

## 2004 Nonresidential Construction in the Twin Cities Region

### Introduction

This report provides a regionwide review of nonresidential construction activity. The report summarizes information about commercial, industrial, and public projects for which building permits were issued during 2004. Metropolitan Council gathers the information through an annual construction survey sent to communities in the seven-county region. The report provides, where available, building name or owner/developer, project description, value, square footage, and whether the project is a new structure or addition.

The data set compiled by Metropolitan Council should be a fairly comprehensive representation of nonresidential construction begun in 2004. However, there are limitations: 1) Communities were only asked to provide information for projects valued at \$100,000 or more. 2) The primary focus is on commercial and industrial development. Public buildings are also included where information was provided. 3) There is a variable time lag between permit issuance and construction starts. 4) Most, but not all communities in the region provided information.

This report provides a valuable complement to other market analyses of vacancy and absorption rates for Twin Cities commercial and industrial markets. Metropolitan Council appreciates the cooperation of local government units in supplying the information.

### Contents

Summary of Trends.....	2
Figure 1: Permit Value by General Type .....	5
Figure 2: Valuation by Use.....	5
About the Data .....	6
Table 1: Regional Summary of 2003 Nonresidential Building Permits by Type .....	8
Table 2: Larger Nonresidential Projects in 2003 .....	9
Table 3: Twin Cities Region by County .....	12
Figure 3: Share of Twin Cities Region by County .....	12
Table 4: Twin Cities Region by Planning Area .....	13
Figure 4: Share of Twin Cities Region by Planning Area.....	13
Table 5: Community Totals of Square Footage and Value.....	14
Figure 5: (Map) Value of Non-Residential Construction Added in 2004.....	19
Figure 6: (Map) Value of Commercial Construction Added in 2004 .....	20
Figure 7: (Map) Value of Industrial Construction Added in 2004.....	21
Figure 8: (Map) Value of Public Construction Added in 2004.....	22
Figure 9: (Map) Value of Retail Construction Added in 2004.....	23
Figure 10: (Map) Value of Office Construction Added in 2004.....	24
Table 6: Individual Projects Listing.....	25

## **Summary of Trends**

*Amid lingering slackness in occupancy rates, some signs of life*

As 2004 progressed, employment levels continued to rebound and commercial/industrial absorption rates became more favorable. However, progress was uneven across market subsectors and geographic areas. Retail was least troubled, and the value of construction permits reported by Twin Cities communities advanced from its 2003 level. Vacancy rates in other sectors began to turn the corner as well. However, the office sector continues to have excess capacity, depressing new construction demand.

Interest rates remained relatively favorable and the overall level of construction spending in the Twin Cities increased modestly compared to 2003. A handful of large corporate office projects, large new government offices and other public projects contributed to the increase.

The projects detailed in this report represent over \$1.7 billion in building permit valuation regionwide. Projects for which size information was available represent 11.8 million square feet, but this information is much less complete than the valuation data. Commercial use totalled \$656 million; industrial permits, \$145 million; and public uses, \$922 million.

Permits for new construction made up 70 percent of the regional total valuation; additions 18 percent; and details were missing for the remaining 12 percent.

### **Public sector construction**

*Public sector provided a boost to 2004 construction*

New government buildings more than tripled in 2004, compared to projects reported in 2003. A majority of the region's \$284 million in government buildings value was due to four large projects: a new Central Library in Minneapolis, and new buildings for Minnesota Departments of Health, Agriculture, and Human Services, in St. Paul.

A substantial level of investment also occurred at the Minneapolis-St. Paul International Airport—with \$204 million in airside, landside, and environmental projects. School construction amounted to \$139 million. New public school facilities or expansions of \$10 million or more went forward in developing communities: Rogers, Chaska, and Victoria. Sizeable expansions also occurred at St. Thomas and Bethel Universities (Minneapolis and Arden Hills). Public recreation-related construction totaled \$60 million, led by large projects in the central cities. St. Paul added the new Wellstone Memorial Community Center, and in Minneapolis the Children's Theatre renovation/expansion continued.

### **Commercial and industrial construction**

*Office and retail made up half of the non-public construction*

Excluding public construction projects, the region's commercial and industrial projects carried a combined permit valuation of \$801 million. Of this, 26 percent each was office development (\$212 million) and retail (\$208.5 million), with office/warehouse accounting for 11 percent (\$86.3 million). Other industrial uses, including manufacturing and warehouse space, added to 8 percent. The remaining 30 percent came from a variety of commercial uses, among them medical clinics, restaurants, and mixed use buildings.

## **Development activity compared to 2003**

*Large increase from 2003 in medical projects; retail also expands*

The volume of construction activity in medical facilities in 2004 was more than double 2003's level, considering both "public" projects (hospital, nursing facilities), and clinics, which are included in the "commercial" category. Of the \$117.3 million put into medical facilities, 80 percent was accounted for by a few major projects of over \$10 million: additions to Abbott Northwest and Children's Hospitals; a new skilled nursing facility, Gideon Pond, in Bloomington; and large new clinics in Bloomington (Orthopaedic Center), St. Paul (Healthpartners Specialty Clinic), and Chanhassen (Park Nicollet).

The number of retail building permits reported in 2004 also increased, and permit valuation rose by 12 percent. Office construction picked up by a restrained 7 percent over 2003's level. Office/warehouse space expanded at a more rapid clip (24 percent), but continued to account for less than half as much permit value as new office space.

Due to the surge in major new government office projects in 2004, the total valuation of construction permits reported by Minneapolis and St. Paul jumped to \$458 million, up from \$263 million in 2003. The central cities' share of the regional total rose to 27 percent. Most of the remainder was evenly split between developed suburbs and developing suburbs; 35 percent and 36 percent respectively. Compared to 2003, a larger increase was seen in the developing area. Rural area activity amounted to less than 2 percent of the region's total.

## **Construction types by planning area**

*Mix of project types varies within region*

Government buildings accounted for half the central cities' combined construction total for 2004, and public recreation projects added another 12 percent. Medical-related building made up 10 percent and schools, 7 percent.

Aside from construction occurring in the airport area, retail and office were the most significant contributing sectors in the developed suburbs (20 percent and 18 percent, respectively). All industrial projects accounted for an 8 percent share, as did schools and religious facilities.

Retail and office construction were the top sectors in the developing suburbs as well, each making up 18 percent of the area total. A majority of the region's office/warehouse activity occurred in the developing area, which pushed its overall industrial sector share to 15 percent of total construction. New schools and expansions represented a 13 percent share.

A majority of the nonresidential construction in rural areas was in retail, local services and restaurants (38 percent), and industrial uses (24 percent).

**Highlights: retail, mixed use, office, office/warehouse**

New retail developments were scattered across a wide range of locations within the region. (See Figure 9.) The highest community total was in Woodbury, site of Woodbury Lakes, Woodbury Marketplace, Tamarack Village and a new Walmart. Other communities that topped \$10 million in retail valuation were West St. Paul (both a Walmart and a Target store), Lakeville (several new shopping areas), and St. Anthony (Silver Lake Village, mixed-use redevelopment of the former Apache Plaza).

Buildings described as “mixed use” went forward in both central cities; typically incorporating a small retail component into a residential building. Examples include Chicago Commons and 212 Lofts in Minneapolis and Oxford Hill in St. Paul. A number of mixed use buildings were also reported in the suburbs and rural centers. Examples include Chanhassen (Market Street Station and Century Plaza), Circle Pines (Village Plaza) and Stillwater (Tierra Springs and Legacy Village).

A few large office projects accounted for a sizeable portion of the region’s total--notably Wells Fargo in Shoreview; Maple Grove (SciMed expansion, Hartford Insurance, Bell Tower West); and Eagan (West Group and Spectrum Investment). However, a significant number of smaller developments peppered the region, many of them identified as “office condos” or “town offices” designed for small business ownership. Examples include Burnsville and Lakeville in Dakota County, Centerville and Coon Rapids in Anoka County, and Mahtomedi and Lake Elmo in Washington County.

Sixty percent of investment in office/warehouse space occurred in the developing suburbs. The region’s leading community in this sector was Rogers, with two large new developments. Blaine followed, due in large part to a major expansion by Aveda Corp. Other cities reporting \$5M or more in office/warehouse permits were: St. Paul, Woodbury, South St. Paul, Burnsville, and Eden Prairie.

**Top cities in nonresidential building permits, 2004**

Overall, construction in St. Paul, Minneapolis, and the airport area accounted for 39 percent of the region’s total permit value. The next largest community totals were:

Plymouth, \$60 million  
(City Center, water utility, Honeywell expansion)

Maple Grove, \$57 million  
(office space, school district service center)

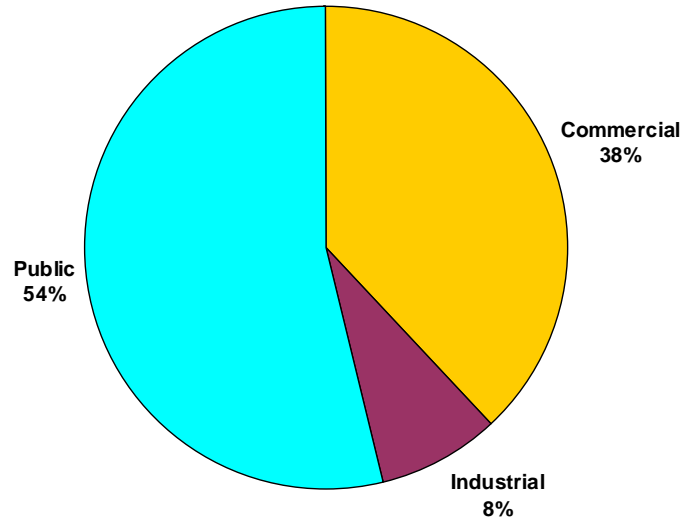
Bloomington, \$50 million  
(predominantly due to two large medical projects)

Rogers, \$49 million  
(over half in industrial development; also a new elementary school)

Lakeville, \$47 million  
(\$15 million in retail, \$7.3 million office, new city maintenance facility)

**Figure 1**

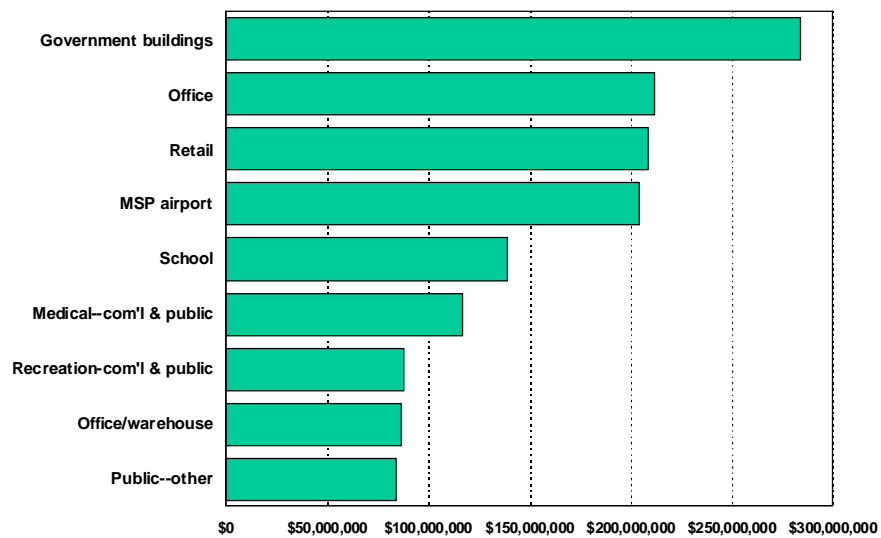
2004 Nonresidential Building Permit Value  
Percent Shares by General Type  
Twin Cities Region



Combined, the use categories shown in the figure below accounted for 82 percent of the region's total nonresidential construction value.

**Figure 2**

2004 Nonresidential Construction Valuation by Use  
Twin Cities Region



## **About the data**

Measuring the volume of nonresidential construction activity over a given period of time is not entirely straightforward. Some information sources that report on new developments focus on when construction started, some on how much development is underway at a point in time, some on when a structure is completed or occupied. In this report, projects are counted at the time building permits are issued by local units of government. No information on demolitions is included, so the data represents a gross construction volume, but not the net gain in property value or space. With subsequent annual updates, the data should be useful for assessing longer-range trends.

Multiple building permits may be issued for a given project, separate from the permit for the major structural work—for example, for foundation work, mechanical, electrical, and finishing work. Metropolitan Council has attempted to represent the permit valuation and square footage for all new projects and additions (if over \$100,000) and to avoid duplicate reporting of these. However, there may be some inconsistency because of the complexity of some projects and differences among local permit record-keeping systems. Where it was possible to differentiate, we have not included permits that were only for remodeling, mechanical, electrical, plumbing, and finishing work.

Project “value” reflects the estimated cost of construction reported on the building permit. Permit values exclude some costs including land and landscaping, and are typically lower than market values of completed properties.

Some permits issued by federal and state agencies may not be included.

### **Data collection methods**

--A survey form was sent to each city and township, requesting the following information:

- Building name or tenant (if unknown, list developer)
- Address
- Parcel identification number (PIN)
- Description of building use
- Square footage
- Permit value of building
- New building or addition

--Some cities and townships provided information in their own reporting format rather than using the survey form. This information was added to the data file as appropriate.

--To promote consistency and completeness, survey responses were validated with Service Availability Charge (SAC) reports where possible. Additional information from SAC reports was incorporated where appropriate.

--Each listing was designated as either “Commercial,” “Industrial,” or “Public”. A more detailed use descriptor was also added. Subtotals of construction volume by each use appear in Table 1. The Public category includes government-owned structures and semi-public buildings (hospitals,

schools, churches, community centers) owned or occupied by nonprofit organizations (including religious). All schools were coded as Public use, whether ownership is public or private.

--The Minneapolis-St. Paul International Airport and the Fort Snelling area are not within the boundaries of a minor civil division. The information on construction in these areas was received from the Metropolitan Airports Commission and the Veterans Administration.

Other construction activity may have occurred, on properties of other state and federal jurisdictions, that are not included in this report.

At MSP Airport, “airside” projects include: construction and paving of runways, taxiways, aircraft parking aprons; runway lighting, landing aids, air-traffic facilities, and safety features. “Landside” projects include: administration and maintenance facilities, aircraft maintenance and hangar facilities, fueling facilities, ground access roadways/infrastructure, including LRT, passenger and cargo terminals, parking ramps and lots, car rental facilities, lighting/HVAC/communications, and fire-rescue. “Environmental” projects include: aircraft deicing and glycol recovery facilities, stormwater facilities, sewer and water facilities and connections, aircraft noise mitigation, and wetland mitigation.

Table 1 provides subtotals for each use category, for both square footage and permit value, and the resulting valuation per square foot calculation. Square footage information was not available for many of the projects. The column showing valuation per square foot is based only on those projects for which there was both valuation and square footage data.

Table 3 provides subtotals of total nonresidential permit activity by community. It also has columns to show the number of projects that had square footage data. *City-to-city comparisons may not be valid if there are differences in survey completeness or cities’ methods of permit valuation.*

Detailed project information is provided in Table 6, including: community; name of building, firm or builder; project description; use; square footage; permit value; new or addition; and building type. Address and developer information is available on the Council’s web site, [www.metrocouncil.org/metroarea/stats.htm](http://www.metrocouncil.org/metroarea/stats.htm), under “Development”.

A series of maps appears on pages 25-30, illustrating the distribution of all projects, of the commercial, industrial, and public sectors, and of the retail and office projects specifically.

**Table 1****Regional Summary of 2004 Nonresidential Building Permits by Type**

	Square Footage	Permit Value	Value/ Square Ft.	# of Projects Listed	
				Total projects	# With Sq.Ft. Reported
Commercial	6,451,943	655,516,530	78	510	399
Bank	154,057	37,015,175	127	27	18
Hotel	50,038	5,532,523	64	3	1
Medical	273,205	58,076,967	142	25	17
Mixed use	175,949	26,943,866	146	23	14
Office	1,857,618	211,546,435	90	162	138
Ramp	---	12,156,800	NA	4	0
Recreation	206,225	26,994,435	88	19	11
Restaurant	168,133	38,442,529	136	56	37
Retail	3,107,295	208,501,071	58	144	123
Service	459,423	30,306,729	56	47	40
Industrial	2,620,835	145,261,523	46	131	104
Manufacturing	334,489	31,146,634	80	26	19
Office/warehouse	1,629,004	86,252,979	42	74	59
Warehouse	588,622	23,397,712	36	19	15
Other	68,720	4,464,198	63	12	11
Public	2,723,253	922,049,609	117	154	95
Government	476,773	283,710,310	113	23	16
Medical	16,950	59,188,809	184	7	2
Other incl. airport	527,594	287,731,778	147	25	13
Ramp	---	19,334,000	NA	1	0
Recreation	237,891	60,418,750	101	17	11
Religious	601,695	72,602,116	99	38	29
School	862,360	139,063,846	97	43	24
Use unknown	---	2,134,174	NA	2	0
<b>TOTAL</b>	<b>11,796,031</b>	<b>1,724,961,836</b>	<b>78</b>	<b>797</b>	<b>598</b>



**Table 2**

**Larger Nonresidential Projects in 2004, Twin Cities Region**

<u>Community</u>	<u>Name of Building, Firm or Builder</u>	<u>Square Footage</u>	<u>Permit Value</u>	<u>New bldg. or Addition</u>
<b>Commercial</b>				
<u>Hotel</u>				
Chanhassen	Holiday Inn Express	50,038	3,200,000	N
Hotels at least 50,000 sq. ft. or \$3 million in value.				
<u>Bank</u>				
St. Paul	Highway Credit Union		7,391,000	N
Banks at least 50,000 sq. ft. or \$5 million in value.				
<u>Medical</u>				
Bloomington	Orthopaedic Center; clinic	81,000	19,243,700	N
St. Paul	HealthPartners Specialty Clinic		12,464,720	N
Chanhassen	Park Nicollet clinic	58,000	10,784,000	N
Medical facilities at least 50,000 sq. ft. or \$5 million in value. (See also hospital projects in the Public category).				
<u>Office</u>				
Shoreview	Wells Fargo data center	154,000	40,000,000	N
St. Paul	Minnesota Public Radio		19,100,000	N
Maple Grove	SciMed III	165,178	16,614,001	N
Maple Grove	Hartford Insurance	98,220	10,296,402	N
Eagan	West Group	17,581	8,800,000	A
Eagan	Spectrum Investment Group	93,240	5,580,000	N
Maple Grove	Bell Tower West	81,952	5,361,621	N
Maple Grove	Weaver Lake Office Center	53,910	3,638,717	N
Woodbury	Wang Properties	58,022	3,161,000	N
Offices at least 50,000 sq. ft. or \$5 million in value.				
<u>Retail</u>				
Woodbury	Wal-Mart	163,607	9,460,000	N
West St. Paul	Target	173,000	9,000,000	N
Hopkins	Hopkins Honda	90,548	7,500,000	N
West St. Paul	Wal Mart	142,000	7,224,600	N
Eden Prairie	Costco		7,100,000	N
St. Anthony (pt.)	Wal Mart	142,610	7,000,000	N
St. Paul	Menard's Home Improvement Store		6,000,000	N
Oak Park Hgts.	Shoppes of Oak Park Heights (I)	64,848	5,650,000	N

## Retail, cont'd

<u>Community</u>	<u>Name of Building, Firm or Builder</u>	<u>Square Footage</u>	<u>Permit Value</u>	<u>New bldg. or Addition</u>
Coon Rapids	Lowe's	135,541	5,300,000	N
Burnsville	Cub Foods	71,419	4,724,366	N
Andover	Target	141,481	3,988,193	N
Bloomington	Cub Foods	75,431	3,850,753	N
Crystal	Michael's/Marshall's	54,000	3,600,000	A
Plymouth	Schneiderman's Furniture	118,000	3,500,000	A
Woodbury	Woodbury Lakes Bldgs G-J	93,337	3,387,000	N
Lakeville	Rainbow Foods	72,000	2,800,000	N
Woodbury	Woodbury Lakes Bldg F	50,225	2,495,000	N
Lakeville	Avalon Retail	59,311	1,800,000	N

Retail buildings at least 50,000 sq. ft. or \$3 million in value.

## Industrial

### Office/warehouse

Rogers	Marfield Belgrade Yaffey	259,200	7,000,000	N
Rogers	Thorpe Distributing	110,876	5,200,000	N
Eden Prairie	Starkey Labs		5,000,000	A
Woodbury	Llewellyn Worldwide Ltd.	30,000	4,634,000	N
Blaine	Aveda Corp.	125,957	3,500,000	N
South St. Paul	Holtkoetter Distribution	51,306	3,280,000	N
Brooklyn Park	Crosstown 10	140,543	3,095,038	N
St. Paul	Benco		2,800,000	N
Burnsville	Southcross III Office	69,339	2,694,694	N
White Bear Lake	White Bear Business Park	99,033	2,240,000	N

Office/warehouse buildings at least 75,000 sq. ft. or \$2.5 million in value.

### Warehouse

Rogers	Archway	284,624	12,467,275	N
Fridley	Furniture Outlets	89,400	1,500,000	A

Warehouses at least 75,000 sq. ft. or \$2.5 million in value.

### Manufacturing

Plymouth	Honeywell	25,000	11,000,000	A
Plymouth	Boston Scientific	5,800	3,400,000	A
Shakopee	Challenge Printing	72,240	2,652,000	A

<u>Community</u>	<u>Name of Building, Firm or Builder</u>	<u>Square Footage</u>	<u>Permit Value</u>	<u>New bldg. or Addition</u>
<b>Public</b>				
<u>Schools</u>				
Minneapolis	St. Thomas Univ.classroom bldg.		15,255,000	N
Rogers	Hassan Elementary	100,328	14,500,000	N
Chaska	Chaska High School		14,300,000	A
Victoria	Victoria Elementary	94,600	11,545,752	N
Arden Hills	Bethel University dormitory	84,000	10,284,899	N
Maple Grove	ISD #279 service center	63,918	6,950,000	A
Ramsey	Pact Charter School	72,004	6,500,000	N
St. Paul	William Mitchell College of Law		5,500,000	A
Vadnais Hgts.	Agricultural & Food Sciences Academy	44,000	5,100,000	N
Mendota Hgts.	Brown College (shell)	70,150	3,016,000	N
Plymouth	Wayzata Public Schools	65,076	1,263,000	N

School projects at least 50,000 sq. ft. or \$5 million in value.

Medical

Bloomington	Gideon Pond skilled nursing facility		20,161,000	N
Minneapolis	Abbott NW Hospital		17,364,938	A
Minneapolis	Children's Hospital & Clinic		11,400,000	A

*(See also clinics in the Commercial category).*

Other public

Minneapolis	Minneapolis Central Library		65,916,100	N
St. Paul	Minn. Dept. of Human Services		63,397,000	N
St. Paul	Minn. Dept. of Health		49,050,028	N
St. Paul	Minn. Depts. Agriculture, Health		45,119,000	N
Columbia Hgts.	Water filtration plant	60,040	30,573,000	N
Shakopee	Scott County, jail	156,602	24,000,000	N
Minneapolis	Abbott NW Hospital		17,364,938	A
St. Paul	Wellstone Memorial Community Ctr.		17,000,000	N
Minneapolis	Children's Theater		14,623,833	A
Minneapolis	Children's Hospital and Clinic		11,400,000	A
Lakeville	City maintenance facility	120,671	11,118,000	N
Andover	YMCA	130,692	10,859,640	N
Eagan	MN Valley Transit Auth. bus garage	72,280	8,257,000	N

Public buildings other than schools, at least 50,000 sq. ft. or \$10 million in value.

**Table 3**

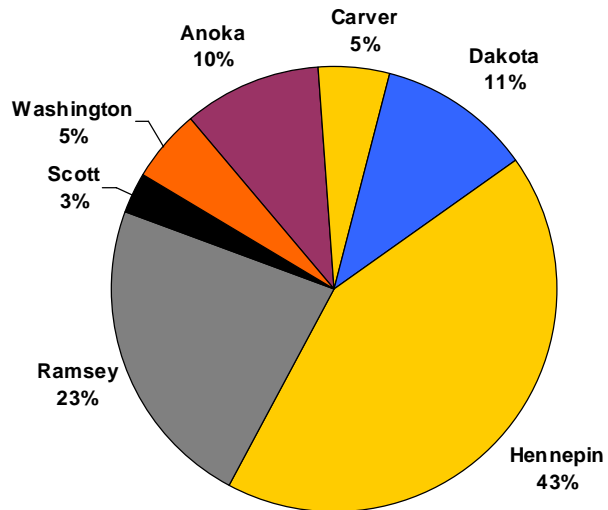
**2004 Nonresidential Building Permits  
Twin Cities Region by County**

<u>County</u>	<u>Square Feet</u>	<u>Permit Value</u>
Anoka	1,829,822	172,260,743
Carver	590,195	89,761,638
Dakota	2,482,996	194,070,926
Hennepin	3,611,403	732,227,405
Ramsey	1,506,846	393,132,116
Scott	495,306	52,450,160
Washington	1,279,463	91,058,848
Region	11,796,031	1,724,961,836

(Note, square footage information was not available on all projects).

**Figure 3**

**2004 Nonresidential Construction  
Share of Twin Cities Region by County**



**Table 4**

<b>2004 Nonresidential Building Permits Twin Cities Region by Planning Area</b>	
<u>Planning Area</u>	<u>Permit Value</u>
Central Cities	458,257,324
Developed suburbs	606,278,210
Developing suburbs	625,692,010
Rural centers	7,249,876
Rural area	24,765,916
Not in Metropolitan Council jurisdiction	2,718,500
Region	1,724,961,836

**Figure 4**

2004 Nonresidential Construction  
Share of Twin Cities Region by Planning Area

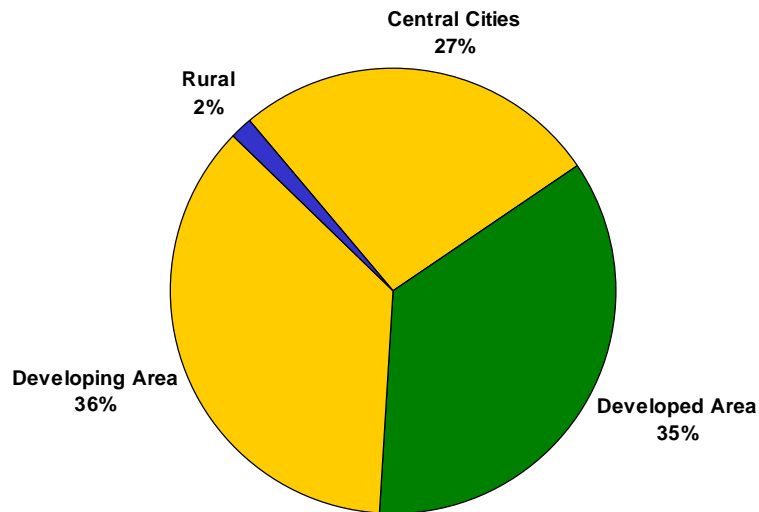


Table 5

**2004 Nonresidential Permits  
Community Totals of Square Footage and Value**

<u>Community</u>	<u>County</u>	<u>Square feet</u>	<u>Permit Value</u>	<u># Projects listed</u>	
				<u>w/sq. ft.</u>	<u>w/value</u>
Andover Total	Anoka	363,140	19,687,403	9	9
Anoka Total	Anoka	31,028	1,454,146	2	2
Bethel Total	Anoka	0	0	0	0
Blaine Total	Anoka/Ramsey	423,883	27,620,000	30	30
Burns Twp. Total	Anoka	14,064	1,151,000	1	1
Centerville Total	Anoka	14,400	1,458,000	6	6
Circle Pines Total	Anoka	13,000	7,000,000	1	1
Columbia Hgts. Total	Anoka	77,656	34,533,000	4	4
Columbus Twp. Total	Anoka	15,133	1,300,000	2	1
Coon Rapids Total	Anoka	329,236	20,107,700	18	19
East Bethel Total	Anoka	92,987	6,157,435	11	11
Fridley Total	Anoka	145,499	9,126,142	8	8
Ham Lake Total	Anoka	0	5,733,000	0	8
Hilltop Total	Anoka	0	0	0	0
Lexington Total	Anoka	0	0	0	0
Lino Lakes Total	Anoka	96,667	15,385,200	2	2
Linwood Twp. Total	Anoka	0	0	0	0
Oak Grove Total	Anoka	0	2,200,000	0	2
Ramsey Total	Anoka	163,538	15,918,000	9	12
Spring Lake Park Total	Anoka/Ramsey	40,143	2,734,717	2	2
St. Francis Total	Anoka	25,263	1,145,000	2	2
Benton Twp. Total	Carver	0	0	0	0
Camden Twp. Total	Carver	17,652	321,000	2	2
Carver Total	Carver	0	0	0	0
Chanhassen Total	Carver/Hennepin	326,337	37,828,000	10	10
Chaska Total	Carver	0	29,147,125	0	17
Chaska Twp. Total	Carver	0	0	0	0
Cologne Total	Carver	0	0	0	0
Dahlgren Twp. Total	Carver	0	0	0	0
Hamburg Total	Carver	0	0	0	0
Hancock Twp. Total	Carver	5,933	434,889	1	1
Hollywood Twp. Total	Carver	9,684	159,500	1	1
Laketown Twp. Total	Carver	0	0	0	0
Mayer Total	Carver	8,904	626,500	2	2
New Germany Total	Carver	0	0	0	0
Norwood Young America					
Total	Carver	0	388,672	0	2
San Francisco Twp. Total	Carver	0	0	0	0

<u>Community</u>	<u>County</u>	<u>Square feet</u>	<u>Permit Value</u>	<u># Projects listed</u>	
				<u>w/sq. ft.</u>	<u>w/value</u>
Victoria Total	Carver	127,485	16,680,752	3	3
Waconia Total	Carver	75,000	3,882,000	2	3
Waconia Twp. Total	Carver	0	0	0	0
Watertown Total	Carver	10,800	180,000	1	1
Watertown Twp. Total	Carver	8,400	113,200	1	1
Young America Twp. Total	Carver	0	0	0	0
Apple Valley Total	Dakota	156,568	12,261,000	10	10
Burnsville Total	Dakota	335,975	26,445,942	24	27
Castle Rock Twp. Total	Dakota	0	0	0	0
Coates Total	Dakota	9,600	213,024	1	1
Douglas Twp. Total	Dakota	0	0	0	0
Eagan Total	Dakota	395,482	43,474,000	20	20
Empire Twp. Total	Dakota	0	0	0	0
Eureka Twp. Total	Dakota	40,516	2,230,767	4	4
Farmington Total	Dakota	46,616	2,725,000	4	4
Greenvale Twp. Total	Dakota	0	0	0	0
Hampton Total	Dakota	0	0	0	0
Hampton Twp. Total	Dakota	0	0	0	0
Hastings Total	Dakota	0	6,468,966	0	3
Inver Grove Hgts. Total	Dakota	155,846	7,705,500	9	9
Lakeville Total	Dakota	755,902	47,235,892	50	51
Lilydale Total	Dakota	0	950,000	0	1
Marshan Twp. Total	Dakota	No response	0	0	0
Mendota Total	Dakota	0	0	0	0
Mendota Hgts. Total	Dakota	140,951	9,970,000	7	7
Miesville Total	Dakota	0	200,000	0	1
New Trier Total	Dakota	0	0	0	0
Nininger Twp. Total	Dakota	0	0	0	0
Northfield (part) Total	Dakota	0	225,000	0	1
Randolph Total	Dakota	6,000	145,200	1	1
Randolph Twp. Total	Dakota	9,000	1,587,682	1	1
Ravenna Twp. Total	Dakota	0	0	0	0
Rosemount Total	Dakota	0	8,221,919	0	8
Sciota Twp. Total	Dakota	0	0	0	0
South St. Paul Total	Dakota	101,470	5,806,434	6	6
Sunfish Lake Total	Dakota	0	0	0	0
Vermillion Total	Dakota	0	0	0	0
Vermillion Twp. Total	Dakota	0	0	0	0
Waterford Twp. Total	Dakota	0	0	0	0
West St. Paul Total	Dakota	329,070	18,204,600	5	6
Bloomington Total	Hennepin	158,607	49,878,866	3	10
Brooklyn Center Total	Hennepin	37,201	5,310,000	4	5
Brooklyn Park Total	Hennepin	339,266	12,297,158	14	14
Champlin Total	Hennepin	74,444	2,425,438	5	5

<u>Community</u>	<u>County</u>	<u>Square feet</u>	<u>Permit Value</u>	<u># Projects listed</u>	
				<u>w/sq. ft.</u>	<u>w/value</u>
Corcoran Total	Hennepin	61,710	1,523,000	6	6
Crystal Total	Hennepin	54,000	3,600,000	1	1
Dayton (part) Total	Hennepin	1,200	600,000	1	1
Deephaven Total	Hennepin	0	0	0	0
Eden Prairie Total	Hennepin	0	26,831,923	0	11
Edina Total	Hennepin	0	3,255,000	0	5
Excelsior Total	Hennepin	0	2,240,000	0	3
Golden Valley Total	Hennepin	151,341	10,474,043	4	4
Greenfield Total	Hennepin	0	0	0	0
Greenwood Total	Hennepin	0	0	0	0
Hanover (part) Total	Hennepin	0	0	0	0
Hassan Twp. Total	Hennepin	23,890	1,691,644	2	2
Hopkins Total	Hennepin	139,302	11,010,888	6	6
Independence Total	Hennepin	0	0	0	0
Long Lake Total	Hennepin	24,304	1,775,000	3	3
Loretto Total	Hennepin	17,500	1,106,000	2	2
Maple Grove Total	Hennepin	681,423	57,230,611	16	16
Maple Plain Total	Hennepin	36,208	1,250,000	1	1
Medicine Lake Total	Hennepin	0	0	0	0
Medina Total	Hennepin	38,952	4,683,500	10	10
Minneapolis Total	Hennepin	182,031	196,902,402	32	73
Minnetonka Total	Hennepin	23,552	6,940,000	2	3
Minnetonka Beach Total	Hennepin	0	0	0	0
Minnetrista Total	Hennepin	0	530,000	0	1
Mound Total	Hennepin	0	0	0	0
MSP airport/Ft. Snelling	Hennepin	0	206,645,000	0	5
New Hope Total	Hennepin	72,398	3,928,000	4	4
Orono Total	Hennepin	6,190	1,400,000	1	1
Osseo Total	Hennepin	16,000	963,673	1	1
Plymouth Total	Hennepin	484,182	59,550,618	28	28
Richfield Total	Hennepin	15,170	774,428	1	1
Robbinsdale Total	Hennepin	3,736	650,000	1	1
Rockford (part) Total	Hennepin	0	0	0	0
Rogers Total	Hennepin	900,632	48,877,213	15	15
Shorewood Total	Hennepin	0	0	0	0
Spring Park Total	Hennepin	0	0	0	0
St. Anthony Total	Hennepin/Ramsey	295,664	19,703,500	13	13
St. Bonifacius Total	Hennepin	0	0	0	0
St. Louis Park Total	Hennepin	No response	0	0	0
Tonka Bay Total	Hennepin	0	0	0	0



<u>Community</u>	<u>County</u>	<u>Square feet</u>	<u>Permit Value</u>	<u># Projects listed</u>	
				<u>w/sq. ft.</u>	<u>w/value</u>
Wayzata Total	Hennepin	26,500	4,145,000	2	2
Woodland Total	Hennepin	0	0	0	0
Arden Hills Total	Ramsey	411,000	16,456,241	5	5
Falcon Hgts. Total	Ramsey	0	0	0	0
Gem Lake Total	Ramsey	0	0	0	0
Lauderdale Total	Ramsey	0	0	0	0
Little Canada Total	Ramsey	52,500	3,540,000	3	3
Maplewood Total	Ramsey	138,960	15,603,862	14	15
Mounds View Total	Ramsey	86,250	4,109,000	3	3
New Brighton Total	Ramsey	65,970	5,898,715	5	5
North Oaks Total	Ramsey	0	0	0	0
North St. Paul Total	Ramsey	9,600	6,772,075	1	5
Roseville Total	Ramsey	43,700	5,244,429	4	4
Shoreview Total	Ramsey	182,700	41,500,000	4	4
St. Paul Total	Ramsey	0	261,354,922	0	31
Vadnais Hgts. Total	Ramsey	106,538	8,882,000	6	6
White Bear Lake Total	Ramsey/Wash.	139,813	5,465,372	6	6
White Bear Twp. Total	Ramsey	0	1,890,000	0	4
Belle Plaine Total	Scott	66,037	3,552,000	4	4
Belle Plaine Twp. Total	Scott	0	0	0	0
Blakeley Twp. Total	Scott	0	0	0	0
Cedar Lake Twp. Total	Scott	0	0	0	0
Credit River Twp. Total	Scott	0	763,661	0	2
Elko Total	Scott	0	0	0	0
Helena Twp. Total	Scott	0	0	0	0
Jackson Twp. Total	Scott	0	0	0	0
Jordan Total	Scott	0	1,357,704	0	1
Louisville Twp. Total	Scott	0	0	0	0
New Market Total	Scott	0	0	0	0
New Market Twp. Total	Scott	0	822,000	1	1
New Prague (part) Total	Scott	0	2,493,500	0	4
Prior Lake Total	Scott	0	2,502,000	0	3
Sand Creek Twp. Total	Scott	0	0	0	0
Savage Total	Scott	148,142	10,649,329	13	13
Shakopee Total	Scott	281,127	30,309,966	8	9
Spring Lake Twp. Total	Scott	0	0	0	0
St. Lawrence Twp. Total	Scott	0	0	0	0
Afton Total	Washington	18,000	900,000	1	1
Bayport Total	Washington	0	4,651,000	0	3
Baytown Twp. Total	Washington	0	0	0	0
Birchwood Total	Washington	0	0	0	0
Cottage Grove Total	Washington	110,463	5,813,200	6	6
Dellwood Total	Washington	0	0	0	0
Denmark Twp. Total	Washington	18,868	1,452,582	3	3

<u>Community</u>	<u>County</u>	<u>Square feet</u>	<u>Permit Value</u>	<u># Projects listed</u>	
				<u>w/sq. ft.</u>	<u>w/value</u>
Forest Lake Total	Washington	76,585	3,390,000	7	9
Grant Total	Washington	0	0	0	0
Grey Cloud Twp. Total	Washington	0	0	0	0
Hugo Total	Washington	22,400	1,910,000	4	4
Lake Elmo Total	Washington	20,000	1,850,000	8	8
Lake St. Croix Beach Total	Washington	0	0	0	0
Lakeland Total	Washington	0	0	0	0
Lakeland Shores Total	Washington	0	0	0	0
Landfall Total	Washington	0	0	0	0
Mahtomedi Total	Washington	25,888	2,324,500	4	4
Marine on St. Croix Total	Washington	0	0	0	0
May Twp. Total	Washington	0	0	0	0
New Scandia Twp. Total	Washington	0	245,000	0	1
Newport Total	Washington	0	0	0	0
Oak Park Hgts. Total	Washington	125,205	11,018,021	8	8
Oakdale Total	Washington	83,503	6,469,900	8	8
Pine Springs Total	Washington	0	0	0	0
St. Mary's Point Total	Washington	0	0	0	0
St. Paul Park Total	Washington	3,012	271,647	2	2
Stillwater Total	Washington	64,689	6,355,998	2	5
Stillwater Twp. Total	Washington	0	0	0	0
West Lakeland Twp. Total	Washington	0	0	0	0
Willernie Total	Washington	0	0	0	0
Woodbury Total	Washington	710,850	44,407,000	19	19
Region Total		11,796,031	1,724,961,836	599	786

Note, listings for MSP Airport are composites, not individual project listings.

**Figure 5**  
**Twin Cities Metropolitan Area**  
**Value of Non-Residential Construction Added in 2004**

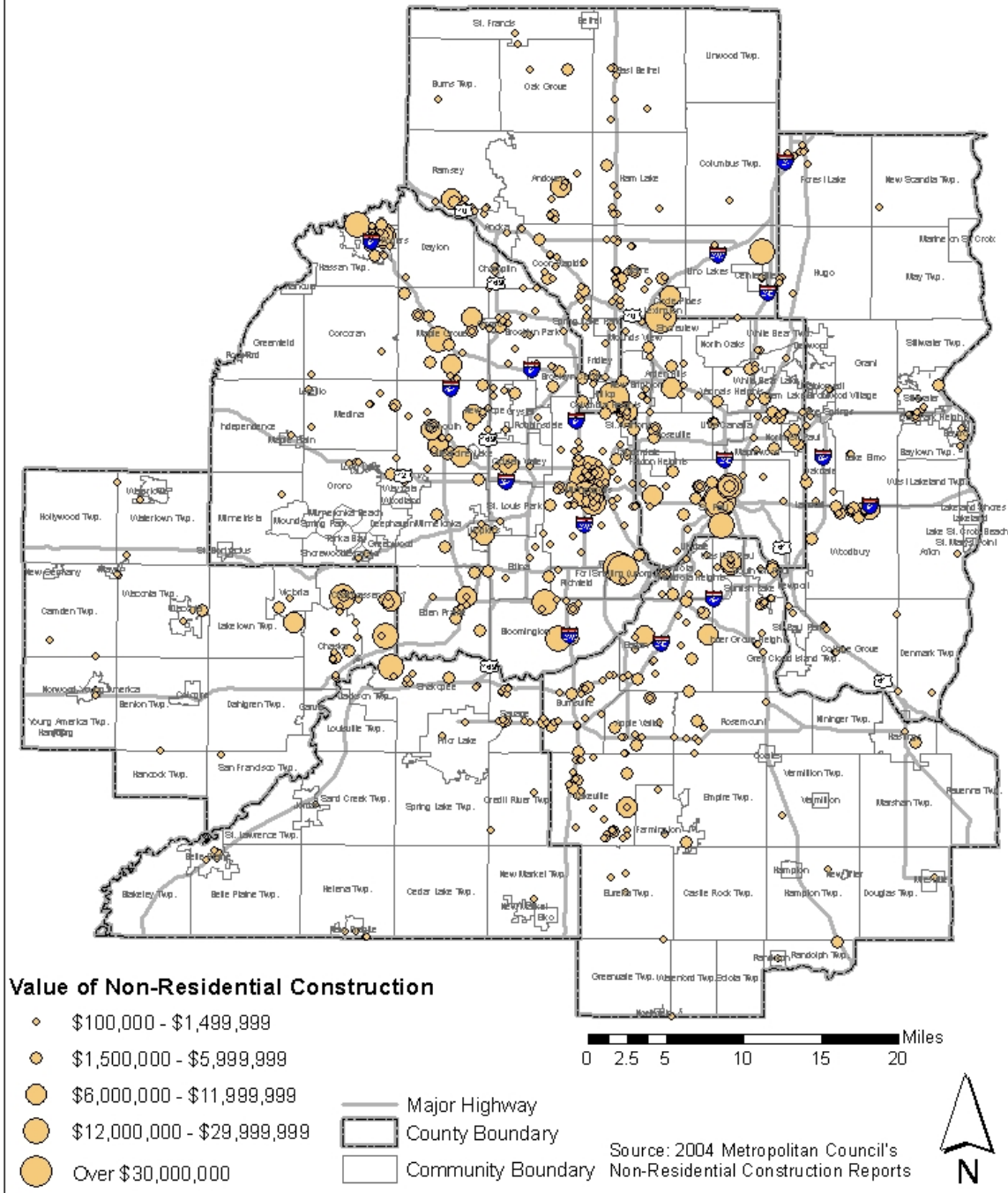
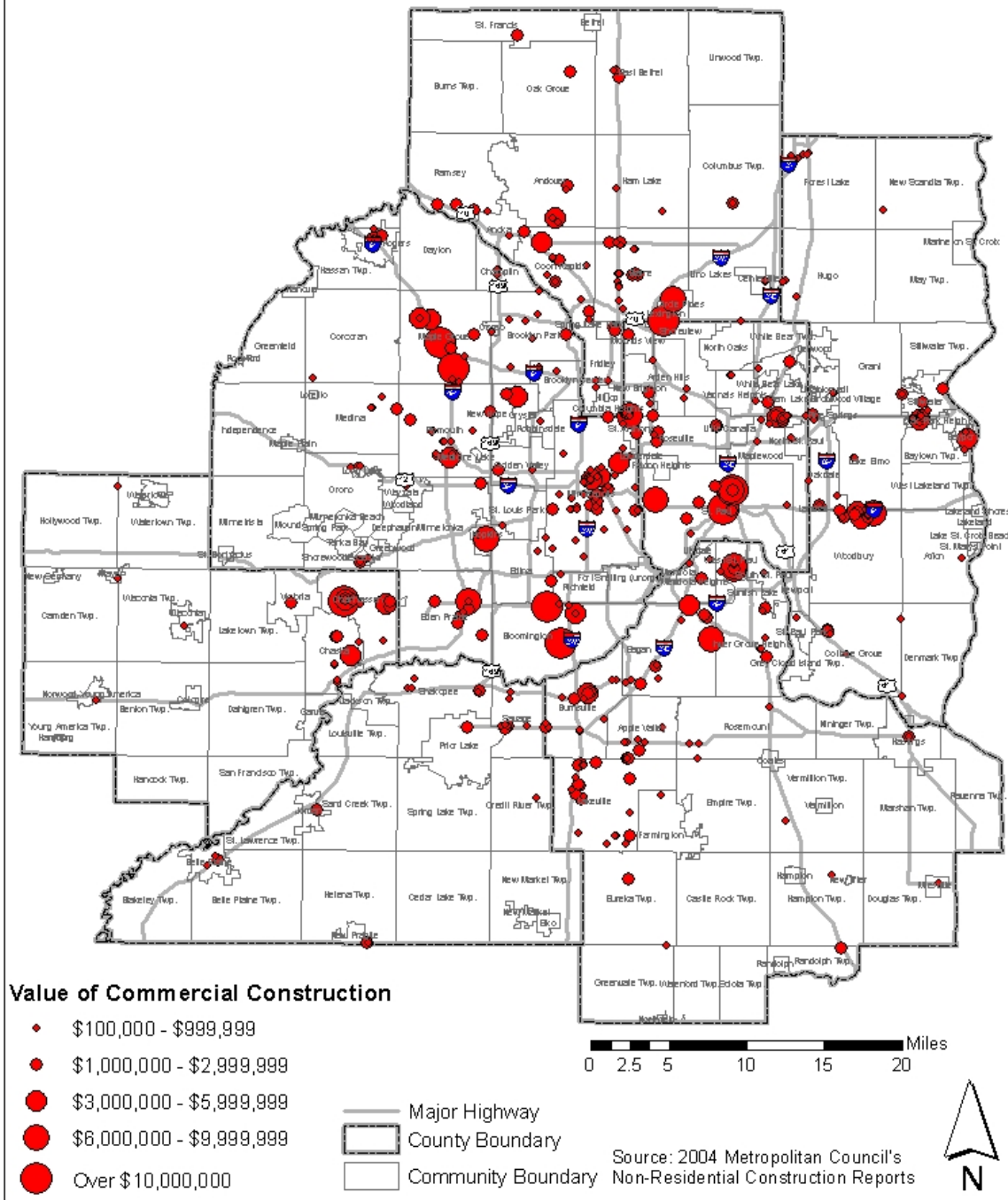


Figure 6

## Twin Cities Metropolitan Area

### Value of Commercial Construction Added in 2004



**Figure 7**  
**Twin Cities Metropolitan Area**  
**Value of Industrial Construction Added in 2004**

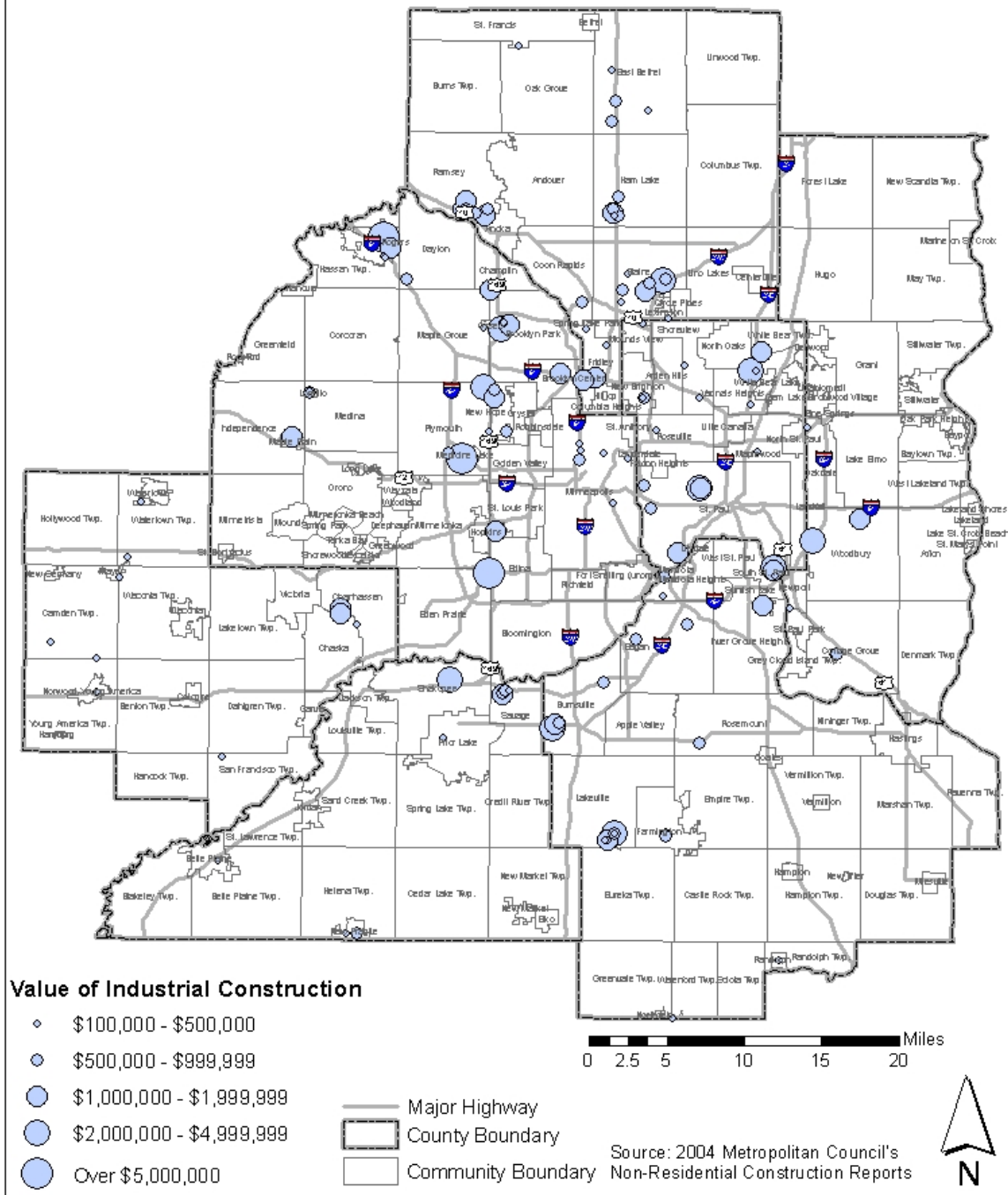


Figure 8

## Twin Cities Metropolitan Area

### Value of Public Construction Added in 2004

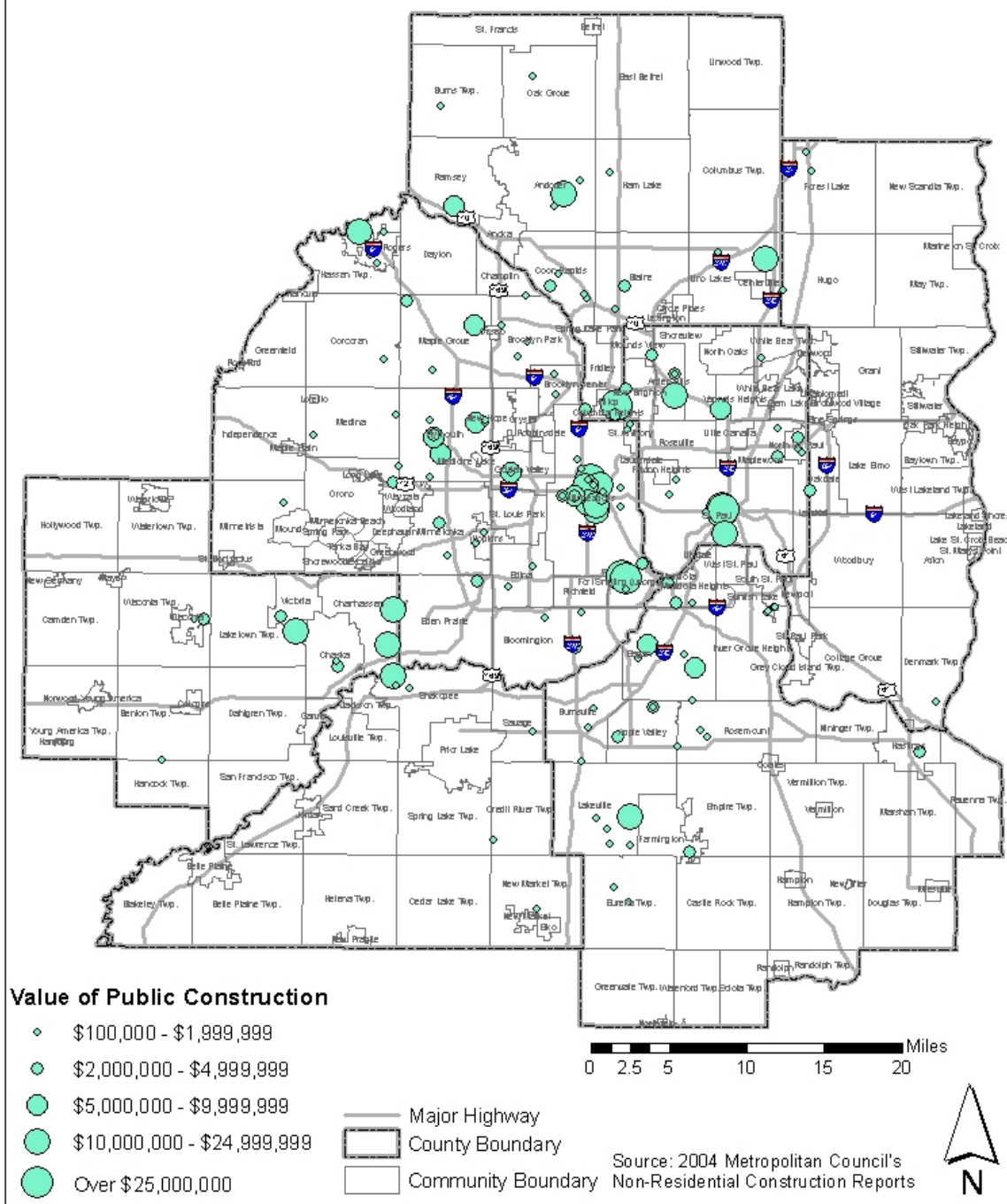


Figure 9

## Twin Cities Metropolitan Area

### Value of Retail Construction Added in 2004

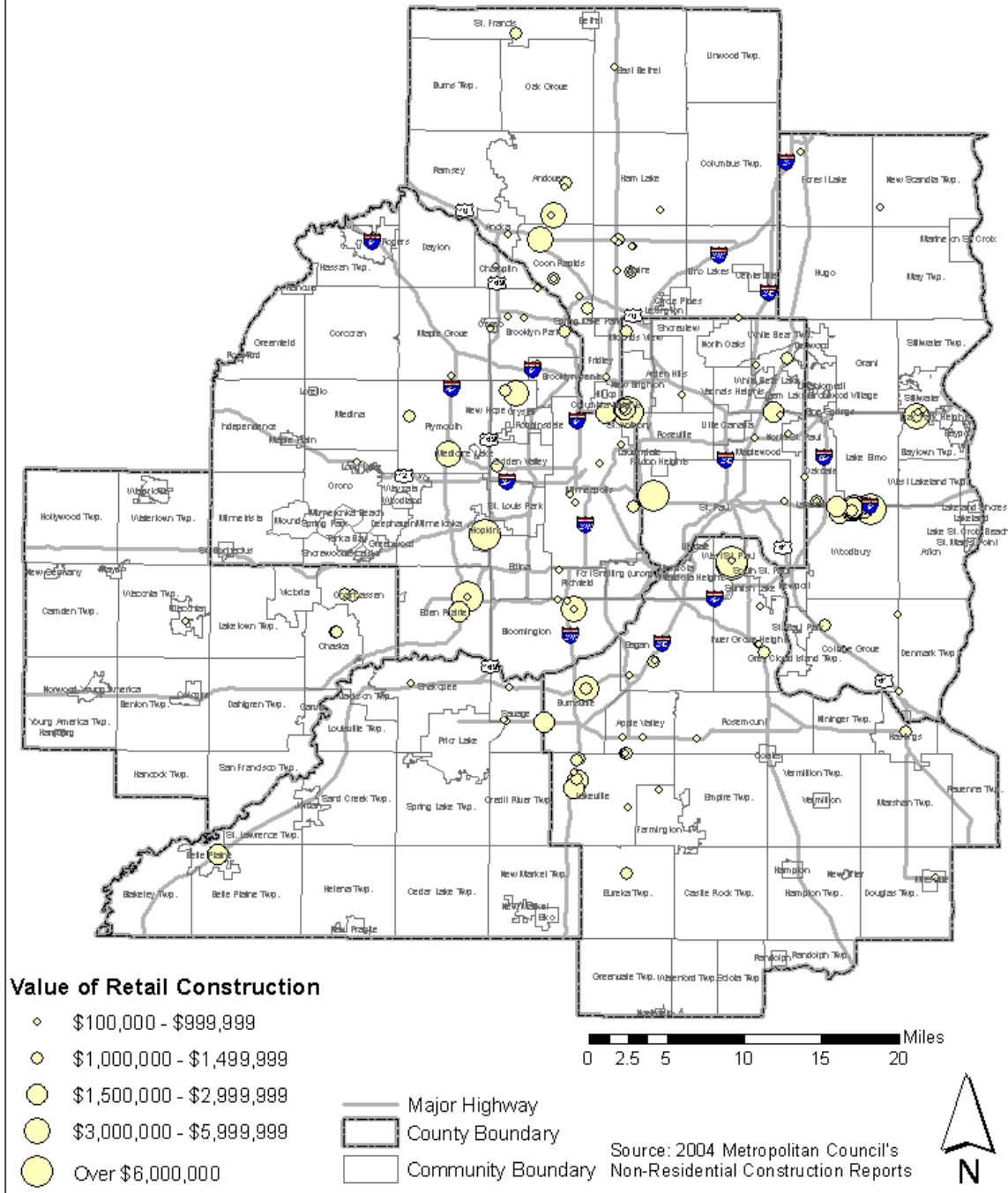


Figure 10

## Twin Cities Metropolitan Area

### Value of Office Construction Added in 2004

