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CHAPTER 1: COMMUNITY PROFILE

Planning for the future of a community requires a comprehensive understanding of what the community looks like today, and the forces that have shaped the social and physical landscape. This chapter will provide an overview of Princeton’s natural and demographic profile, including historical trends. This information will be used to make informed projections of how Princeton is expected to change in the future.

LOCATION & NATURAL FEATURES

The City of Princeton is located approximately 60 miles northwest of Minneapolis. Access to the city via U.S. Highway 169 from Interstate-94 provides a drive to the northwestern metro suburbs of under an hour, making Princeton an easily commutable City in which to live.

The Rum River with its west branch flowing into the main channel in the City of Princeton provides a series of natural areas throughout much of the community that include wetlands. The main channel is large enough for some recreational use.

THE PEOPLE WHO LIVE HERE

Figure 1 – Princeton Population 1990-2010

Source: U.S. Census & MN State Demographer (2015 estimate)
Princeton has experienced moderate population growth since 1990, averaging a seven percent annual growth in the 25-year period from 1990 to 2015. Current population estimates for Princeton indicate the city has 4,736 residents. If population growth continues at the present rate, Princeton could see the population grow to 5,000 residents before the year 2025.

**Figure 2 - City of Princeton Population Projection**

![Graph showing population projection for Princeton](image)

**Figure 3 - Population Projections - Princeton & Townships**

![Graph showing population projections for various towns](image)
There are many factors that might influence the population growth rate. Some of these factors include changes in the housing market, economic development trends, investments made both in Princeton and in surrounding communities, the outlook for the tourism and housing industry, and land turnover of large-lot properties are all aspects which may impact population growth.

In comparison to other cities north of the Twin Cities metro, Princeton is comparable in size to Becker, Zimmerman, and Isanti, and about half the size of Big Lake.

**Figure 3 - Population Comparisons**

*CENSUS ESTIMATES **ESRI PROJECTIONS
SOURCE: ESRI FORECASTS

**DEMOGRAPHICS**

An examination of Princeton’s age and gender demographics reveals that women make up slightly more than half of Princeton’s population. Nearly a quarter (21%) of Princeton’s population are children under the age of 15. Younger to middle-aged adults 20 to 50 years of age are 44% of Princeton’s population. This significant
segment of the population will be coming into retirement age over the next 20 to 30 years. Communities across Minnesota are preparing for an influx of older residents (aged 65 and older) over the decades to come, requiring foresight when it comes to providing services, housing opportunities and appropriate infrastructure for older adults.

Older residents aged 65 and older made up just over 19 percent of the city population at the time of the 2010 Census, which is the same percentage of the population in the year 2000.

**Figure 4 - Age of Residents in Households**

In Princeton, 61% of households are in what are considered “family households”, where at least two related people live together in a home. Twenty-nine percent (29%) of the households in Princeton have at least one child under the age of 18.
**Household Income**

The median household income in Princeton is $37,304, which is significantly lower than the median household incomes for Mille Lacs and Sherburne County and the statewide median household income rate. A high poverty rate remains a concern for the City of Princeton, whose rate of those living below the poverty line is 12.5%. That rate is 0.3% higher than the Mille Lacs County rate, 4.6% higher than the Sherburne County rate, and 1.2% higher than the statewide poverty rate.

Decisionmakers considering land use, housing, and economic policies for Princeton should be mindful of the impact that these policies will have on Princeton households of poverty. The City might consider prioritizing policies whose goal is reduction of poverty or increasing economic independence and resilience of Princeton households.

**Table 1 - Princeton Household Income**

<table>
<thead>
<tr>
<th></th>
<th>Princeton</th>
<th>Mille Lacs County</th>
<th>Sherburne County</th>
<th>Minnesota</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Median Household Income</strong></td>
<td>$37,304</td>
<td>$49,094</td>
<td>$74,170</td>
<td>$61,492</td>
</tr>
<tr>
<td><strong>Per Capita Income</strong></td>
<td>$21,547</td>
<td>$23,603</td>
<td>$29,923</td>
<td>$32,157</td>
</tr>
<tr>
<td><strong>Below poverty</strong>*</td>
<td>12.5%</td>
<td>12.2%</td>
<td>7.9%</td>
<td>11.3%</td>
</tr>
</tbody>
</table>

*For whom poverty status has been determined (572 people in Princeton)
Source: ACS 2011-2015 Estimates
**Education**

In Princeton, 88% of the population have attained a high school diploma equivalent or higher compared to 92% in the state. While only approximately 15% of the population (34% state) have a bachelor’s degree or higher.

*Figure 5 – Educational Attainment in Princeton (Population over Age 25)*

![Educational Attainment Pie Chart]

DATA SOURCE: ACS 2011-2015 ESTIMATES

**Employment and Occupational Status**

An analysis of the occupations for the employed population that lives in Princeton reveals that the predominant professional realm for the working population is that which encompasses educational services, health care, and social services. The second largest occupation type of the working population of Princeton is manufacturing.
Table 2 - Princeton Employed Population

<table>
<thead>
<tr>
<th>Industry</th>
<th>City</th>
<th>%</th>
<th>State</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, forestry, fishing and hunting, and mining</td>
<td>14</td>
<td>0.8%</td>
<td>65,637</td>
<td>2.3%</td>
</tr>
<tr>
<td>Construction</td>
<td>62</td>
<td>3.4%</td>
<td>156,525</td>
<td>5.5%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>338</td>
<td>18.4%</td>
<td>382,798</td>
<td>13.5%</td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>20</td>
<td>1.1%</td>
<td>81,498</td>
<td>2.9%</td>
</tr>
<tr>
<td>Retail trade</td>
<td>254</td>
<td>13.8%</td>
<td>318,240</td>
<td>11.3%</td>
</tr>
<tr>
<td>Transportation and warehousing, and utilities</td>
<td>40</td>
<td>2.2%</td>
<td>129,617</td>
<td>4.6%</td>
</tr>
<tr>
<td>Information</td>
<td>17</td>
<td>0.9%</td>
<td>51,897</td>
<td>1.8%</td>
</tr>
<tr>
<td>Finance and insurance, and real estate and rental and leasing</td>
<td>66</td>
<td>3.6%</td>
<td>202,771</td>
<td>7.2%</td>
</tr>
<tr>
<td>Professional, scientific, and management, and administrative and waste management services</td>
<td>145</td>
<td>7.9%</td>
<td>276,299</td>
<td>9.8%</td>
</tr>
<tr>
<td>Educational services, and health care and social assistance</td>
<td>418</td>
<td>22.7%</td>
<td>700,967</td>
<td>24.8%</td>
</tr>
<tr>
<td>Arts, entertainment, and recreation, and accommodation and food services</td>
<td>121</td>
<td>6.6%</td>
<td>237,852</td>
<td>8.4%</td>
</tr>
<tr>
<td>Other services, except public administration</td>
<td>257</td>
<td>14.0%</td>
<td>128,060</td>
<td>4.5%</td>
</tr>
<tr>
<td>Public Administration</td>
<td>89</td>
<td>4.8%</td>
<td>95,034</td>
<td>3.4%</td>
</tr>
<tr>
<td><strong>Total civilian employed population 16 years and over</strong></td>
<td>1,841</td>
<td></td>
<td>2,827,195</td>
<td></td>
</tr>
</tbody>
</table>

Source: ACS 2011-2015

It should be noted that the employed population of Princeton may or may not work within the city of Princeton – the table above is merely reflective of the occupations in which employed Princeton residents work, regardless of location.

An inflow-outflow analysis of the city reveals that only about 14% of people who work in Princeton actually live in Princeton. The vast majority of people who work in Princeton live outside the City and
travel to Princeton for their job, and another 1,183 people live in Princeton but work outside of the City.

**Figure 7 - 2014 Princeton Inflow/Outflow Job Counts**

Inflow/Outflow Job Counts in 2014

<table>
<thead>
<tr>
<th>Color</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green</td>
<td>3,116 - Employed in Selection Area, Live Outside</td>
</tr>
<tr>
<td>Light Green</td>
<td>1,183 - Live in Selection Area, Employed Outside</td>
</tr>
<tr>
<td>Green</td>
<td>522 - Employed and Live in Selection Area</td>
</tr>
</tbody>
</table>

*Source: US Census; OnTheMap*
The Housing Landscape

According to 2015 estimates, there were 2,160 housing units in Princeton, 2,047 of which were occupied. Of the units that are occupied, 74.6 percent are owner-occupied, and the remainder are occupied by renters according to the 2010 U.S. Census.

Housing unit types

Princeton housing stock is predominantly single-family style which includes single family detached, attached housing units, and mobile homes. Around 28% of Princeton housing units are of a multi-family type, which means they exist in buildings with more than one housing unit.

Table 3 - Princeton Housing Units by Housing Type

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>City</th>
<th>%</th>
<th>Sherburne</th>
<th>Mille Lacs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached</td>
<td>1,087</td>
<td>53%</td>
<td>82%</td>
<td>75%</td>
</tr>
<tr>
<td>Townhomes (single-family attached)</td>
<td>303</td>
<td>15%</td>
<td>6%</td>
<td>4%</td>
</tr>
<tr>
<td>Duplex and triplex and quad</td>
<td>61</td>
<td>3%</td>
<td>1%</td>
<td>2%</td>
</tr>
<tr>
<td>Multifamily (5 units or more)</td>
<td>512</td>
<td>25%</td>
<td>9%</td>
<td>11%</td>
</tr>
<tr>
<td>Mobile Home/Other</td>
<td>82</td>
<td>4%</td>
<td>1%</td>
<td>8%</td>
</tr>
<tr>
<td><strong>Occupied Housing Units</strong></td>
<td>2,047</td>
<td></td>
<td>30,574</td>
<td>10,046</td>
</tr>
</tbody>
</table>

Source: ACS 2015 estimates

Age of Housing Stock

Princeton has a very mixed-age housing stock. Nearly 19% of the homes in Princeton were built prior to 1940. However, over 35% of the homes in Princeton were built after the year 1990. This range signals that homes in Princeton will have a wide variety of needs associated with their maintenance and upkeep, with older homes generally requiring more repair and rehabilitation as they age.
Figure 8 - Age of Housing Units

SOURCE: ACS 2011-2015 ESTIMATES
CHAPTER 2: HOUSING & NEIGHBORHOODS

Housing comprises one of the largest single land uses within the City. Planning for housing requires an estimation of future needs in terms of amount (number of housing units), type of housing, size and affordability levels. Taking a deeper look at historic and projected demographic data for the City helps to anticipate what the future needs will be for housing in Princeton.

BACKGROUND & TRENDS

Figure 9 - East Central Minnesota Housing Study Market Areas

A Housing Needs Analysis was completed in October of 2014 for the East Central Regional Housing Collaborative. This was done by the firm “Maxfield Research Inc.” The City of Princeton and its
surrounding area were included and much of the following analysis of need is based on the information from that study. It should be noted that because this study was conducted in 2014 and the most recent demographic data from the state demographer’s office is from 2015, there are some inconsistencies between those data sets.

**Figure 10 - Mille Lacs County Market Areas**

![Diagram of Mille Lacs County Market Areas](SOURCE_MAXFIELD_RESEARCH_INC.)

Data from the study for the City of Princeton was included within the Princeton Market Area (Princeton M.A.). The Princeton M.A. included the entire City of Princeton along with Greenbush and Princeton Townships.

Baldwin Township which is directly south of the City was also included as its own market area (Baldwin M.A.).
Because of the proximity and existing housing stock within the townships surrounding the City, this analysis for future housing needs considers both the entire Princeton M.A. as well as Baldwin M.A. in projecting the future need for housing for the community of Princeton.

The 2014 study includes population projections for the two market areas through the year 2025. It provided these estimates only for the market areas in their entirety. No estimation for the City of Princeton alone was provided.

**Figure 11 - Projected Growth - 2014 Housing Study**

Utilizing the State Demographers estimation of population for Princeton and Greenbush Townships and the City of Princeton for 2015 the following chart shows a breakout of the estimated and projected numbers for each of those three separate jurisdictions along with the Baldwin Township M.A. which remains the same from the 2014 Housing study. Projected growth of Princeton M.A. for that entire market area is 1% between 2010 and 2025. This rate is shown applied evenly to all three of the separate jurisdictions that make up the Princeton M.A. in the following chart.
Applying the average number of people per household to the estimated population growth will provide an estimated number of housing units needed in the future. In 2010, the average number of people per household (p.p.h.h.) was 2.5. This was down by 16% from the previous decade where it was 2.81 p.p.h.h. (U.S. Census). This is a trend seen throughout Minnesota and the Country. As the population continues to age and people wait to get married and start a family, the p.p.h.h. has been on the decline; the number of individuals residing together in households is getting smaller. Applying the 16% decrease into 2020 would have just under two people in each household (1.97 p.p.h.h.)

**Rental Housing Demand**

While 60% of all housing units (both for-sale and rental) in the Princeton M.A. are located within the City of Princeton, census data indicates there are almost no rental units in the rural areas of the Princeton M.A. (Greenbush & Princeton Townships). Nearly all the 120 rental units needed between 2014 and 2025 should be planned for within the City limits of Princeton.
From the total 157 units of “for-sale” housing is needed in the Princeton M.A., approximately 94 units of that should be planned for in the City of Princeton between 2014 and 2025.
Housing Objectives & Tasks

Objective 1
Establish Princeton as a lifetime community.

Task 1
Recognize and address the housing and economic needs of all age groups.

Objective 2
Increase the City’s housing stock and diversity.

Task 1
Support the expansion and diversification of the housing stock within the City to include new neighborhoods in higher-amenity areas of the community and completion of in-fill development.

Task 2
Encourage the development of a variety of housing types and sizes, including affordable and upscale, “for-sale” and rental, senior citizen housing, apartments/condominiums, townhouses, and assisted living. Support mixed housing styles within a neighborhood.

Objective 3
Provide more land suitable for creating new residential neighborhoods which include upscale housing.

Task 1
Focus on new neighborhoods North to Fog Lake and along County Road 102, and Southeast of the City along County State Aid Highway 2.
Objective 4
Preserve and protect the existing housing stock, housing values, and neighborhoods through enforcement of the housing and zoning codes.

   Task 1
   Preserve and protect neighborhood amenities.

   Task 2
   Improve and expand, where appropriate, infrastructure and community facilities such as parks and trails.

   Task 3
   Promote enforcement of housing and zoning codes, and develop more flexible zoning ordinance requirements for the traditional residential neighborhoods.

Objective 5
Coordinate with Baldwin Township, Princeton Township, and private property owners to plan for suitable expansion through subdivision planning.

Objective 6
Encourage housing development in and near the downtown area.

Objective 7
Promote a more walkable, bike-able, energy efficient neighborhood design.

   Task 1
   Work with the local development community to create more energy efficient neighborhoods.

Housing Strategies

Types of housing appropriate for Princeton

Based on the anticipated need for future housing, the goals and priorities identified for housing in spring of 2017 and discussions with the City Planning Commission on March 20th, 2017, the following types of housing are appropriate for future development in the City of Princeton.
Single-family detached
Density of 4-6 units per acre

Townhomes
(owner occupied or rental) 4-12 units per acre

Condominiums or apartments
10 - 25 dwelling units per acre
Mixed Use apartments or condo’s in buildings with commercial space

Locations for New Housing

Along with understanding the amount and type of housing needed for the future of a city, the location of housing is paramount in planning for development. Chapter 5, on land use will further examine how different uses and neighborhoods fit within the City, and other chapters of this plan will consider the important elements that tie neighborhoods together as a complete city. The following is an illustration of the different locations in town where housing development will be most appropriate within the next 10 to 20 years.
The 17 Acres on the north side of town provides a location for over 51 units dwelling units if developed at an average of 3 dwelling units an acre (gross), a low to medium density type of development. The following table shows the number of dwelling units and average lot size that could be provided for in the development of this location.\(^1\) This could be a neighborhood with single-family detached at 2 or 4 dwelling units per acre or a mix of different types of housing units at a higher density.

\(^1\) This is a general calculation without taking into consideration environmental conditions of the specific property.
### Table 4 – Northside Property Scenario Housing Densities

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Density</th>
<th>Average Lot Size (sq. ft.)</th>
<th>Number of dwelling units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density</td>
<td>3 d.u./acre</td>
<td>11,600</td>
<td>51</td>
</tr>
<tr>
<td>Medium Density</td>
<td>6 d.u./acre</td>
<td>5,800</td>
<td>102</td>
</tr>
</tbody>
</table>

**Source:** WSB & Associates

### Southside Property Scenario

On the south end of town there is a 65 acre parcel suitable for housing development. There are some wetland areas on the property and therefore cluster development may be appropriate to avoid these features which might provide a nice open space amenity incorporated in parks or trails for the neighborhood. Types of housing here could include a mix of twin, townhomes and multi-family apartments or condominiums. The City is currently reviewing a concept plan for 103 manufactured home units.
Several blocks of the downtown area have the potential for redevelopment into a higher intensity use. Replacing the strip commercial development with more vertical mixed use would help to provide that greater intensity of use. A mixed-use building which has commercial on the first floor and housing on upper levels would create a larger customer base for downtown businesses and could be designed in a way that reestablishes the feeling of the old downtown. Bringing those structures closer to the street and incorporating parking areas in the rear or internal to the block would further help to reestablish the feeling of the old downtown. Development in this area should also be mindful of pedestrian
connectivity to the river and to adjacent historic buildings (primarily on the west side of Fifth Avenue)
CHAPTER 3: ECONOMIC DEVELOPMENT

In 2012, the City of Princeton completed a strategic economic development plan for the City as a guiding document for the decisions that would be considered by the Economic Development Authority as they considered the local public investment on projects. This document has been reviewed and updated on a regular basis with the last update occurring in 2016. At that time, there were four primary goals and/or visions that were identified that were in general terms to promote, develop, compete and improve the community. An overview of those broad goals and visions are as follows:

1. **Promote** - Maintain ongoing marketing of the community with local partners to create a destination for residents and visitors.
2. **Develop** - Plan for the continued development of the community for both commercial/industrial and retail through business retention and attraction activities focusing on job and tax base growth.
3. **Compete** - Create and maintain incentive programs to allow for the community to encourage growth and attraction of companies.
4. **Improve** - Maintain interconnected land use strategies to promote a healthy community and promote the development with regional groups.

While these goals have allowed for the community to make some significant progress in certain areas, the community needs to continue that momentum to allow for Princeton to reach its fullest potential. These successes include the pending Crystal Cabinets expansion, repurposing of buildings for new uses, and the completion of the airport plan for a greater utilization of that community asset.

**SWOT Analysis**

These broad goals were used to as a basis to complete a SWOT analysis in mid-2017 as the community completed an update of their comprehensive plan. The SWOT analysis guides the EDA to identify the positives and negatives inside the community (Strength & Weakness) and outside of it, in the external environment (Opportunity & Threat). The continued developing of a full awareness of how the EDA views the situation will allow for the development of the strategic plan.
Princeton’s SWOT analysis was prepared after meeting with the Economic Development Authority to discuss the strengths and challenges of living and doing business in Princeton. The strengths and weaknesses have been identified as follows:

**Strengths**
- Location (Major Corridors)
- River
- Airport
- Award-Winning Regional Hospital
- Golf Course (& Disk Course)
- Parks & Trails
- Remodeled Schools
  - Modern Facilities, Community Investments
- Vibrant Industrial Sector
- Strong Business Community
- Downtown Business Variety
- New Public Safety Building
- Fairgrounds with year-round access & activities
- Hockey Arena
- Quality Ball Fields
- A self-sufficient Historical Depot
- 1st One-room schoolhouse in Mille Lacs County
- Community Garden
- Sense of Community (Small-Town Feel)
- Good relationships with regional funding groups
- A relatively new library
- Excellent child care facility and teen center
- Low Cost of Housing

**Weaknesses**
- Availability of Rental Housing
  - Senior Housing
  - Younger generations
  - Affordability
- Aging Housing Stock
  - No modern amenities
- Cost of Utilities
- Bad Public Relations
- Perception of high costs
  - Lack of communication
  - Not a business-friendly place
    - No city support
- Lack of entertainment opportunities and amenities
  - “There’s nothing to do here”
Opportunities

- Review tax structure and utility costs (PUC sets rates)
  - Compare to surrounding cities
- Raw Land Development & Re-development
- Develop Business Assistance Policies and streamline the process
- Develop Marketing Plan (City Brand and Identity)
- Development-Friendly Land Use & Zoning
- Extend Infrastructure
- Annexation Process

Threats

- Demographic changes
- Loss of Labor Force
- No opportunity for post-secondary training
  - They already exist in surrounding areas
- Society’s demand for amenities
  - Ex. Connected/ regional bike trails
- Location of the river (changes in regulations)
- Competitive wage scale
- Perception of preserving historic buildings (they can’t be touched or improved)

- Downtown
  - Mixed Use development (work/live/play)
  - Easy Transportation
  - Housing Opportunities
- Strengthen Sense of Community and Small-town feel
  - Develop line of communication
- Adjust policies and ordinances to be more user-friendly

- Changing energy market
  - Public utilities
  - Biggest energy users (industrial) are not using public utility
- E-commerce
- Lack of public/civic engagement
  - People losing interest
  - Younger people not replacing positions
  - Decrease in personal interaction (social tech)
The information that was provided by the EDA was then condensed into groups to create a series of objectives for the EDA and community to focus on to meet the goal of creating a stable, livable community for the residents. These objectives will be the basis for the economic development plan and expanded to include tasks the accomplishment of the objectives and the resulting timelines associated with each task.

**Leakage Analysis**

A SWOT analysis also considers retail leakage (Leakage analysis) to identify retail sales by residents that are occurring outside of Princeton in hopes of capturing those sales and strengthening the City’s economy. A Leakage analysis compares per capita sales tax generated from targeted retail categories against countywide averages (Sherburne County). A retail surplus suggests the community is capturing its local market for that category of goods plus attracting shoppers from outside the jurisdiction. A retail leakage (gap) suggests the possibility that residents may have a greater demand for products in the specific category than is being satisfied by local businesses. The graph below indicates that a retail gap exists for furniture and home stores, health and personal care stores, clothing and accessories stores, and non-store retailers, but that in general the City is well served by local retail and services.

**Figure 15 - Leakage/Surplus Factor by Industry Subsector**

[Graph showing Leakage/Surplus Factor by Industry Subsector]

**Source:** ESRI
As indicated by the leakage analysis for industry subsectors, the City of Princeton has a leakage of home furnishing stores, clothing and clothing accessory stores, and health and personal care stores. In addition, Princeton also has a significant leakage of non-store retailers (internet based businesses); however, many times these businesses are under reported based upon the nature of the business.

When the leakage report is further broken down into industry groups we find that the community has a leakage in a similar set of stores with 100% leakage for furniture stores, which would stand to reason as the community does not currently have a furniture store. The community also has a significant leakage of specialty food stores, and office supply and gift stores. In addition, the community attracts shoppers from across the area for lawn and garden equipment and supplies, liquor stores, and department type stores. This high level of attraction for department type stores reflects the Wal-Mart and Shopko presence in the community.

**Figure 16 - Leakage/Surplus Factor by Industry Group**

![Leakage/Surplus Factor by Industry Group](source: ESRI)
The analysis also gives us an opportunity to understand the types of businesses that may be good targets for City recruitment in the downtown area. As indicated in the leakage report, the community attracts a significant number of patrons for eating establishments, but it has a leakage of customers for drinking establishments. This could indicate that a focus of targeting grill and bar type establishments may be a good strategy to expand the downtown area.

The leakage analysis fits well with the information that was collected from the inventory of the downtown businesses and buildings. The downtown area while having limited vacancies, struggles with the attraction of pedestrians in the evening. This is identified by the lack of foot traffic and the leakage of evening entertainment facilities since most of the dining institutions are located outside of the central business core.

One of the primary focuses of the economic development strategy is how the downtown area can be improved and become a destination. As part of the economic development portion of the comprehensive plan an updated inventory of the buildings in the downtown area and the employee traffic that those buildings and businesses generate was completed.

The following information on the currently available space was completed during a survey in early 2017 and is a snapshot in time of the current conditions. These conditions will change as businesses come and go from the downtown area but it does give us a good picture of the conditions in the area. The focus, as we develop a plan for the community and the downtown area, should be on the trends and not on specific vacancies or businesses.

**Table 5 - Downtown Employee Population**

<table>
<thead>
<tr>
<th>Hours</th>
<th>Mon-Fri</th>
<th>Sat-Sun</th>
</tr>
</thead>
<tbody>
<tr>
<td>5:00 AM - 8:30 AM</td>
<td>180 - 220</td>
<td>50 - 70</td>
</tr>
<tr>
<td>9:00 AM - 12:00 PM</td>
<td>360 - 400</td>
<td>160 - 180</td>
</tr>
<tr>
<td>12:30 PM - 5:30 PM</td>
<td>370 - 410</td>
<td>160 - 180</td>
</tr>
<tr>
<td>6:00 PM - 9:30 PM</td>
<td>100 - 120</td>
<td>70 - 90</td>
</tr>
<tr>
<td>10:00 PM - 2:00 AM</td>
<td>5 - 15</td>
<td>5 - 15</td>
</tr>
</tbody>
</table>

*Source: WSB & Associates*
There are currently 102 businesses located in the downtown study area. There are also currently 12 business fronts that are vacant producing a total of 114 businesses that could be in the downtown area (Appendix Attachments 1 & 2). This number is based upon the survey that was completed during early 2017 and may have changed as new stores open and possibly old ones closed. The currently shown vacancy rate of 11% is healthy for the community as it shows that there is a turn of spaces and should a new business have a desire to open there would be space available.

Table 6 - Downtown Business Inventory

<table>
<thead>
<tr>
<th>Type</th>
<th>Number of Businesses</th>
<th>Area (sq. ft.)</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>21</td>
<td>62,000</td>
<td>16%</td>
</tr>
<tr>
<td>Service</td>
<td>27</td>
<td>87,500</td>
<td>22%</td>
</tr>
<tr>
<td>Repair</td>
<td>1</td>
<td>1,000</td>
<td>0%</td>
</tr>
<tr>
<td>Financial</td>
<td>14</td>
<td>38,500</td>
<td>10%</td>
</tr>
<tr>
<td>Real Estate</td>
<td>4</td>
<td>11,000</td>
<td>3%</td>
</tr>
<tr>
<td>Restaurant</td>
<td>9</td>
<td>34,000</td>
<td>9%</td>
</tr>
<tr>
<td>Government</td>
<td>1</td>
<td>6,500</td>
<td>2%</td>
</tr>
<tr>
<td>Auto Related</td>
<td>5</td>
<td>35,500</td>
<td>9%</td>
</tr>
<tr>
<td>Medical Wellness</td>
<td>20</td>
<td>71,000</td>
<td>18%</td>
</tr>
<tr>
<td>Vacant</td>
<td>12</td>
<td>42,000</td>
<td>11%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>114</strong></td>
<td><strong>389,000</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Source: WSB & Associates

The 42,000 square feet that is currently vacant is comprise of primarily small space that are less than 2,500 square feet. There are two exceptions in a building at 100 - 6th Avenue North which is the largest currently available at 12,000-square feet and a 5,500-square foot space at 108 - 6th Avenue South. These two spaces comprise approximately 42% of the available space.

Based upon the availability of space and the retail leakage caused by the lack of evening traffic, the EDA may want to focus on the attraction of businesses along the lines of a microbrewery, bar and grill or entertainment establishments. This potential business focus is also supported by the community having an expenditure of over $2,700.00 per household annually. This reflects the expenditure of 6% of the family income on eating away from home.
INDUSTRIAL PROPERTY

The City of Princeton completed an industrial park study in 2016 to determine the future needs for industrial property in the community. The study identified 293 acres as being available and zoned for industrial development in the city limits. This acreage including a 176-acre site that has since been returned to the township at the owners request and is no longer available for development. This has resulted in the city having approximately 117 acres available for development. These sites range in size from 5 to 83 acres in size. The largest site is a decommissioned waste water pond site and will not be available for development until the decommissioning process has been completed. A local company is also considering the expansion of their facility which will further reduce the available space for new projects.

Located within the growth zone of the community an additional 538 acres is guided for industrial development. While this area is currently within the townships that surround the community, Princeton should begin the process to allow for such development as the existing available property may not meet the needs of the community should a large project be identified for relocation to the community.

One of the ways that a community can gauge the need for additional commercial/industrial property and buildings is to look at the available stock. In a recent survey, there were four commercial/Industrial buildings listed for sale. The chart below shows the buildings that were identified:

Table 7 - Currently Available Commercial/Industrial Buildings

<table>
<thead>
<tr>
<th>Address</th>
<th>Size (SF)</th>
<th>Price</th>
<th>Cost/SF</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>12535 - 320th ¼ Avenue NW</td>
<td>5,700.00</td>
<td>$229,000</td>
<td>$40.18</td>
<td>Indust.</td>
</tr>
<tr>
<td>4674 HWY 169</td>
<td>10,702.00</td>
<td>$199,900</td>
<td>$18.68</td>
<td>Indust.</td>
</tr>
<tr>
<td>4508 Baxter Road</td>
<td>12,992.00</td>
<td>$350,000</td>
<td>$26.94</td>
<td>Indust.</td>
</tr>
<tr>
<td>304-19th Avenue North</td>
<td>9,835.00</td>
<td>$1,095,000</td>
<td>$111.34</td>
<td>Comm.</td>
</tr>
<tr>
<td>Average Cost</td>
<td>39,229.00</td>
<td>$1,873,900</td>
<td>$47.77</td>
<td></td>
</tr>
</tbody>
</table>

Source: GREATER MSP, August 2017

Three of the buildings identified by the survey are metal buildings which is reflected in the cost per square foot. The final building with the highest per square foot value is a multi-tenant retail building located in the Wal-Mart development area. When this property is
removed from the list of buildings the price per square foot drops to $28.60 which is more in line with the value of metal buildings. It’s removal also brings the total available square foot of commercial/industrial buildings to 29,394.

This low level of available space and the limited area available for the development of new commercial/industrial building space would indicate the need for the city to begin planning for additional property slated for commercial/industrial uses.

The need for additional commercial/industrial property will be an outgrowth of the strong business base in the community. As indicated below, the City of Princeton has 306 businesses that employ over 5,230 employees. The entire population of the community is 4,890 indicating that Princeton imports a significant number of workers.
### Table 8 - Business and Employee Breakdown by NAICS Codes

<table>
<thead>
<tr>
<th>Business and Employees by NAICS Codes</th>
<th>Business Number</th>
<th>Business Percent</th>
<th>Employees Number</th>
<th>Employees Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, Forestry, Fishing &amp; Hunting</td>
<td>1</td>
<td>0.3%</td>
<td>1</td>
<td>0.0%</td>
</tr>
<tr>
<td>Mining</td>
<td>0</td>
<td>0.0%</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Utilities</td>
<td>1</td>
<td>0.3%</td>
<td>21</td>
<td>0.4%</td>
</tr>
<tr>
<td>Construction</td>
<td>16</td>
<td>5.2%</td>
<td>121</td>
<td>2.3%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>15</td>
<td>4.9%</td>
<td>847</td>
<td>16.2%</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>11</td>
<td>3.6%</td>
<td>256</td>
<td>4.9%</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>60</td>
<td>19.6%</td>
<td>1,180</td>
<td>22.6%</td>
</tr>
<tr>
<td>Transportation &amp; Warehousing</td>
<td>6</td>
<td>2.0%</td>
<td>135</td>
<td>2.6%</td>
</tr>
<tr>
<td>Information</td>
<td>7</td>
<td>2.3%</td>
<td>147</td>
<td>2.8%</td>
</tr>
<tr>
<td>Finance &amp; Insurance</td>
<td>19</td>
<td>6.2%</td>
<td>103</td>
<td>2.0%</td>
</tr>
<tr>
<td>Real Estate, Rental &amp; Leasing</td>
<td>14</td>
<td>4.6%</td>
<td>34</td>
<td>0.7%</td>
</tr>
<tr>
<td>Professional, Scientific &amp; Tech Services</td>
<td>25</td>
<td>8.2%</td>
<td>79</td>
<td>1.5%</td>
</tr>
<tr>
<td>Management of Companies &amp; Enterprises</td>
<td>0</td>
<td>0.0%</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Administrative &amp; Support &amp; Waste Management &amp; Remediation Services</td>
<td>8</td>
<td>2.6%</td>
<td>32</td>
<td>0.6%</td>
</tr>
<tr>
<td>Educational Services</td>
<td>9</td>
<td>2.9%</td>
<td>453</td>
<td>8.7%</td>
</tr>
<tr>
<td>Health Care &amp; Social Assistance</td>
<td>37</td>
<td>12.1%</td>
<td>1,076</td>
<td>20.6%</td>
</tr>
<tr>
<td>Arts, Entertainment &amp; Recreation</td>
<td>7</td>
<td>2.3%</td>
<td>101</td>
<td>1.9%</td>
</tr>
<tr>
<td>Accommodation &amp; Food Services</td>
<td>23</td>
<td>7.5%</td>
<td>451</td>
<td>8.6%</td>
</tr>
<tr>
<td>Other Services (except Public Administration)</td>
<td>33</td>
<td>10.8%</td>
<td>132</td>
<td>2.5%</td>
</tr>
<tr>
<td>Public Administration</td>
<td>7</td>
<td>2.3%</td>
<td>60</td>
<td>1.1%</td>
</tr>
<tr>
<td>Unclassified Establishments</td>
<td>7</td>
<td>2.3%</td>
<td>1</td>
<td>0.0%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>306</strong></td>
<td><strong>100%</strong></td>
<td><strong>5,230</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

**Source:** ESRI

While a significant number of the imported workers are in conjunction with health care (1,076 employees) and retail (1,180 employees) the community also has a strong manufacturing sector with over 847 employees. This would indicate that Princeton is a commercial hub for the area and needs to retain that distinction by having the ability to provide sites for the businesses to continue to grow.
### Table 9 – Retail Business Breakdown

<table>
<thead>
<tr>
<th>Business and Employees by NAICS Codes</th>
<th>Business</th>
<th>Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
</tr>
<tr>
<td>Retail Trade - Total</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Motor Vehicle &amp; Parts Dealers</td>
<td>12</td>
<td>3.9%</td>
</tr>
<tr>
<td>Furniture &amp; Home Furnishings Stores</td>
<td>2</td>
<td>0.7%</td>
</tr>
<tr>
<td>Electronics &amp; Appliance Stores</td>
<td>3</td>
<td>1.0%</td>
</tr>
<tr>
<td>Bldg Material &amp; Garden Equipment &amp; Supplies Dealers</td>
<td>3</td>
<td>1.0%</td>
</tr>
<tr>
<td>Food &amp; Beverage Stores</td>
<td>6</td>
<td>2.0%</td>
</tr>
<tr>
<td>Health &amp; Personal Care Stores</td>
<td>9</td>
<td>2.9%</td>
</tr>
<tr>
<td>Gasoline Stations</td>
<td>4</td>
<td>1.3%</td>
</tr>
<tr>
<td>Clothing &amp; Clothing Accessories Stores</td>
<td>4</td>
<td>1.3%</td>
</tr>
<tr>
<td>Sport Goods, Hobby, Book, &amp; Music Stores</td>
<td>4</td>
<td>1.3%</td>
</tr>
<tr>
<td>General Merchandise Stores</td>
<td>5</td>
<td>1.6%</td>
</tr>
<tr>
<td>Miscellaneous Store Retailers</td>
<td>8</td>
<td>2.6%</td>
</tr>
<tr>
<td>Non-store Retailers</td>
<td>0</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

**Source:** ESRI

### Table 10 – Specific Business Breakdown

<table>
<thead>
<tr>
<th>Business and Employees by NAICS Codes</th>
<th>Business</th>
<th>Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
</tr>
<tr>
<td>Finance &amp; Insurance - Total</td>
<td>19</td>
<td>6.2%</td>
</tr>
<tr>
<td>Central Bank/Credit Intermediation &amp; Related Activities</td>
<td>7</td>
<td>2.3%</td>
</tr>
<tr>
<td>Securities, Commodity Contracts &amp; Other Financial Investments &amp; Other Related Activities</td>
<td>4</td>
<td>1.3%</td>
</tr>
<tr>
<td>Insurance Carriers &amp; Related Activities; Funds, Trusts &amp; Other Financial Vehicles</td>
<td>8</td>
<td>2.6%</td>
</tr>
<tr>
<td>Professional, Scientific &amp; Tech Services - Total</td>
<td>25</td>
<td>8.2%</td>
</tr>
<tr>
<td>Legal Services</td>
<td>8</td>
<td>2.6%</td>
</tr>
<tr>
<td>Accommodation &amp; Food Services - Total</td>
<td>23</td>
<td>7.5%</td>
</tr>
<tr>
<td>Accommodation</td>
<td>2</td>
<td>0.7%</td>
</tr>
<tr>
<td>Food Services &amp; Drinking Places</td>
<td>21</td>
<td>6.9%</td>
</tr>
<tr>
<td>Other Services (except Public Administration) - Total</td>
<td>33</td>
<td>10.8%</td>
</tr>
<tr>
<td>Automotive Repair &amp; Maintenance</td>
<td>5</td>
<td>1.6%</td>
</tr>
</tbody>
</table>

**Source:** ESRI
One of the ways that communities determine the long term needs of the business community is through the development and implementation of a business retention and expansion program. This program allows for the community to develop relationships with the businesses, understand their needs either in workforce or building space and allows for the changing of the perception of the city as a partner willing to assist the businesses as they grow and prosper.

The City of Princeton currently provides several programs to assist businesses. These programs include:

- **Small Cities Development Program**: Assistance is available in the form of 0% ten-year loans (that become grants after ten years of ownership) for the rehabilitation of commercial properties.

- **Tax Abatement**: The City can forgive property taxes for the expansion of a building in the community if it meets the City Tax Abatement Program Guidelines. The City can forgive up to $200,000 per year city-wide for projects. Partnerships with the County are available to increase the level of assistance that may be available to a business considering expansion. Currently the school district does not participate in tax abatement projects.

- **Tax Increment Financing (TIF)**: The City can assist business and housing projects with TIF which allows for the City to capture the new taxes generated by a project and use them for the costs associated with that project including City infrastructure.

- **Revolving Loan Fund Program**: The City provides gap financing for business start-ups and expansions, including equipment purchasing, land purchases, building renovations. The program is based upon the availability of funds and the need demonstrated by the business for the additional assistance.

As the City moves forward it may want to review the guidelines for the programs as they are primarily directed towards industrial type development. The City, because of the identified importance of the
downtown, may want to adjust and create new programs to be used towards the redevelopment of the downtown area.

While the community has made progress on some of the goals that have been listed in past economic development plans, it has not fully realized success on the plans due to many external forces. These forces include staffing changes at the City, changes in focus for the community, and sometimes the failure to assign the tasks and the associated timeline for the completion of those tasks.

In the objectives that have been created from the information provided and develop from different sources, tasks have been created. These tasks in some cases will be easier to complete and will not require any further definition. In other cases, the tasks will require that they are broken down into sub-tasks to allow for their completion. The resulting matrix will allow for the EDA and community to track their successes and failures with the completion of the tasks.

**Economic Development Objectives & Tasks**

**Objective 1**
Identify sites in the community for possible development/redevelopment, create a plan to influence the development, and create a development process for sites that are in conformance with the comprehensive plan.

**Task 1**
Identify sites for redevelopment and determine the level of possible City involvement for projects on the sites.

**Task 2**
Review and amend the policy for financial assistance for projects that meets the needs of projects.

**Task 3**
Engage Property Owners in the process for the development/redevelopment of their sites.

**Task 4**
Develop a program to assist with demographic information to respond quickly to RFP requests for potential projects.
Princeton Comprehensive Plan Chapter 3: Economic Development

Task 5
Identify and develop a plan for the orderly annexation process for the expansion of the City and the extension of infrastructure.

Objective 2
Develop a comprehensive marketing and branding strategy that will continue to attract targeted businesses and residents to the City by promoting the business-friendly and small town nature of the community.

Task 1
Identify and adjust policies that are not efficient and business friendly and develop an online permitting application and fee payment process.

Task 2
Refine and continue the implementation of Business Retention and Expansion Program.

Task 3
Complete a rate study to determine if fees (utility rates, development fees, tax rates, etc.) are competitive with the local and regional area while still meeting the long term needs of the community.

Task 4
Create an environment that is a destination and that enhances the City’s tax base by increasing the number of trips and time shoppers, visitors, and employees spend in the City.

Task 5
Promote the usage of natural amenities in the community (such as the Rum River) and the quality of life in a small-town setting.
Objective 3
Utilize land use planning including transportation planning and utility planning to promote job growth and to enhance the overall economic health of the city and area.

Task 1
Engage business/property owners & residents to understand stakeholder goals and concerns.

Task 2
Develop programs and assist with the acquisition of funding and technical assistance for the completion of the projects.

Task 3
Identify land uses and related building types that promote job generation and job retention to encourage economic growth in the City.

Task 4
Research and analyze land areas of the City that appear to be underutilized, underperforming or antiquated. Create effective land use strategies and programs for maximizing their potential.

Objective 4
Identify workforce needs of City businesses and facilitate partnerships between the Chamber of Commerce, educational institutions, and the business community to satisfy market demands.

Task 1
Create a roundtable discussion with specific business clusters to understand/address workforce issues affecting business operations.

Task 2
Promote art and cultural opportunities to attract, retain and expand businesses that contribute to the City’s creative economy and improve the quality of life for residents and businesses.
Task 3
Create an environment that encourages the retention of residents and attraction of former residents by identifying opportunities in the community.

Task 4
Create collaborations among local higher education institutions and business leaders to create educational programs aligned with the workforce development needs of area businesses.

Objective 5
Create infrastructure necessary to retain and attract desirable businesses and a dynamic business environment in the Downtown Area.

Task 1
Review the existing buildings and uses to determine the types of businesses that should be targeted.

Task 2
Identify areas that are ready for redevelopment or repositioning.

Task 3
Review the development standards so they allow more flexibility for development of projects in the downtown and include the creation of amenities that enhance walkability.

Task 4
Develop a strategy for the recruitment of targeted business opportunities to expand the variety of amenities in the Downtown area.

Task 5
Create design standards for the downtown area that enhance construction while maintaining affordability.

Task 6
Create gateway monuments to welcome and demarcate the Downtown for visitor and create a sense of common purpose.
Task 7
Develop a landscape architectural plan for the Downtown to incorporate a common visual design into pedestrian connections, gathering spaces, public amenities, and community events.

Objective 6
Create the infrastructure necessary to provide for life-cycle housing to allow for a range of housing opportunities to residents and future residents of the community.

Task 1
Complete housing study to determine current and long-term housing needs.

Task 2
Develop a program for the possible updating of homes to include the amenities that are sought by new home buyers.

Task 3
Identify areas for future development of housing opportunities.

Task 4
Review and develop a structure to allow for the community to participate in new housing development projects.

The resulting economic development plan, as with many items in the report, is a snapshot in time of the current conditions and must be reviewed and updated on a regular basis. This includes the removal of items that have been completed and those that may no longer be relevant to the development of the community. The EDA and City should also work to recognize the successes as they are completed to allow for continued buy in by the members of the EDA, the business community and the resident
CHAPTER 4: PARKS & TRAILS

This chapter begins with an explanation of why parks, trails, and open space are important. A classification system is presented along with an inventory of the system as of 2017. Park needs are identified, followed by policies and a plan which shows existing and proposed park, trails, and open space.

PARKS & RECREATION NEEDS ASSESSMENT

Parks, trails and open space provide opportunity for recreation, promote a healthy lifestyle, and enhance the appearance and economic strength of a community. Parks break up the development pattern, provide an opportunity for preserving wildlife and scenic areas, and are shaping elements which contribute significantly to Princeton. Parks, trails, and open space give the community and its neighborhoods a sense of place, identity, and pride. The amount, location, and quality of the open space can favorably affect property values.

The Rum River and the West Branch of the Rum River are the most important natural features that shape the character of Princeton. These rivers contain much of the City’s wooded area and account for a significant share of the City’s parkland. The river can become a focal point to attract tourists and visitors to downtown.

The importance of park and open space facilities will increase over time. The need to preserve the drainage ways and wetlands leading to the rivers and creeks is critical for effective drainage. Preservation of these drainage ways also offers an opportunity to preserve some of the areas wetlands and wildlife. Some of these corridors have opportunities to include trails and interpretive spaces.

The recreational aspects of trails and walkways can complement the natural features of public parks. These features should continue to be developed within the community. There are eight official City owned parks that have a role in creating public opportunities, including: Rainbow, Civic, Riverside, Riverview, Riebe, Mark, Triangle, and Pioneer Park.
The Land Use Plan calls some high and medium density residential development on the west side of Highway 169 near the underpass of County Road 31 (1st Street). None of the existing parks are located on this side of Highway 169, but the County Road 31 underpass does create a vehicular, bicycle and pedestrian connection to the east side of Highway 169. The closest park (Mark Park) to the planned high and medium density residential area is about ½ mile from the sites. Private recreation opportunities should be considered within the high and medium density residential development. A public City park west of Highway 169 should be considered with trails connecting to other parks if additional residential development west of Highway 169 is developed in the future.

There are four City parks located north of Highway 95, but two of them are natural resources based parks (Riverview and Pioneer Parks) and two that provide playgrounds and other active recreational opportunities (City Center and Rainbow Park). There are several other active recreational opportunities provided by the Princeton School District (Princeton Primary, Intermediate, and Middle Schools). When the residential properties north of North 12th Street develop, the City should do one of three things:

1. Dedicate new parkland from the developments;
2. Collect fees in-lieu of park dedication to further improve Civic Center and Rainbow Park; or
3. Partner with the Princeton School District to expand the recreation opportunities available at their school sites.

**Parks Classification matrix**

Parks and open space areas are divided into categories based primarily on function and size. Table 12 is the classification system for the parks and open spaces. Not all the parks and open spaces identified clearly fall into the specified categories.
## Table 11 – Parks & Open Space Classification System

<table>
<thead>
<tr>
<th>TYPE</th>
<th>DESCRIPTION</th>
<th>NEIGHBORHOOD</th>
<th>CITY-WIDE</th>
<th>NEIGHBORHOOD AND CITY-WIDE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mini-Park (tot-lot)</td>
<td>Small park providing a specialized service for special age groups or at times providing a special space for a broader group.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Neighborhood Park or Neighborhood Playground</td>
<td>Park area for intensive active use by the abutting neighborhood -- usually involving play of outdoor sports and craft activities.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trail</td>
<td>A facility for pedestrian and bikes to provide access to neighborhood areas and facilities - commercial and downtown to be used for enjoyment.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Playfields</td>
<td>Park area for intensive, usually highly organized athletic activity, lighted fields, parking, bleachers, and other equipment for watching usually provided or planned.</td>
<td></td>
<td>20 - 40 acres</td>
<td></td>
</tr>
<tr>
<td>Community Park</td>
<td>Usually a natural park area for a variety of active and passive recreation, including picnicking, swimming, hiking, outdoor sports.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Purpose</td>
<td>Park area established and maintained to provide a special service usually dominating the entire park. Examples: nature center, golf course, historic.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td>Park area which is essentially to remain undeveloped and which services as an area for drainage, storage of water, or which may contain wetland, poor soil and/or natural vegetation which is to be left undisturbed. Lineal trails are often included.</td>
<td></td>
<td>Varies</td>
<td></td>
</tr>
</tbody>
</table>

**Source:** WSB & ASSOCIATES
Additional City Open Spaces

Although not technically public parks or public open space, the following facilities provide additional active and passive recreation opportunities:

- Rum River Golf Course
- Mille Lacs County Fairgrounds
- Water Tower Sites
- Princeton Youth Hockey Arena
- Mille Lacs County Historical Museum
- Princeton High School
- Princeton Middle School
- Princeton Intermediate School
- Princeton Primary School
Regional Park and Trails Map
Princeton, MN

Scientific and Natural Areas
Wildlife Management Area
National Wildlife Refuge
State Forest
Princeton Boundary
State Park Trails and Roads
Snowmobile Trails
River Management Sections
Scenic River Classification
Recreational River Classification

1 inch = 3 miles

Princeton Comprehensive Plan
Regional Park and Trails Map
Princeton, MN
The City benefits from the work the Princeton School District, Public Utilities, Youth Hockey Association, and other public and private entities have done in creating additional recreation sites within the community.

The Princeton Visionary Committee is a non-profit organization that includes six townships, the City of Princeton, Princeton School District, and local business leaders. The Visionary Committee is working on a regional trail system plan that connects Elk River to Princeton, through the community, and to points north, such as Milaca and Onamia where it would connect with the State Trail system.

Since the adoption of the 2009 Comprehensive Plan, the City has completed several improvements to the park system, including the addition of two new parks.

**Regional Open Spaces**

County, State, and Federal lands provide additional open space and recreational opportunities (such as hunting, camping, and wildlife viewing) that supplement and expand upon the local opportunities. Such facilities that exist within a 20-mile radius include:

- Rum River State Forest
- Sherburne National Wildlife Refuge
- Sand Dunes State Forest
- Springvale County Park
- Dalbo County Park
- Numerous State Wildlife Management Areas
- Rum River Wild and Scenic River
- Rum River Water Trail

**Park & Recreation Objectives & Tasks**

The following objectives are based on the long-range goal to develop a balanced Parks, Trails, and Open Space system that includes adequate areas for active and passive recreation sites. Parks and Recreation needs analysis information and long range community goals.
Objective 1
Design a pedestrian plan utilizing linear park development and sidewalks/trails in and around Princeton linking people to destinations.

Task 1
Extend the city sidewalks to Coborn’s Superstore.

Task 2
Develop process for repairing, upgrading and/or adding city sidewalks.

Objective 2
Develop a detailed park improvement plan for each City-owned recreational site that identifies future park improvement projects.

Task 1
Develop a parks and trails park marketing plan.

Task 2
Construct a boat launch ramp at Riverside or Riebe Park.

Task 3
Construct new restrooms in Riverside Park.

Task 4
Complete the bike trail from Crystal Cabinets to Mark Park.

Objective 3
Monitor changes in the State enabling legislation that provides for funding opportunities and/or affects park dedication requirements.

Objective 4
Negotiate park dedication requirements with each developer based on the current land needs and cash in-lieu of land requirements in the City code.
Task 1
Require land dedication to the City as part of a plat where the City Parks Plans indicate future park land needs. Work with developers to set aside necessary lands and/or funds for other public purposes, including public safety, public utilities, or schools.

Objective 5
Adopt an official Trails Corridor Map that connects local recreational sites and links the community to recreational facilities in the surrounding counties.

Objective 6
Encourage joint use of park and open space for recreation, preservation of natural and visual amenities, drainage, and water storage.

Task 1
Preserve, protect, and enhance the Rum River and adjacent lands for year-round recreational activities and for the scenic vistas it provides. Uses could include picnicking, camping, fishing, boating/canoeing, jogging, biking, nature observation/interpreting, and scenic viewing.

Objective 7
Support the acquisition and/or donation of parcels that enhance the natural features of the community.

Task 1
Research State grant programs to offset development and acquisition costs.

Task 2
Consider private recreational opportunities within the planned high and medium density residential development located west of Highway 169. When additional residential development beyond the planned high and medium density land is considered west of Highway 169, a public park or linear park connection to existing parks located west of Highway 169 should also be considered.
Task 3
To accommodate the recreational needs of the future residential developments north of North 12th Street, evaluate the improvement possible at City Center and/or Rainbow Park, or partnering with Princeton School District to provide additional recreational opportunities at Princeton Middle, Intermediate, and/or Primary Schools.
CHAPTER 5: LAND USE

ABOUT THIS CHAPTER
The development patterns of the City of Princeton have happened over the entire 160+ year history of the community. Its location along the Rum River and the West Branch of the Rum River has made the land use patterns evolve to their current form. The rivers, flood plains, and other natural features guide the area’s development. With limited river crossings and wide areas of undevelopable land, the community is physically divided by stretches of natural beauty.

It is the Vision, Goals, and Policies found in the earlier chapters of the plan that are the building block on which the following land use categories are based.

BACKGROUND & TRENDS
The 2018 existing Land Use Map was compiled by City staff and is included as Figure X.1 on Page X. There are no significant changes since the map was produced in 2003, aside from the addition of commercial and agricultural areas to the west of Highway 169.

Historically, the downtown grew out of serving the logging facilities and along the former state highways. The railroad arrived later and an industrial area developed along the rail lines that included large agricultural (potatoes) businesses. Residential areas are located immediately around the downtown and north between the West Branch of the Rum River and the Main Branch of the Rum River — again extending along the transportation corridors.
The Princeton City Council’s twenty-one 2017 priorities were used for this plan’s public engagement. Table 13 below indicates the results of those efforts. City staff members were asked to rank the priorities from 1 to 21. Residents were then approached at two community events and asked to vote for their top three priorities but were not shown City staff’s results. Residents were also engaged through a utility bill survey where they were asked to rank five priorities from 1 to 5. The top five priorities for each subgroup are highlighted in green on the table. Two priorities overlap based on the City’s ranking, public engagement rankings, and the utility survey rankings including: “Extend 21st Avenue into the Industrial Park (from Airport)” and “Complete the roundabout at Highway 95 and 21st Avenue.” This table will be used to shape the City’s tasks and objectives moving forward.
### Table 12 - Public Engagement

<table>
<thead>
<tr>
<th>Resident Priorities</th>
<th>Public Engagement Meetings</th>
<th>City Priorities</th>
<th>Utility Bill Survey</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Vote % of Total</td>
<td>Average From 1 to 21</td>
<td>Average From 1 to 5</td>
</tr>
<tr>
<td><strong>Council Priorities:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Extend 21st Ave into the Industrial Park (from Airport)</td>
<td>32 9.9%</td>
<td>5.73</td>
<td>2.56</td>
</tr>
<tr>
<td>Construct new restrooms in Riverside Park</td>
<td>9 2.8%</td>
<td>6.45</td>
<td>N/A</td>
</tr>
<tr>
<td>Complete the roundabout at Highway 95 and 21st Avenue.</td>
<td>6 1.9%</td>
<td>6.91</td>
<td>N/A</td>
</tr>
<tr>
<td>Get to the city population up to 5,000</td>
<td>6 1.9%</td>
<td>7.90</td>
<td>N/A</td>
</tr>
<tr>
<td>Complete the bike trail from Crystal Cabinets to Mark Park.</td>
<td>43 13.3%</td>
<td>8.55</td>
<td>2.58</td>
</tr>
<tr>
<td>Work with the Sherburne County Drug Task Force</td>
<td>50 15.4%</td>
<td>9.27</td>
<td>N/A</td>
</tr>
<tr>
<td>Develop the Arcadian Home site to provide additional rental units in the city.</td>
<td>2 0.6%</td>
<td>9.45</td>
<td>N/A</td>
</tr>
<tr>
<td>Promote development of Aero Business Park</td>
<td>4 1.2%</td>
<td>9.50</td>
<td>N/A</td>
</tr>
<tr>
<td>Promote development of Rivertown Crossing</td>
<td>3 0.9%</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Develop process for repairing, upgrading and/or adding city sidewalks.</td>
<td>18 5.6%</td>
<td>10.45</td>
<td>N/A</td>
</tr>
<tr>
<td>Extend the city sidewalks to Coborn’s grocery store</td>
<td>10 3.1%</td>
<td>11.00</td>
<td>N/A</td>
</tr>
<tr>
<td>Develop more middle income housing opportunities</td>
<td>13 4.0%</td>
<td>11.64</td>
<td>N/A</td>
</tr>
<tr>
<td>Finalize airport boundary issues</td>
<td>0 0.0%</td>
<td>12.30</td>
<td>N/A</td>
</tr>
<tr>
<td>Develop an Infrastructure replacement plan</td>
<td>7 2.2%</td>
<td>12.30</td>
<td>N/A</td>
</tr>
<tr>
<td>Construct a boat launch ramp at Riverside or Riebe Park</td>
<td>17 5.2%</td>
<td>12.30</td>
<td>3.51</td>
</tr>
<tr>
<td>Develop additional rental units in the city.</td>
<td>13 4.0%</td>
<td>12.55</td>
<td>N/A</td>
</tr>
<tr>
<td>Develop a process for using store profits to benefit public</td>
<td>9 2.8%</td>
<td>12.82</td>
<td>N/A</td>
</tr>
<tr>
<td>Develop a plan for budget surpluses</td>
<td>7 2.2%</td>
<td>12.91</td>
<td>N/A</td>
</tr>
<tr>
<td>Construct a walking bridge between Riebe Park and the west side of the river</td>
<td>13 4.0%</td>
<td>13.45</td>
<td>2.92</td>
</tr>
<tr>
<td>Eliminate the sharp corner at Sterling Pointe</td>
<td>9 2.8%</td>
<td>13.91</td>
<td>2.68</td>
</tr>
<tr>
<td>Upgrade the driving surface of City Streets.</td>
<td>12 3.7%</td>
<td>14.58</td>
<td>N/A</td>
</tr>
<tr>
<td>Develop a parks and trails park marketing plan</td>
<td>11 3.4%</td>
<td>15.00</td>
<td>N/A</td>
</tr>
</tbody>
</table>
Complete Utility Survey Findings

A 10-question survey was included with the September 2017 utility bill. There were 291 surveys returned to the City. A summary of those were sampled for the following results:

Table 13 - Utility Survey Results

1. What types of downtown business do you currently frequently visit?
   a. Retail (Shopping) 22.9%
   b. Restaurant/Dining 24.7%
   c. Financial (bank, insurance, etc.) 25.8%
   d. Medical & Wellness (therapist, dentist, fitness clinic, etc.) 22.1%
   e. Other: 4.4%
   "Post Office; Grocery Shopping; Farmer Market; Printing Services"

2. What types of business or attractions would you like to see develop in the downtown?
   a. Retail (Shopping) 34.0%
   b. Restaurant/Dining 48.6%
   c. Financial (bank, insurance, etc.) 2.8%
   d. Medical & Wellness (therapist, dentist, fitness clinic, etc.) 2.8%
   e. Other: 11.8%
"Movie Theatre; Family Activity Based; Brewery; Grocery; Industrial Park; Specialty Stores; Development Along River; Small Business"

3. Should the city be actively engaged with increasing downtown customers?
   a. Yes 91.1%
   b. No 8.9%

4. Should the city be actively engaged in seeking complementary businesses that work well with existing Princeton industries by offering subsidies?
   a. Yes 74.7%
   b. No 25.3%

5. What types of housing would you like to see more of in Princeton?
   a. Single-Family 25.3%
   b. Multi-Family 7.8%
   c. Workforce/affordable 20.1%
   d. Senior 26.6%
   e. Market rate apartment/condominiums 16.2%
   f. Other: 3.9%
   "We need rental one-level senior townhomes; Handicapped Housing; Alzheimer secured area; No housing complex"

6. For each of the following items rank the level of importance for the City 1 through 5:
   __ Reconstruct the sharp corner on Old Highway 18 near Sterling Point 2.68
   __ Boat launch ramp at Riverside or Rieber Park 3.51
   __ Construct a walking bridge between Rieber Park and the west side of the river 2.92
   __ Extend 21st for Industrial Park access 2.56
   __ Complete the bike trail from Crystal Cabinets to Mark Park 2.58
   Is there an additional item that the city should pursue? Please list: N/A
   "Keep the small-town feel; RV dump site; Highlight the Rum River with restaurants and shopping; Fix road coming off 95 to West Branch Street as well as the off-ramp going N off 169 almost impossible to get on 95 going west; More entertainment for teens and families like theatre, arcades, and billiards; Promote what we already have. Pay some attention to our historical depot/museum; Utility Infrastructure; A fast food place near Walmart; Expand industrial park; Have a place in town to recycle cardboard and a place for leaves, vegetation, sticks, etc."

7. What type of parks and recreation facility do you and your family most commonly use?
   a. Playgrounds 32.3%
   b. Ball Fields 8.5%
   c. Trails 27.7%
   d. Natural Areas 24.6%
   e. Other: 6.9%
"Music in the park; Disc Golf; Picnic eating areas with tables and grills; Tennis Court; Sherburne National Wildlife Refuge"

8. What type of parks and recreation facility would you like to see expanded and/or improved?

<table>
<thead>
<tr>
<th>Option</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Playgrounds</td>
<td>4.9%</td>
</tr>
<tr>
<td>b. Ball Fields</td>
<td>43.4%</td>
</tr>
<tr>
<td>c. Trails</td>
<td>25.4%</td>
</tr>
<tr>
<td>d. Natural Areas</td>
<td>13.1%</td>
</tr>
<tr>
<td>e. Other</td>
<td></td>
</tr>
</tbody>
</table>

"Remove or repair basketball court at Rainbow Park; Entertainment Centers; Amphitheater; Community center with pool; Water park for adults/kids; Extra campground with nice bathrooms and showers; Disc Golf Course; Sidewalks around Riverside Park; Handicap Accessible; Dog parks; Improve Pioneer Park; Improve the playground at the Civic Center. They need trash cans and benches; Make city park up to date playground"

9. What is your highest priority for the future growth in Princeton?

<table>
<thead>
<tr>
<th>Option</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Residential Growth</td>
<td>10.2%</td>
</tr>
<tr>
<td>b. Commercial/Retail Growth which may reduce taxes and add services</td>
<td>39.5%</td>
</tr>
<tr>
<td>c. Industrial growth to assist in minimizing long-term tax burden and providing local jobs.</td>
<td>39.5%</td>
</tr>
<tr>
<td>d. Providing more public land and services</td>
<td>7.5%</td>
</tr>
<tr>
<td>e. No growth</td>
<td>3.4%</td>
</tr>
</tbody>
</table>

10. Should the city engage business owners on the border of the city that have wells and septic to hook up to city services?

<table>
<thead>
<tr>
<th>Option</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Yes, engage the businesses</td>
<td>22.1%</td>
</tr>
<tr>
<td>b. Only when businesses' septic systems fail</td>
<td>28.4%</td>
</tr>
<tr>
<td>c. City should approach the township before engaging with the businesses</td>
<td>21.1%</td>
</tr>
<tr>
<td>d. No engagement should happen</td>
<td>7.4%</td>
</tr>
<tr>
<td>Other:</td>
<td></td>
</tr>
</tbody>
</table>

"The City should be looking at solutions to process waste water from US Distilled Products as it would be a high source of revenue for the city and would require no additional infrastructure; Fix existing by adding more to 3rd treatment pond; If it makes sense for both parties"

Source: WSB & Associates
GENERAL GROWTH PATTERNS & LAND USE OBJECTIVES

In general terms, the City is planning for six growth areas in and around the City, as well as a City-Wide growth strategy:

- City-Wide
- Downtown Business District
- Northeast Residential Area
- Southeast Residential Area
- Princeton Industrial Park
- Princeton Municipal Airport
- Northwest Gateway District

These areas have been defined to provide general guidance for the community as infrastructure decisions are made. They also afford the City with flexibility as new development opportunities arise or if a significant change in the local economy occurs.

City-Wide

The City of Princeton must continue to promote its image to future businesses and residents. It must also work to retain current residents by expanding its livability standards and vibrant business community.

Objective 1 (Marketing)

Re-brand Princeton as a business-friendly environment.

Task 1

Develop a comprehensive marketing and branding strategy that will continue to attract targeted businesses and residents to the City by promoting the business-friendly and small town nature of the community.

Objective 2 (Parks & Recreation)

Enhance the natural features of the community.

Task 1

Develop a parks and trails park marketing plan and adopt an official trails corridor map.

Task 2

Support the acquisition and/or donation of parcels that add to the community’s open space and parkland.
Task 3
Encourage joint use of park and open space for recreation, preservation of natural and visual amenities, drainage, and water storage.

Objective 3 (Parks & Recreation)
Improve and expand infrastructure and community facilities.

Task 1
Design a pedestrian plan utilizing linear park development and sidewalks/trails in and around Princeton linking people to destinations and improving upon physical and social health of the community.

Task 2
Consider the dedication of parkland as part of new residential developments connecting to existing pedestrian system.

Task 3
Partner with the Princeton School District to expand the recreation opportunities available at their school sites.

Task 4
Preserve, protect, and enhance the Rum River and adjacent lands for year-round recreational activities and for the scenic vistas it provides.

Objective 4 (Healthy Living)
Reference the goals and policies laid out in the Minnesota Statewide Health Improvement Partnership documents (Appendix Attachment 3).

Objective 5 (Infrastructure Planning)
Invest in infrastructure that will position Princeton with its best options for development and growth.

Task 1
Conduct a Transportation Study to plan for the need to preserve future transportation corridors.
Task 2
Conduct a Sanitary Sewer and Municipal Water Study to evaluate long term capacity and infrastructure demands of potential development.

Task 3
Plan infrastructure and development scenarios that are compatible with the 2017 Airport Master Plan.

Task 4
Reactivate the joint airport zoning board to remove the cross-wind runway and recognize compatible land uses within the airport safety zones.

Task 5
Revise the Land Use Map and the Comprehensive Plan as necessary to implement the recommendations of the Transportation, Sanitary Sewer, and Municipal Water Studies.

Downtown Business District
Princeton’s downtown has the potential to attract a larger audience generating more foot traffic and become a destination for not only city residents, but for the region. Increasing foot traffic in the City’s central business district is crucial to the growth of the community. The following goals and objectives have been created to improve the downtown’s economic vitality, housing options, and natural amenities:

Objective 1 (Economic Development)
Redevelop and market downtown as a community destination.

Task 1
Identify the types of businesses that may be good targets for city recruitment for the downtown area.

Task 2
Develop an inventory of existing public and private assets in the downtown area to identify gaps and desired future amenities.
Task 3
Create infrastructure necessary to retain and attract desirable businesses and a dynamic business environment in the Downtown Area.

Task 4
Develop a method to enhance parks, biking facilities, and river usage to generate additional foot traffic downtown.

Task 5
Create gateway monuments to welcome and demarcate the Downtown for visitor and create a sense of common purpose.

Task 6
Develop a landscape architectural plan for the Downtown to incorporate a common visual design into pedestrian connections, gathering spaces, public amenities, and community events.

Objective 2 (Housing)
Encourage housing development in and near the downtown area.

Task 1
Redevelop with mixed-use buildings which have commercial on first level and housing on upper levels and reestablish the feeling of the old downtown.

Task 2
Encourage new buildings be developed closer to the street and incorporate parking areas in the rear or internal to the block to further the nostalgic feeling of the past.

Objective 3 (Parks & Recreation)
Create a pedestrian and bike-friendly downtown environment

Task 1
Encourage development in this area to be mindful of pedestrian connectivity to the river and to adjacent historic buildings (primarily on the west side of Fifth Avenue)
Task 2
Construct a pedestrian/bicycle trail that is accessible from downtown.

Northeast Residential Area
The residential area North of Highway 95 and Rum River Drive is characterized by the presence of the Princeton Primary, Intermediate, and Middle Schools. This area is most suitable for family housing. The following goals and objectives are aimed to preserve and protect the existing housing stock and amenities as well as provide opportunities for the development of new family households and recreational opportunities.

Objective 1 (Housing)
Provide more land suitable for creating new residential neighborhoods.

Task 1
Focus on new neighborhood north of Princeton to Fog Lake and along County Road 102.

Task 2
Develop the 17-acre site on the north side of town with low to medium density housing.

Objective 2 (Housing)
Preserve and protect the housing stock, housing values, and neighborhoods through enforcement of the housing and zoning codes.

Task 1
Preserve and protect neighborhood amenities.

Task 2
Develop more flexible zoning ordinance requirements for the tradition residential neighborhoods.

Southeast Residential Area
The residential area south of Highway 95 and east of Highway 169 is intermixed with commercial, governmental, and industrial uses. With
the presence of the Princeton High School, this area is most suitable for “empty-nester” and younger generation households. The following goals and objectives are aimed to preserve and protect the existing housing stock as well as provide opportunities for the development of new lifecycle housing opportunities.

**Objective 1 (Housing)**
Provide more land suitable for creating new residential neighborhoods.

*Task 1*
Focus on new neighborhoods Southeast of the City along County State Aid Highway.

*Task 2*
Develop the 65-acre parcel on the south end of town with medium density, cluster housing.

**Objective 2 (Housing)**
Preserve and protect the housing stock, housing values, and neighborhoods through enforcement of the housing and zoning codes.

*Task 1*
Preserve and protect neighborhood amenities.

*Task 2*
Develop more flexible zoning ordinance requirements for the tradition residential neighborhoods.

**Princeton Industrial Park**
The majority of manufacturing and wholesale trade activity in Princeton occurs within the Industrial Park, which is primarily located within Sherburne County west of U.S. Highway 169 and east of the Princeton Municipal Airport. The city also has interests within the industrial lands that lie beyond the city’s border in the surrounding townships. The city must plan for major investments in the Industrial Park to maximize long term benefits for the community.
Objective 1 (Industrial Park)
Plan for the continued growth and development of the Princeton Industrial Park.

Task 1
Continue to develop working relationships with area townships with the goal of annexing businesses wanting to hook up to City services (sewer and water).

Task 2
Develop a marketing plan for the existing lots in the industrial park.

Objective 2 (Transportation)
Provide adequate access to the Princeton Industrial Park.

Task 1
Assure the easy crossing of Highway 169.

Task 2
Complete the bike trail from Crystal Cabinets to Mark Park.

Task 3
Extend 21st Avenue into the Industrial Park to improve Public Safety and reduce traffic on Rum River Drive.

Princeton Municipal Airport
The Princeton Municipal Airport serves the general aviation air transportation needs of central Minnesota. The Airport consists of one runway which is 3,900 feet long and 75 feet wide and is paved and lit. The Airport is located approximately one mile southwest of the central business district of Princeton. The northern half of the Airport is in Mille Lacs County and the southern half is in Sherburne County.

Objective 1
Maintain and improve the Airport to enhance its economic value. Preserve the ability for expansion and make it a viable local facility for the area.
Task 1
Extend 21st Avenue to the Industrial Park located east of the Airport.

Task 2
Update zoning ordinance to reflect the removal of the future crosswind Runway.

Task 3
Remedy possible encroachments to Airport Property and finalize boundary issues by means of a survey.

Task 4
Plan and zone lands around the airport suitable for expansion.

Northwest Gateway District
The mixed-use Gateway District consisting of housing and retail is located in the northwestern corner of Princeton on either side of Highway 169. This area welcomes visitors arriving to the City from the north. Quality development in this area reflecting positive images of Princeton is essential.

Objective 1 (Economic Development)
Attract complimentary businesses to those currently operating in the Gateway District.

Task 1
Develop a strategy for the recruitment of targeted business opportunities.

Objective 2 (Housing)
Develop areas of high and mid-density housing.

Task 1
Create rental units and middle income housing opportunities in the Gateway District.
Objective 3 (Parks & Recreation)
Provide open space and recreation opportunities for residents in the Gateway District

Task 1
Consider the creation of a public park located west of Highway 169 as residential development occurs.

Task 2
Consider requiring private recreational opportunities within the planned high density and medium density residential development located west of Highway 169.

**Future Land Use Categories**

<table>
<thead>
<tr>
<th>Residential - Low Density</th>
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<tbody>
<tr>
<td>This land use designation is intended to provide for existing housing stock and those new areas of housing in the City with the lowest density available. Densities will range between 1-6 dwelling units per acre gross. Typical housing styles for these areas will have direct entry into each unit and includes single family detached, duplex/twin homes, and townhomes up to 4 units.</td>
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<tr>
<th>Residential - Medium Density</th>
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<td>Housing in this district will include townhomes and multi-family “walk up” style apartment buildings. Some single-family detached including manufactured Home Parks are also included in this land use. Densities for these areas will range from 6 to 10 dwelling units per acre gross.</td>
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<th>Residential - High Density</th>
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<td>This district allows for the highest density housing development in the City at 10 to 25 dwelling units per acre gross. Housing style for these areas will typically consist of apartment buildings or condominiums developments on a larger scale.</td>
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</table>
### Commercial/Residential Mix

This land use designation is located within the historic downtown area and is intended to provide for a mix of uses for an urban village. Maintaining commercial, services and governmental institution and adding more housing options into this area is the goal. Mix of uses will be both horizontally (a mix of uses across properties in the district) as well as vertically (buildings with a mix of commercial on the first floor and residential on upper stores). While intense uses such as manufacturing is not allowed, the form of development in this district is more important than the specific uses allowed.

### Commercial

Located at gateways and along corridors into the city, uses in this district include general commercial, retail, business service and offices.

### Industrial/Commercial

Uses in this district include both general commercial as well as light industry, warehousing and office.

### Industrial

Manufacturing, processing and warehouse uses.

### Airport

### Institutional

Government facilities and utilities, hospitals, public and private schools, churches and similar public and quasi-public uses.

### Parks & Open Space

A designation for public parks and protected natural resources. For those areas not designated as parks, some low-density housing or low intensity commercial uses may be appropriate when adjacent to similar uses and when placed and developed in a manner which protects the natural resource.
APPENDIX

ATTACHMENT 1: DOWNTOWN VACANCIES MAP
ATTACHMENT 2: DOWNTOWN BUSINESS INVENTORY TABLES
<table>
<thead>
<tr>
<th>City Block</th>
<th>Name</th>
<th>Address</th>
<th>Hours</th>
<th>Days Open</th>
<th>Employees</th>
<th>Subscription</th>
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<td>A</td>
<td>City View</td>
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<td>WED 1-5PM</td>
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### Downtown Employee Population

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<td>180-220</td>
<td>50-70</td>
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<tr>
<td>9 AM - 12 PM</td>
<td>360-400</td>
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<td>12:30 - 5:30 PM</td>
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<td>6:00 - 9:30 PM</td>
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<td>10 PM - 2 AM</td>
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<th>Industry Type</th>
<th>Number of Businesses</th>
<th>Area (sq.ft.)</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>21</td>
<td>62,000</td>
<td>16%</td>
</tr>
<tr>
<td>Service</td>
<td>27</td>
<td>87,500</td>
<td>22%</td>
</tr>
<tr>
<td>Repair</td>
<td>1</td>
<td>1,000</td>
<td>0%</td>
</tr>
<tr>
<td>Financial</td>
<td>14</td>
<td>38,500</td>
<td>10%</td>
</tr>
<tr>
<td>Real Estate</td>
<td>4</td>
<td>11,000</td>
<td>3%</td>
</tr>
<tr>
<td>Restaurant</td>
<td>9</td>
<td>34,000</td>
<td>9%</td>
</tr>
<tr>
<td>Government</td>
<td>1</td>
<td>6,500</td>
<td>2%</td>
</tr>
<tr>
<td>Auto Related</td>
<td>5</td>
<td>35,500</td>
<td>9%</td>
</tr>
<tr>
<td>Medical &amp; Wellness</td>
<td>20</td>
<td>71,000</td>
<td>18%</td>
</tr>
<tr>
<td>Vacant</td>
<td>12</td>
<td>42,000</td>
<td>11%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>114</strong></td>
<td><strong>389,000</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>
ATTACHMENT 3: MINNESOTA STATEWIDE HEALTH IMPROVEMENT PARTNERSHIP – HEALTHY COMPREHENSIVE PLAN

Supported by the Statewide Health Improvement Program, Minnesota Department of Health

Princeton Health Data

Demographics
- 14.28% of Princeton adults are ages 65+.
- 12.97% of Princeton’s total population has any disability.
- 66.40% of Princeton’s population is considered rural.

Population below Poverty*
- 12.5% in 2015.

School district Free and Reduced Price Lunch (students with lower incomes qualify).
- In Princeton School District: 29.8% of 5th graders, 27% of 8th graders, 28.1% of 9th graders, 28.7% of 11th graders.

Overweight and Obesity
- According to the Fairview Northland Community Health Needs Assessment, 36.14% of Princeton adults are overweight and 30.39% are obese.
- Rate of students who were overweight or obesity in Princeton School District in 2016: 24.1% of 8th graders, 28.5% of 9th graders, 25.4% of 11th graders.

Hunger
- In 2016, an estimated 2.8% of 5th graders, 2.9% of 8th graders, 5.6% of 9th graders, and 4.7% of 11th graders in the Princeton School District skipped a meal in the last 30 days because their families did not have enough money to buy food.

Healthy Eating
- Fewer than one-fourth of Princeton students reported consuming fruits and vegetables (including fruit juice) five or more times per day in the previous week. Local data available by grade.
- In fiscal year 2016, 150 Princeton residents participated in the Mille Lacs County WIC Program and 108 Princeton residents participated in the Sherburne County WIC Program.
• 68 Princeton households living in Sherburne County accessed SNAP in 2016.

Physical Activity
• Only 23.1% of 5th graders, 18.4% of 8th graders, 31.1% of 9th graders and 14.6% of 11th grade students in Princeton reported engaging in 60 minutes of physical activity every day.

Tobacco Use
• According to the Fairview Northland Community Health Needs Assessment, 24.10% of Princeton’s adults currently smoke cigarettes; the Minnesota rate is 14.4%.

Chronic Conditions
• 35.58% of Princeton adults have high cholesterol (26.19% in the Medicare population).
• 3.51% of Princeton adults have heart disease (19.93% in the Medicare population).
• 21.57% of Princeton adults have high blood pressure (25.71% in Medicare population).
• 19.32% of Princeton adults have asthma.

*Poverty (2016 Federal Poverty Guidelines – Annual)
• Poverty level: $16,020 for a family of 2, $24,300 for a family of 4.

LEAVE BLANK FOR PRINCETON HEALTHY COMP PLANS DOCUMENTS
(5 SEPARATE DOCUMENTS)