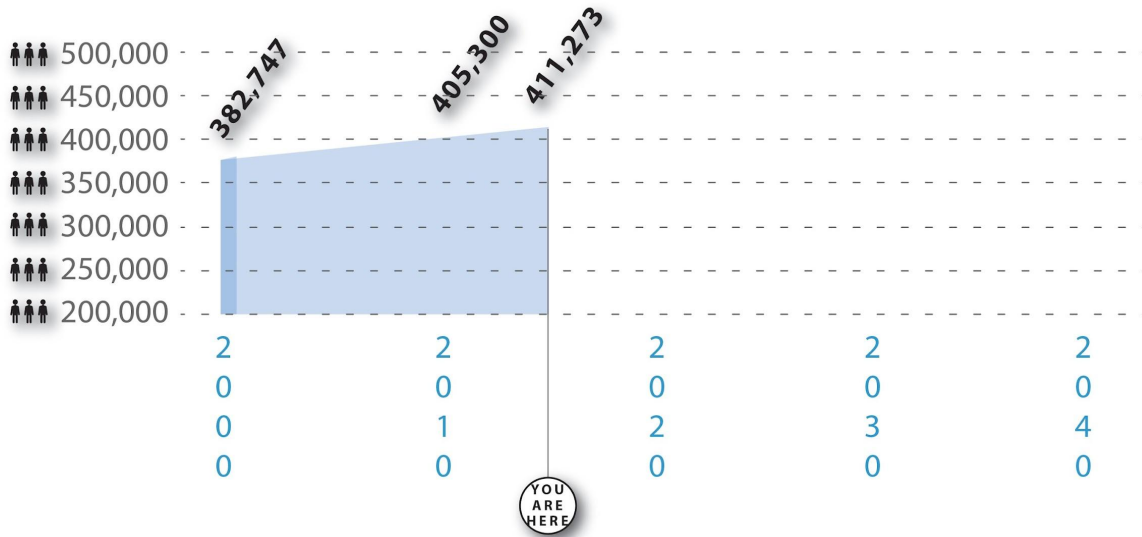


# LOOKING BACK + PLANNING AHEAD

## MINNEAPOLIS POPULATION TRAJECTORY 2000 - 2015



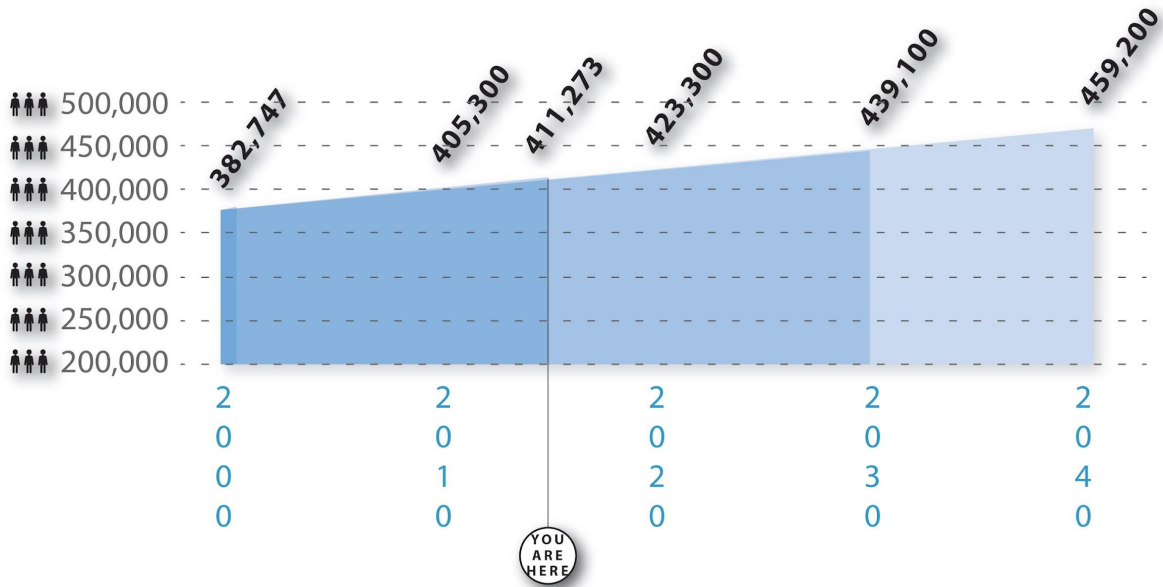
Source, 2000 & 2010 population: US Census  
 Source, 2014 population estimate: Metropolitan Council  
 Source, 2020, 2030 & 2040 population projections: Metropolitan Council





# LOOKING BACK + PLANNING AHEAD

## MINNEAPOLIS POPULATION TRAJECTORY 2000 - 2040



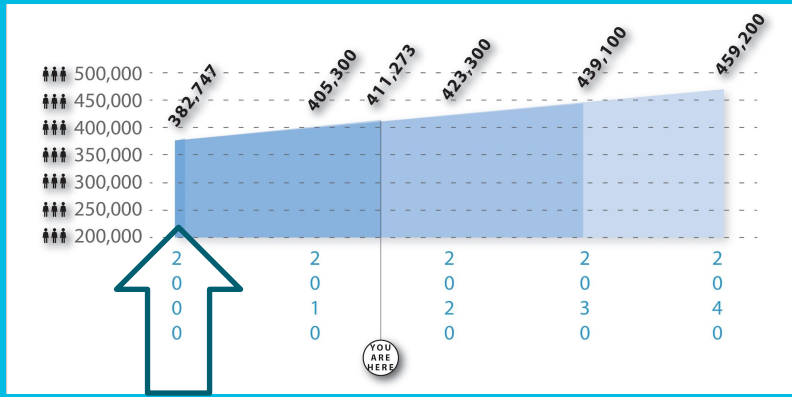
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# THE MILL DISTRICT

- ▶ In 2000, our downtown central riverfront and stadium district were dominated by surface parking.



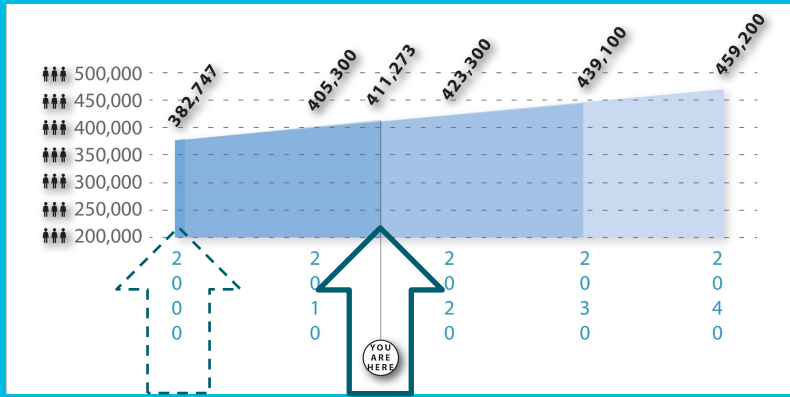
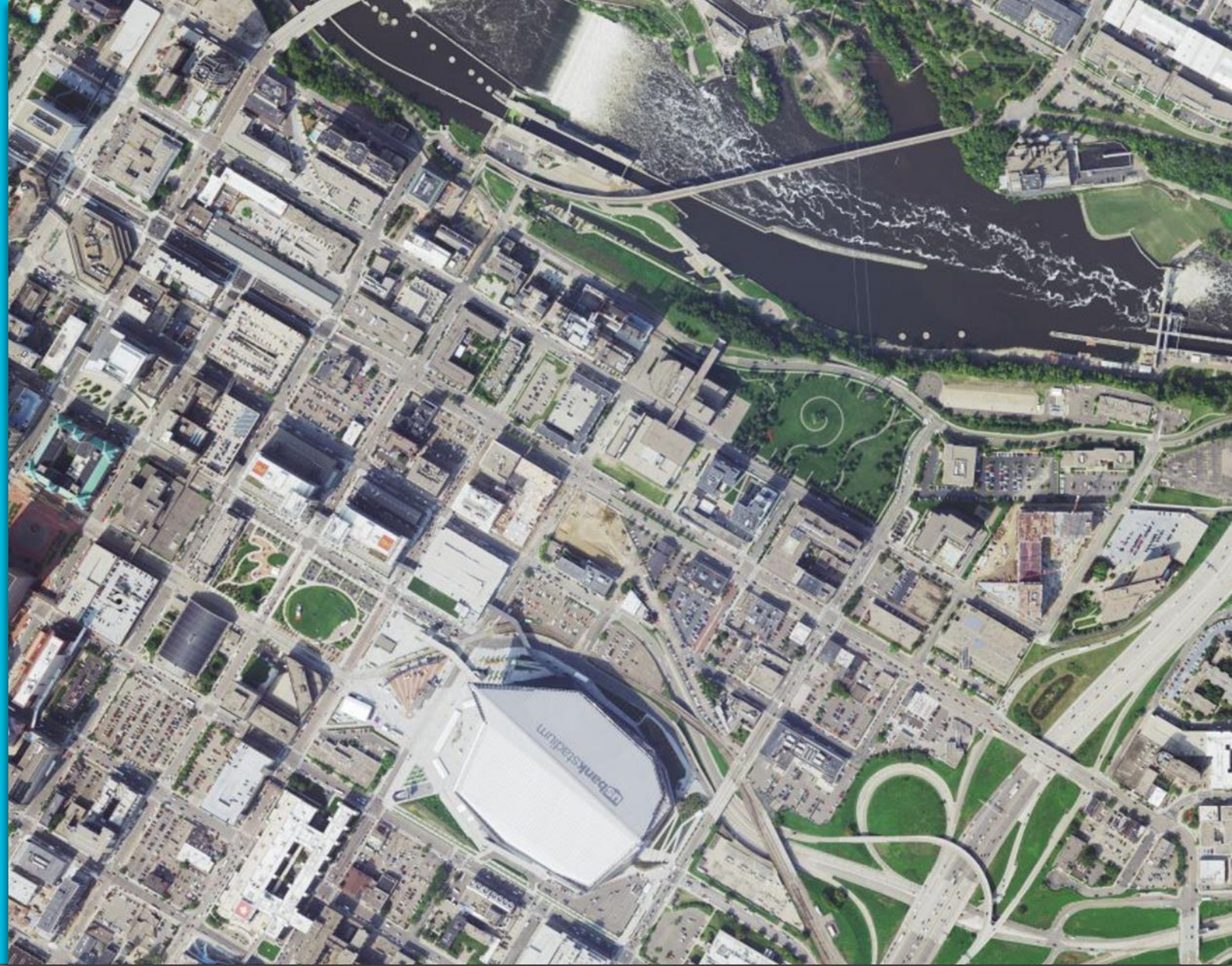
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# THE MILL DISTRICT

- ▶ Massive investment and development activity have transformed this area into a livable and vibrant place for people.





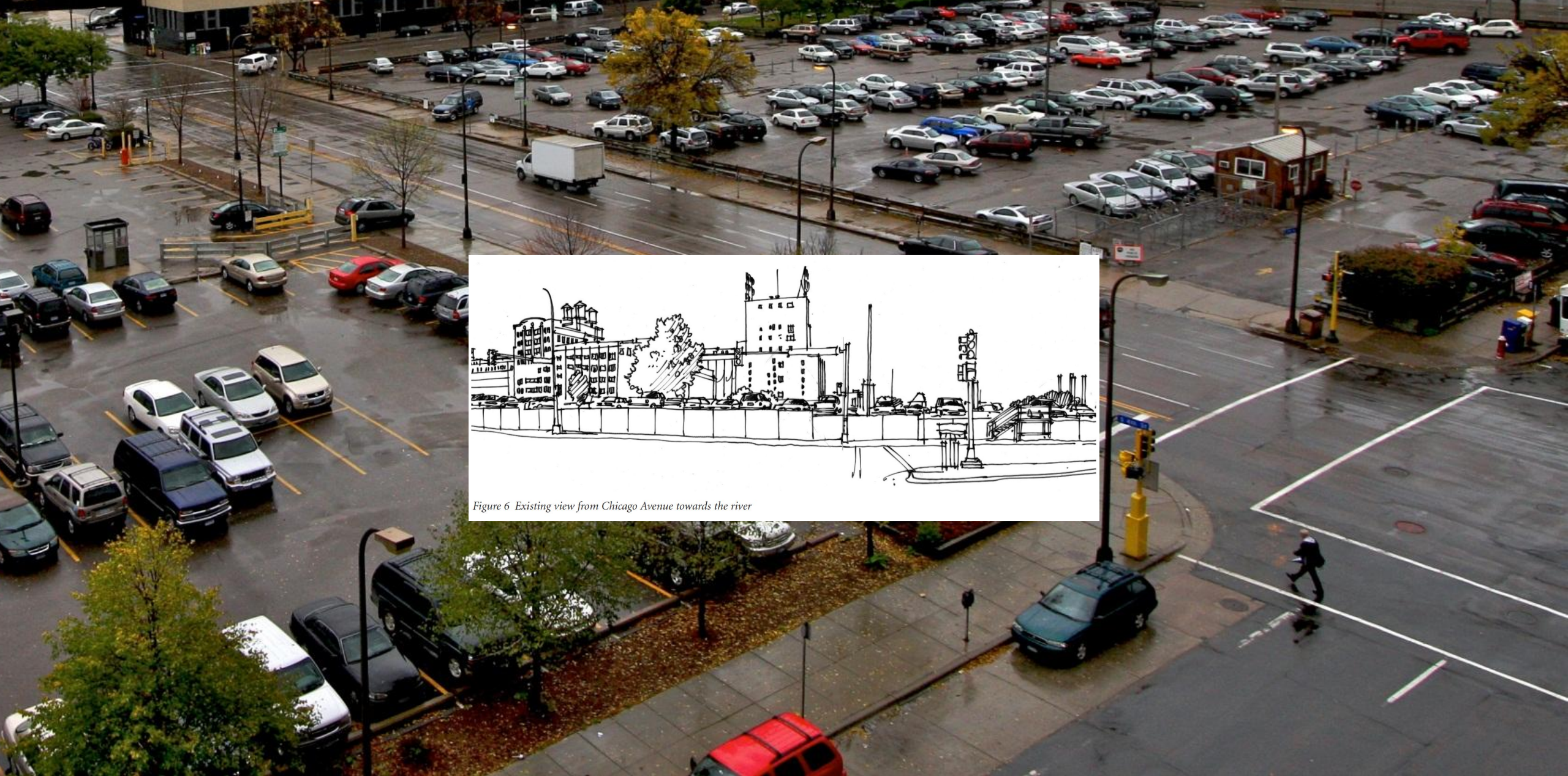


Figure 6 Existing view from Chicago Avenue towards the river



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*Dusty Hoskovic Photography | Courtesy Minneapolis Downtown Council*



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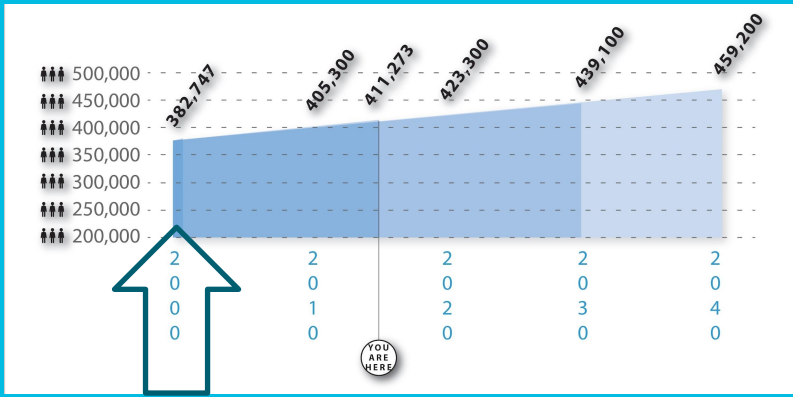
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# TARGET FIELD & NORTH LOOP

- ▶ In 2000, the Twins ballpark didn't exist, and the Warehouse District struggled with widespread vacancy.



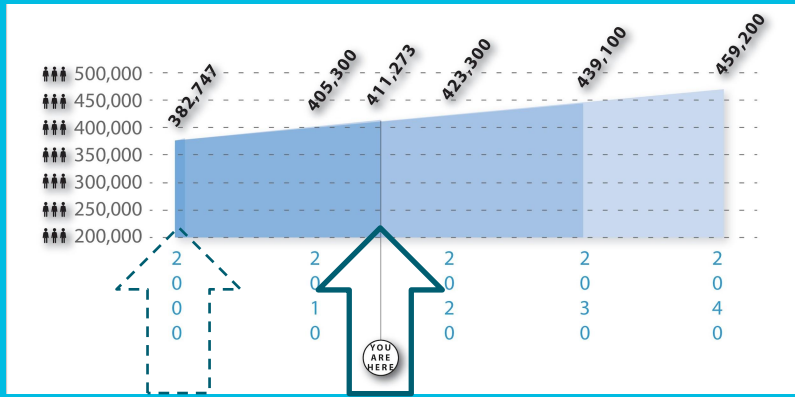
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# TARGET FIELD & NORTH LOOP

- ▶ Major development, including public investment in a ballpark & light rail, led to the North Loop becoming a nationally admired neighborhood.



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*Image Credit: Minnesota Monthly*



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*Dusty Hoskovic Photography | Courtesy Minneapolis Downtown Council*



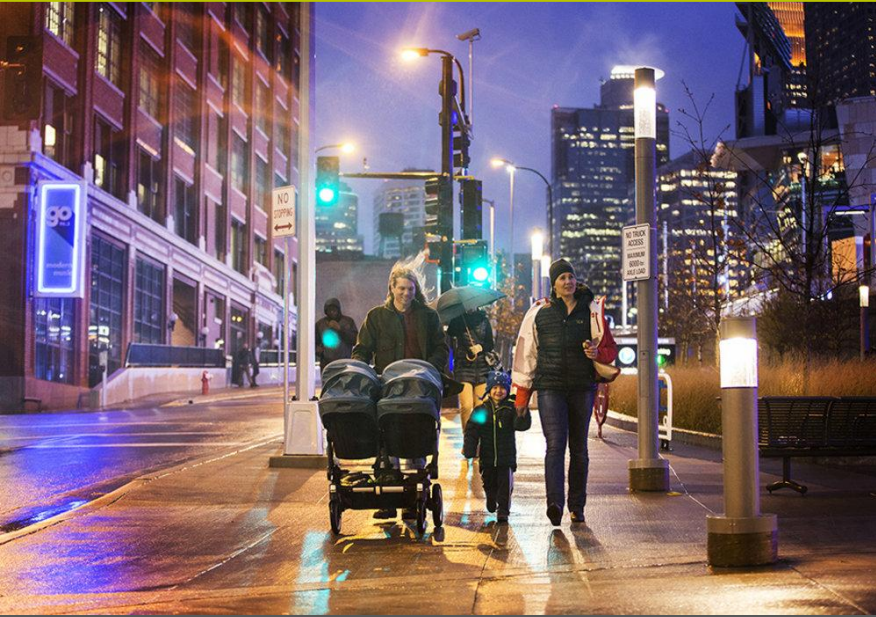
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Courtesy Minneapolis Downtown Council

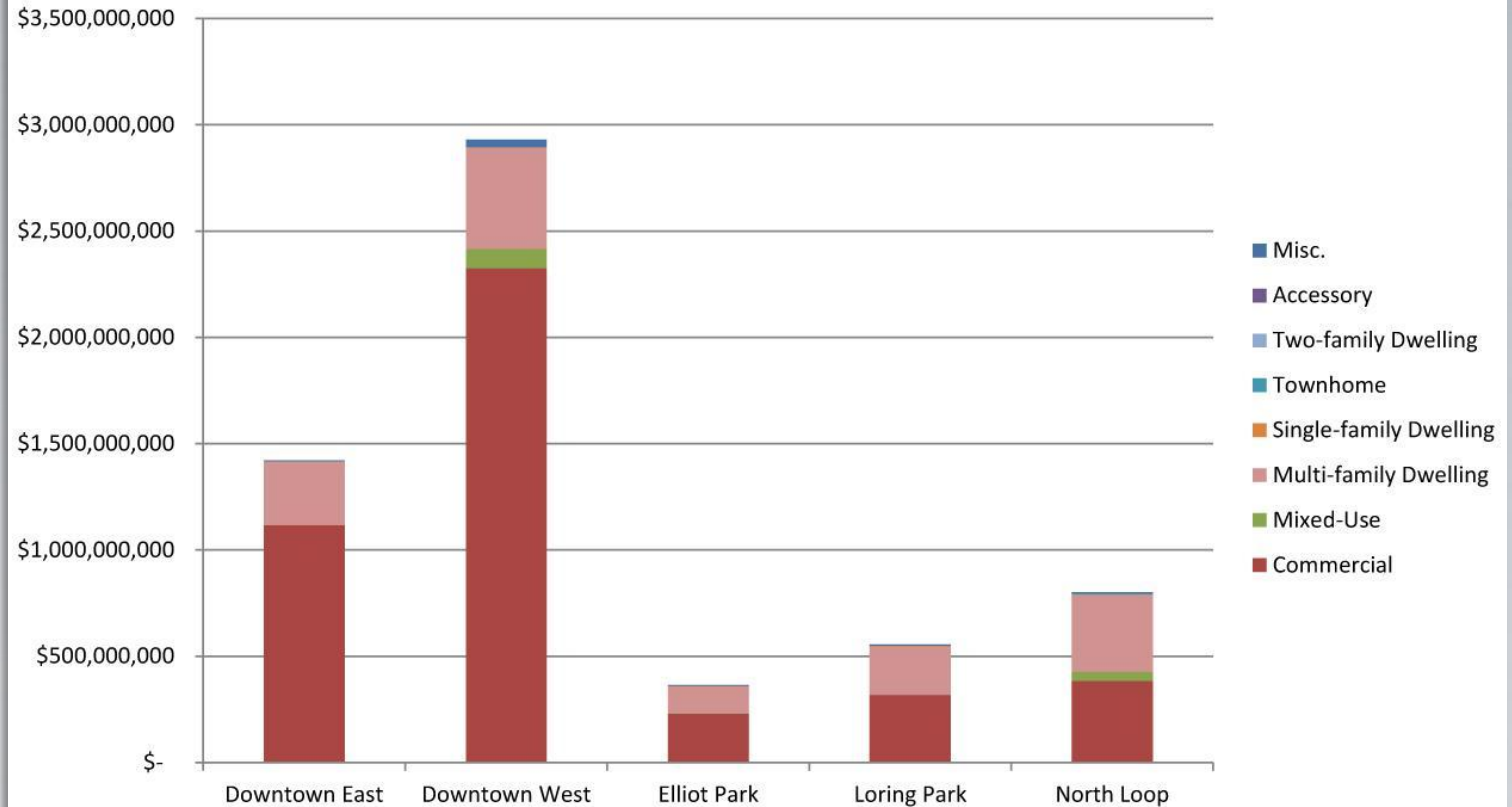




# DOWNTOWN: \$6 BILLION IN 15 YRS

- ▶ \$4.4B commercial
- ▶ \$1.5B multi-family
- ▶ \$100M other

## Downtown Permit Value 2000-2015

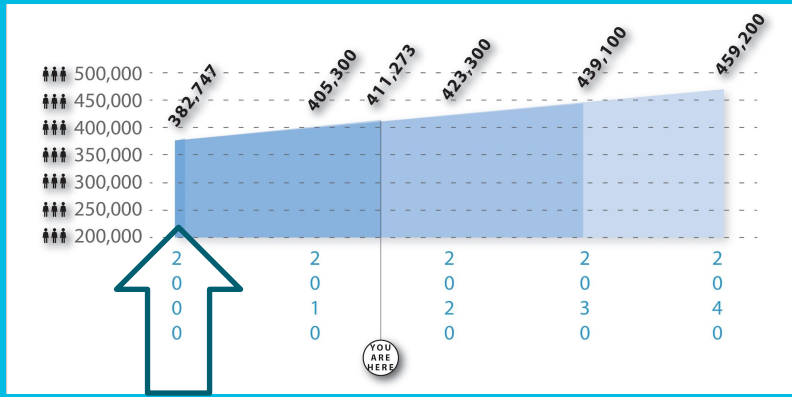


	Downtown East	Downtown West	Elliot Park	Loring Park	North Loop	Downtown Total
Accessory	-	-	-	-	-	-
Commercial	\$ 1,116,240,643	\$ 2,325,491,058	\$ 230,983,265	\$ 318,781,512	\$ 384,055,692	\$ 4,375,552,170
Misc.	\$ 4,248,494	\$ 34,959,511	\$ 3,226,330	\$ 6,196,392	\$ 4,224,760	\$ 52,855,487
Mixed-Use	\$ 651,228	\$ 91,779,042	\$ 212,000	\$ 200,000	\$ 44,062,589	\$ 136,904,859
Multi-family Dwelling	\$ 299,390,949	\$ 476,331,864	\$ 128,658,553	\$ 226,343,336	\$ 361,434,845	\$ 1,492,159,547
Single-family Dwelling	\$ 158,340	\$ 1,794,782	\$ 1,075,000	\$ 4,389,069	\$ 1,965,972	\$ 9,383,163
Townhome	-	-	-	\$ 123,018	\$ 5,027,380	\$ 5,150,398
Two-family Dwelling	-	-	\$ 188,852	-	\$ 144,900	\$ 333,752
<b>TOTAL</b>	<b>\$ 1,420,689,654</b>	<b>\$ 2,930,356,257</b>	<b>\$ 364,344,000</b>	<b>\$ 556,033,327</b>	<b>\$ 800,916,138</b>	<b>\$ 6,072,339,376</b>



# UNIVERSITY DISTRICT

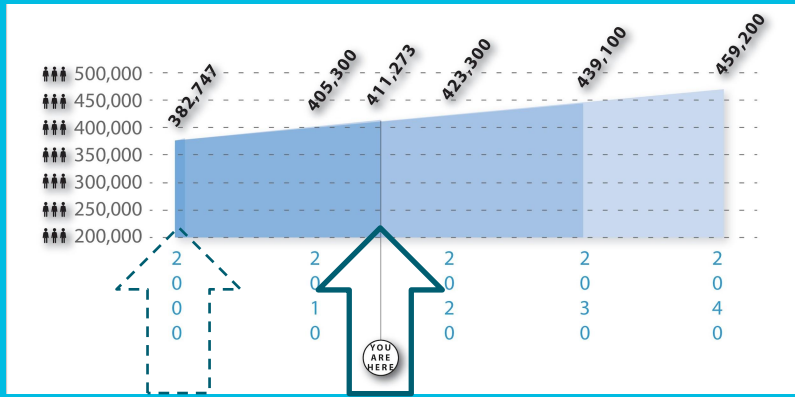
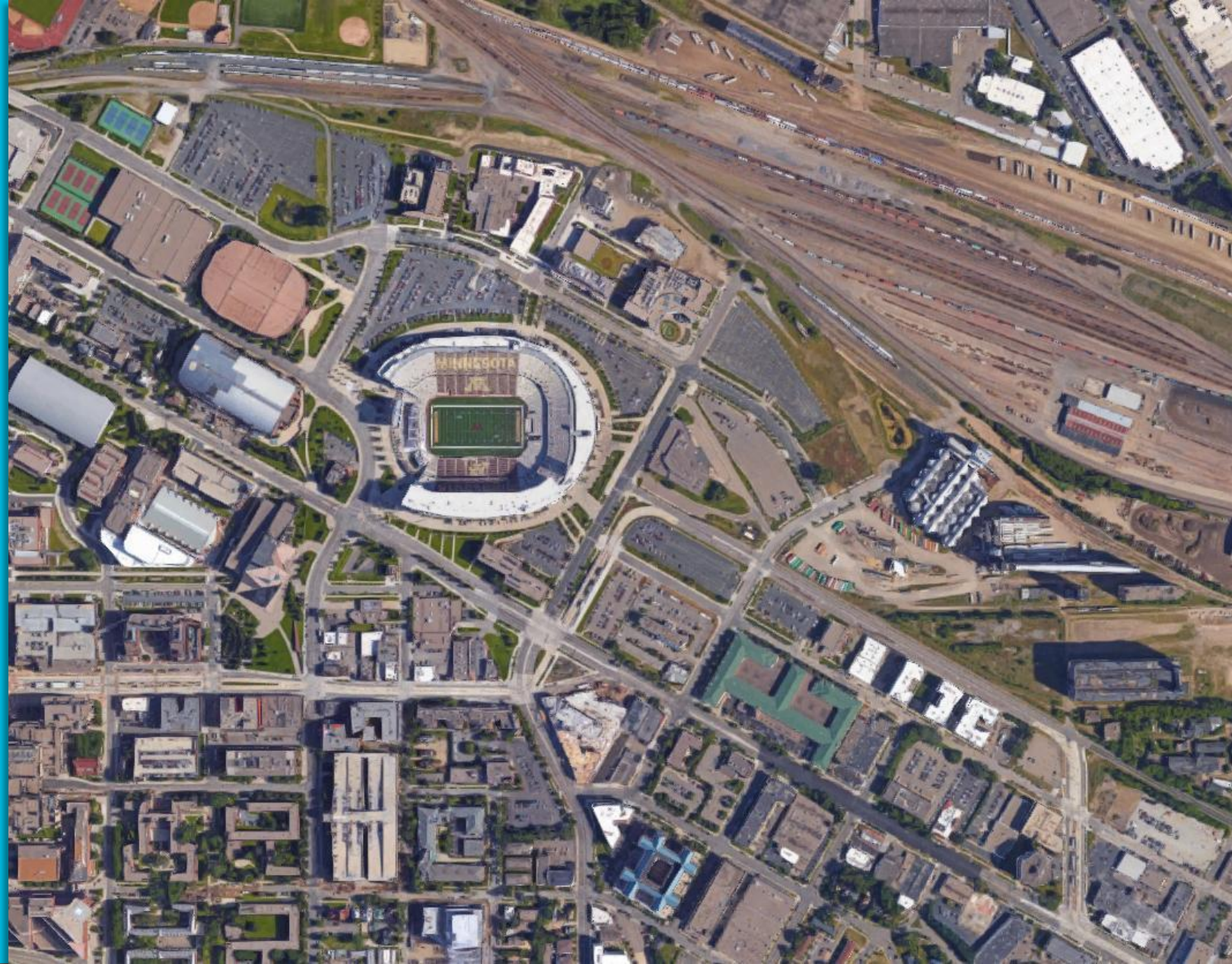
- ▶ In 2000, the University district was scarred by surface parking and underutilized industrial land.





# UNIVERSITY DISTRICT

- ▶ With \$1.5 billion of development activity, a new stadium & BioDiscovery Zone, & demand for off-campus living, the area has doubled its population.

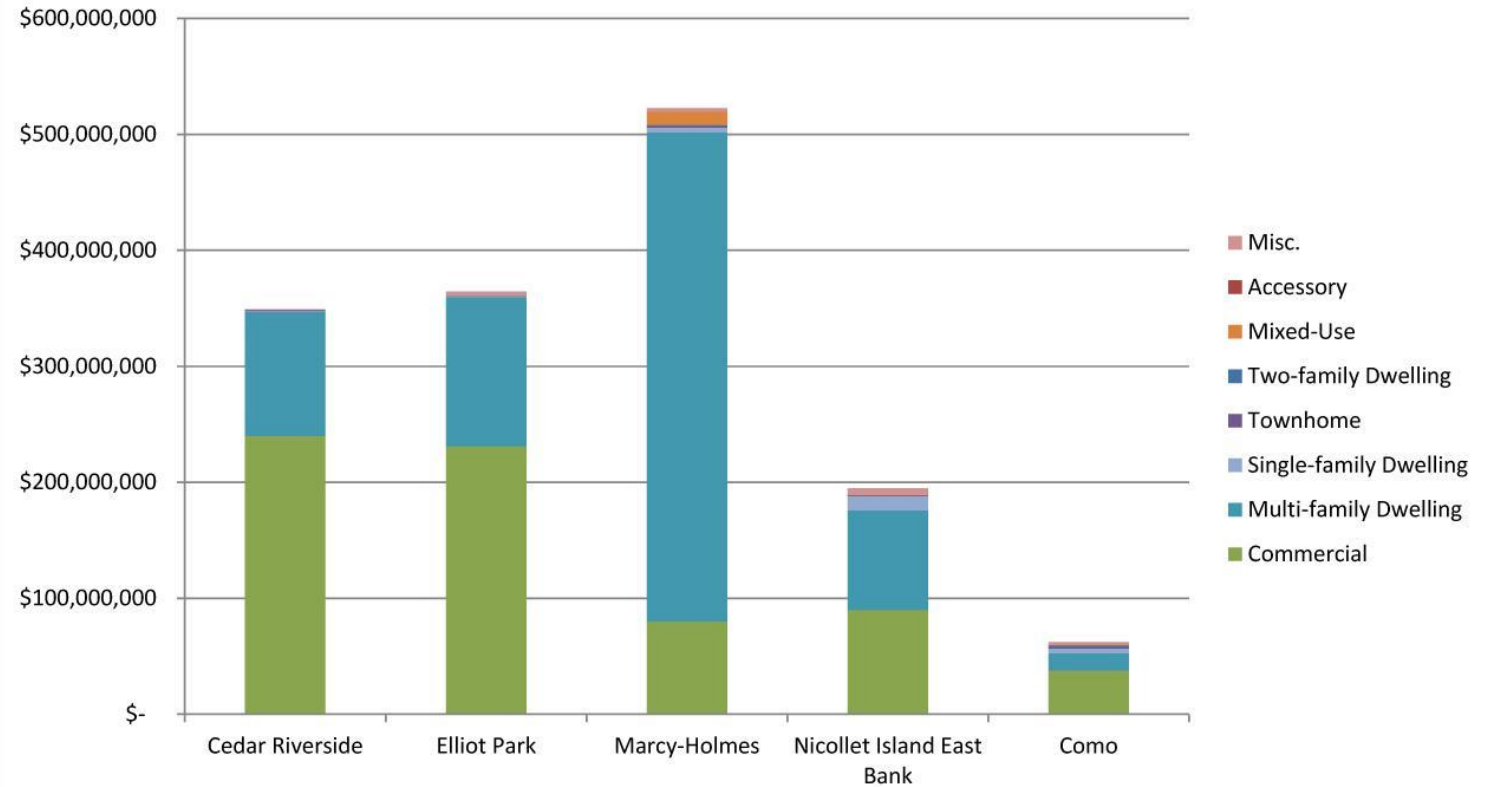




# UNIVERSITY: \$1.5 BILLION IN 15 YRS

- ▶ \$760M multi-family
- ▶ \$680M commercial
- ▶ \$60M other

## University Permit Value 2000-2015



	Cedar Riverside	Elliot Park	Marcy-Holmes	Nicollet Island East Bank	Como	University Total
Accessory	-	-	-	-	-	\$ -
Commercial	\$ 240,042,535	\$ 230,983,265	\$ 80,008,916	\$ 89,879,703	\$ 37,746,988	\$ 678,661,406
Misc.	\$ 841,514	\$ 3,226,330	\$ 3,141,580	\$ 5,850,911	\$ 2,306,548	\$ 15,366,883
Mixed-Use	-	\$ 212,000	\$ 11,384,435	\$ 197,625	\$ 650,232	\$ 12,444,292
Multi-family Dwelling	\$ 106,925,081	\$ 128,658,553	\$ 421,725,930	\$ 85,868,607	\$ 14,706,966	\$ 757,885,137
Single-family Dwelling	\$ 580,782	\$ 1,075,000	\$ 4,144,745	\$ 12,260,000	\$ 4,031,958	\$ 22,092,485
Townhome	\$ 1,021,550	-	\$ 1,200,000	\$ 818,650	\$ 1,290,771	\$ 4,330,971
Two-family Dwelling	-	\$ 188,852	\$ 965,000	-	\$ 1,632,400	\$ 2,786,252
<b>TOTAL</b>	<b>\$ 349,411,462</b>	<b>\$ 364,344,000</b>	<b>\$ 522,570,606</b>	<b>\$ 194,875,496</b>	<b>\$ 62,365,862</b>	<b>\$ 1,493,567,426</b>



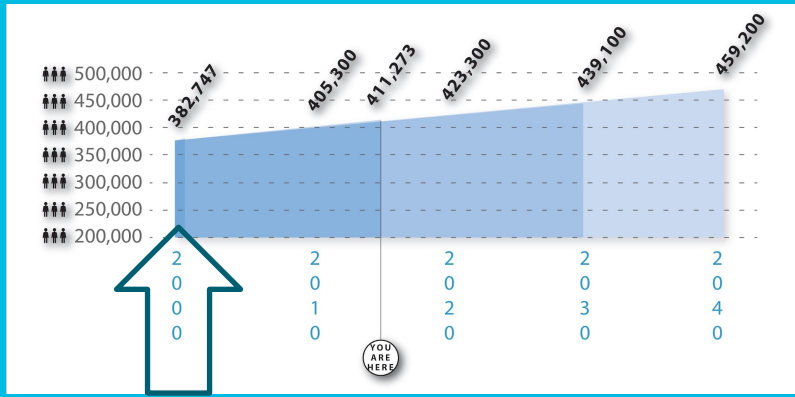
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# THE MIDTOWN GREENWAY

- ▶ In 2000, the rail trench running through Midtown was a blight, with vacancy and crime drawn to the area.



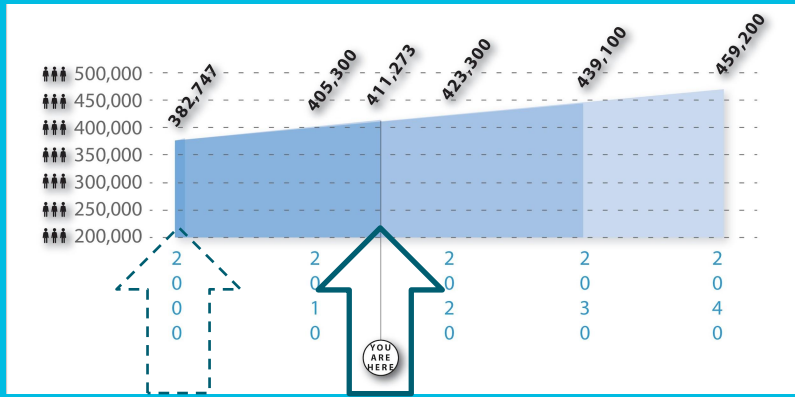
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# THE MIDTOWN GREENWAY

- ▶ Implementing the Midtown Greenway, rail trench turned bike superhighway, turned a liability into an asset leading to \$760+ million worth of development

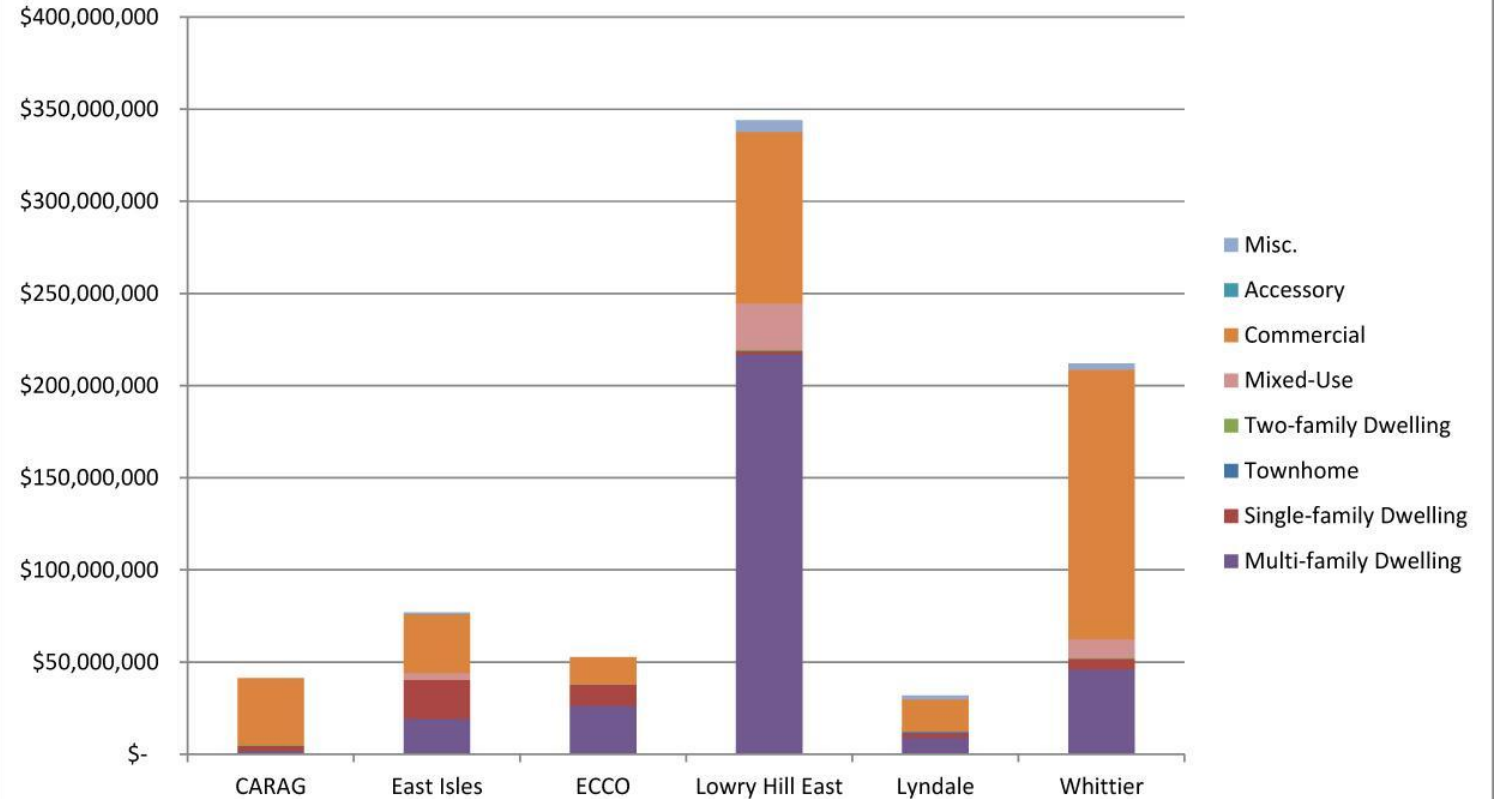




# UPTOWN: \$760 MILLION IN 15 YRS

- ▶ \$340M commercial
- ▶ \$320M multi-family
- ▶ \$100M other

### Uptown/Greenway Area Permit Value 2000-2015



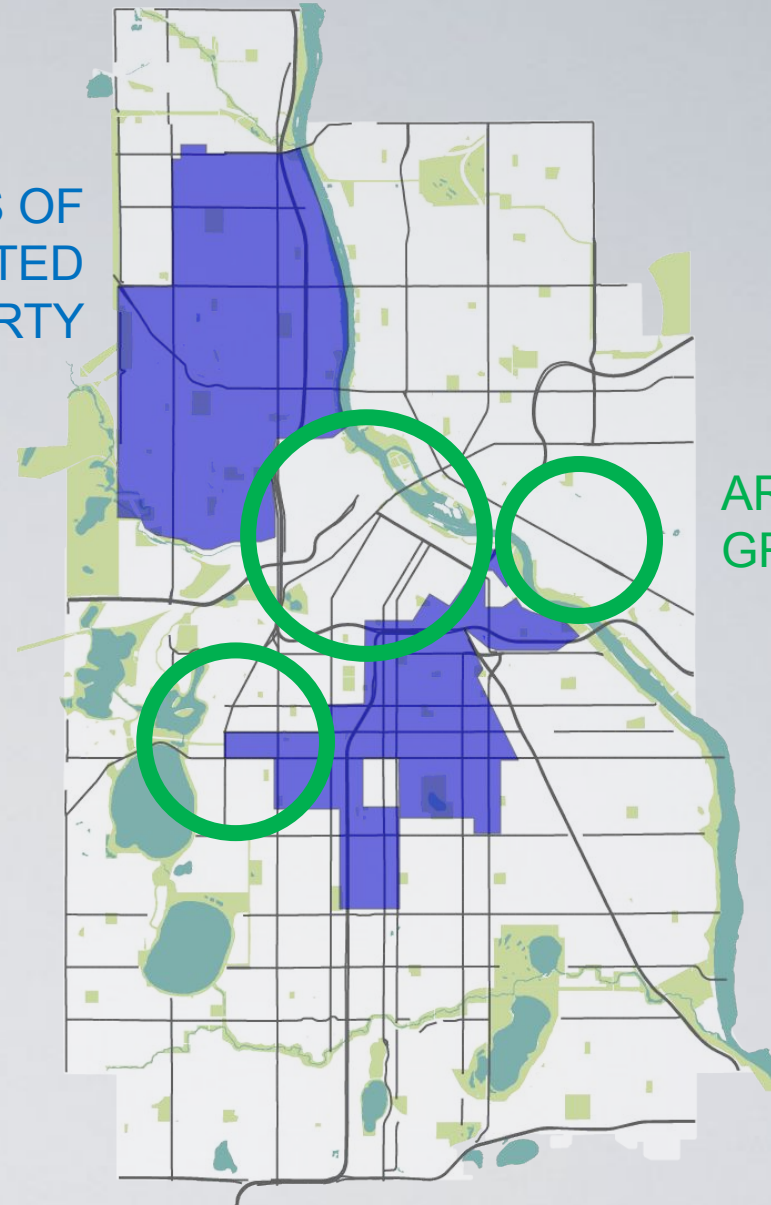
	CARAG	East Isles	ECCO	Lowry Hill East	Lyndale	Whittier	Uptown - Greenway Total
Accessory	-	\$ 100,000	-	-	-	-	\$ 100,000
Commercial	\$ 36,191,782	\$ 31,867,356	\$ 14,665,853	\$ 93,043,820	\$ 17,470,741	\$ 146,221,899	\$ 339,461,451
Misc.	-	\$ 998,798	-	\$ 6,425,943	\$ 2,087,950	\$ 3,522,316	\$ 13,035,007
Mixed-Use	-	\$ 3,700,295	\$ 147,800	\$ 25,000,000	\$ 172,000	\$ 10,198,775	\$ 39,218,870
Multi-family Dwelling	\$ 1,613,378	\$ 19,215,268	\$ 26,291,024	\$ 216,946,710	\$ 8,950,669	\$ 45,878,868	\$ 318,895,916
Single-family Dwelling	\$ 2,909,757	\$ 21,108,158	\$ 11,463,067	\$ 1,744,523	\$ 2,510,920	\$ 5,857,169	\$ 45,593,594
Townhome	-	-	-	\$ 120,000	\$ 675,000	-	\$ 795,000
Two-family Dwelling	\$ 680,000	-	\$ 175,000	\$ 769,000	-	\$ 425,000	\$ 2,049,000
<b>TOTAL</b>	<b>\$ 41,394,917</b>	<b>\$ 76,989,874</b>	<b>\$ 52,742,744</b>	<b>\$ 344,049,996</b>	<b>\$ 31,867,280</b>	<b>\$ 212,104,027</b>	<b>\$ 759,148,838</b>





# HIGH GROWTH AREAS DON'T TELL THE WHOLE STORY

AREAS OF  
CONCENTRATED  
POVERTY



AREAS OF HIGH  
GROWTH

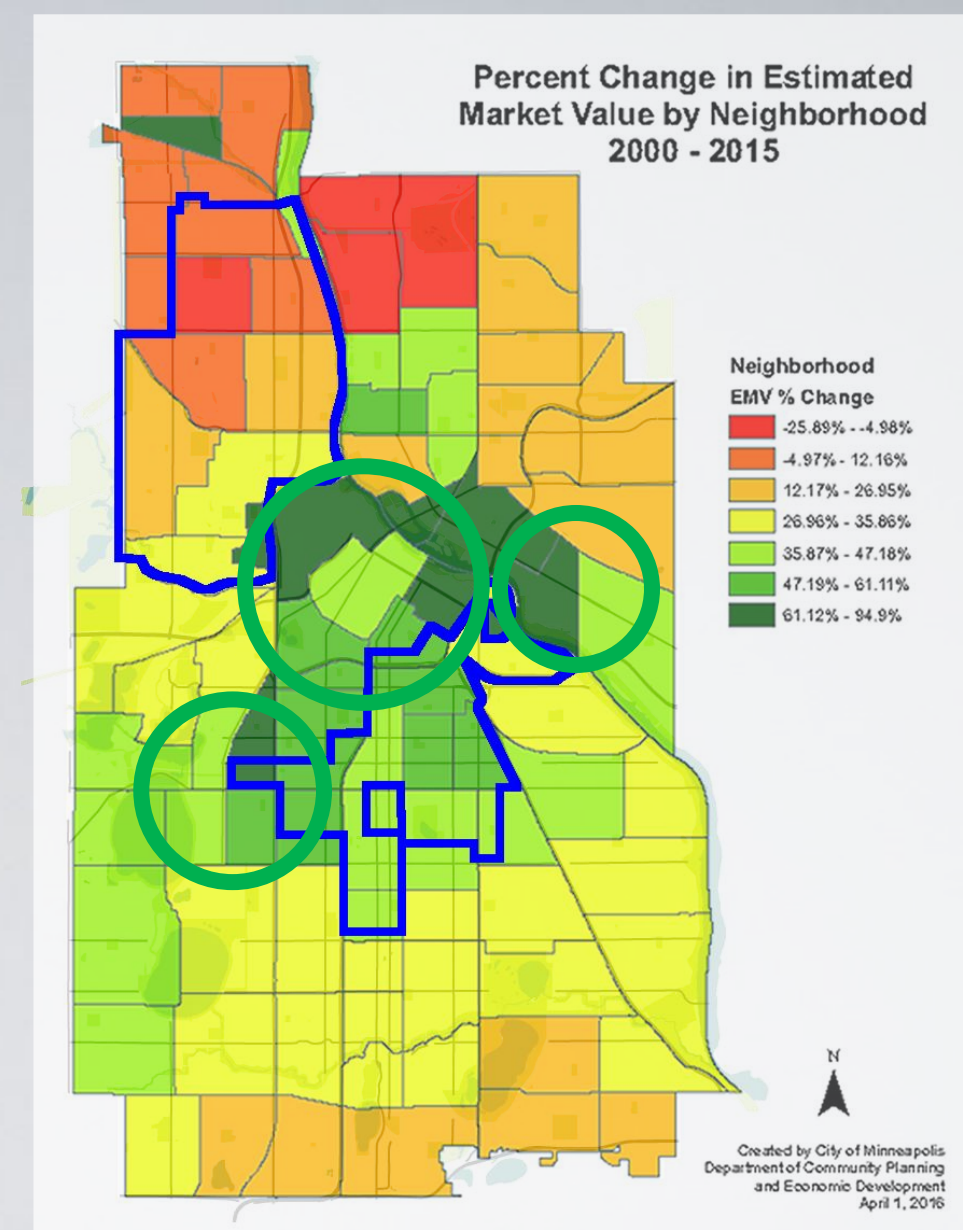


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# % CHANGE IN ESTIMATED MARKET VALUE SINCE 2000



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# GROWTH & EQUITY

- ▶ Environmental Justice/Green Zones
- ▶ Gentrification/Affordability/Mixed Income Neighborhoods
- ▶ Access to Opportunity
- ▶ Access to Investment



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# WHAT IS INCLUSIVE GROWTH?

- ▶ Inclusive growth benefits all members of the community
- ▶ It eliminates barriers (poor infrastructure, regulations, services) to ensure that no one and no place is excluded from participation in growth
- ▶ It promotes a diversified & competitive economy, opening up new sectors like the green economy
- ▶ It supports high tech *and* low tech innovation & entrepreneurship





# WHAT IS INCLUSIVE GROWTH?

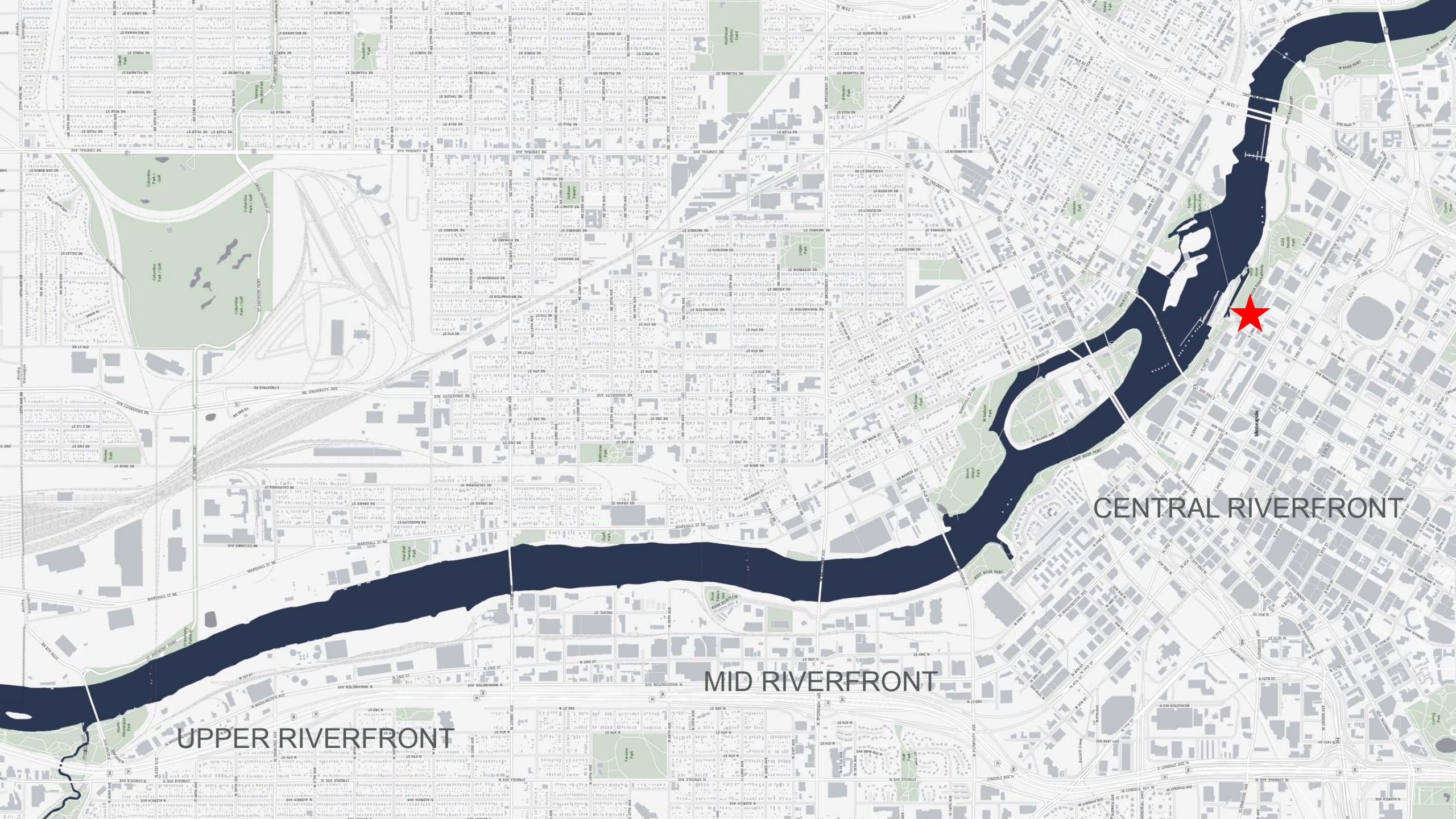
- ▶ Inclusive growth promotes an equitable financial environment (financing often plays a role in how exclusive or inclusive growth can be)
- ▶ It grows and stabilizes government revenue to sustain public goods and the public interest
- ▶ It contributes to creating healthy, safe, beautiful, connected, and vibrant places for all people



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UPPER RIVERFRONT

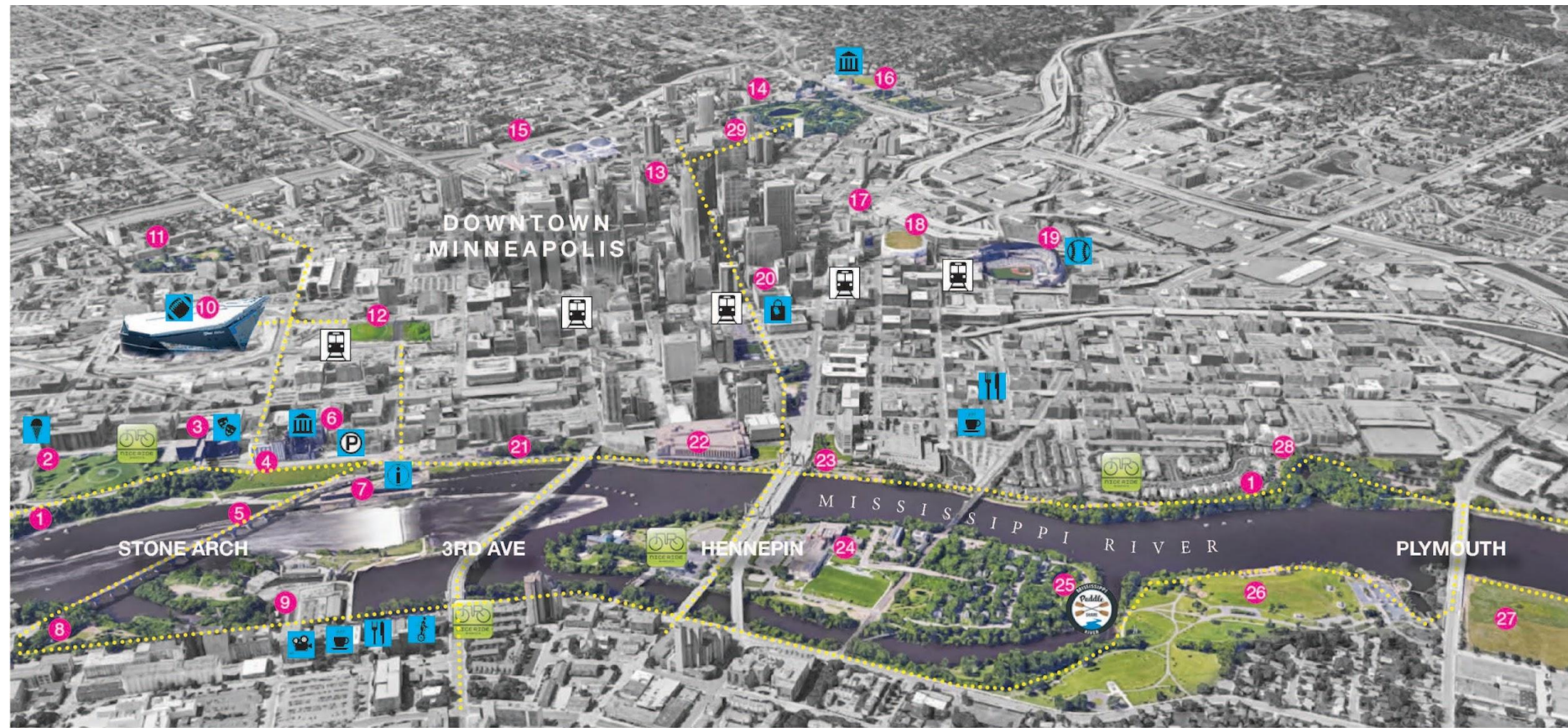
MID RIVERFRONT





CENTRAL RIVERFRONT





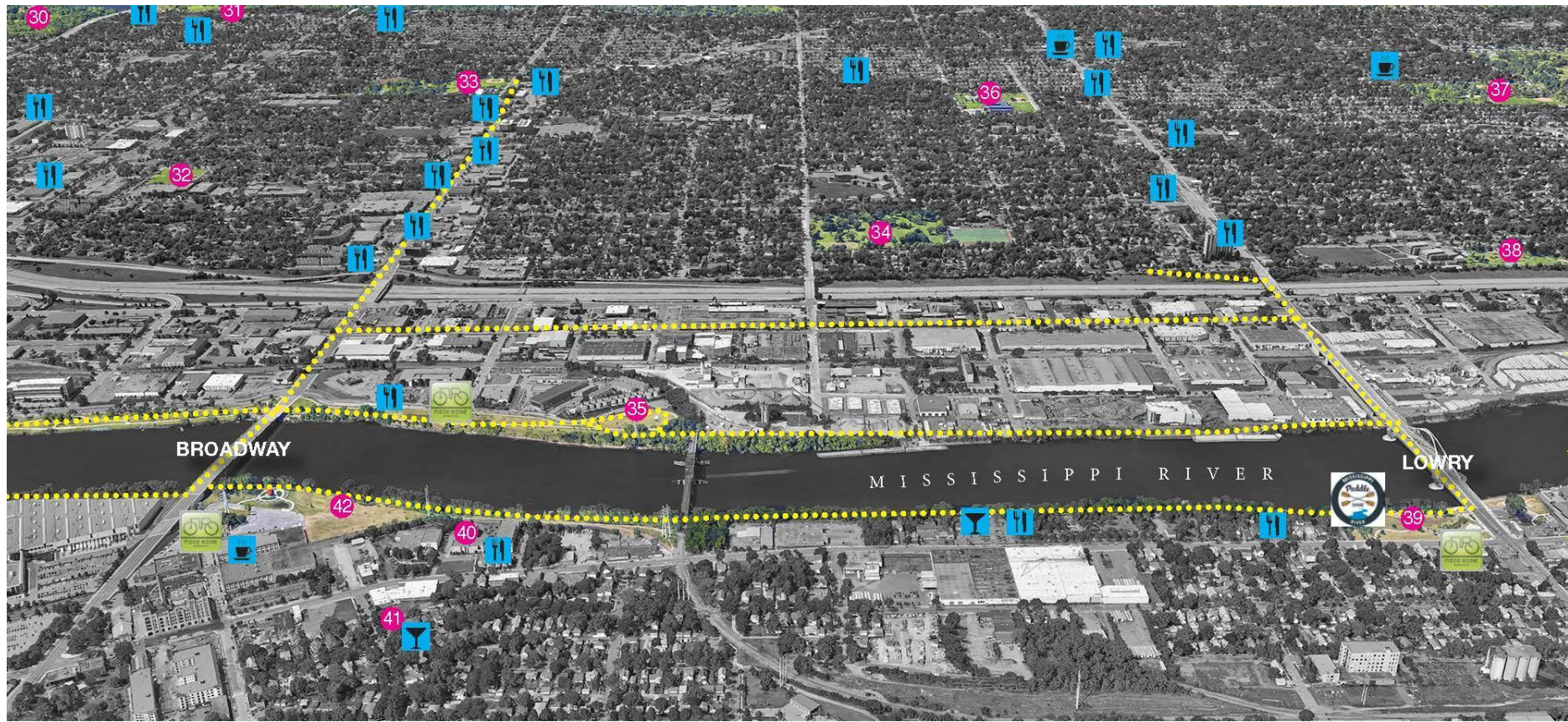
# CENTRAL RIVERFRONT



- |                            |  |                            |  |
|----------------------------|--|----------------------------|--|
| 1 West River Parkway       | 9 St. Anthony Main                       | 18 Target Center           | 26 Boom Island/Minneapolis Water Taxi  |
| 2 Gold Medal Park          | 10 US Bank Stadium                       | 19 Target Field            | 27 Halls Island  |
| 3 The Guthrie              | 11 Elliot Park                           | 20 Nicollet Mall           | 28 4th Ave North Playground  |
| 4 Mill Ruins Park          | 12 The Commons                           | 21 Water Works             | 29 Loring Greenway and Greenway Playground   |
| 5 StoneArch Bridge         | 13 Peavey Plaza                          | 22 Re-purposed Post Office |  Light Rail               |
| 6 Mill City Museum         | 14 Loring Park                           | 23 First Bridge Park       |  Nice Ride Station        |
| 7 St. Anthony Lock and Dam | 15 Convention Center                     | 24 Nicollet Island         |  Mississippi Paddle Share |
| 8 Father Hennepin Park     | 16 WalkerArt Museum and Sculpture Garden | 25 Paddle Share            |  RiverFirst Pathways      |
|                            | 17 First Avenue                          |                            |  |



# MID RIVERFRONT






- |                                    |                           |   |
|------------------------------------|---------------------------|---|
| 30 Eloise Butler Wildflower Garden | 37 Folwell Park           |  Nice Ride Station         |
| 31 Theodore Wirth Park             | 38 Perkins Hill Park      |  Mississippi Paddle Share |
| 32 Hall Park                       | 39 Edgewater Park         |  RiverFirst Pathways     |
| 33 North Commons Park              | 40 Food Building          |   |
| 34 Farview Park                    | 41 Dangerous Man Brewing  |   |
| 35 Orvin "Ole" Olson Park          | 42 Sheridan Memorial Park |   |
| 36 Cleveland Park                  |                           |   |

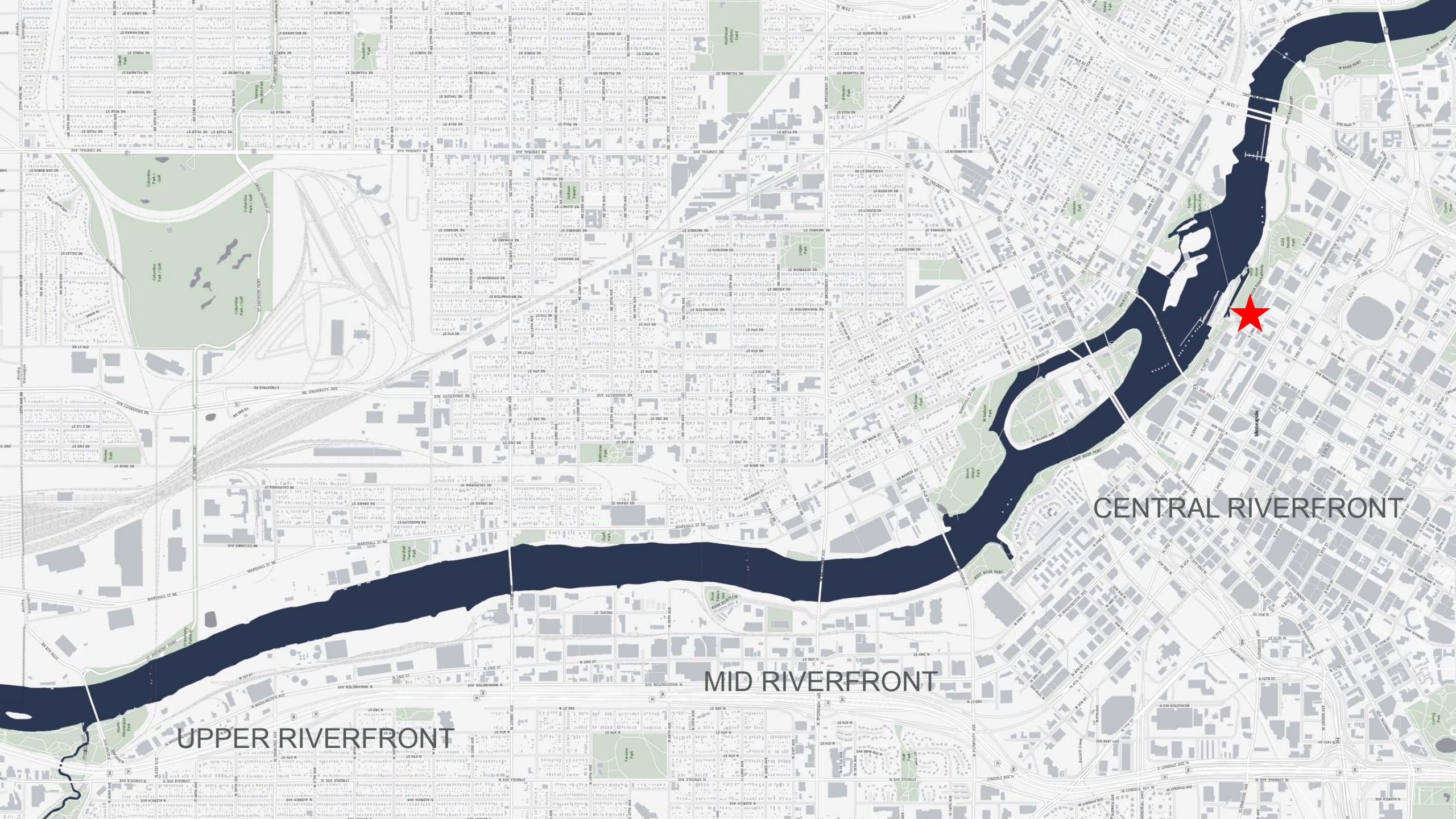


# UPPER RIVERFRONT



- |                              |   |  |
|------------------------------|---|--|
| 43 Valley View Park          | 50 Webber Park and Pool                 | 57 Heron Rookery   |
| 44 Jordan Park               | 51 Shingle Creek Park                   | 58 Edgewater Park  |
| 45 Cleveland Park            | 52 Karl W. Kroening Interpretive Center |  Nice Ride Station        |
| 46 Folwell Park              | 53 Mississippi River Park               |  Mississippi Paddle Share |
| 47 Porter Field              | 54 Upper Harbor Terminal                |  RiverFirst Pathways      |
| 48 Patrick Henry High School | 55 Xcel Field Park                      |  |
| 49 Victory Memorial Parkway  | 56 Marshall Terrace Park                |  |





UPPER RIVERFRONT

MID RIVERFRONT

CENTRAL RIVERFRONT

