

# CHAPTER 2: COMMUNITY CONTEXT

## ROSEMOUNT HISTORY

### EARLY HISTORY

The first settler of European ancestry was William Strathen, who arrived in the Rich Valley area of Rosemount in 1853 and claimed land within the northeast quarter of Section 13, which is located by the present day Flint Hills Refinery. Other settlers followed. The first religious service was conducted in 1854 by Reverend Kidder. Andrew Keegan, a surveyor, was the first postmaster in 1855. In 1857, the Rich Valley post office was established, with C.H. Carr serving as postmaster.

In 1858, the Board of County Commissioners officially designated Township 115 North, Range 19 West (the portion of the present City located west of US Highway 52) by the name Rosemount. The portion of the present City east of US Highway 52 was annexed by an act of legislation in 1871. The name Rosemount was chosen to honor a village in Ireland. A small school was also constructed in 1858.

In the 1860's, 52 men served in the Civil War. The Village of Rosemount was formally platted in 1866 by James A. Case and in 1867 the first grain elevator was constructed by the railroad.

The Village of Rosemount was incorporated in 1875 and the first town hall was constructed a year later.

The 1880's saw the Village of Rosemount become a viable business area. Many businesses opened and two-story brick buildings were built. In 1881, Rosemount erected the first gas street lamps in the Downtown area.

The first school district building was built in 1896 and taught grades 1 through 8. In 1918, the first high school was built and taught grades 1 through 12. In 1922, the school had 50 high school students and began a football program. The high school building still exists today and is a part of the Rosemount Middle School complex on the northwest corner of 143<sup>rd</sup> Street West and South Robert Trail. Dakota County Technical College opened in 1970, with the first graduating class in 1971.



## 20TH CENTURY

With World War II in full swing, the federal War Department in 1942 acquired 11,500 acres of farmland within Rosemount and Empire Township for construction of the Gopher Ordnance Works. The plant was built to produce white smokeless gunpowder.

At the end of the war, the government found ordnance work at the site unnecessary and sold some of the property to farmers, but the majority of the property was sold to the University of Minnesota for research. The property is currently called UMore Park (University of MN Outreach, Research and Education Park) and is still owned and managed by the University. In 2013, the University completed planning work for the property that culminated in the preparation of an environmental review of various development options for the site. To date there has been no new residential development approved for the property; however, the City's future land use map has been updated to guide some of the northern portions of the site in a manner consistent with the environmental review. Future land uses within UMore will be tracked separately for purposes of determining consistency with the City's 2040 System Statement.

Starting in 2012, the City approved several long-term interim uses on the land to allow mineral and gravel extraction and ancillary uses over a large portion of the site. These uses will be staged so that the northern portions of the property can be developed while extraction uses continue on the southern portion of the site.

As a municipality at the edge of the Twin Cities metropolitan area, Rosemount has continued to see strong interest in residential construction as development has spread out from the central cities of Minneapolis and St. Paul. Rosemount's close proximity to goods and services within the region, excellent school system, and plentiful job opportunities have driven demand for housing that has been relatively constant over the last several decades. This growth has occurred while large areas within Rosemount have remained rural in character.

## ROSEMOUNT BUSINESSES

Rosemount has a long and successful business history. The First State Bank of Rosemount was granted a charter in 1909. Rosemount Engineering was established in 1955 as a result of aeronautical research conducted at University research facilities. Rosemount Engineering ultimately relocated and was renamed Rosemount Inc., and now operates worldwide. Brockway Glass, which was located east of South Robert Trail between Connemara Trail and Bonaire Path, began operation in 1961, but closed in 1984. The Harmony subdivision now exists at the former Brockway Glass site.

Great Northern Oil Refinery began construction in 1954 and began operation in September 1955 at an operating capacity of 25,000 barrels per day. The refinery was purchased by Koch Industries in 1969 and renamed Flint Hills Resources in 2002. Crude oil processing capacity of the refinery in 2018 was about 339,000 barrels per day. The facility primarily refines Canadian crude into petroleum products such as gasoline, diesel, propane and butane.

## **DOWNTOWN**

The heart of Downtown Rosemount has historically been located around the intersection of 145th Street West and South Robert Trail (State Highway 3). Use of this area as a downtown business district extends as far back as 1864, when businesses dependent on the rail line were constructed in the area that is now Downtown Rosemount. The railroad built a 40,000 bushel capacity grain elevator in 1867 and the new business district developed around it. (The elevator is still being used today.) The village was laid out in its present location by J.A. Case in 1866 and incorporated in 1875. In 1876 the first town hall was built and by 1880 the population of Rosemount was 964.

Like other railroad communities, Rosemount's Downtown grew rapidly in the late 1800's and early part of the 20th Century, but changing retail preferences led to a large portion of the City's commercial activity moving along major highway corridors and to neighboring communities outside of Downtown. The City has retained some of its historic buildings, however, and undertook planning efforts in the early 2000's to help revitalize the Downtown area.

The City of Rosemount has placed a priority on Downtown redevelopment since 2004 when it adopted the Development Framework for Downtown Rosemount. As a result of City's commitment to reinvestment in the Downtown, several projects have been completed, including the opening of the Robert Trail Library and the opening of the award-winning Waterford Commons, a mixed use building with 13,000 square feet of commercial space and 108 rental units. Additional redevelopment has occurred on the City owned former St. Joseph Church site and the former Genz-Ryan property. The first phase of redevelopment on the Genz-Ryan property included a 60-unit CDA senior housing project and construction of a restaurant. Redevelopment of the St. Joseph site included a new community gathering space and a 92-unit private senior living project, The Rosemount. The community has also benefited from the private investment in the community resulting in expansion and/or refurbishment of buildings within the Downtown. Both the Rosemount State Bank and Fluegel's, two of the more historic local businesses both updated their buildings; Fluegel's increasing square footage for more retail opportunities and Rosemount State Bank modifying their drive-thru and interior space.

## **MUNICIPAL GOVERNANCE**

The Township and Village of Rosemount merged in 1971 and City Hall was moved to the 1300 block of 145<sup>th</sup> Street East, directly north of Dakota County Technical College. In 1972, the first Comprehensive Plan and Zoning Ordinance were adopted. In 1975, Rosemount became a statutory city with a mayor-council form of government. In 1987, the current City Hall at 2875 145<sup>th</sup> Street West was constructed and in 1992, the Rosemount Community Center/National Guard Armory was built.

Throughout its history, Rosemount has undergone dramatic changes including significant population increases, major industrial and government projects, implementation of new transportation technologies, and a shift from an agricultural economy to a service-oriented economy. This section of the Comprehensive Plan will examine the trends that will help shape the City in the future.

## ROSEMOUNT POPULATION AND RESIDENT DEMOGRAPHICS

### POPULATION AND HOUSEHOLDS PROJECTIONS

The City of Rosemount has experienced continual growth throughout its history as urban development has expanded outward from the Downtown area and western edge of the City. The City nearly doubled its population from 1990 to 2000, and added a similar number of households between 2000 and 2010, 7,587.

The expected population for 2040 is 38,000, or roughly 15,000 more persons than the City's estimated number of 23,044 in 2016. Similarly, households are projected to almost double between 2010 and 2040.

TABLE 2.1: POPULATION

Year	Population	Households	Growth Rate
1900	807 <sup>a</sup>		
1950	1,375 <sup>a</sup>		
1960	2,012 <sup>a</sup>		31.7%
1970	4,034 <sup>a</sup>	1,025	50.1%
1980	5,083	1,456	20.6%
1990	8,622	2,779	41.0%
2000	14,619	4,742	41.0%
2010	21,874	7,587	33.2%
2020	25,900 <sup>b</sup>	9,300	15.5%
2030	31,700 <sup>b</sup>	11,600	18.3%
2040	38,000 <sup>b</sup>	14,000	16.6%

<sup>a</sup> Combined Rosemount Village and Rosemount Township populations

<sup>b</sup> City of Rosemount forecast

Rosemount has experienced several periods of rapid growth throughout its history, most notably in the 1980's and late 1990's. More recently, the City, like most within the Twin Cities metropolitan area, saw a decrease in housing and construction activity during the economic downturn of the late 2000's. As a result of these changes, growth that was expected to occur between 2020 and 2030 under the City's previous plan has been pushed back to 2040 and slightly lowered. These updated projections are the basis for the City's updated MUSA boundary and other work throughout this plan. These numbers are also consistent with the Metropolitan Council regional model.

### POPULATION AND HOUSEHOLD CHARACTERISTICS

The current population of Rosemount is predominately young families. Table 2.2 shows that slightly less than one third of the population is between 25 and 44, with an additional one quarter of the population being school aged children. The population in retirement age is a small proportion of the City at approximately 7.7%. However, its percentage of the overall population has been increasing over the past three decades and is expected to continue increasing as the existing population ages. This trend is shown by the retirement age share of the population increasing by 2.3% during the 2000's.

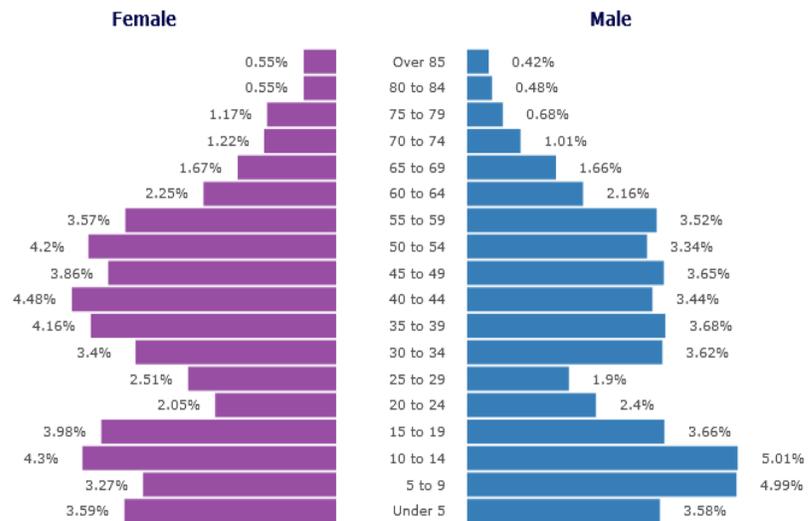
TABLE 2.2: AGE GROUPS

Age Group	1990		2000		2010	
<b>Under 5 Years Old</b>	939	10.9%	1,380	9.4%	1,711	7.8%
<b>School Age (5-17)</b>	2,026	23.5%	3,751	25.6%	5,010	22.9%
<b>College Age (18-24)</b>	808	9.4%	914	6.3%	1,460	6.7%
<b>Young Workers (25-44)</b>	3,266	37.9%	5,332	36.5%	6,492	29.7%
<b>Mature Workers (45-64)</b>	1,230	14.3%	2,458	16.8%	5,514	25.2%
<b>Retired and Semi-retired (65 and Older)</b>	353	4.1%	784	5.4%	1,687	7.7%
<b>Total Population</b>	8,622	100%	14,619	100%	21,874	100%

Source: U.S. Census Bureau

One age group that is consistently lower than others is the number of college-age adults within the community. One causal factor is the lack of a four-year colleges in the area. High school students who graduate from Rosemount often leave the area to attend college. This is a concern to the community if these young adults do not return to Rosemount after graduation. This trend is commonly referred to as a “brain drain” because the bright students taught at Rosemount High School end up living in other communities without returning the benefit of their quality education to the community. These population trends are common of a growing suburban community.

CHART 2.1: POPULATION BY AGE AND GENDER



Source: ACS 2010-2014

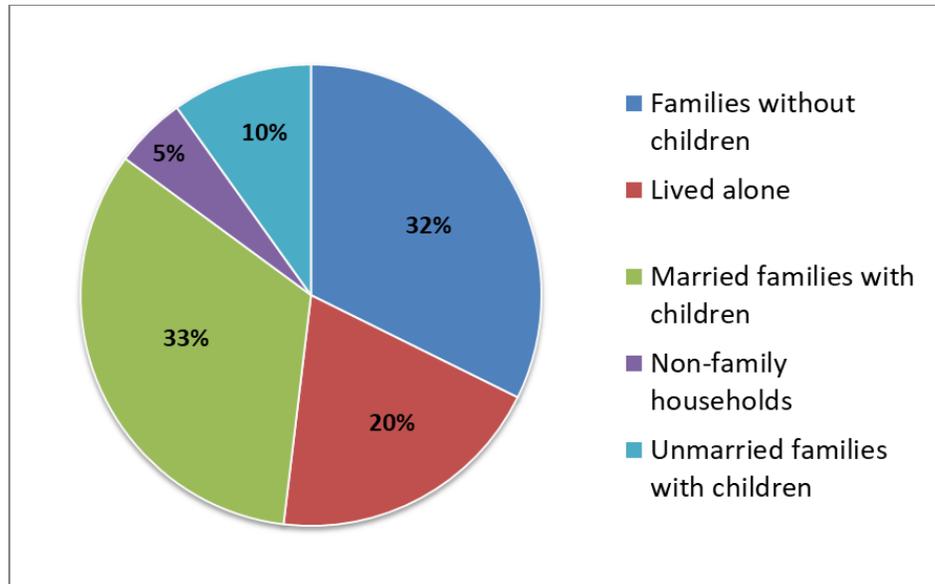
TABLE 2.3: PERSONS PER HOUSEHOLD

	1990	2000	2010
<b>Population in Households</b>	8,613	14,609	21,852
<b>Total Households</b>	2,779	4,742	7,587
<b>Average Persons per Household</b>	3.10	3.08	2.88

Source: U.S. Census Bureau

Rosemount is a community of young families, as shown in Table 2.3 by its high average persons per household. In 2010, Rosemount’s households averaged 2.88 persons per household, while in comparison Dakota County averaged 2.60 and Minnesota averaged 2.48. As Rosemount’s population ages, the average person per household is expected to decline, but the number is expected to remain higher than average as long as Rosemount remains a growing community.

**CHART 2.2: HOUSEHOLD TYPE IN ROSEMOUNT**



Source: ACS 2012-2016

Table 2.4 and Chart 2.2 indicate that a large number of Rosemount’s households have children, with over 46% of households having children residing in the home. This number is lower than the amount in 2000 when 52% of households had children residing in the home. This figure is expected to continue to decline over time as the population ages and children grow up and move out to start their own families, but households with children will likely remain a significant portion of the population.

**TABLE 2.4: HOUSEHOLD TYPE**

Household Type	Total Number of Households		Households with Children		Households without Children	
	2000	2010	2000	2010	2000	2010
<b>Families – Married</b>	3,326	4,934	2,045	2,715	1,281	2,219
<b>Families – Female Only</b>	430	679	329	465	101	214
<b>Families – Male Only</b>	176	305	113	210	63	95
<b>Total Families</b>	3,932	5,918	2,487	3,390	1,445	2,528
<b>Non-Family Households</b>	810	1,669	76	138	734	1,531
<b>Total Households</b>	4,742	7,587	2,563	3,528	2,179	4,059

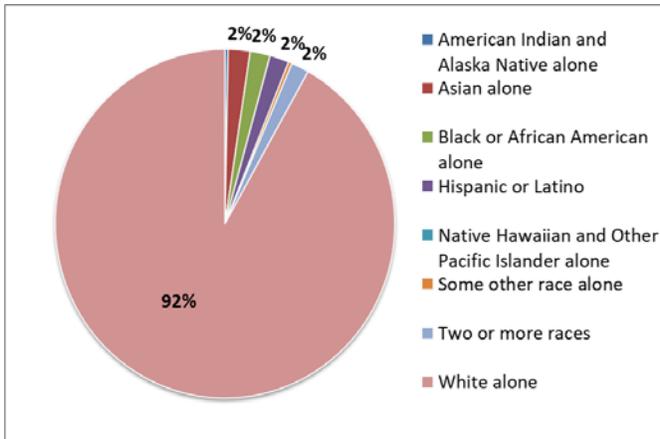
Source: U.S. Census Bureau

**RACE AND OTHER CHARACTERISTICS**

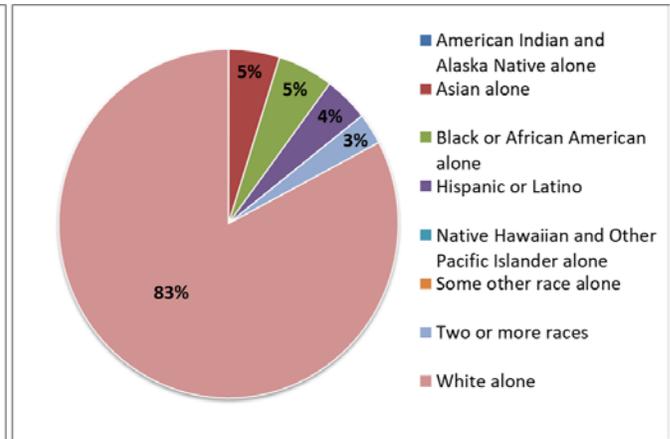
The racial diversity of Rosemount’s residents has been increasing at a steady rate since the 1980’s, and more recently, as highlighted in Chart 2.3, the percentage of the population that is white-only decreased from around 92% in 2000 to roughly 83% in 2014. The City’s African American, Hispanic or Latino, and Asian populations each compromise around 5% of the overall population, and are expected to continue increasing at a faster rate than other racial groups.

CHART 2.3

Population by Race and Ethnicity 2000



Population by Race and Ethnicity 2016



Source: US Census 2000 and ACS 2012-2016

## EDUCATION AND EMPLOYMENT

### EDUCATION LEVEL

Rosemount has a highly educated population with more than 19 of 20 adults having high school diplomas in 2016. This represents an increase from 1990 when 94% of adults had high school diplomas. The number of college graduates has also increased significantly, with over 3 of 10 adults having at least a bachelor’s degree in 2016, while less than one fourth of adults had degrees in 2000.

TABLE 2.5: HIGHEST LEVEL OF EDUCATION<sup>1</sup>

	2000		2016	
<b>No High School Diploma</b>	508	5.9%	526	3.6%
<b>High School Diploma</b>	5,573	64.8%	7,726	52.4%
<b>Bachelor’s Degree</b>	2,000	23.3%	4,595	31.1%
<b>Graduate or Professional Degree</b>	518	6.0%	1,909	12.9%

<sup>1</sup> Persons 25 years or older

Source: 2016 American Community Survey

### INCOME

Rosemount residents have relatively high incomes. The median household income in 2016 was \$92,393 compared to the median Minneapolis-St. Paul 13 County MSA household income of \$70,915. The median Dakota County household income of \$77,321 was also slightly lower than Rosemount’s. The proportion of Rosemount residents with incomes below the poverty line dropped from 5.0% in 1990 to 3.3% in 2000, but then jumped back to 5.0% by 2016.

TABLE 2.6: INCOME

	1990	2000	2016
<b>Per Capita Income</b>	\$14,931	\$23,116	\$36,955
<b>Median Household Income</b>	\$41,992	\$65,916	\$92,393
<b>Median Family Income</b>	\$43,726	\$68,929	N/A
<b>Percent of Individual below the Poverty Line</b>	5.0%	3.3%	5.0%

Source: U.S. Census Bureau and 2012-2016 American Community Survey

## EMPLOYMENT

There are two ways to look at employment within Rosemount to help gain an understanding about the City workforce: people who are working at businesses within the City and those residents that commute outside the City to work at jobs on other places. According to the most recent American Community Survey, as of 2015 there were 7,822 persons working at businesses within the City. Focusing on Rosemount residents specifically, there were 11,916 of the City's residents in the workforce, with 11,072 of those residents commuting outside the City to work, while 844 persons were employed by Rosemount businesses. In general, there are large numbers of people commuting in and out of Rosemount every day to get to work, while a relatively smaller number of people remain within the City, either working from home or at a local business. From a planning perspective, maintaining good access to the surrounding region is important both for workers living in Rosemount and the City's businesses that rely on labor from other places.

For those workers that are commuting out of Rosemount, the majority are generally heading to the north to the major employment centers around downtown Minneapolis and St. Paul, regional destinations in Bloomington and Eden Prairie, or to the west and the suburban communities adjacent to Rosemount. A summary of the most significant destinations for Rosemount residents that work outside of the community is included in Table 2.7.

TABLE 2.7: WORK DESTINATIONS

Work Destination (Cities)	Number	Percentage
<b>All Rosemount Workers</b>	<b>11,916</b>	<b>100%</b>
Minneapolis	1,390	11.7%
Eagan	1,294	10.9%
St. Paul	1,131	9.5%
Apple Valley	853	7.2%
Rosemount	844	7.1%
Bloomington	798	6.7%
Burnsville	674	5.7%
Lakeville	363	3.0%
Eden Prairie	258	2.2%
Inver Grove Heights	248	2.1%
All Other Locations	4,063	34.1%

Source: 2016 American Community Survey

Overall, the amount of time that people spend in their cars traveling to work continues to increase for Rosemount workers. In 1990, nearly 75% of residents spent more than 15 minutes in travel time to work, with almost 30% of residents traveling more than 30 minutes. By 2014, overall travel times increased, with over 82% of residents spending more than 15 minutes in travel time to work, and over 35% of residents traveling more than 30 minutes. Due to increased congestion on roadways over the last two decades, this may not mean that Rosemount residents are working farther from home than in the past, but may just mean that it is taking residents longer to get to the same destination due to congestion. This trend may continue in the future, as congestion is expected to increase.

The number of Rosemount residents working from home in 2000 decreased both in number and percentage from 1990, but went back up again by 2014. While farmers typically make up a large portion of this category, it is anticipated that the number and percentage of the population who work from home will increase in the future due to advances in technology that may allow people to telecommute to work.

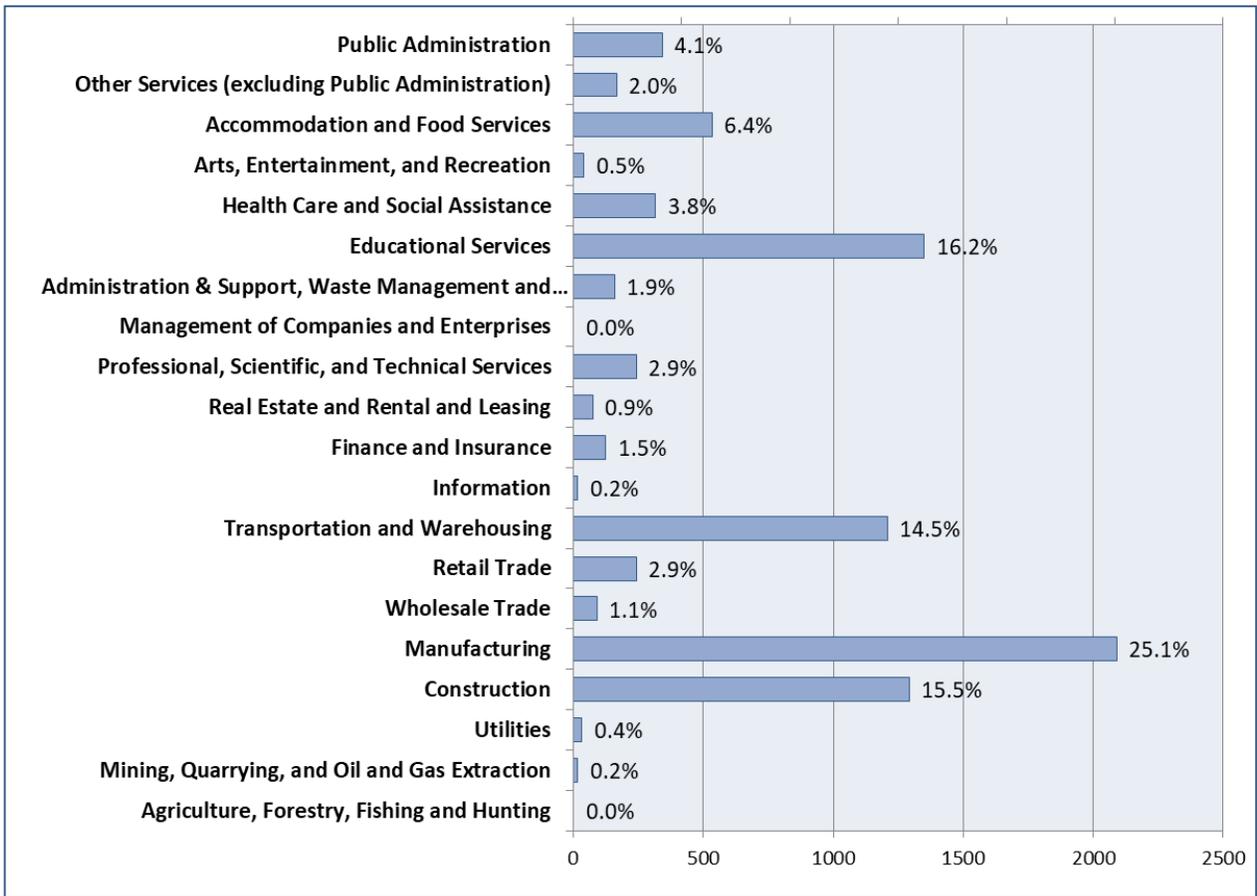
**TABLE 2.8: TRAVEL TIME TO WORK<sup>1</sup>**

	1990		2000		2014	
<b>Work from Home</b>	239	5.2%	176	2.3%	522	4.4%
<b>Less than 15 Minutes</b>	1,171	25.5%	1,785	23.4%	2,043	17.9%
<b>15 to 29 Minutes</b>	1,838	40.0%	2,949	38.6%	4,603	40.3%
<b>30 to 44 Minutes</b>	967	21.0%	1,861	24.4%	2,938	25.7%
<b>45 Minutes or More</b>	380	8.3%	863	11.3%	1,844	16.1%

<sup>1</sup> Persons 16 years or older  
Source: U.S. Census Bureau

Rosemount is home to a diverse range of businesses and employers, focused on several different industry sectors including construction, manufacturing, transportation, warehousing, and education services. Many of these larger employment categories reflect the City's history as a railroad town at the edge of a larger metropolitan area along major transportation corridors. The breakdown of local businesses is also reflective of the significant role the Flint Hills Resources refinery and University of Minnesota land (a portion of which was used to build the Dakota County Technical College) have played in the community. In the future, the City's economic development plan strives to provide a diverse business climate by increasing employment in the services, health care, retail trade, and other industries underrepresented in the community.

**CHART 2.4: JOBS IN ROSEMOUNT BY NAICS INDUSTRY SECTOR**



Source: 2016 American Community Survey