

INCLUSIVE GROWTH

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City of Minneapolis

BIG IDEAS: YOUR MINNEAPOLIS | *Growth Session*

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LOOKING BACK + PLANNING AHEAD

MINNEAPOLIS POPULATION TRAJECTORY 2000 - 2015

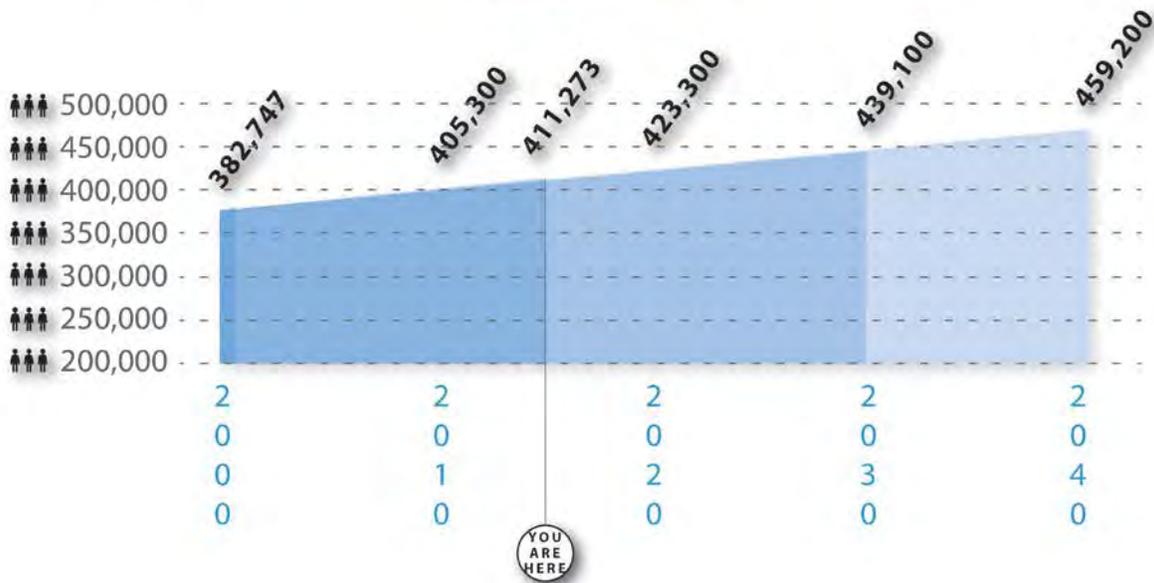


Source, 2000 & 2010 population: US Census
Source, 2014 population estimate: Metropolitan Council
Source, 2020, 2030 & 2040 population projections: Metropolitan Council



LOOKING BACK + PLANNING AHEAD

MINNEAPOLIS POPULATION TRAJECTORY 2000 - 2040



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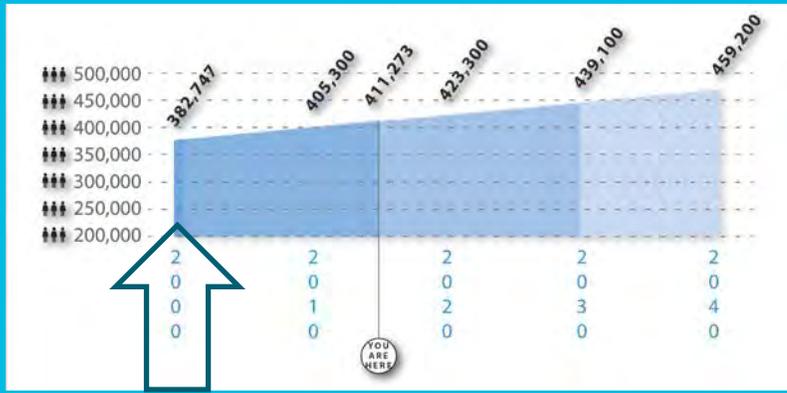


WE'RE GROWING

- ▶ We've added 30,000 residents since 2000, many of those in just the last 5-6 years.
- ▶ We're projected to add around 50,000 more by 2040, so we need to have some ideas about managing growth.
- ▶ Some areas of the community have grown more dramatically than others. How can we support those areas of strong growth while ensuring that future growth is inclusive and benefits all?

EAST DOWNTOWN

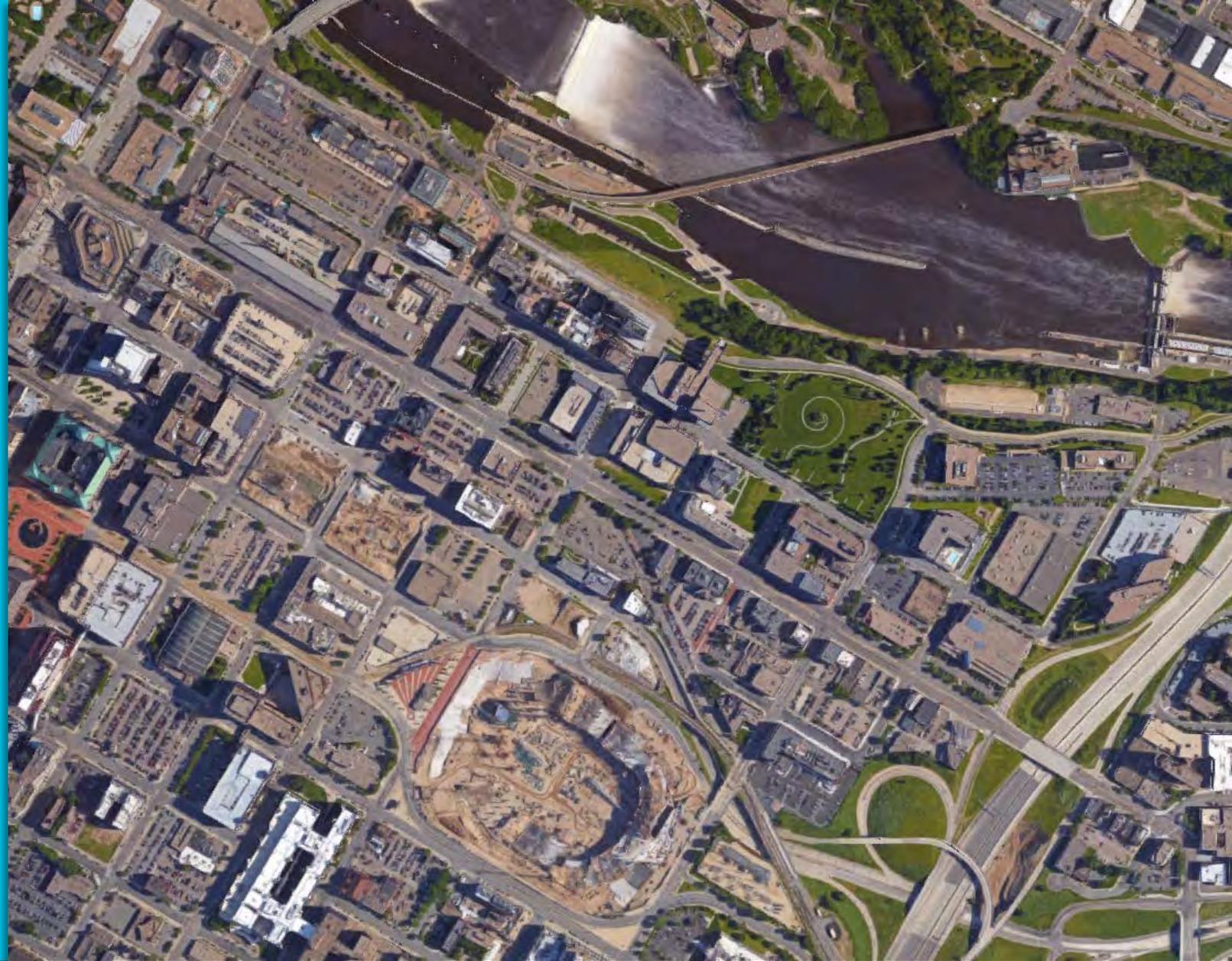
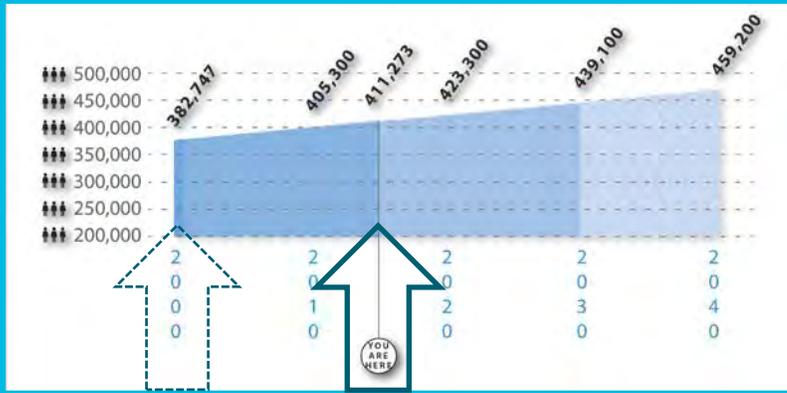
- ▶ In 2000, our downtown central riverfront and stadium district were dominated by surface parking.



HIGH GROWTH AREA

EAST DOWNTOWN

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



HIGH GROWTH AREA

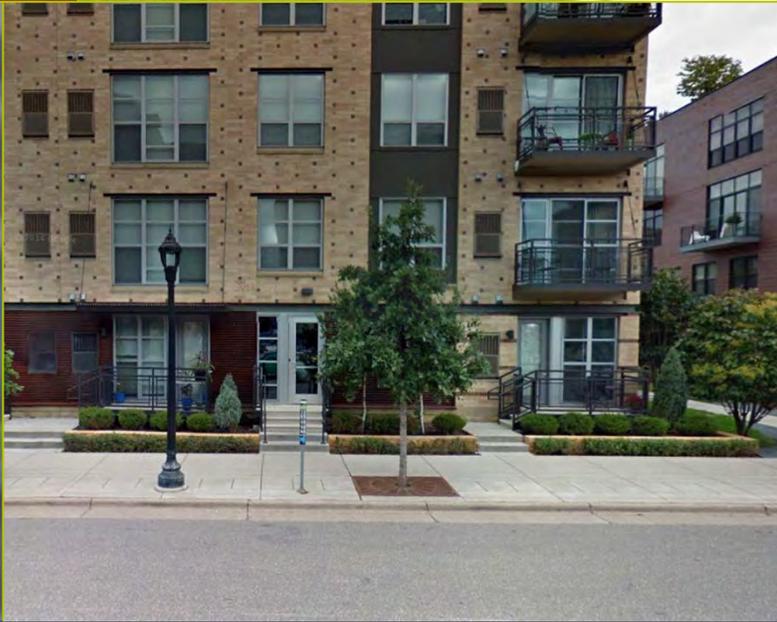




Dusty Hoskovic Photography | Courtesy Minneapolis Downtown Council

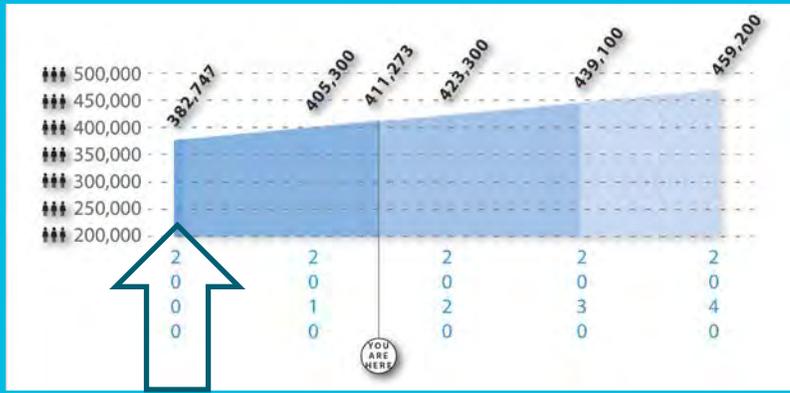


Dusty Hoskovic Photography | Courtesy Minneapolis Downtown Council



TARGET FIELD & NORTH LOOP

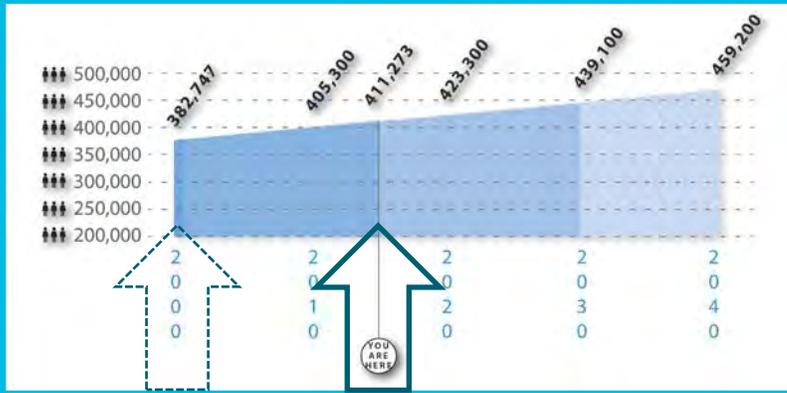
- ▶ In 2000, the Twins ballpark didn't exist, and the Warehouse District struggled with widespread vacancy.



HIGH GROWTH AREA

TARGET FIELD & NORTH LOOP

- Major development, including public investment in a ballpark & light rail, has created one of the most lauded neighborhoods in the country.



HIGH GROWTH AREA



Image Credit: Minnesota Monthly



Minneapolis
City by Nature

Meet Minneapolis
Convention & Visitors Association

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Dusty Hoskovic Photography | Courtesy Minneapolis Downtown Council

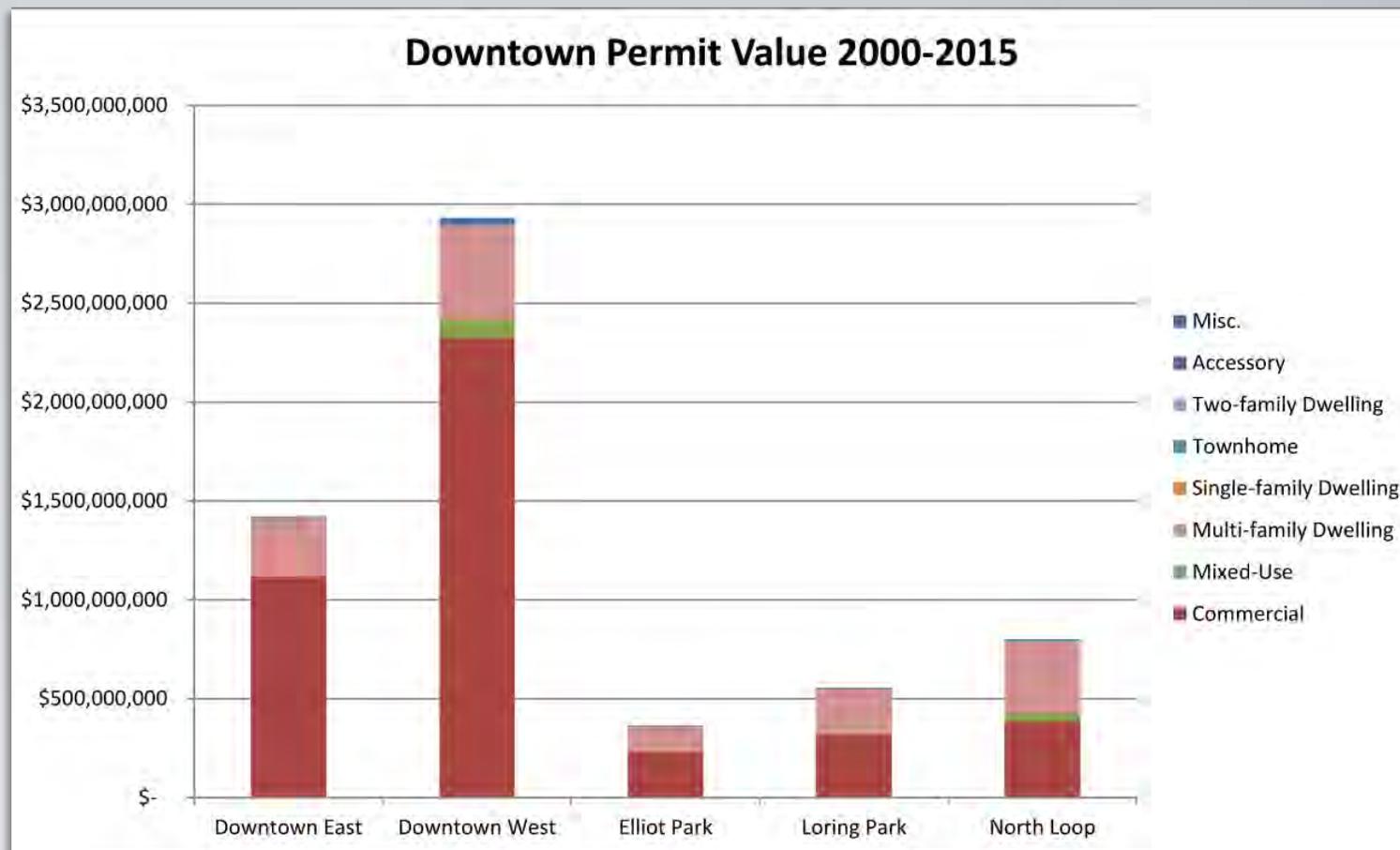


Courtesy Minneapolis Downtown Council



DOWNTOWN: \$6 BILLION IN 15 YRS

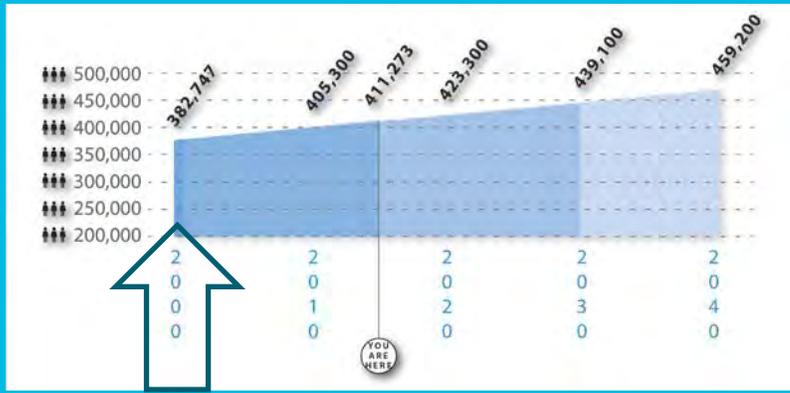
- ▶ \$4.4B commercial
- ▶ \$1.5B multi-family
- ▶ \$100M other



	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
TOTAL	\$ 1,420,689,654	\$ 2,930,356,257	\$ 364,344,000	\$ 556,033,327	\$ 800,916,138	\$ 6,072,339,376

UNIVERSITY DISTRICT

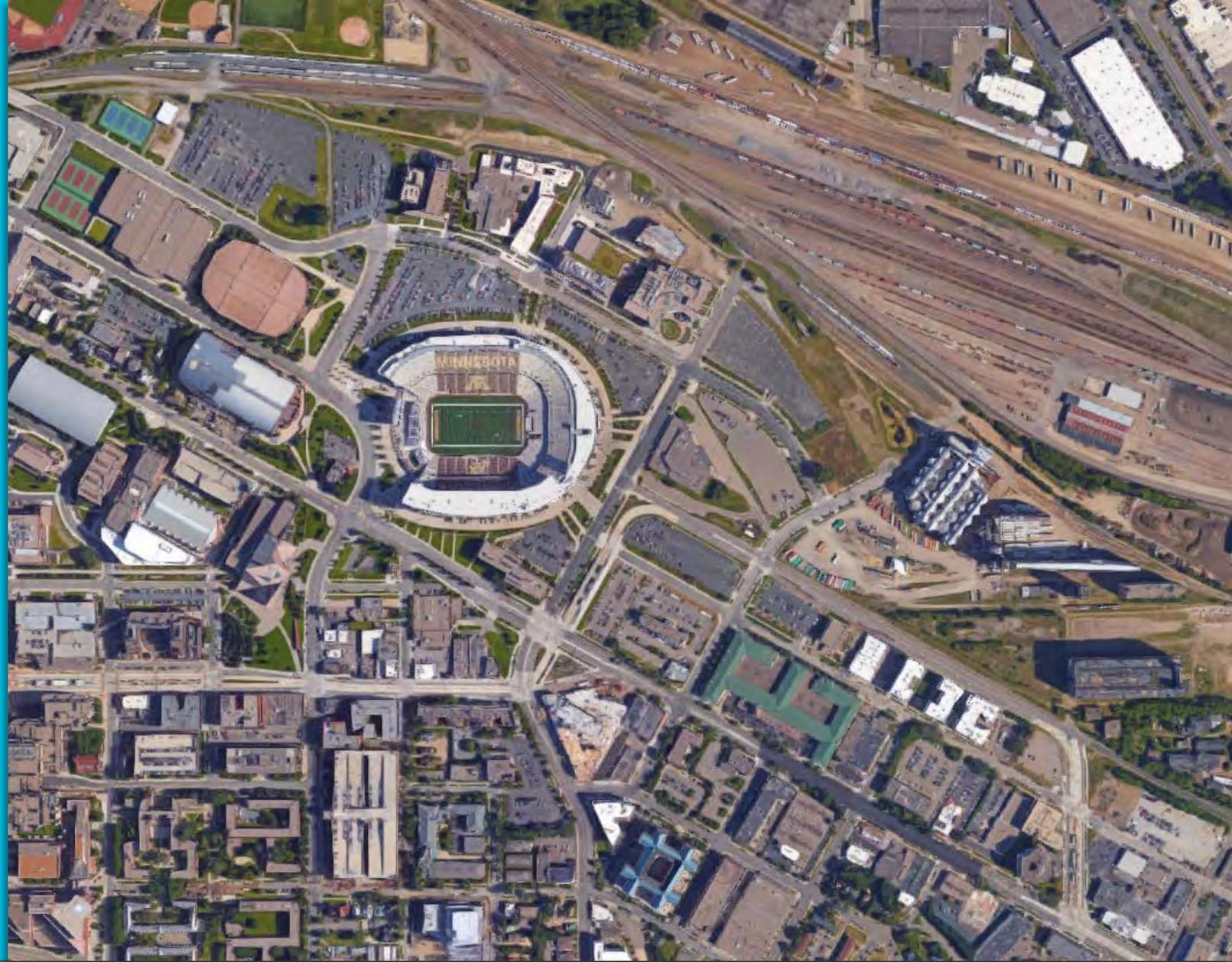
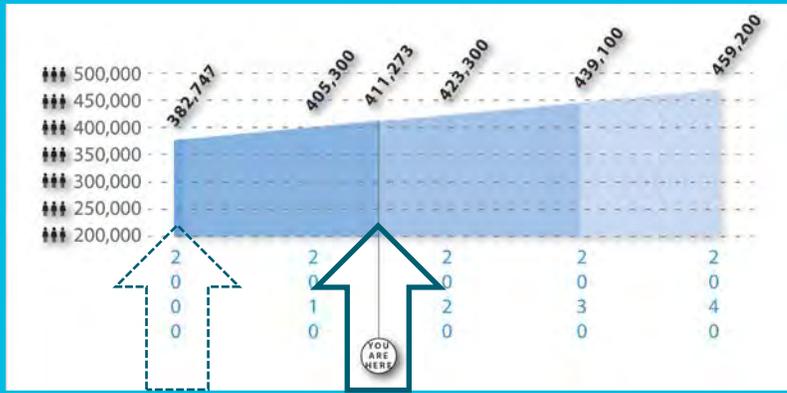
- ▶ In 2000, the University district was scarred by surface parking and underutilized industrial land.



HIGH GROWTH AREA

UNIVERSITY DISTRICT

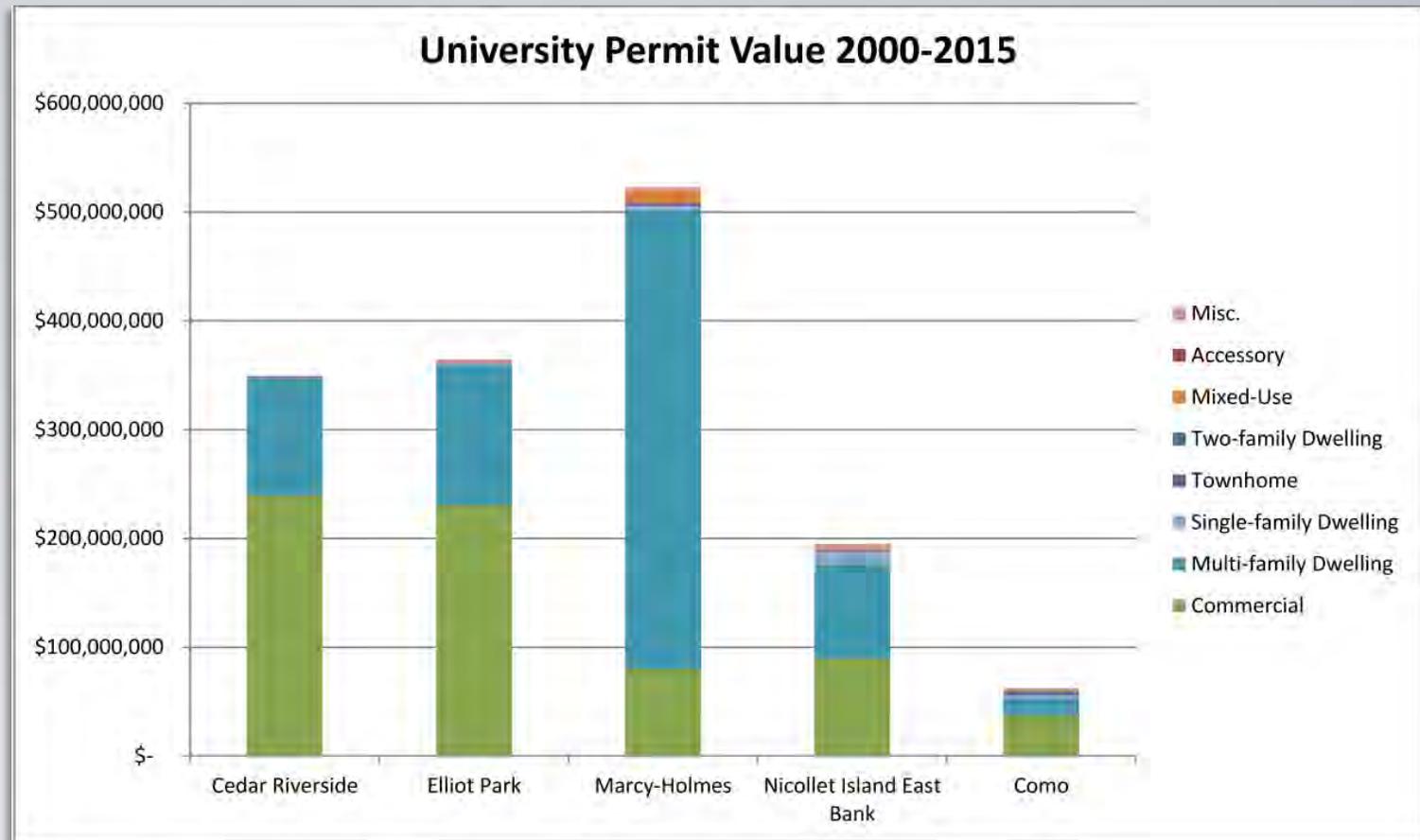
- ▶ With \$1.5 billion of development activity, a new stadium & BioDiscovery Zone, & demand for off-campus living, the area has doubled its population.



HIGH GROWTH AREA

UNIVERSITY: \$1.5 BILLION IN 15 YRS

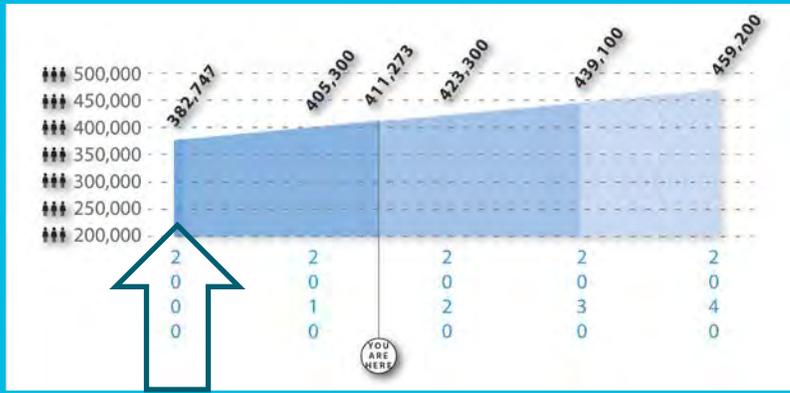
- ▶ \$760M multi-family
- ▶ \$680M commercial
- ▶ \$60M other



	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
TOTAL	\$ 349,411,462	\$ 364,344,000	\$ 522,570,606	\$ 194,875,496	\$ 62,365,862	\$ 1,493,567,426

THE MIDTOWN GREENWAY

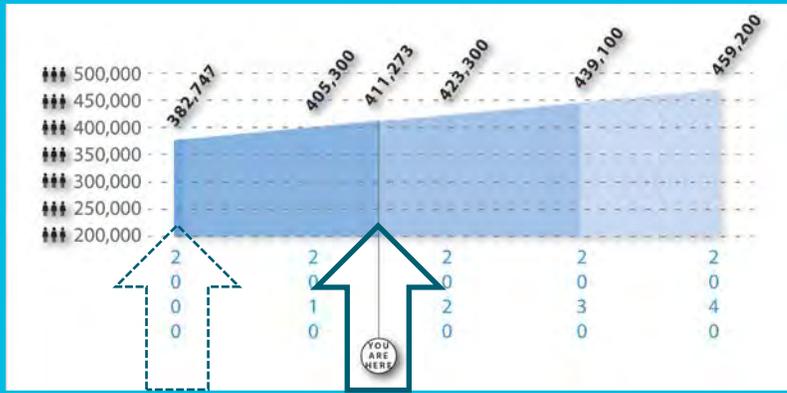
- ▶ In 2000, the rail trench running through Midtown was a blight, with vacancy and crime drawn to the area.



HIGH GROWTH AREA

THE MIDTOWN GREENWAY

- ▶ Implementing the Midtown Greenway, our bike superhighway, has turned a liability into an asset and led to \$760 million worth of development activity.

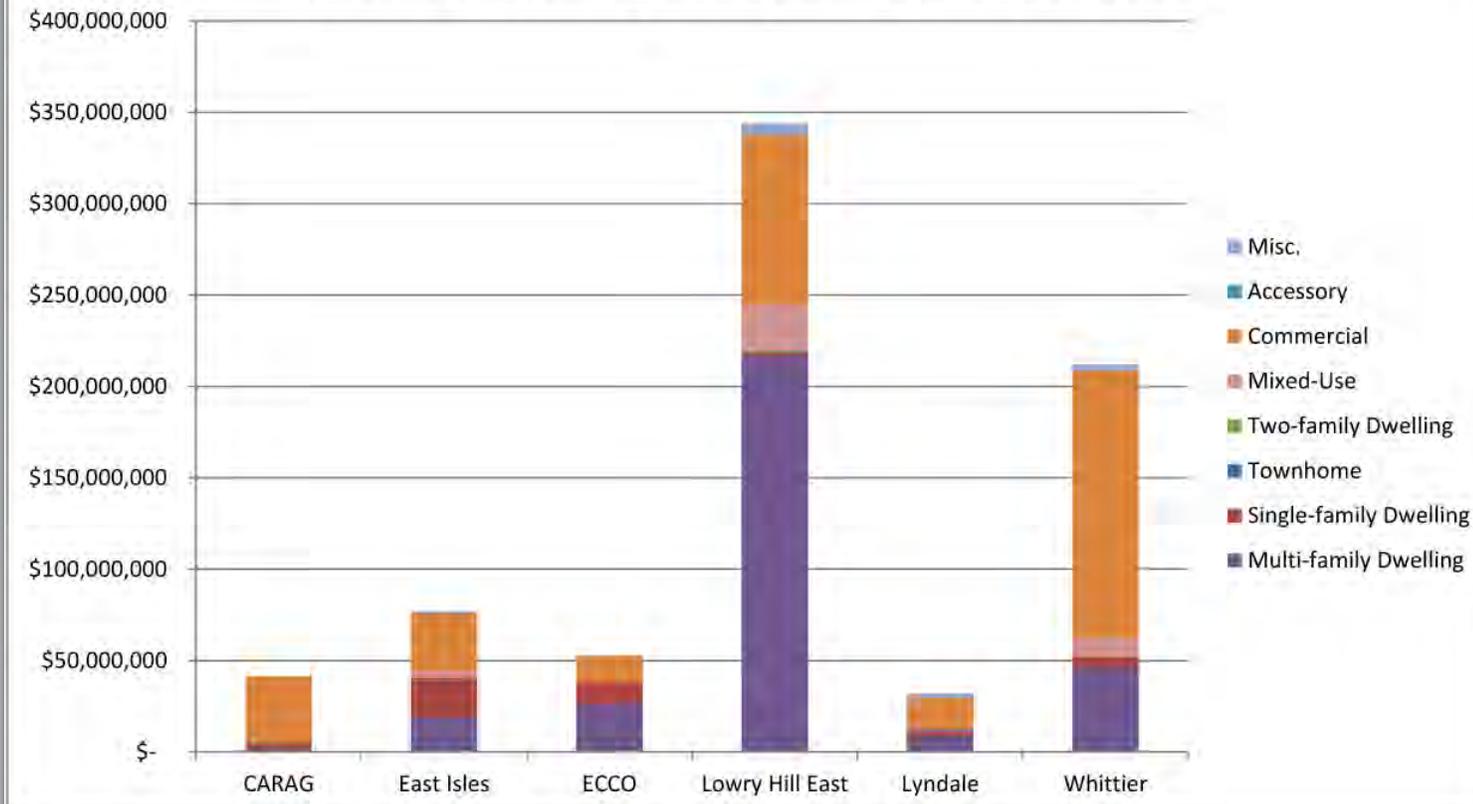


HIGH GROWTH AREA

UPTOWN: \$760 MILLION IN 15 YRS

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

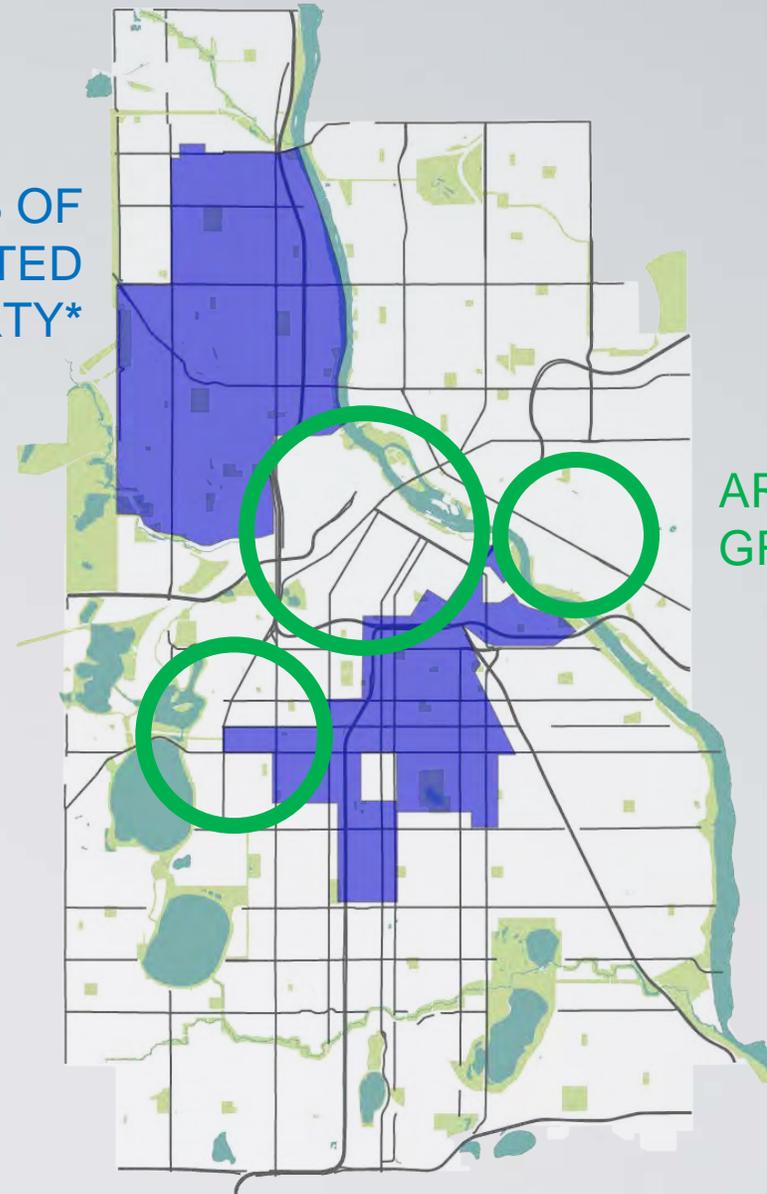
Uptown/Greenway Area Permit Value 2000-2015



	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
TOTAL	\$ 41,394,917	\$ 76,989,874	\$ 52,742,744	\$ 344,049,996	\$ 31,867,280	\$ 212,104,027	\$ 759,148,838

HIGH GROWTH AREAS DON'T TELL THE WHOLE STORY

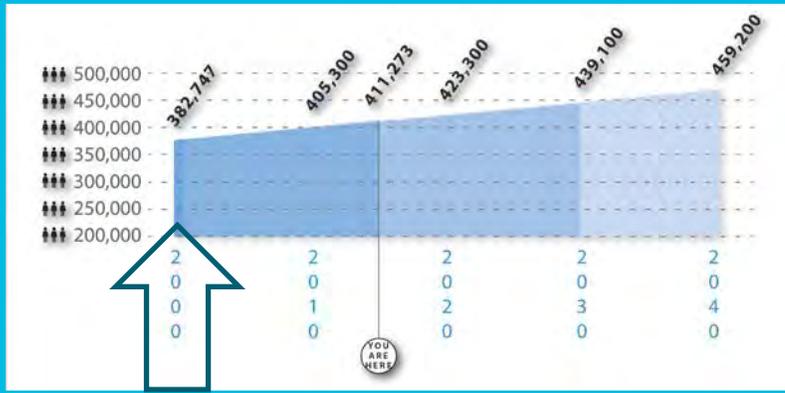
AREAS OF
CONCENTRATED
POVERTY*



AREAS OF HIGH
GROWTH

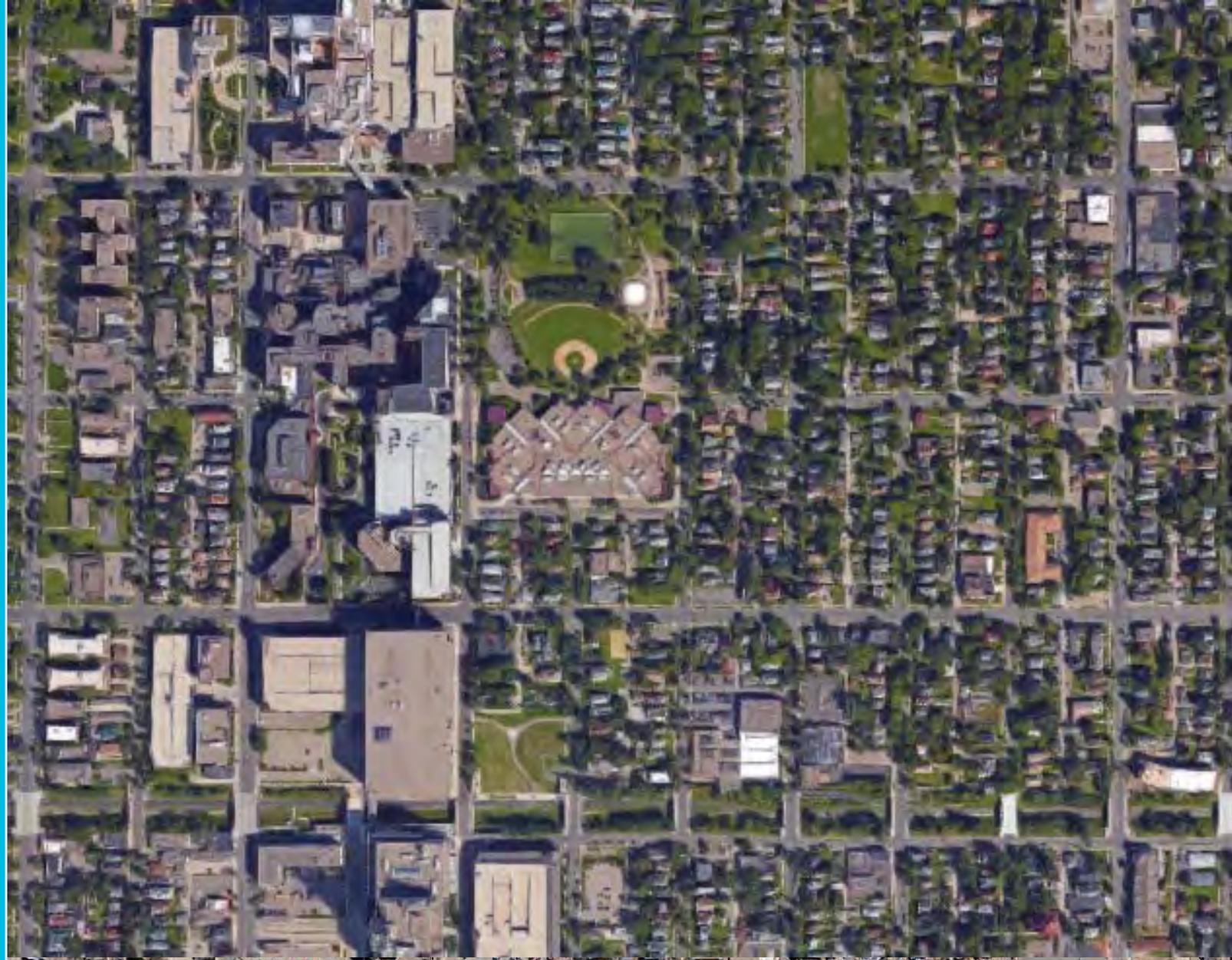
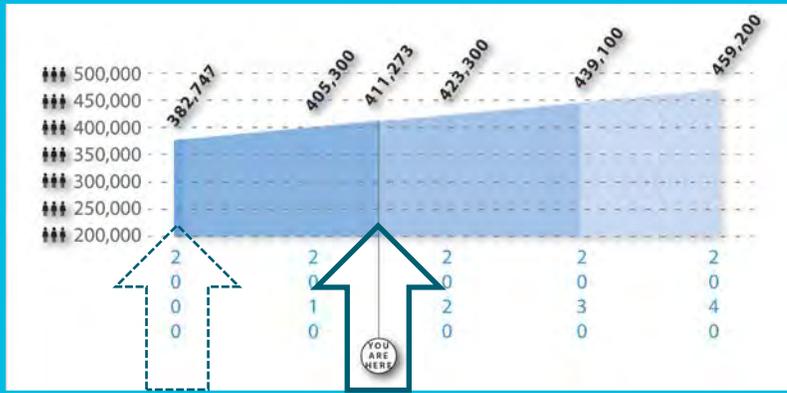
MIDTOWN PHILLIPS

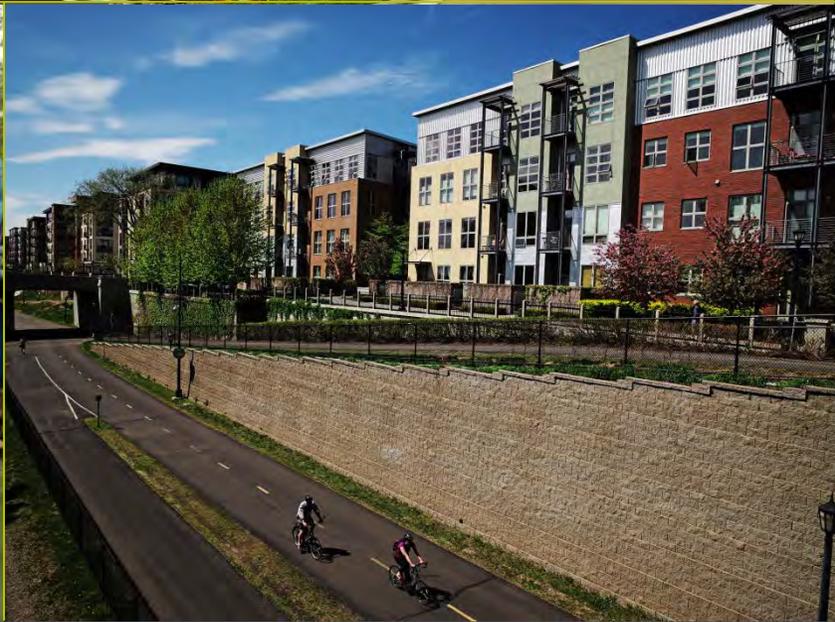
- ▶ In 2000, the Greenway trench ran through Midtown Phillips, and large surface lots surrounded medical facilities.



MIDTOWN PHILLIPS

- ▶ In 2015, the Greenway has been implemented, & significant expansion and greening of the hospital area has occurred in Midtown Phillips.



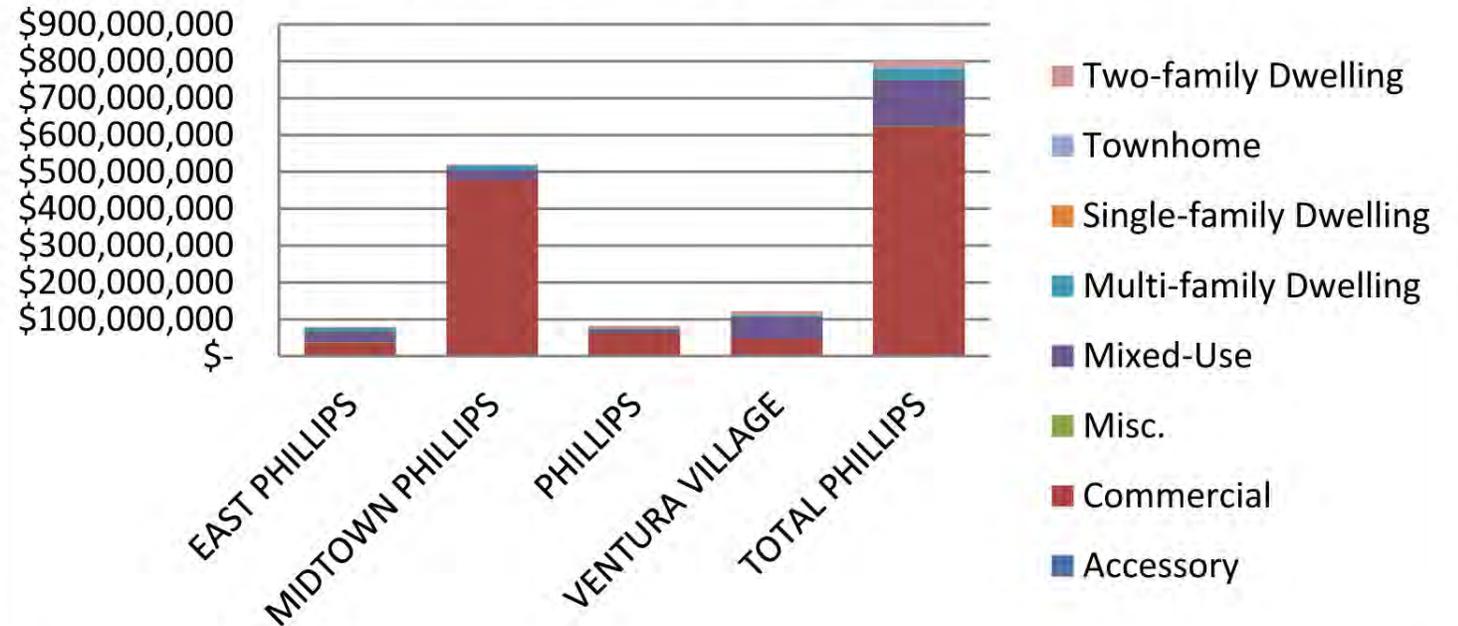


PHILLIPS: \$802 MILLION IN 15 YRS

(65% OF INVESTMENT IN MIDTOWN PHILLIPS)

- ▶ \$621M commercial
- ▶ \$178M multi-family
- ▶ \$2M other

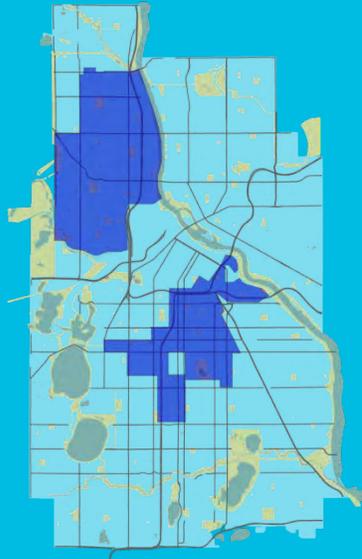
Phillips Permit Value 2000-2015



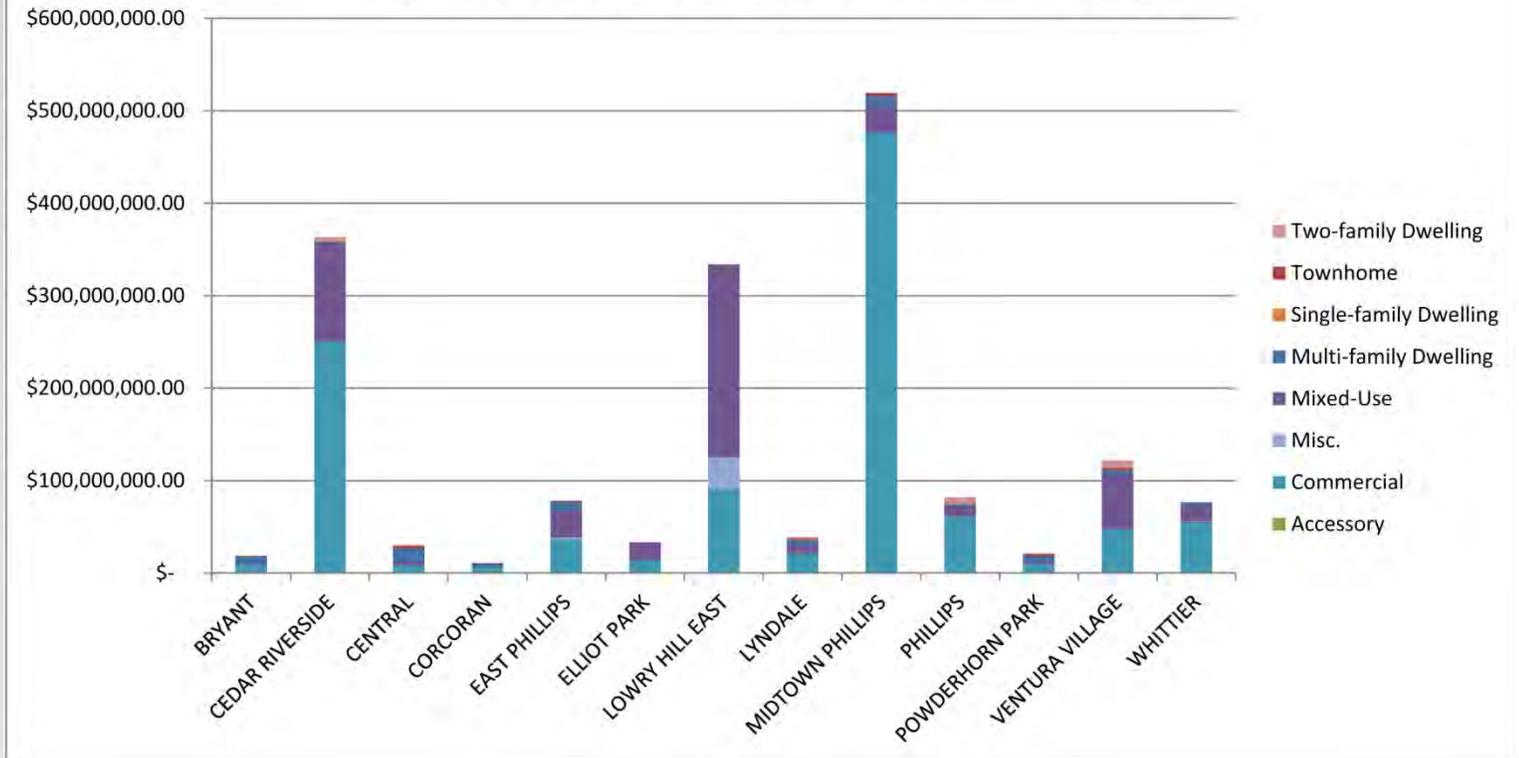
	EAST PHILLIPS	MIDTOWN PHILLIPS	PHILLIPS	VENTURA VILLAGE	TOTAL PHILLIPS
Accessory	\$ 197,444	\$ 214,572		\$ 146,573.16	\$ 558,590
Commercial	\$ 36,329,934	\$ 476,514,358	\$ 61,596,442	\$ 46,956,781.00	\$ 621,397,515
Misc.	\$ 2,013,987	\$ 15,200		\$ 101,177.00	\$ 2,130,364
Mixed-Use	\$ 28,658,580	\$ 27,401,705	\$ 10,632,164	\$ 58,517,760.94	\$ 125,210,210
Multi-family Dwelling	\$ 9,634,954	\$ 12,457,934	\$ 2,452,887	\$ 4,929,126.79	\$ 29,474,901
Single-family Dwelling	\$ 9,500	\$ 800		\$ 66,430.00	\$ 76,730
Townhome	\$ 1,192,300	\$ 2,631,228	\$ 8,500	\$ 2,931,111.40	\$ 6,763,139
Two-family Dwelling	\$ 389,108	\$ 195,435	\$ 7,253,149	\$ 8,193,578.73	\$ 16,031,271
TOTAL	\$ 78,425,807	\$ 519,431,233	\$ 81,943,142	\$ 121,842,539.02	\$ 801,642,720

SOUTH ACP: \$1.7 BILLION IN 15 YEARS

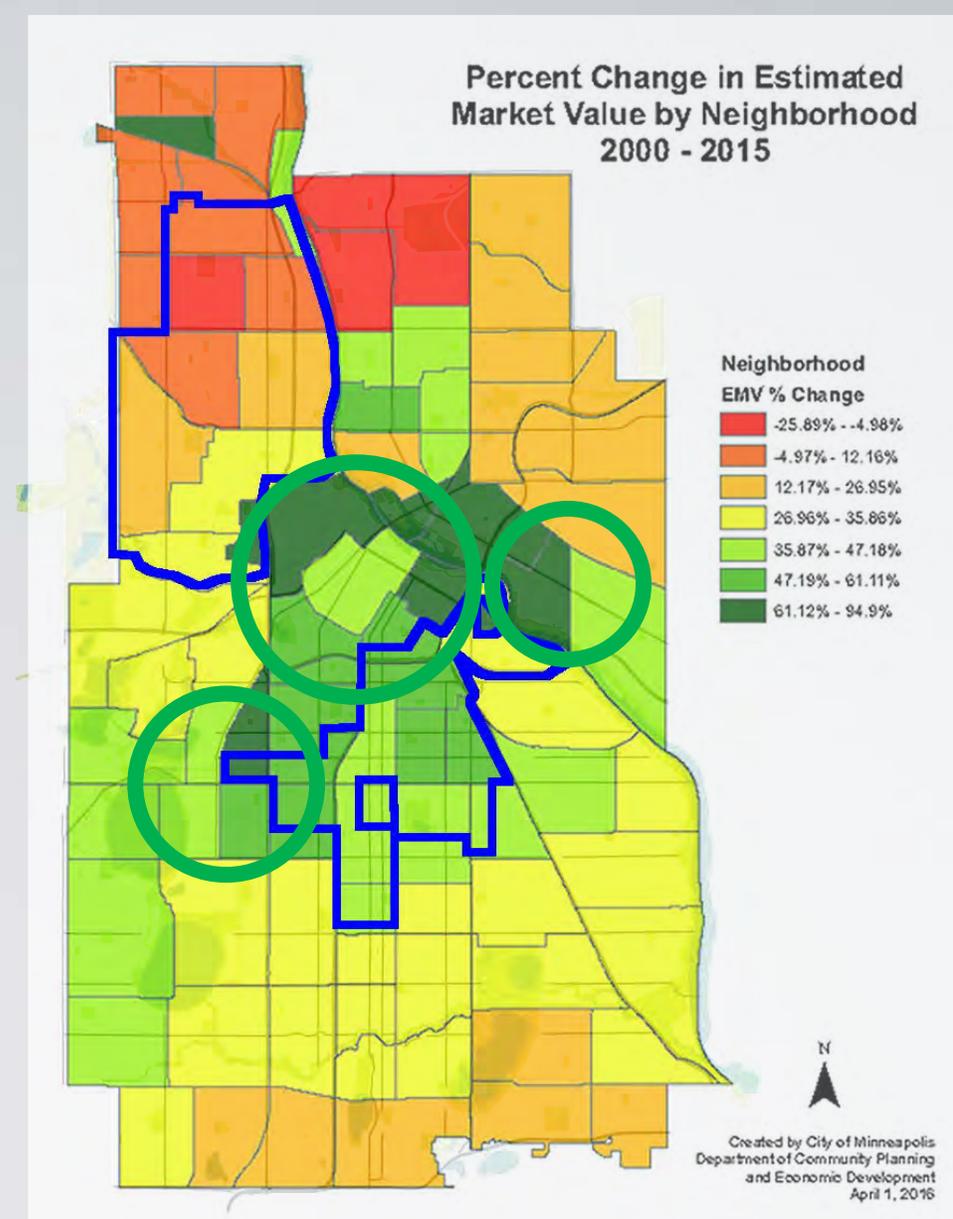
- ▶ \$1.1B commercial
- ▶ \$605M multi-family
- ▶ \$40M other



South Minneapolis ACP Permit Value 2000-2015

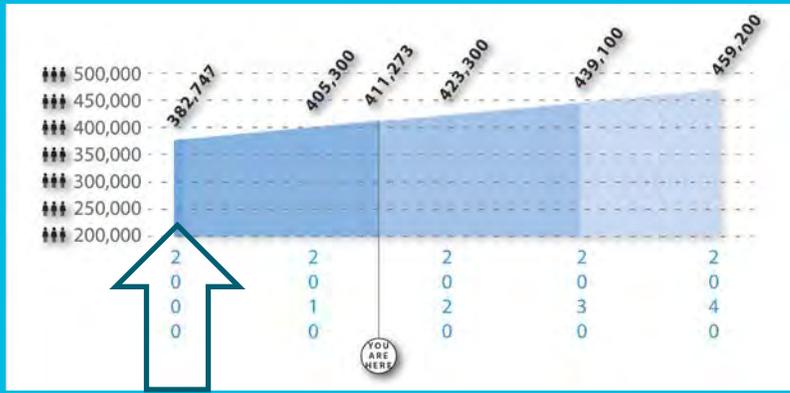
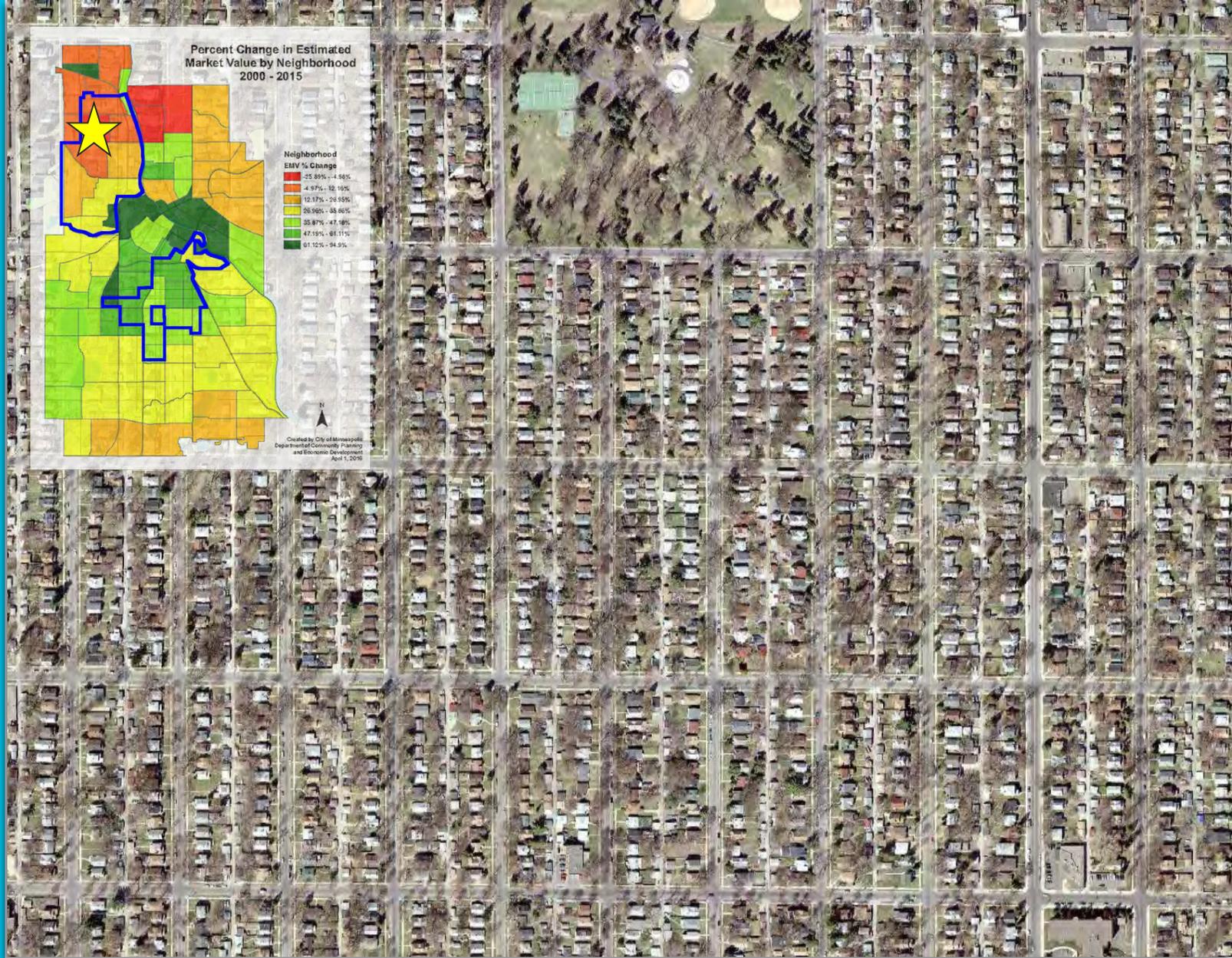


% CHANGE IN ESTIMATED MARKET VALUE SINCE 2000



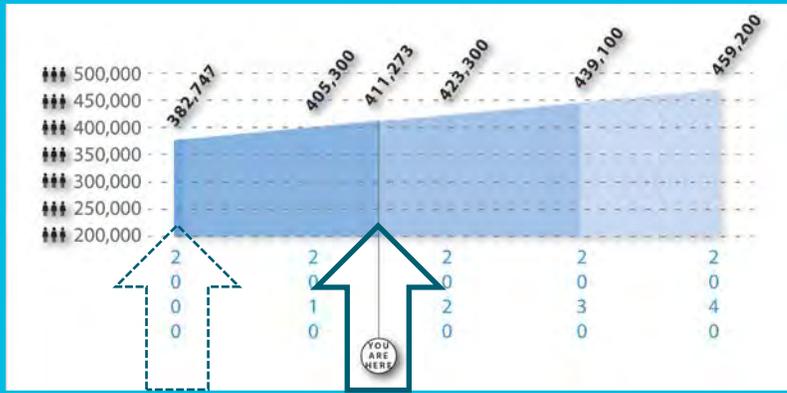
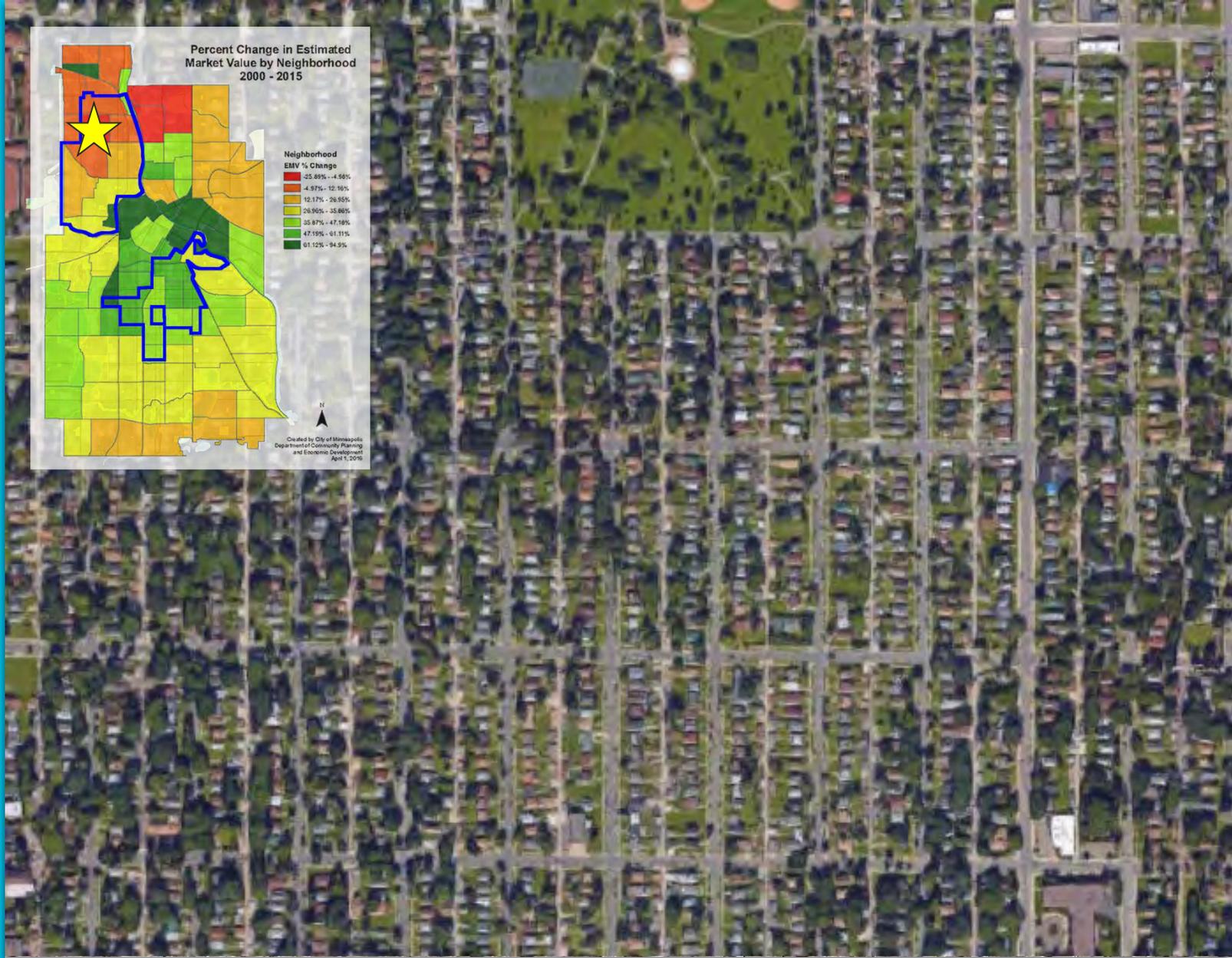
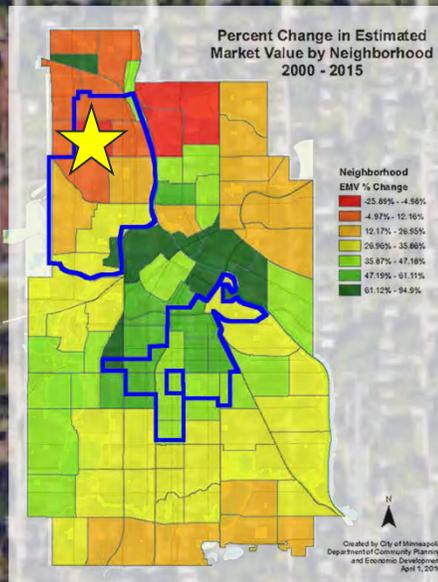
FOLWELL

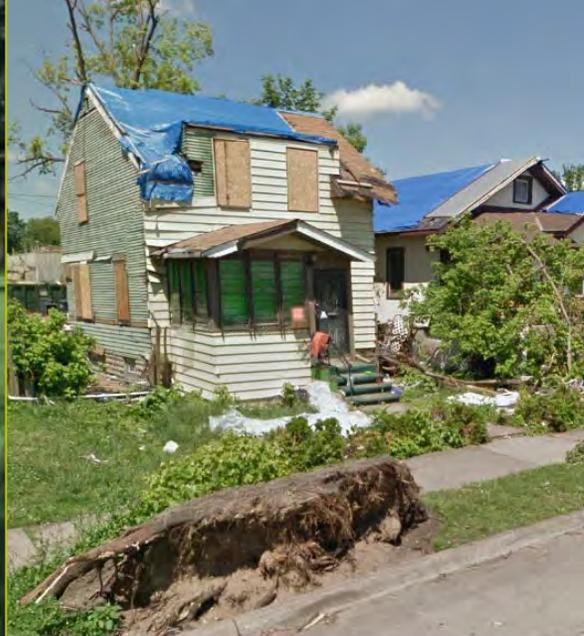
- ▶ In 2000 and today, Folwell has been home to lower income families in a largely residential setting with nearby schools and park amenities.



FOLWELL

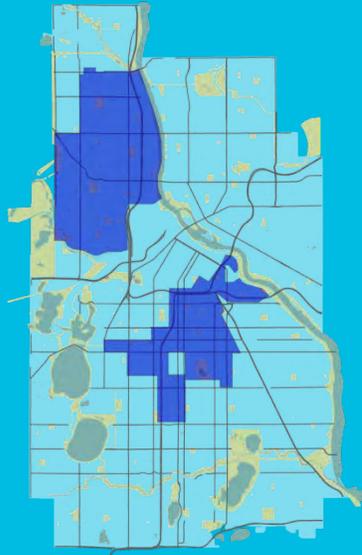
- ▶ In 2015, Folwell's population has declined. Foreclosure & tornado damage has occurred, and significant investment has been committed to stabilization.



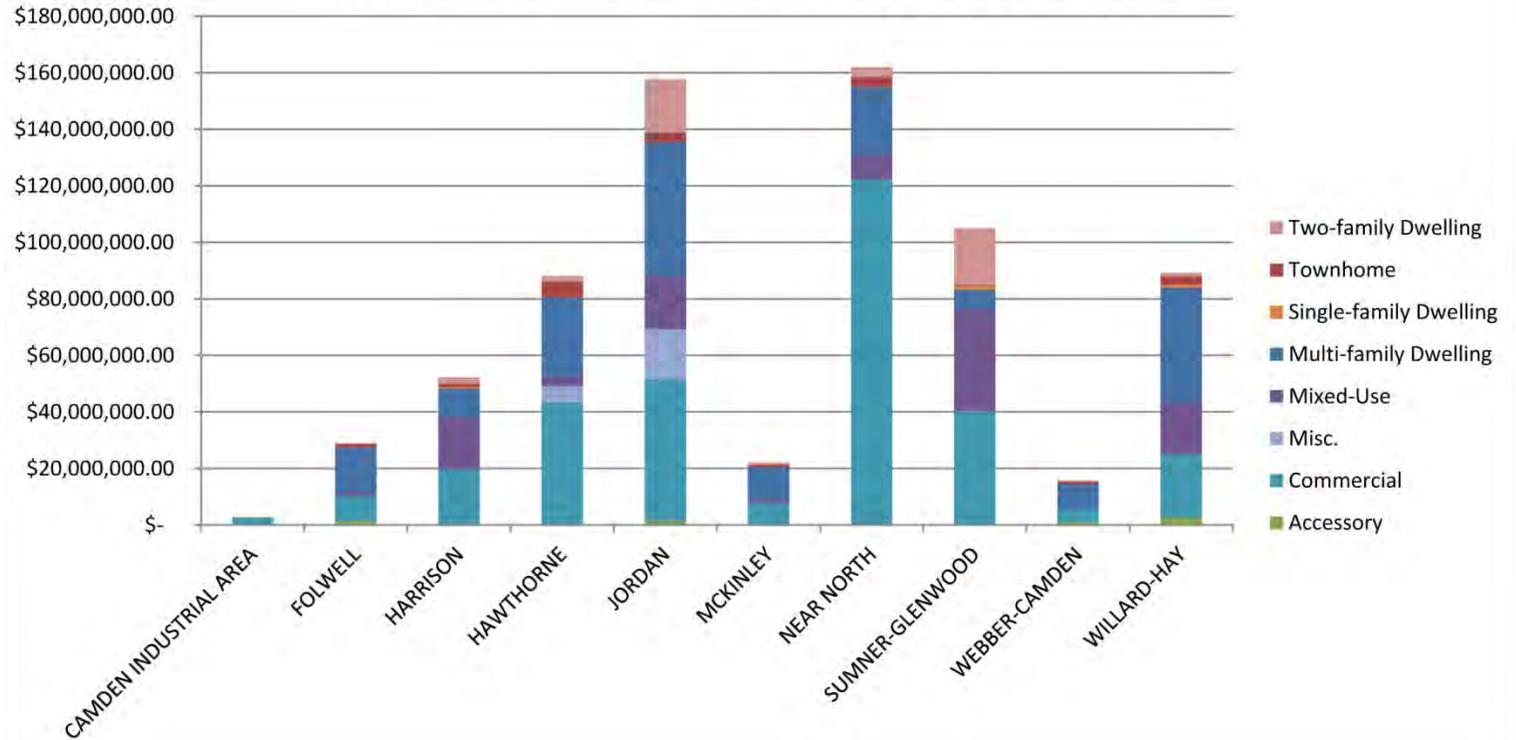


NORTH ACP: \$724 MILLION IN 15 YEARS

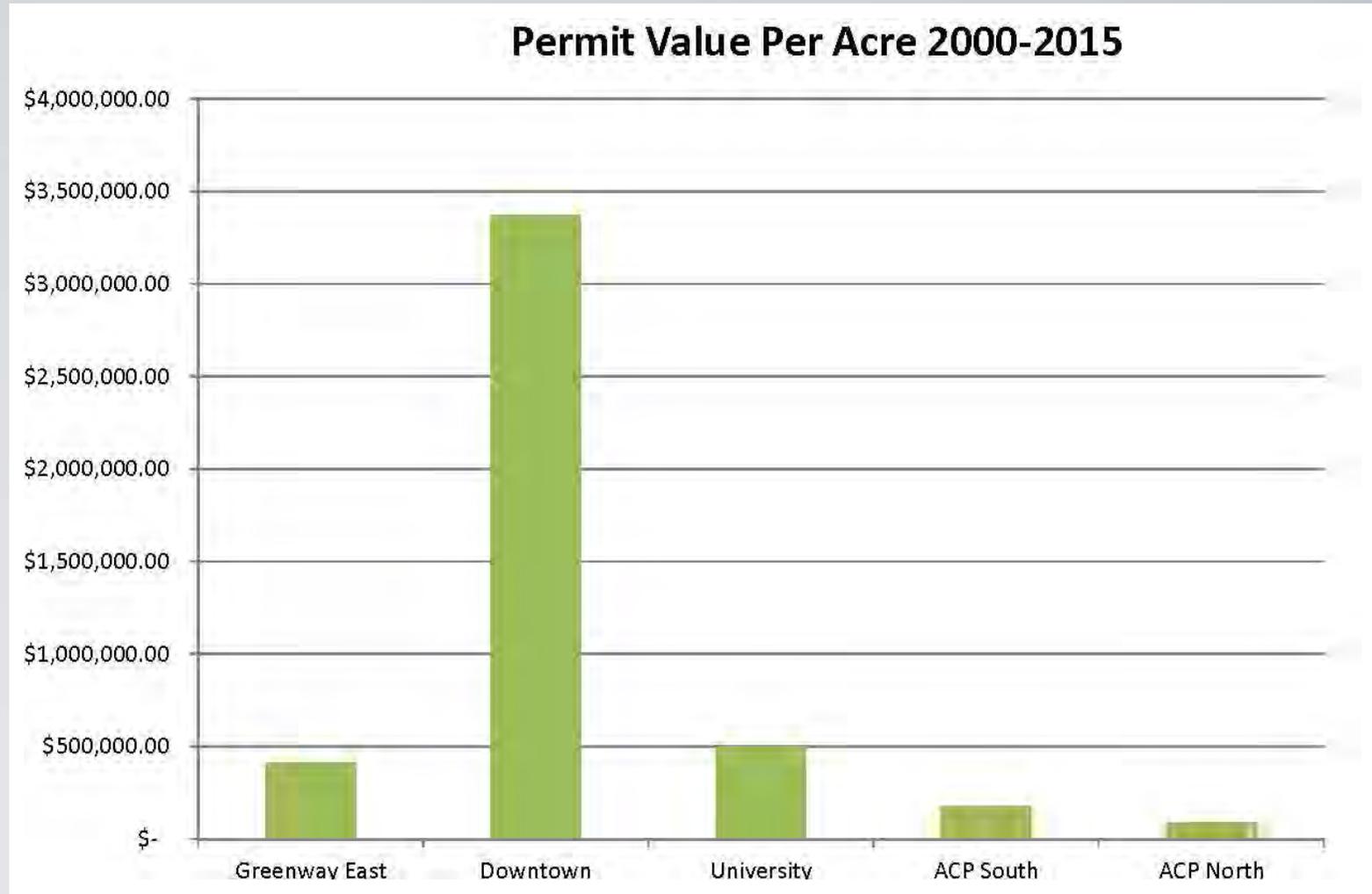
- ▶ \$320M commercial
- ▶ \$375M multi-family
- ▶ \$27M other



North Minneapolis ACP Permit Value 2000-2015



PERMIT VALUE PER ACRE, SELECTED AREAS



GROWTH & EQUITY

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

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

GROWTH TOPICS

- ▶ Growth Management
- ▶ Complete Communities
- ▶ Sustainability
- ▶ Transportation & Land Use
- ▶ Equity
- ▶ Implementation Considerations

What will Minneapolis be like 25 years from now?
How can our city grow inclusively?

What are your **#MplsBigIdeas** for **@MPLS2040**?

