**Major Issues in Land Use:**

* Conflict between industrial development and the nearby natural environment of the Mississippi, Pig’s Eye, and residential neighborhood of Highwood Hills
* Ongoing communication with the railroads over noise of horns, yard noise, and expansion of yard facilities
* Future use of the Cemstone site when redevelopment occurs
* Lack of commercial diversity
* Too much B2 and B3 zoning, allowing commercial activities that do not support community vision
* Need for reinvestment and redevelopment of existing properties
* Need for increased density on underutilized parcels
* Needed redevelopment of underdeveloped and outmoded commercial buildings, sites, and parking lots along the Gateway Corridor

**Major Issues in Housing:**

* High turnover of residents
* Increasing number of cost-burdened households, especially when transportation costs are factored in
* Availability of affordable housing units
* Physical condition of the housing stock

**Major Issues in Community Building/Development:**

* Need to better recognize District 1 as an entrance to St. Paul from the eastern suburbs
* Preserve neighborhood character, including topography, natural resources, settlement patterns, and diversity

**Major Issues in Transportation:**

* Pedestrian access to the Gateway Corridor, and other transit
* Lack of landscaping, traffic calming devices, and other street amenities in developments
* Incomplete sidewalk system; recognition of distinct character of trails in Highwood
* Pedestrian crossings at major intersections and the bridges over I-94 at White Bear Ave and Ruth Street
* Pedestrian overpass along I-94 near Highway 61
* Snow removal of public sidewalks around and within public areas such as Conway Park (Ruth Street)
* Incomplete bike path system and lack of bike racks at community and business locations
* Canadian Pacific Rail switching yard and rail tracks, including capacity concerns
* The riverfront, including Pig’s Eye and Little Pig’s Eye Lakes and park lands currently not easily accessible to the public