

## 2005 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 2005. 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 2005. 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 .....	6
Figure 2: Valuation by Use.....	6
About the Data .....	7
Table 1: Regional Summary of 2005 Nonresidential Building Permits by Type .....	9
Table 2: Larger Nonresidential Projects in 2005 .....	10
Table 3: Twin Cities Region by County .....	14
Figure 3: Share of Twin Cities Region by County .....	14
Table 4: Twin Cities Region by Planning Area .....	15
Figure 4: Share of Twin Cities Region by Planning Area.....	15
Table 5: Community Totals of Square Footage and Value.....	16
Figure 5: (Map) Value of Non-Residential Construction Added in 2005 (city totals).....	21
Figure 6: (Map) Value of Non-Residential Construction Added in 2005 (projects).....	22
Figure 7: (Map) Value of Commercial Construction Added in 2005 .....	23
Figure 8: (Map) Value of Industrial Construction Added in 2005.....	24
Figure 9: (Map) Value of Public Construction Added in 2005 .....	25
Figure 10: (Map) Value of Retail Construction Added in 2005.....	26
Figure 11: (Map) Value of Office Construction Added in 2005 .....	27
Table 6: Individual Projects Listing.....	28

## **Summary of Trends**

*Finally, real recovery apparent in nonresidential markets*

Diminished vacancy rates and significantly improved absorption of commercial and industrial space characterized the market during 2005. The Twin Cities region saw an increase of 7 percent over 2004 in nonresidential construction projects, as measured by total building permit valuation. The increase was driven in large part by a surge in retail construction (up by \$110 million), with office/warehouse building also stronger than in recent years (up \$50 million). The office market has been slower to rebound than retail and industrial markets and construction of office space in the region changed little from 2004's level, counting the office portion going forward in mixed-use projects.

Nationally, further improvement in commercial real estate markets is suggested by the National Association of Realtors' composite leading indicator, albeit at a less rapid rate (the NAR Commercial Leading Indicator for Brokerage Activity).

The projects detailed in this report represent over \$1.8 billion in building permit valuation regionwide. Projects for which size information was available represent 16.7 million square feet. Square footage information was not available for 20 percent of the projects reported. Commercial use totaled \$853 million; industrial permits, \$229 million; and public uses, \$772 million.

Permits for new construction made up 79 percent of the regional total valuation and additions, 21 percent.

Construction in St. Paul, Minneapolis, and the airport area accounted for 30 percent of the region's total permit value.

### **Public sector construction**

*School construction up; government buildings way down following an active 2004*

Permits were issued for more than \$200 million in school projects in 2005, up 44 percent from 2004. Among the larger projects were a new high school in Shakopee; new elementary schools in Hugo and Prior Lake; and major additions to Edina's high school and middle school. St. Thomas University in St. Paul and Providence Academy in Plymouth also undertook expansions at their existing locations.

Construction of new government buildings shrunk by 79 percent compared to 2004, as measured by total permit valuation. Four projects in the neighborhood of \$50 million each went forward in 2004. In 2005, the largest projects were in the \$10-12 million range: a new municipal building for the city of Ramsey, and a water utility building in Chanhassen. A mixed use redevelopment in St. Paul broke ground, with Rondo Community Outreach Library on the ground floor and University & Dale Apartments above.

The Minneapolis-St. Paul International Airport saw continued building activity, with more than \$347 million in permit valuation for 2005. However, regional construction totals dropped in the recreation and medical categories as well as for government buildings, and the overall public construction total declined by 16 percent from 2004's level.

## **Commercial and industrial construction**

*Retail and office made up nearly half of the non-public construction*

Excluding public construction projects, the region's commercial and industrial permits carried a combined valuation of \$1.1 billion. Of this, 29 percent was retail (\$319 million) and 17 percent was office development (\$184 million), with office/warehouse accounting for 13 percent (\$136 million). Other industrial uses, including manufacturing and warehouse space, added to 9 percent. The remaining 32 percent came from a variety of commercial uses, among them medical clinics, restaurants, and mixed use buildings.

Square footage information is available for a majority of projects. Permits issued in 2005 represented the addition of over 4.5 million square feet of retail space, not including 29 projects for which size information was not available. Permits for office space totaled over 1.8 million square feet, with another 20 projects not covered in this total.

## **Development activity compared to 2004**

*Retail volume up by half, office lags behind 2004 performance*

Retail activity far outpaced other commercial and industrial sectors in 2005, with a 53 percent increase in permit valuation compared to 2004. Service-oriented projects chalked up a 12 percent increase, while restaurant construction declined by 25 percent.

Office construction began to rebound in 2004, and though it fell back slightly in 2005 in total construction dollars, it was not by a large margin (13 percent). Office/warehouse activity posted a 58 percent growth rate in permit value, following a 23 percent gain the previous year. Hotel projects were up compared to the last few years, in which they have been few and far between. In 2005 there were eight hotel projects, with a combined valuation of \$5.5 million. The number of permits for commercial recreational facilities rose in 2005, up 97 percent in construction dollars.

Fewer large medical projects were initiated than in 2004. Permits were issued for new hospital buildings in Maple Grove (new North Memorial complex) and Burnsville (Fairview Hospital expansion), but the majority of permit activity for these will carry over into 2006. A fair number of smaller facilities went forward in suburban locations, and the overall permit valuation for the "medical/commercial" category rose 47 percent from 2004. The largest project listed in this category was a \$26.7 million permit issued for Nasseff Specialty Center, adjunct to St. Joseph's Hospital in St. Paul.

The industrial sector saw a 58 percent increase in overall permit value, mostly due to office/warehouse construction.

A surge in nonresidential construction in the central cities in 2004, heavily driven by a few large government buildings, was not repeated in 2005. Minneapolis and St. Paul permits accounted for 12 percent of the region's total in 2005, compared to 27 percent in 2004. A significantly higher share of growth, 47 percent, was reported in the region's other developed communities, and a slightly higher share, 38 percent, in developing communities. The rural area's share remained low, at three percent.

## **Construction types by planning area**

*Mix of project types varies within region*

In the central cities, mixed use projects made up 27 percent of all construction activity. Industrial projects accounted for 16 percent and medical facilities 14 percent; no other sector stands out in the remaining 43 percent.

Excluding the airport area, retail and office were the most significant contributing sectors in the developed communities (24 percent and 18 percent, respectively). All industrial projects accounted for a 13 percent share, somewhat higher than in 2004.

In the developing communities, retail and office construction remained the top sectors--retail accounted for 25 percent of total permit valuation, and office 12 percent. Half of the region's manufacturing construction, and nearly half of its office/warehouse activity, went to developing communities, making the industrial sector's share 16 percent of its total construction.

The amount of retail construction dipped in the rural areas, but industrial activity increased, making up a third of all rural area construction dollars. A high school addition in Belle Plaine contributed \$9.9 million to the construction total.

### **Highlights: retail, mixed use, office, industrial**

Retail development occurred in locations throughout the older, developed portions of the region as well as newer, developing communities (see Figure 10). The leading community in retail investment was Rogers, at the region's northwest edge, with most of its \$40 million going for a super-sized Cabela's sporting goods store. Burnsville, with \$18.4 million in retail, built a 240,000 square foot Menard's building materials store as well as some smaller projects. Other communities that topped \$10 million were: West St. Paul, Minneapolis, Oakdale, Plymouth, Woodbury, Bloomington, and Blaine.

Mixed use buildings, most often a small commercial component within a residential building, went forward in several suburban locations as well as in Minneapolis and St. Paul. The commercial portion of projects permitted in 2005 made up more than 550,000 square feet regionwide. Some projects' valuation is not included in the data in this report, because often permit valuation is reported for the entire building, including the housing.

A special mention is in order for Midtown Exchange, a 1.1 million square foot redevelopment of the historic landmark Sears building in Minneapolis. Building permits were issued in 2004 and 2005 with buildout continuing into 2006. It comprises over 300 housing units, office headquarters for the Allina health network, Hennepin County Service Center, the Midtown Global Market, Sheraton Hotel, transit station, and parking. (Due to the large scale of the nonresidential components, they have been included in the appropriate "use" categories in Table 2 and the maps in this report). An additional \$54 million permit for renovation is not included in the data in this report since the large housing component cannot be broken out.

The next most prominent mixed-use development in 2005 permits was The Village at Mendota Heights, planned to combine 135 housing units, 47,000 square feet of retail, and 40,000 square feet of office.

New office space was quite concentrated within just a few locations. Five cities reported permit totals of \$10 million or more for office construction, accounting for 58 percent of the region's total (not including Allina's office space in the mixed-use Midtown Exchange). A majority of the leading cities' office construction totals were for a large single project: Golden Valley (Allianz Life), Maplewood (3M Corp.), Brooklyn Park (Target Corp), and Eden Prairie (C.H. Robinson). See details in Table 2. Lakeville had several smaller projects that together totaled \$10.7 million.

Six cities reported totals of \$10 million or more in industrial permits, making up 40 percent of the region's industrial total. St. Paul topped the list, with several projects totaling \$26.4 million, mostly office/warehouse. Lakeville's \$15.4 million was for storage and fabrication functions. In Brooklyn Park, Burnsville, Bloomington, and Rogers, industrial uses were mixed but heavier on the office/warehouse side. In 2004, 60 percent of the region's office/warehouse building occurred in developing communities, but that proportion dropped to 44 percent in 2005, as activity increased elsewhere. The developed suburban communities accounted for 31 percent and the central cities, 23 percent.

### **Top cities in nonresidential building permits, 2005**

St. Paul, \$112 million

(Nasseff Specialty Center at St. Joseph's Hospital; \$26 million in office/warehouse projects; McKneely Hall at St. Thomas University; Rondo Community Outreach Library)

Minneapolis, \$101 million

(nearly half from Midtown Exchange redevelopment; also Chambers Hotel buildout)

Golden Valley, \$79 million

(a majority of it Allianz Life expansion)

Shakopee, \$64 million

(new high school, public works and various retail)

Edina, \$63 million

(expansions of the high school, two middle schools and elementary school; plus new community center)

Burnsville, \$62 million

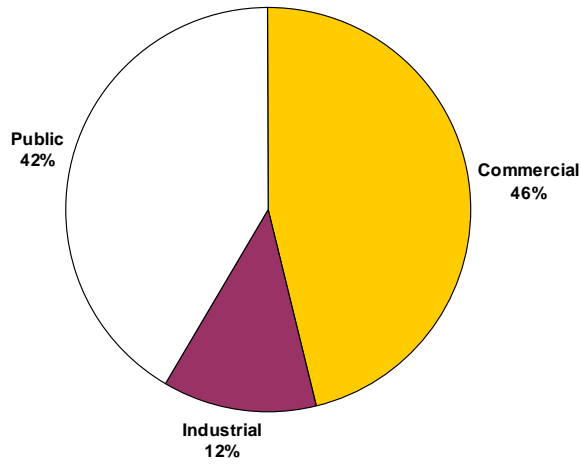
(Menard's store, Southcross IV office space, a number of other projects in variety of uses)

Rogers, \$55 million

(mega-Cabela's sporting goods store and second phase of Diamond Lake Industrial Center)

**Figure 1**

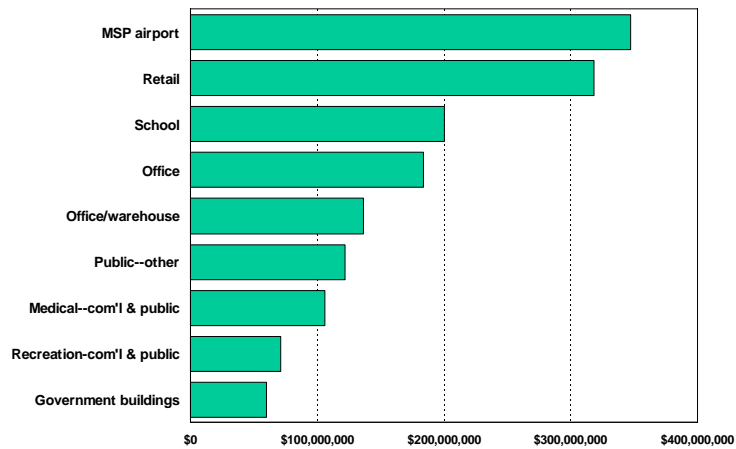
2005 Nonresidential Building Permit Value  
Percent Shares by General Type  
Twin Cities Region



Combined, the use categories shown in Figure 2 accounted for 76 percent of the region's total nonresidential construction value.

**Figure 2**

2005 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 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.

Construction reported at MSP Airport includes airside, landside and environmental projects. 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 5 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 (C=commercial; I=industrial, P=public). 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 the "Development" heading.

A series of maps appears on pages 21-27, 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 2005 Nonresidential Building Permits by Type**

	Square Footage	Permit Value	Value/ Square Ft.	# of Projects	
				Total projects	# With both Val & Sq.Ft. Reported
Commercial	9,773,319	853,028,838	71	487	387
Bank	202,962	30,298,766	138	24	22
Hotel	206,603	38,162,983	71	8	5
Medical	594,051	85,152,669	111	29	24
Mixed use	527,302	51,444,801	85	21	10
Office	1,771,139	184,122,399	91	120	101
Ramp	945,020	29,392,786	17	7	4
Recreation	406,720	53,047,889	86	30	23
Restaurant	127,300	28,909,569	155	46	34
Retail	4,583,534	318,539,381	62	164	135
Service	408,670	33,957,595	66	38	30
Industrial	4,571,303	229,303,719	43	170	143
Manufacturing	518,560	39,858,317	60	29	23
Office/warehouse	3,051,470	136,470,896	40	82	72
Warehouse	772,272	38,458,201	44	34	28
Other	229,001	14,516,305	43	25	20
Public	2,394,419	771,903,043	127	133	95
Government	250,258	60,272,268	163	17	11
Medical	304,615	20,955,276	65	7	4
Other incl. airport	406,461	415,521,798	148	32	23
Recreation	62,051	18,331,920	139	15	13
Religious	229,308	43,412,084	165	24	20
School	1,100,383	200,591,577	114	35	23
Mixed	41,343	12,818,120	275	3	2
<b>TOTAL</b>	<b>16,739,041</b>	<b>1,854,235,600</b>	<b>71</b>	<b>790</b>	<b>626</b>

(Value per square foot was calculated based only on those projects having data for both valuation and square footage.)

**Table 2**

**Larger Nonresidential Projects in 2005, 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>				
Hotel (at least 50,000 sq. ft. or \$3 million in value)				
Minneapolis	Chambers Hotel (buildout)		14,562,648	N
Minneapolis	Sheraton Hotel (final buildout)*	71,000	9,417,306	N
Maple Grove	Holiday Inn		7,774,517	N
Blaine	Comfort Inn & Suites	65,885	4,500,000	N
Vadnais Heights	Country Inn & Suites	53,737	3,925,818	N
Coon Rapids	Wingate Inn	44,431	3,200,000	N
Medical (facilities at least 50,000 sq. ft. or \$5 million in value)				
St. Paul	Nasseff Specialty Center	128,560	26,700,000	N
Stillwater	Stillwater Medical		13,060,000	A
Burnsville	Burnsville Surgical	49,000	8,934,500	N
Blaine	Blaine Medical Building	51,636	4,000,000	N
St. Paul	Regions/Gillette Ambulatory Center (footing/foundation only)	130,576	1,186,275	N
<i>(See also hospital projects in the Public category).</i>				
Office (at least 50,000 sq. ft. or \$5 million in value)				
Golden Valley	Allianz Life	290,508	56,500,000	A
Maplewood	3M Bldg 278	83,000	14,880,000	N
Minneapolis	Allina Commons (buildout)*	177,918	14,330,532	N
Brooklyn Park	Target Corporation (f/f and shell)	245,168	12,937,818	N
Eden Prairie	CH Robinson		8,300,000	N
Ramsey	Ramsey Office Plaza	51,829	4,300,000	N
Retail (at least 50,000 sq. ft. or \$3 million in value)				
Rogers	Cabelas	188,200	36,000,000	N
West St. Paul	Menard's	200,000	10,575,800	N
Bloomington	Motorwerks BMW	136,500	10,562,551	N
Roseville	Target	183,000	9,500,000	N
Burnsville	Menard's	240,418	9,445,699	N
St. Louis Park	Target	175,000	9,000,000	N
Plymouth	Lowe's	168,830	8,901,637	N
Fridley	Target	100,000	8,124,984	N

## Retail, cont'd

<u>Community</u>	<u>Name of Building, Firm or Builder</u>	<u>Square</u>	<u>Permit Value</u>	<u>New Bldg.</u>
		<u>Footage</u>		<u>or Addition</u>
Medina	Target	126,000	7,500,000	N
Wayzata	Lexus	55,585	7,180,000	A
Oakdale	Target	126,842	7,000,000	N
Golden Valley	Rudy Luther	72,684	6,204,000	N
Shakopee	Lowe's	159,800	5,514,144	N
Maplewood	Maplewood Imports Audi	36,520	4,900,000	N
Minneapolis	Peter's Billiards		4,857,000	N
Minneapolis	Global Market (buildout)*	71,000	4,388,719	N
Woodbury	Gander Mountain	74,727	4,382,000	N
Eden Prairie	Best Buy		4,380,000	N
Woodbury	Sportsman's Warehouse	63,877	4,252,000	N
Oak Park Hgts.	Stillwater Motors	57,980	4,100,000	A
Apple Valley	Legacy Shops South	70,500	3,889,000	N
Blaine	Gander Mountain	72,304	3,694,000	N
Maple Grove	Walmart	80,568	3,603,000	A
Hugo	Festival Foods	54,856	3,509,000	N
Inver Grove Hgts.	Home Depot	132,954	3,500,000	N
Burnsville	Walser Nissan	47,790	3,415,087	N
Coon Rapids	Carlson Toyota	56,000	3,200,000	N
West St. Paul	Rainbow Foods	61,000	3,080,259	A
Burnsville	Burnsville Center		3,000,000	A
Ramsey	Coborn's Grocery Store	61,742	2,950,000	N
Brooklyn Park	Cub Foods (shell)	68,893	2,885,722	N
Oakdale	Best Buy	56,875	2,659,000	N
Maple Grove	Fountains at Arbor Lake (f/f, shell pt.)	313,537	462,999	N

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

**Industrial**

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

Bloomington	Quality Bicycle Products (fndn)		7,601,961	N
Brooklyn Park	Crosstown North 12 (shell only)	324,129	7,156,120	N
Rogers	Diamond Lake Industrial Center	260,000	7,000,000	N
Burnsville	Southcross IV Office	43,396	6,417,490	N
St. Paul	Warners Stellan	154,487	5,650,000	N
St. Paul	Secure Computing	107,334	5,350,000	N
Apple Valley	Uponor Wirsbo	41,856	3,786,000	A
Savage	Eagle Creek Commerce Center	123,000	3,400,000	N
St. Paul	Riverbend Business Park	78,732	3,194,200	N
St. Paul	Phalen Westminster Crossing	68,128	3,050,000	N
Minneapolis	Hiawatha Business Ctr. (shell, partial buildout)	60,000	3,033,090	N

<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>
Blaine	Lexington Preserve	87,748	3,000,000	N
Apple Valley	Questar Educational Systems	56,779	2,881,000	N
St. Paul	Restoration Professionals	40,141	2,850,000	N
Woodbury	Rivertown Commercial Commons	53,880	2,756,000	N
Brooklyn Park	Malark Logistics	53,492	2,630,349	A
St. Paul	Circuitech	44,917	2,562,560	N
Anoka	Central Power	58,413	2,500,000	N
Inver Grove Hgts.	Swift Transportation	40,803	2,500,000	N
Eagan	Cedar Bluffs Business Center	81,329	2,421,000	N
Little Canada	St. Jude Medical Technology Center	85,000	500,000	A

Warehouse (at least 75,000 sq. ft. or \$2.5 million in value)

Lakeville	Ryt-Way Industries	171,640	6,750,000	A
Lakeville	Cloverleaf Cold Storage	76,075	3,472,000	A
Hopkins	Supervalu	120,000	3,000,000	A
Hastings	Westview Packaging	62,400	2,500,000	N

Manufacturing (at least 75,000 sq. ft. or \$2.5 million in value)

White Bear Twp.	Specialty Mfg Corp.	81,216	4,180,000	N
Belle Plaine	Alfalfa America		4,000,000	A
Bayport	Andersen Windows Corp.	28,000	3,825,000	N
Chaska	Federal Package	27,000	2,950,000	N

## **Public**

Schools (at least 50,000 sq. ft. or \$5 million in value)

Shakopee	Senior High School	320,000	40,000,000	N
Edina	Edina High School		19,500,000	A
Edina	Southview Middle School		15,934,000	A
St. Paul	St. Thomas Univ., McKneely Hall	292,762	15,134,000	N
Hugo	Oneka Elementary	113,016	14,750,000	N
Plymouth	Providence Academy	83,864	12,000,000	A
Prior Lake	Jeffers Pond Elementary		12,000,000	N
New Prague	New Prague Area Schools		11,500,000	N
Maplewood	Mounds Park Academy	93,595	10,000,000	A
Belle Plaine	High School	38,697	9,900,000	A
Edina	Valley View Middle School		5,500,000	A
Wayzata	Blake School	21,528	5,000,000	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>
Medical (at least 50,000 sq. ft. or \$5 million in value)				
Maple Grove	North Memorial (shell, interior)	205,515	12,190,276	N
Burnsville	Fairview Hospital (69ksf is shell only)	78,000	2,850,000	A
<i>(See also clinics in the Commercial category).</i>				

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

Ramsey	Municipal building	65,555	12,060,000	N
Chanhassen	Water utility vehicle garage	11,630	10,685,000	N
St. Paul	Rondo Community Outreach Library*	31,343	10,000,000	N
Rogers	Public works building	52,000	2,800,000	N
St. Paul	Midway Residence	50,410	6,585,626	N
Plymouth	Station 73	78,685	4,360,000	N
Bloomington	Public works storage garage	55,000	1,872,522	N

\* In a mixed-use project

**Table 3**

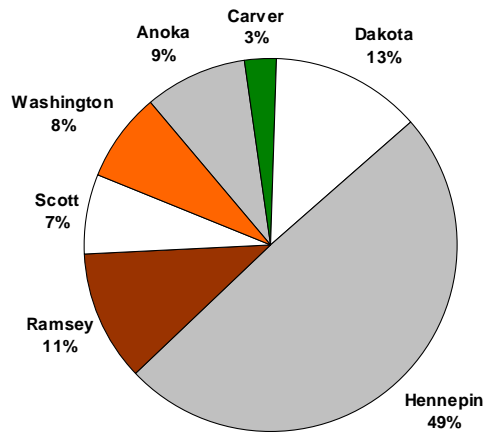
**2005 Nonresidential Building Permits  
Twin Cities Region by County**

<u>County</u>	<u>Square Feet</u>	<u>Permit Value</u>
Anoka	2,307,603	165,957,651
Carver	276,835	49,232,231
Dakota	3,412,434	241,678,539
Hennepin	5,364,307	913,695,945
Ramsey	2,913,655	208,283,991
Scott	820,267	132,152,804
Washington	1,643,940	143,234,439
Region	16,793,041	1,854,235,600

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

**Figure 3**

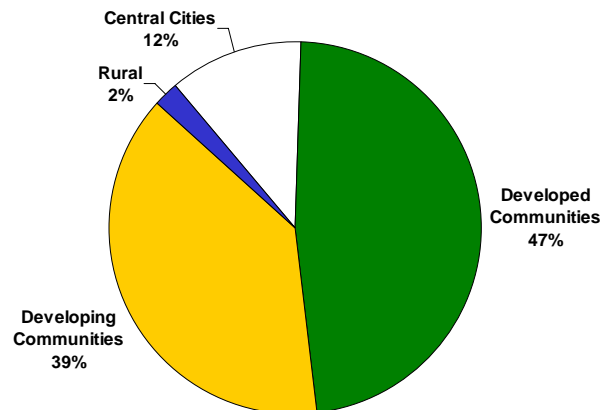
**2005 Nonresidential Construction Valuation  
Share of Twin Cities Region by County**



<b>Table 4</b> <b>2005 Nonresidential Building Permits</b> <b>Twin Cities Region by Planning Area</b>	
<u>Planning Area</u>	<u>Permit Value</u>
Central Cities	212,704,194
Developed communities	874,739,491
Developing communities	712,950,167
Rural centers	19,521,923
Rural area	21,373,825
Not in Metropolitan Council jurisdiction	12,946,000
Region	1,854,235,600

**Figure 4**

2005 Nonresidential Construction Valuation  
Share of Twin Cities Region by Planning Area



**Table 5**

**2005 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</u>	
				<u>w/sq. ft.</u>	<u>w/value</u>
Andover	Anoka	67,426	3,787,803	5	5
Anoka	Anoka	96,977	5,811,244	4	4
Bethel	Anoka	0	0	0	0
Blaine	Anoka/Ramsey	592,301	44,397,740	28	28
Burns Twp.	Anoka	19,656	1,304,988	3	3
Centerville	Anoka	0	1,876,000	0	4
Circle Pines	Anoka	12,600	794,816	1	1
Columbia Hgts.	Anoka	13,106	1,192,700	3	3
Columbus Twp.	Anoka	1,920	157,000	1	1
Coon Rapids	Anoka	526,709	31,828,536	24	24
East Bethel	Anoka	33,870	3,349,333	3	3
Fridley	Anoka	157,440	11,893,817	6	6
Ham Lake	Anoka	0	3,100,000	0	5
Hilltop	Anoka	0	0	0	0
Lexington	Anoka	0	0	0	0
Lino Lakes	Anoka	109,828	9,410,808	9	9
Linwood Twp.	Anoka	0	0	0	0
Oak Grove	Anoka	0	3,198,000	0	4
Ramsey	Anoka	655,486	42,698,866	20	20
Spring Lake Park	Anoka/Ramsey	15,200	806,000	1	1
St. Francis	Anoka	5,084	350,000	2	2
Benton Twp.	Carver	26,519	1,237,100	5	5
Camden Twp.	Carver	0	0	0	0
Carver	Carver	0	0	0	0
Chanhassen	Carver/Hennepin	54,956	19,474,000	5	13
Chaska	Carver	85,700	9,764,600	8	8
Cologne	Carver	0	0	0	0
Dahlgren Twp.	Carver	12,880	465,971	2	2
Hamburg	Carver	0	0	0	0
Hancock Twp.	Carver	0	0	0	0
Hollywood Twp.	Carver	9,120	118,560	1	1
Laketown Twp.	Carver	0	0	0	0
Mayer	Carver	0	472,000	0	1
New Germany	Carver	0	0	0	0
Norwood Young America	Carver	0	960,000	0	3
San Francisco Twp.	Carver	0	0	0	0
Victoria	Carver	28,000	9,670,000	3	3
Waconia	Carver	37,500	5,520,000	5	5
Waconia Twp.	Carver	0	0	0	0
Watertown	Carver	9,360	1,400,000	1	1

<u>Community</u>	<u>County</u>	<u>Square feet</u>	<u>Permit Value</u>	# Projects	
				<u>w/sq. ft.</u>	<u>w/value</u>
Watertown Twp.	Carver	12,800	150,000	1	1
Young America Twp.	Carver	0	0	0	0
Apple Valley	Dakota	335,578	24,829,000	21	23
Burnsville	Dakota	851,428	62,113,051	26	28
Castle Rock Twp.	Dakota	2,200	113,696	1	1
Coates	Dakota	9,600	213,024	1	1
Douglas Twp.	Dakota	0	0	0	0
Eagan	Dakota	491,794	33,262,000	29	30
Empire Twp.	Dakota	0	0	0	0
Eureka Twp.	Dakota	0	0	0	0
Farmington	Dakota	109,524	7,673,277	7	7
Greenvale Twp.	Dakota	0	0	0	0
Hampton	Dakota	3,108	555,823	1	1
Hampton Twp.	Dakota	0	0	0	0
Hastings	Dakota/Washington	162,750	17,964,930	10	10
Inver Grove Hgts.	Dakota	276,506	19,423,600	11	12
Lakeville	Dakota	657,692	36,809,000	23	23
Lilydale	Dakota	0	0	0	0
Marshan Twp.	Dakota	0	0	0	0
Mendota Hgts.	Dakota	106,772	6,150,000	0	0
Mendota	Dakota	0	0	8	8
Miesville	Dakota	0	0	0	0
New Trier	Dakota	0	0	0	0
Nininger Twp.	Dakota	0	0	0	0
Northfield (part)	Dakota	0	130,000	0	1
Randolph	Dakota	0	0	0	0
Randolph Twp.	Dakota	5,680	887,774	1	1
Ravenna Twp.	Dakota	0	0	0	0
Rosemount	Dakota	0	9,393,074	0	10
Sciota Twp.	Dakota	0	0	0	0
South St. Paul	Dakota	128,802	7,338,431	8	8
Sunfish Lake	Dakota	0	0	0	0
Vermillion	Dakota	8,500	770,800	1	1
Vermillion Twp.	Dakota	0	0	0	0
Waterford Twp.	Dakota	0	0	0	0
West St. Paul	Dakota	262,500	14,051,059	3	3
Bloomington	Hennepin	233,290	36,970,577	5	19
Brooklyn Center	Hennepin	0	4,200,000	0	2
Brooklyn Park	Hennepin	1,170,615	42,239,719	21	21
Champlin	Hennepin	24,107	807,127	3	3
Corcoran	Hennepin	61,710	1,523,000	6	6
Crystal	Hennepin	54,000	3,600,000	1	1
Dayton (part)	Hennepin	1,200	600,000	1	1
Deephaven	Hennepin	0	0	0	0
Eden Prairie	Hennepin	0	26,831,923	0	11

<u>Community</u>	<u>County</u>	<u>Square feet</u>	<u>Permit Value</u>	# Projects	
				<u>w/sq. ft.</u>	<u>w/value</u>
Edina	Hennepin	0	63,206,274	0	10
Excelsior	Hennepin	0	0	0	0
Golden Valley	Hennepin	644,610	79,194,600	9	9
Greenfield	Hennepin	10,505	1,610,013	2	2
Greenwood	Hennepin	0	0	0	0
Hanover (part)	Hennepin	0	0	0	0
Hassan Twp.	Hennepin	33,536	2,399,506	3	3
Hopkins	Hennepin	120,000	11,354,800	1	6
Independence	Hennepin	0	0	0	0
Long Lake	Hennepin	10,085	625,000	1	1
Loretto	Hennepin	5,600	576,000	1	1
Maple Grove	Hennepin	888,603	44,365,964	25	29
Maple Plain	Hennepin	51,600	2,635,000	2	2
Medicine Lake	Hennepin	0	0	0	0
Medina	Hennepin	126,000	8,850,000	1	3
Minneapolis	Hennepin	515,812	100,575,283	14	26
Minnetonka Beach	Hennepin	0	0	0	0
Minnetonka	Hennepin	25,500	5,700,000	2	3
Minnetrista	Hennepin	45,726	3,850,000	1	1
Mound	Hennepin	0	0	0	0
MSP airport	Hennepin	0	347,285,000	0	1
New Hope	Hennepin	7848	2,575,750	2	3
Orono	Hennepin	4,200	288,876	1	1
Osseo	Hennepin	10,000	2,400,000	1	1
Plymouth	Hennepin	486,234	42,929,864	20	20
Richfield	Hennepin	460	408,000	1	1
Robbinsdale	Hennepin	0	1,911,000	0	1
Rockford (part)	Hennepin	0	0	0	0
Rogers	Hennepin	601,534	55,504,250	9	13
Shorewood	Hennepin	14,650	1,546,513	1	1
Spring Park	Hennepin	15,750	0	2	0
St. Anthony	Hennepin/Ramsey	23,480	3,551,814	6	6
St. Bonifacius	Hennepin	0	0	0	0
St. Louis Park	Hennepin	186,568	9,750,250	3	3
Tonka Bay	Hennepin	0	0	0	0
Wayzata	Hennepin	90,677	19,416,579	6	7
Woodland	Hennepin	0	0	0	0
Arden Hills	Ramsey	0	1,100,000	0	1
Falcon Hgts.	Ramsey	5,000	350,000	1	1
Gem Lake	Ramsey	5,000	240,000	1	1
Lauderdale	Ramsey	0	0	0	0
Little Canada	Ramsey	114,000	3,863,226	4	4
Maplewood	Ramsey	812,172	42,336,351	15	15
Mounds View	Ramsey	0	1,425,000	0	3
New Brighton	Ramsey	0	1,773,000	0	1

<u>Community</u>	<u>County</u>	<u>Square feet</u>	<u>Permit Value</u>	# Projects	
				<u>w/sq. ft.</u>	<u>w/value</u>
North Oaks	Ramsey	11,646	4,780,000	2	2
North St. Paul	Ramsey	24,480	2,500,000	1	1
Roseville	Ramsey	246,100	13,900,000	4	5
Shoreview	Ramsey	5,000	575,000	1	1
St. Paul	Ramsey	1,405,526	112,128,911	2	2
Vadnais Hgts.	Ramsey	93,851	7,763,015	6	6
White Bear Lake	Ramsey/Washington	102,812	6,792,674	15	15
White Bear Twp.	Ramsey	81,216	8,065,000	1	5
Belle Plaine	Scott	53,577	14,450,000	3	4
Belle Plaine Twp.	Scott	0	0	0	0
Blakeley Twp.	Scott	0	0	0	0
Cedar Lake Twp.	Scott	0	0	0	0
Credit River Twp.	Scott	0	1,000,000	0	1
Elko	Scott	0	0	0	0
Helena Twp.	Scott	0	0	0	0
Jackson Twp.	Scott	0	0	0	0
Jordan	Scott	0	0	0	0
Louisville Twp.	Scott	0	0	0	0
New Market	Scott	5,400	351,000	1	1
New Market Twp.	Scott	0	0	0	0
New Prague (part)	Scott	0	12,816,000	0	3
Prior Lake	Scott	0	27,907,000	0	10
Sand Creek Twp.	Scott	0	0	0	0
Savage	Scott	218,374	10,477,000	10	10
Shakopee	Scott	512,991	63,623,235	8	18
Spring Lake Twp.	Scott	29,925	1,528,569	1	1
St. Lawrence Twp.	Scott	0	0	0	0
Afton	Washington	14,240	1,165,000	1	1
Bayport	Washington	33,500	4,217,828	2	2
Baytown Twp.	Washington	0	0	0	0
Birchwood	Washington	0	0	0	0
Cottage Grove	Washington	144,860	7,909,558	11	11
Dellwood	Washington	0	0	0	0
Denmark Twp.	Washington	52,138	1,987,821	3	3
Forest Lake	Washington	88,512	9,957,500	8	9
Grant	Washington	0	0	0	0
Grey Cloud Twp.	Washington	0	0	0	0
Hugo	Washington	250,372	22,674,000	7	7
Lake Elmo	Washington	59,400	2,745,000	7	8
Lake St. Croix Beach	Washington	0	0	0	0
Lakeland Shores	Washington	0	0	0	0
Lakeland	Washington	0	0	0	0
Landfall	Washington	0	0	0	0
Mahtomedi	Washington	31,974	1,500,000	2	2

<u>Community</u>	<u>County</u>	<u>Square feet</u>	<u>Permit Value</u>	# Projects	
				<u>w/sq. ft.</u>	<u>w/value</u>
Marine on St. Croix	Washington	2,422	212,300	1	1
May Twp.	Washington	0	0	0	0
New Scandia Twp.	Washington	0	0	0	0
Newport	Washington	4,800	295,800	2	2
Oak Park Hgts.	Washington	91,078	4,929,900	3	3
Oakdale	Washington	425,113	23,445,732	21	21
Pine Springs	Washington	0	0	0	0
St. Mary's Point	Washington	0	0	0	0
St. Paul Park	Washington	4,921	1,280,000	33	35
Stillwater	Washington	32,000	23,339,000	2	6
Stillwater Twp.	Washington	0	0	0	0
West Lakeland Twp.	Washington	0	0	0	0
Willernie	Washington	0	0	0	0
Woodbury	Washington	408,610	37,575,000	17	17
Region Total		16,587,041	1,854,235,600	635	781

Note, listing for MSP Airport is composite, not individual project listings.

Figure 5

# Twin Cities Metropolitan Area

Value of Non-Residential Construction Added in 2005

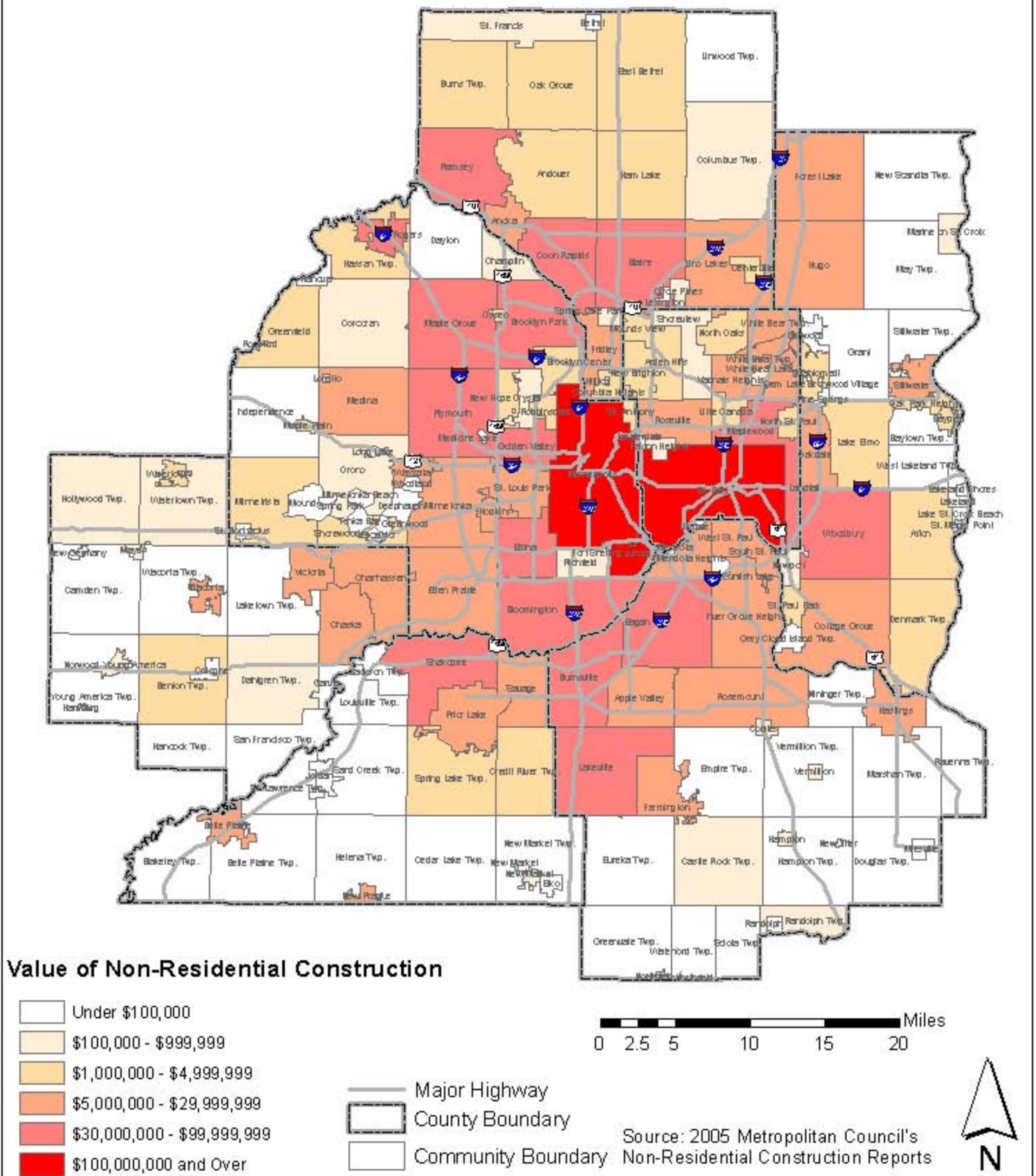


Figure 6

# Twin Cities Metropolitan Area

Value of Non-Residential Construction Added in 2005

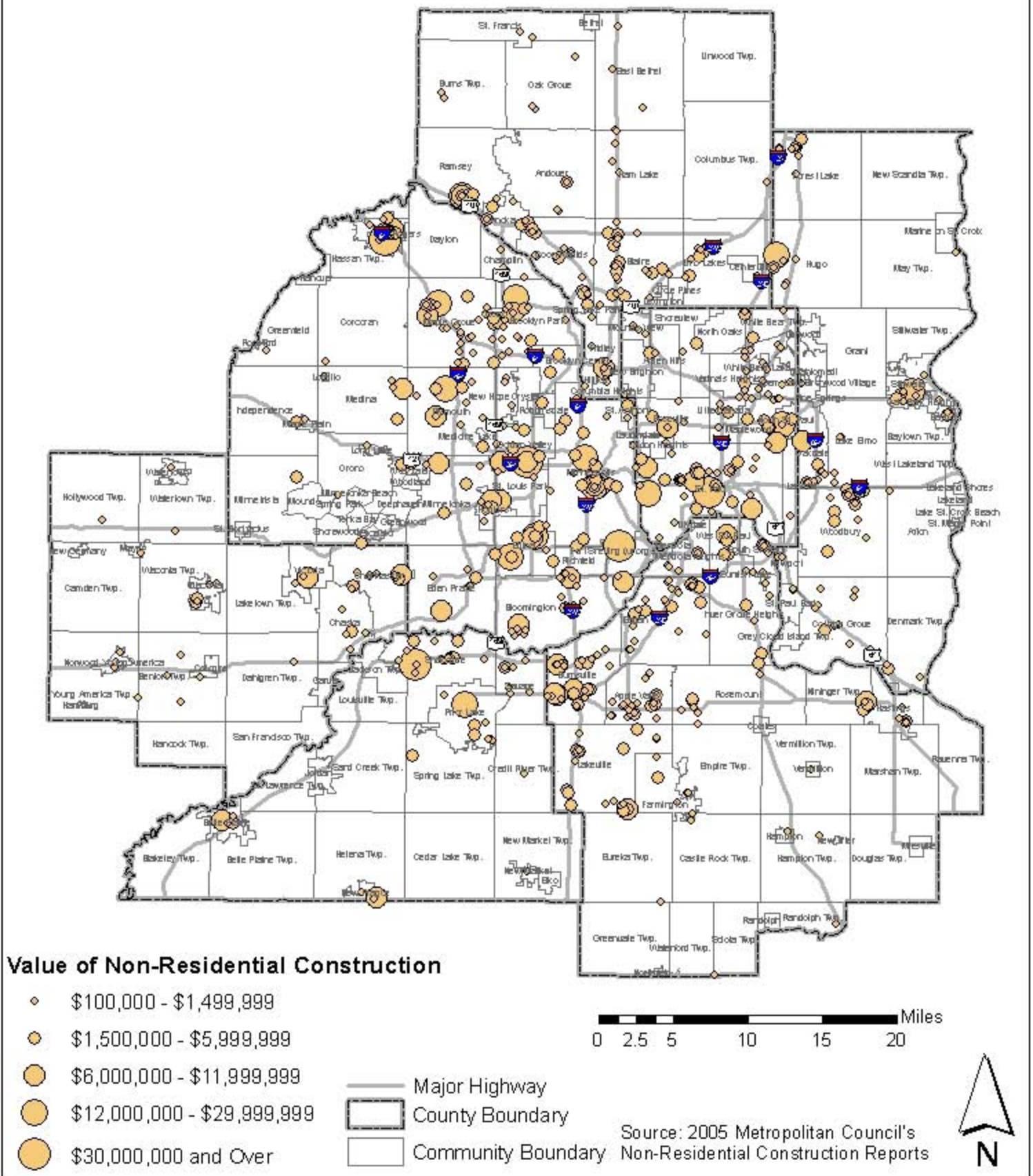


Figure 7

# Twin Cities Metropolitan Area

Value of Commercial Construction Added in 2005

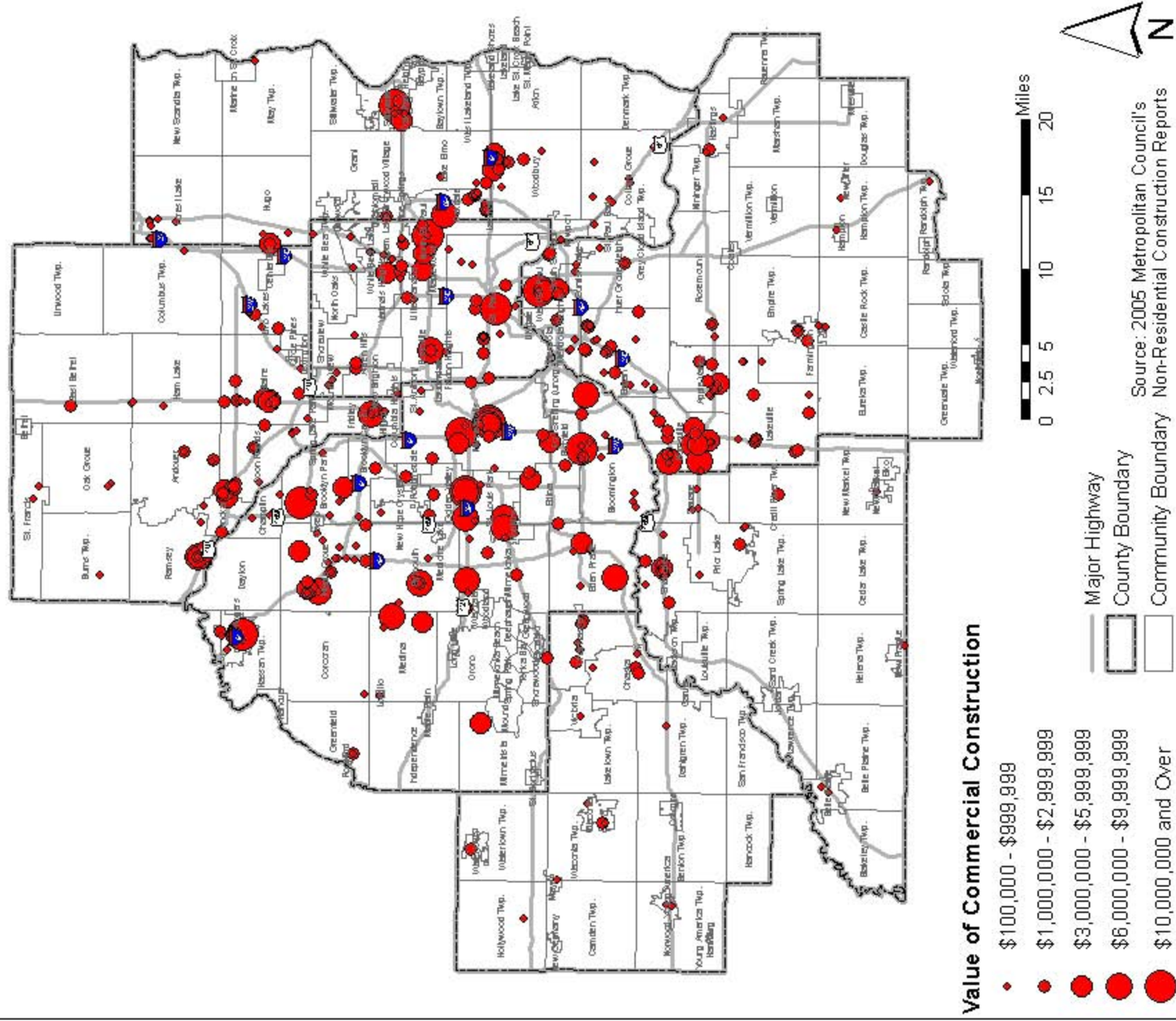


Figure 8

# **Twin Cities Metropolitan Area** **Value of Industrial Construction Added in 2005**

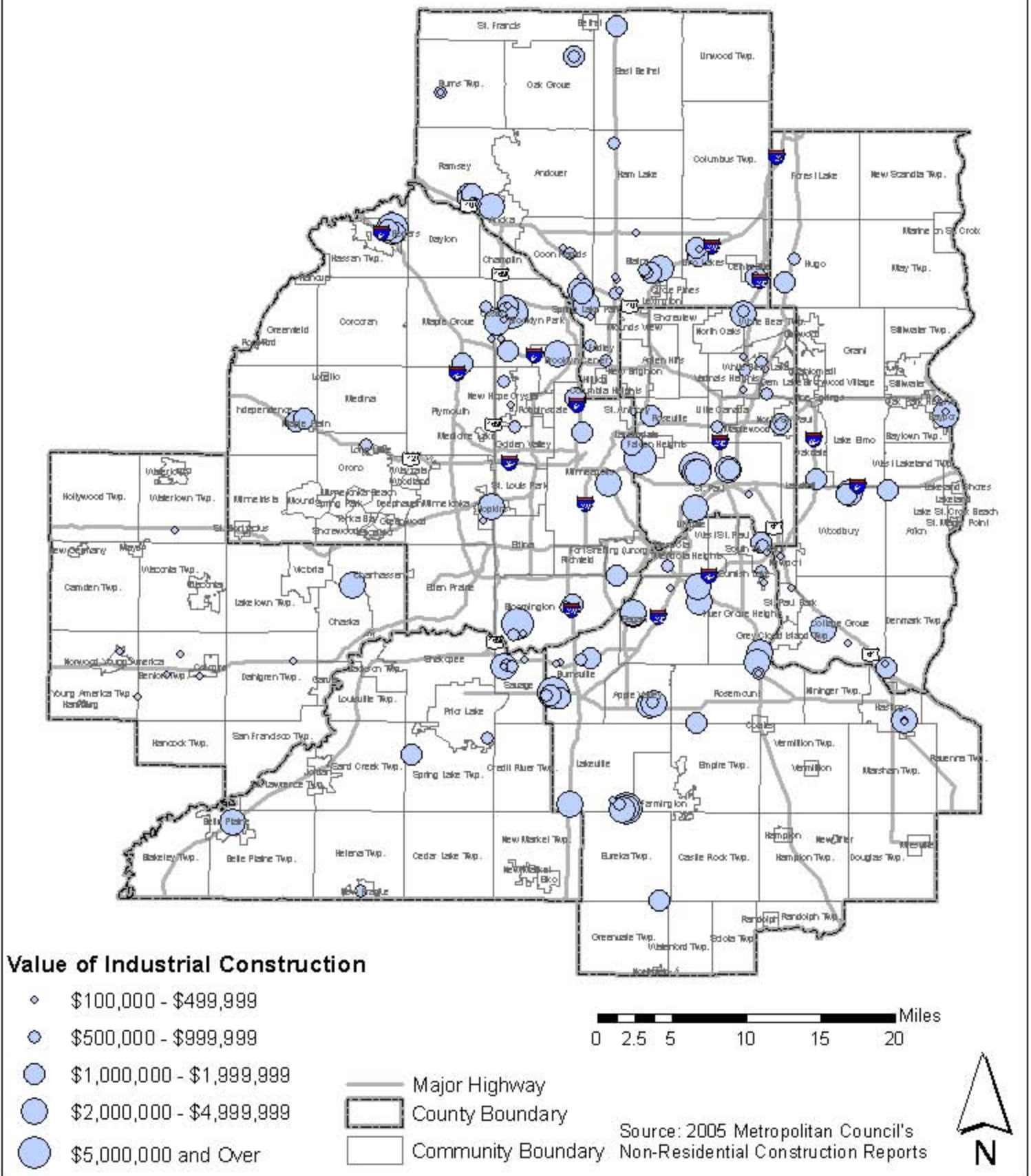


Figure 9

# Twin Cities Metropolitan Area

Value of Public Construction Added in 2005

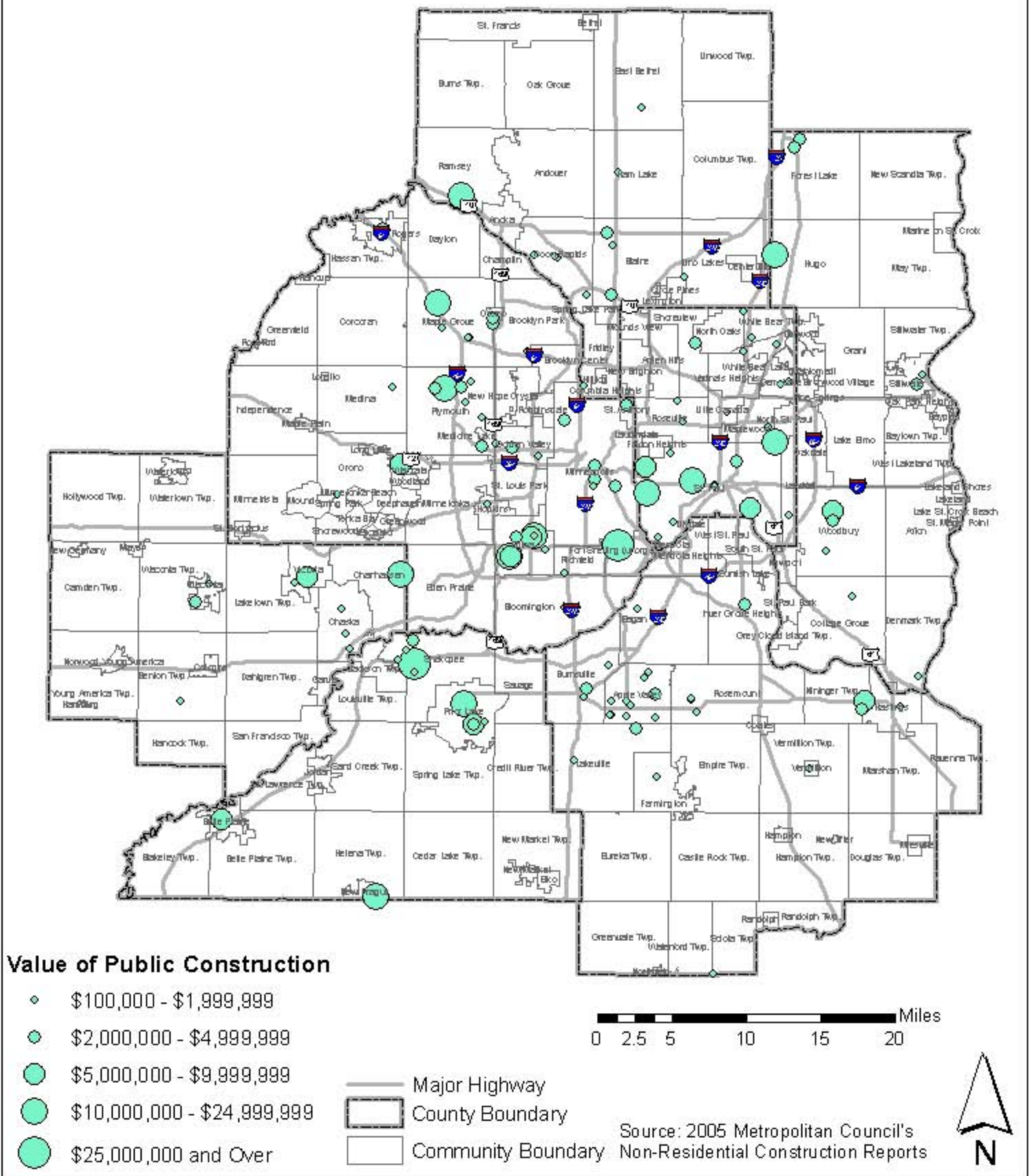
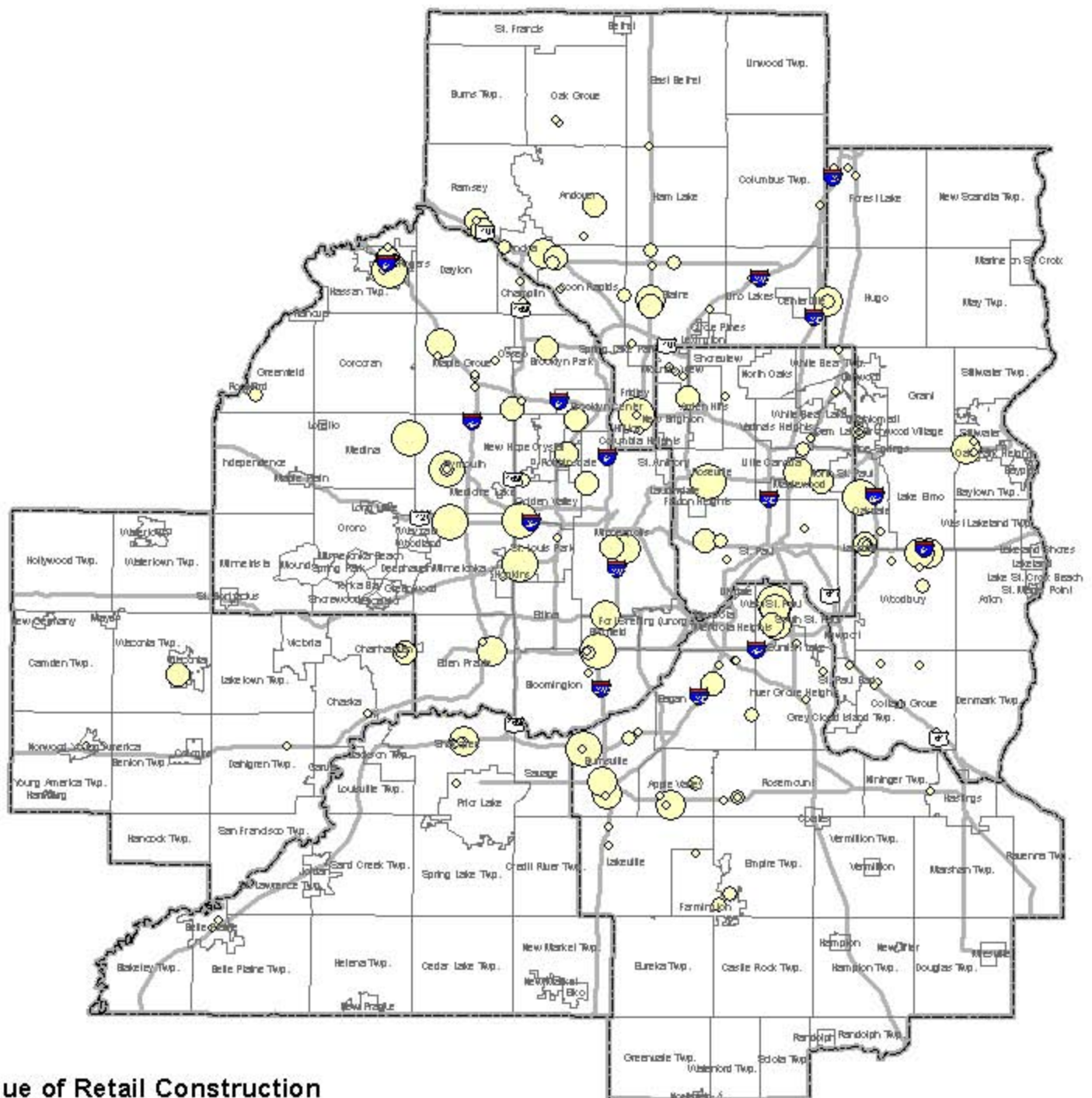


Figure 10

# Twin Cities Metropolitan Area

Value of Retail Construction Added in 2005



## Value of Retail Construction

- ◊ \$100,000 - \$999,999
- \$1,000,000 - \$1,499,999
- \$1,500,000 - \$2,999,999
- \$3,000,000 - \$5,999,999
- \$6,000,000 and Over

- Major Highway
- ▭ County Boundary
- ▭ Community Boundary

0 2.5 5 10 15 20 Miles

Source: 2005 Metropolitan Council's  
Non-Residential Construction Reports



Figure 11

# Twin Cities Metropolitan Area

Value of Office Construction Added in 2005

