442.70	54.78
Industrial	1,387.92	1,430.41	42.49
Office/Industrial	0	12.29	12.29
Public/Quasi Public	1,480.82	1,459.19	-21.63¹
Park/Open Space	4,694.60	5,129.79	435.20
Park/Open Space	4,694.60	5,051.60	357.00
Office/Public/Open Space	0	78.20	78.20
Church/Cemetery	219.36	221.05	1.69
Rural/Vacant	2,116.42	0	0
Water	1,926.98	1,926.98	0
Right-of-Way	3,151.32	3,151.32	0
Total	22,594.46	22,594.46	2,116.42

Source: City of Eden Prairie, 2001

¹ There are currently more lots with an existing public/quasi public land use than are guided for this land use.

Demographic Profile

Eden Prairie's population has experienced phenomenal growth during the past three decades. The 1970 Census determined Eden Prairie's population to be 6,938; the 1980 Census showed an increase of 134 percent to a population of 16,263. A special census conducted in 1985 calculated a population of 24,052. The 1990 Census was 39,311, a 142 percent increase from the 1980 Census. Most recently, the 2000 Census data reports a population of 54,901 persons in Eden Prairie, a 40 percent increase since 1990.

Population Change and Growth Rates

Table 1.3 summarizes the City's position relative to Hennepin County and the Metropolitan Area. As the City's population has grown, so has its relative share of Hennepin County's population. Population increases have also increased the City's share of the entire Metro population: the 1990 figures indicate a proportionate share of 1.7 percent of the Metro population in Eden Prairie, whereas the 2000 data indicate that Eden Prairie now accounts for 2 percent of the Metro area population. Table 1.4 shows population growth and projections to the year 2010.

**Table 1.3
Population, Actual and Projected 1970 - 2000**

Census Year	Eden Prairie Population	Hennepin County Population	Metropolitan Area Population (7 counties)	Percentage Change
1970	6,938	960,080	1,874,612	-
1980	16,263	941,411	1,985,873	134%
1985 Special Census	24,052	*	*	48%
1990	39,311	1,032,431	2,288,729	63%
1991	40,415	*	*	3%
1992	41,755	*	*	3%
1993	43,159	*	*	3%
1994	45,391	*	*	5%
1995	49,819	*	*	10%
1996	50,213	*	*	1%
1997	51,977	1,075,907	2,515,119	4%
1998	53,644	*	*	3%
2000	54,901	1,116,200	2,642,056	2%

Source: U.S. Census Bureau, Census 2000

**Table 1.4
Forecasted Population, City of Eden Prairie 2000 - 2010**

Year	Range	
	Low	High
2000	50,985	54,485
2005	56,735	61,985
2010	63,130	63,277

Ultimate population for 2010 is predicted to be between 63,000 and 65,000.

Source: U. S. Census, Metropolitan Council, and City of Eden Prairie

Eden Prairie and other second-tier suburbs have experienced an influx of people moving out of the inner city and first-tier suburbs. Because of its ideal location near highway, rail and air facilities, and its proximity to Minneapolis and St. Paul downtown areas, Eden Prairie has attracted a number of major offices, commercial and industrial businesses. Many of its high-tech office developments host the production and assembly of computer components. This surge in corporate and industrial development has created more jobs, which continue to encourage people to settle in Eden Prairie. Its combination of rural amenities with urban services and opportunities make it a highly desirable place to live.

Age Profile

Eden Prairie's population continues to be younger overall than that of the overall Twin Cities Metropolitan Area. Figure 1.2 reflects Eden Prairie's population age distribution from the 2000 U.S. Census. More than half of Eden Prairie's residents are between the ages of 20 and 54 (32,979 people). An estimated 17,749 residents are between the ages of birth and 19, accounting for another 32 percent of the population. The population over 55 numbers 6,393 residents, approximately 12 percent of the population.

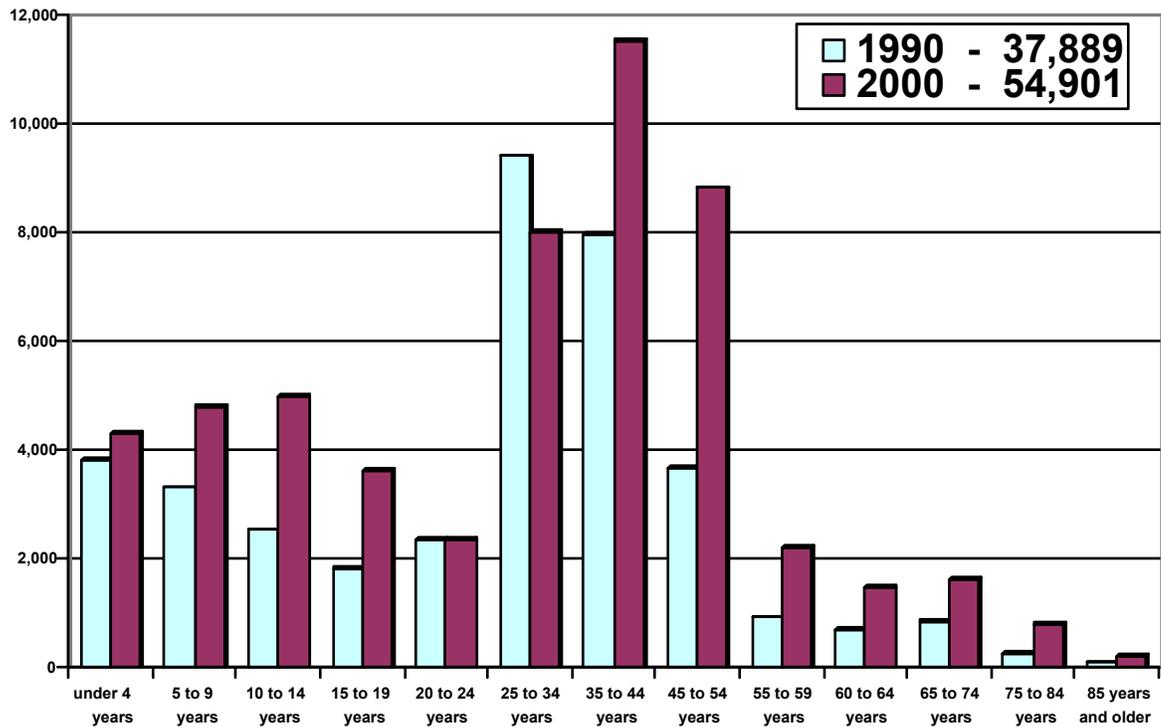
These 2000 Census numbers indicate a shift in age distribution across the population since the 1990 Census. The number of people between the ages of 25 and 34 has declined slightly, with a loss of nearly 1,400 persons in this age bracket. The number of children and teens under 19 has increased approximately by about 6,200. Most significantly, the number of adults over 55 has increased by more than 3,400.

These shifts are important indicators of recreational interests and needs because community residents seek out a range of recreational activities relative to their stage in the lifecycle. Teenagers and young adults typically participate in organized sports through school or community programs, as well as lifetime activities, such as tennis or swimming. Young families usually search for outdoor recreation facilities for family-oriented activities, such as picnicking and beaches.

Eden Prairie's "younger" senior population is predominately healthy and will continue to participate in their preferred activities with some modification. Recent retirees choose activities in which they are interested in participating, with more frequency than in their working days. Golf, tennis, swimming, walking and biking are some of the activities the community can provide to respond to these interests. As the population gets older, activity levels start to decrease, and as older residents decrease or discontinue their driving, trips to the parks and the Community Center will also decrease.

Figure 1.2

Population Distribution by Age Group, Eden Prairie



Source: Census 1990, Census 2000

Household Characteristics

The large youth population in Eden Prairie and the predominant pattern of families (adults with dependents) with children is emphasized in Table 1.5, particularly in contrast to the Metro Area. The basic demographic profile and subsequent recreation demands of families with kids should be the predominant expectation for future parks planning.

Table 1.5
Household Profile, Eden Prairie and Seven County Metro Area, Census 2000

	Percentage of Householder Living Alone	Percentage of Family Households	Percentage of Households with Individuals Younger than 18 years	Percentage of Households with Individuals 65 and Older	Average Family Size (people)	Average Household Size (people)
Eden Prairie Total= 20,457 households	22.0%	71.3%	43.3%	9.3%	3.2	2.5
Metro Area Total= 1,021,454 households	27.5%	64.4%	35.2%	17.3%	3.1	2.7

Source: Census 2000

Household Income

The median income by household in Eden Prairie is shown in Table 1.6, including the 2000 Census data. This data indicates significant growth in median income for Eden Prairie, far greater than the income growth seen elsewhere in Hennepin County or the Metro Area. Relative to national income data, it is interesting to note that the median household income nationally is \$40,425 per year.

Table 1.6
Median Household Income in Eden Prairie, Hennepin County and Twin Cities Metro Area

Area	1984	1989	1999	Percentage Increase, 1984-1999
Eden Prairie	\$42,955	\$52,956	\$78,328	82%
Hennepin County	\$32,549	Not available	\$51,711	59%
Metropolitan Area	\$32,297	Not available	\$54,370	68%

Source: U. S. Census.

Growth Projections, Housing Units

The forecasts prepared are based on historical growth trends and land availability, and are more or less consistent with regional estimates of growth. The Metropolitan Council anticipates 26,000 households by 2020. The City’s own forecasts, shown in Table 1.7, are slightly more conservative, calling for an additional 3,059 households for a total of 24,459 at a “full build-out scenario.” These population estimates have been translated into housing unit counts between 2000-2020.

Table 1.7
Housing Unit Estimates, 2000 - 2020 by Housing Type - Eden Prairie

Year	Single-Family	Multiple-Family	Apartments	Total Housing Units	New units projected
2000	11,836	5,093	4,471	21,400	-
2005	936	390	596	23,322	1,922
2010	534	509	94	24,459	1,137
2015	0	0	0	24,459	-
2020	0	0	0	24,459	-
Additional “Full build out” units by housing type	13,306	5,992	5,161	24,459	3,059

Source: City of Eden Prairie 2020 Guide Plan, 2002

Economic Trends

Eden Prairie housing stock is more diverse than many similar communities in the Metro Area. Over 40 percent of the housing stock is condominiums, townhouses or apartments, as shown in Table 1.8. While the majority of housing are single-family structures, this variety and the quantity of multi-family units reinforces the value of parks and recreation facilities as highly prized community amenities.

Table 1.8
Existing Housing Units by Type in Eden Prairie (2000)

Unit	Number Built	Percentage
Single-family	11,836	55.3%
Duplex *	699	3.2%
Condominium *	2,227	10.4%
Town home *	2,167	10.1%
Apartments *	4,471	20.8%
<i>Total</i>	21,400	100.0%

* Total number of multiple family units:

Source: City of Eden Prairie Planning Department, 2002

This profile of housing tenure in Eden Prairie reflects a similar pattern as found in the Metro Twin Cities area. Census 2000 data reports that taken as a whole, 71.4 percent of housing units are owner occupied and renters in the Twin Cities’ seven county area occupy 28.6 percent of residential units.

Table 1.9
Current Housing Tenure, City of Eden Prairie (2000)

Unit Type	Number of Units	Percentage
Owners	16,929	79.1%
Renters	4,471	20.9%

Source: City of Eden Prairie, Census 2000 data

The relative prosperity found in the community can be understood by considering the market prices recorded for housing. Eden Prairie finds itself in the mid to upper range of home sale prices, (see Table 1.10), and the pattern of change in those prices since the City's early days indicates variable but continued increases in home sale prices as indicated in Table 1.11.

Table 1.10
Median Home Sale Price Comparison with Other Communities (2001)

Area	Median Sale Price (Owner Occupied)
Eden Prairie	\$220,000
Bloomington (West)	\$168,500
Edina	\$269,000
Hopkins	\$141,200
Plymouth	\$225,000
Minnetonka	\$224,900

Source: Regional Multiple Listing Service

Median Housing Price (Twin Cities Region), 2000: \$159,900

Table 1.11
Eden Prairie Average Single-family Home Sale Price, 1972 to 2000

Year	Average	Percent Increase
1972	\$38,315	Not available
1975	\$50,210	5.69%
1980	\$98,126	10.06%
1985	\$115,778	7.37%
1990	\$167,836	2.71%

Table 1.11
Eden Prairie Average Single-family Home Sale Price, 1972 to 2000 (continued)

Year	Average	Percent Increase
1995	\$218,497	12.70%
1996	\$225,056	3.00%
1997	\$240,666	6.9%
1998	\$247,312	2.7%
1999	\$279,166	12.8%
2000	\$269,350	3.5%

Source: Minneapolis Area Association of Realtors

Construction Values and Permits

Eden Prairie’s new housing development activity places it in the top 10 rankings of Metro Area cities. This building trend reinforces the City’s commitment to variety and diversity in Eden Prairie’s housing stock. Tables 1.12, 1.13 and 1.14 illustrate this activity for 2000.

Table 1.12
Ranking of Metro Area Cities by Residential Building Permit Activity and Housing Type, 2000

Rank	Single-family	Number of Units
1.	Woodbury	766
2.	Shakopee	717
3.	Lakeville	592
4.	Blaine	564
5.	Maple Grove	563
6.	Savage	506
7.	Andover	342
8.	Eden Prairie	341
9.	Farmington	302
10.	Brooklyn Park	293

Source: Metropolitan Council, 2000

Table 1.13
Ranking of Metro Area Cities by Residential Building Permit Activity and Housing Type, 2000

Rank	Multi Family Development	Number of Units
1.	Maple Grove	937
2.	Apple Valley	451
3.	Chaska	305
4.	Minneapolis	252
5.	Eden Prairie	241
6.	Richfield	239
7.	St. Paul	229
8.	St. Louis Park	200
9.	Chanhassen	162
10.	Hugo	140

Source: Metropolitan Council, 2000

Table 1.14
Ranking of Metro Area Cities by Residential Building Permit Activity and Housing Type, 2000

Rank	Total, All Residential Development	Number of Units
1.	Maple Grove	1,500
2.	Woodbury	784
3.	Shakopee	773
4.	Savage	640
5.	Apple Valley	635
6.	Lakeville	613
7.	Eden Prairie	582
8.	Blaine	564
9.	Chaska	445
10.	St. Paul	358

Source: Metropolitan Council, 2000

Employment Base and Future Growth Estimates

Employment growth forecasts predict continued increases in growth for Eden Prairie, ranging from 6 percent as a conservative estimate to 10 percent as a more optimistic view of new job creation. The rate of growth experienced by the City in the mid-1990s, as shown in the accompanying Tables 1.15 and 1.16, is not expected to continue.

Table 1.15
Employment Estimates, All Economic Sectors Except Self- employed, 1998

	1990	1997	Change	Percent Change
Jobs located in Eden Prairie	36,095	44,319	8,224	18.5%

Data Source: Covered employment records, MN Dept of Economic Security, 1998

Table 1.16
Forecasted or Estimated Employment, All Economic Sectors, 1990-2020

Job location	1990	2000	2010	2020	Percent Change 1990-2000	Percent Change 2000-2010	Percent Change 2010-2020
Eden Prairie	36,095	48,000	53,000	56,500	32.9%	10.4%	6.6%
Suburban Hennepin County	444,657	542,300	607,970	645,350	21.9%	12.1%	6.1%
Metropolitan Area	1,273,000	1,527,070	1,709,920	1,808,670	19.9%	11.9%	5.7%

Source: Metropolitan Council, 1998

Neighborhood Areas

Recreation needs vary from neighborhood to neighborhood, depending on such factors as age and demographic status of the residents. To determine needs, neighborhoods must be individually analyzed to describe distribution and demand for programs, and to identify program deficiencies.

The City of Eden Prairie does not use neighborhood boundaries to divide the City into sub-districts. Nevertheless, residents usually have some mental image of their neighborhood. Several factors influence a neighborhood's definition, but there are no factors completely appropriate to defining a neighborhood's individual recreational needs. Potential natural and man-made physical barriers include busy streets and highways, railways, streams, hills and steep ravines. A higher use of a roadway by heavy truck traffic creates a safety barrier, an obstacle that would cause parents concern if children needed to cross the roadway to get to a park.

The way an individual perceives or defines his or her neighborhood is another factor. Of course, this factor varies widely between individuals, ranging from a one-block radius to a one-mile radius from a person's home. This perception influences people's decisions about which parks they will use on a regular basis.

School district division and municipal ward boundaries are other determinations of neighborhood definition. While they serve important purposes, they do not relate to safety or perceptual concerns; thus, they are not particularly useful to planning recreational neighborhoods.

Perhaps the unit of measurement most useful to park planners is the park service area. The type of park, the modes of access to the park available to the primary user group and the number of residents or the user population within a specific distance of the facility define optimum service areas. These definitions vary depending on the type of park and its role in the parks classification system used in Eden Prairie. These issues are discussed further in Chapter 2, Inventory and Parks Classification.

Chapter 3, the Recreation and Needs Demand Analysis, will consider park service areas and their relationship to traffic barriers and safety concerns. They are critical issues in park planning because they define level of service standards, and also establish guidelines for the provision of park facilities.

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CHAPTER SUMMARY

- The City has a long established tradition of incorporating parks planning into its long range and strategic planning activities. This commitment was reflected in the City's early years, accompanied by municipal bond financing and new park creation encompassing five of Eden Prairie's most significant lakes.
- Since becoming a legal entity in 1973, the City of Eden Prairie's population and employment growth rate gained momentum through the 1980s and 1990s, so that today most quadrants, except the northeast, have experienced similar levels of residential development pressure. At the end of December 2000, developed residential land accounted for approximately 35 percent of the total land area, and parks and open space (including vacant land) for 22 percent of the total land area. There is very little vacant land remaining within the City's boundaries (less than 1,800 acres are described as rural/vacant, of a total 20,700 land acres).
- The City's estimate of "full build out" for the community is targeted between 63,000 and 65,000 people. With the current 2000 population count at 55,000 persons, this population target is expected to be reached by approximately 2010. The differential between the 1990 and 2000 Census indicates a population increase of approximately 40 percent. The City's growth over time has increased Eden Prairie's share of regional population, markedly so in Hennepin County and with less dramatic but still noteworthy increases relative to Metro Area population.
- Eden Prairie's population continues to be generally younger in its age composition than that of the overall Twin Cities Metropolitan Area. Data from the 2000 Census indicates that more than half of Eden Prairie's residents are between the ages of 20 and 54. An estimated 17,749 residents (approximately 32 percent) are between the ages of birth and 19. The population over 55 numbers 6,393 residents, approximately 12 percent of the population. This pattern is a shift in age distribution across the population since the 1990 Census. The number of people between the ages of 20 and 54 has declined significantly with a loss of more than 2,000 persons in this age bracket. The number of children and teens under 19 has increased approximately by about 1,200 and, most significantly, the number of adults over 55 has increased by more than 2,500.
- A total of 3,059 additional households are expected to reside in Eden Prairie by 2010. These households are expected to reflect current trends consisting of adults with younger children. There will also be continued increases in the senior population, age 55 and up, as the "baby boom" population ages and finds desirable housing in the City. The basic demographic profile and subsequent recreation demands of families with kids should be the predominant expectation for future parks planning.
- Future employment forecasts are expected to range between 6 percent to 10 percent increases in job growth. This will not match the growth rate of the 1990s, but the increases will bring additional park users to the City.