



Commercial, Industrial and Public Construction in the Twin Cities Region: 2008 Summary **September 2009**

This report summarizes new commercial, industrial and public construction projects for which Twin Cities area cities and townships issued building permits. The Metropolitan Council appreciates municipalities' cooperation in providing the data. Council staff used other data sources to verify and supplement the information where appropriate.

Data users should note:

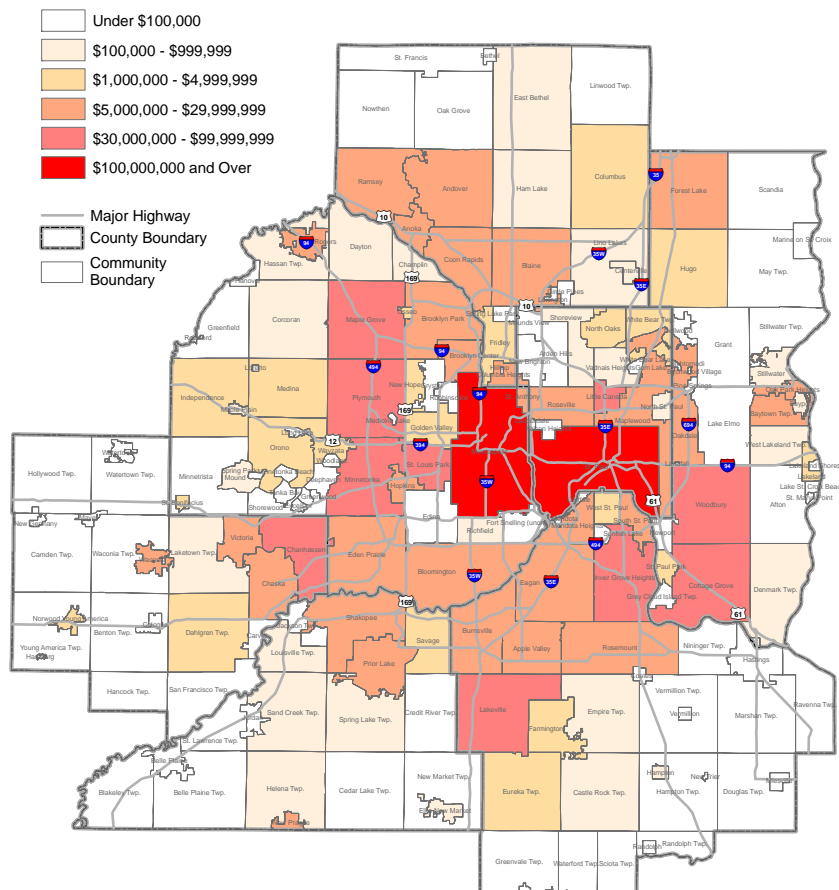
- The primary focus of this report is commercial and industrial development. Public buildings are also included where possible, but not infrastructure.
- Data were not collected for permits under \$100,000 in estimated value.
- The time from permit issuance to start of construction varies among projects.
- Most communities in the region provided information. However, some projects within the region are not covered by this survey. See "About the Data" on page 19.

Highlights

Tough economic conditions persisted through 2008, and demand for commercial and industrial construction remained sluggish. In the Twin Cities region, public projects helped prop up the annual construction total or the year-over-year decrease would have been steeper. Significant activity in hospital expansions in particular helped to counter the downturn in commercial and industrial building.

Commercial, industrial and public construction fell off 25 percent in 2008 as measured by the valuation of building permits reported by communities in the Metropolitan Council annual construction survey. The decline followed a 14 percent drop in 2007.

Figure 1
Value of Commercial, Industrial and Public Construction



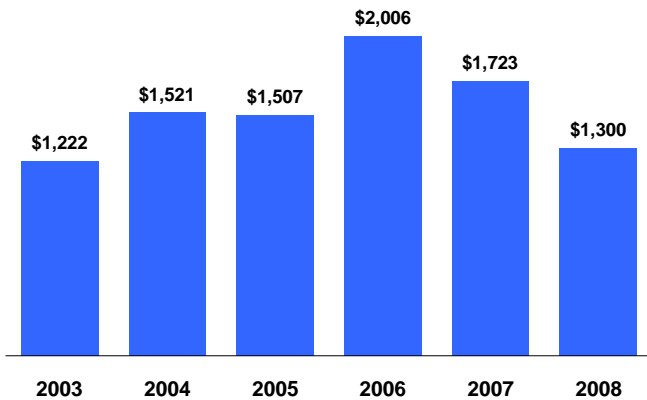
For more information, contact:
 Regan Carlson
 regan.carlson@metc.state.mn.us
 651 602-1407

Publication No. 74-09-053

Commercial, Industrial and Public Construction in the Twin Cities Region: 2008 Summary September 2009

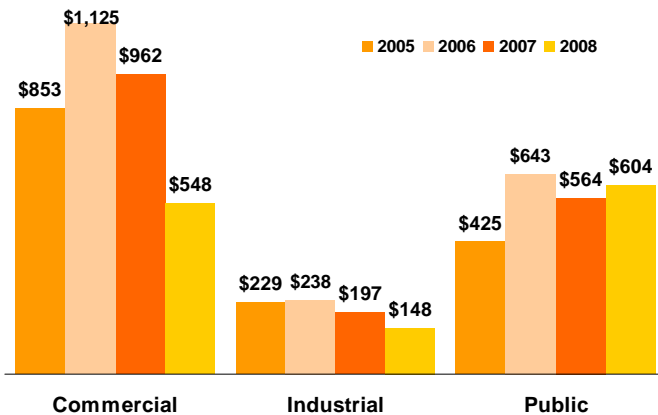
Commercial, industrial, and public construction projects totaled \$1.3 billion in 2008, lower than annual figures for 2004 through 2007. That is a slightly higher dollar amount than reported for 2003, the first year for which there are comparable data.

Figure 2
2003 - 2008 Total Commercial, Industrial and Public Permit Valuation (in billions), Twin Cities Region



Commercial uses totaled \$548 million; industrial uses, \$148 million; and public uses, \$604 million. Permits reported for new construction made up 69 percent of the regional total valuation and additions accounted for 31 percent. Projects for which size information was available represented a total of 10.3 million square feet. Square footage information was not available for 14 percent of the projects reported.

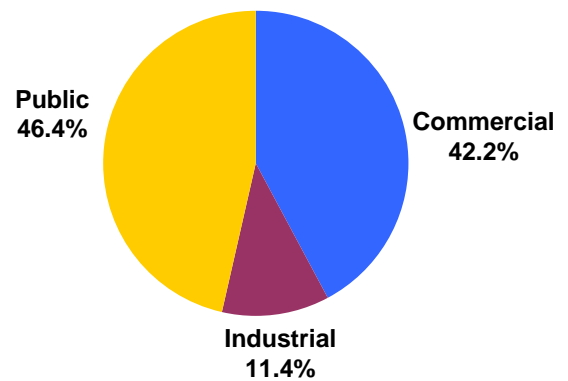
Figure 3
Commercial, Industrial and Public Permit Valuation (in millions) 2005 - 2008, Twin Cities Region



Public projects' valuation picked up 7 percent in 2008, compared to 2007. This softened some of the blow to construction's bottom line as commercial permits slumped 43 percent, and the industrial sector fell 25 percent.

Because of these shifts away from previous years' norms, the commercial share of the region's nonresidential construction total was significantly lower in 2008—42 percent, compared to 56 percent in 2007. The public share rose to 46 percent, up from 33 percent in 2007. Industrial construction's share remained the same, at 11 percent.

Figure 4
2008 Commercial, Industrial and Public Building Permit Value Percent Shares by General Type Twin Cities Region



In 2007, developed suburbs' share of the regional total climbed to 40 percent, while the developing suburbs' share dropped to 35 percent. In 2008, the developed suburbs' share fell back to 28 percent, below the average for recent years. Investment in the developing areas rose to a more typical level—41 percent. In the central cities of Minneapolis and St. Paul, aggregate permit valuation edged up slightly, and its share of the regional total was on a par with the developed suburbs (29 percent). Commercial, industrial and public activity in rural areas continued to represent a small piece of the regional volume, at less than 3 percent in 2008.

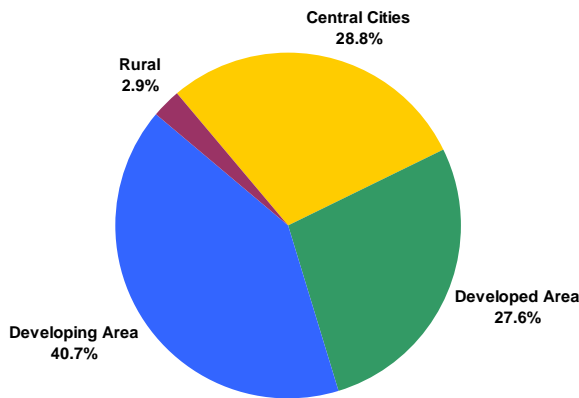
Commercial, Industrial and Public Construction in the Twin Cities Region: 2008 Summary September 2009

Table 1
2008 Commercial, Industrial and Public Building Permits
by Planning Area

Planning Area*	Permit Value
Developed Area	\$733,109,357
Central Cities	374,241,868
Developed Suburbs	358,867,489
Developing Area	529,289,292
Rural Area	37,077,217
Rural Centers	3,546,023
Other rural	33,531,194
Region	1,299,475,866

*As defined in the Metropolitan Council Regional Development Framework, generalized to whole municipalities.

Figure 5
2008 Commercial, Industrial and Public Construction Valuation
Share of Twin Cities Region by Planning Area

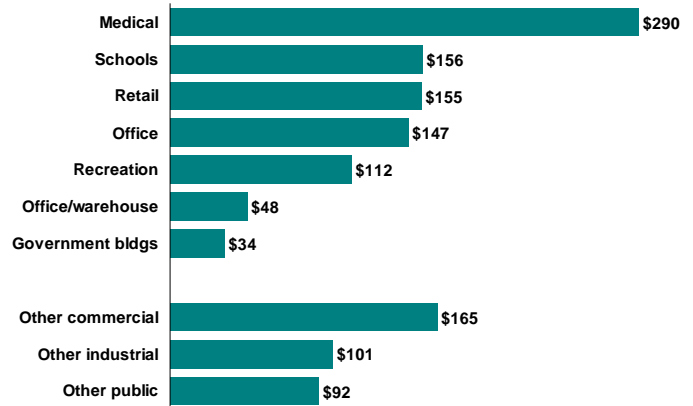


Commercial and industrial construction

The region's nonpublic commercial and industrial permits carried a combined valuation of approximately \$696 million in 2008. Of this, 44 percent was in retail and office development—\$155 million and \$147 million, respectively. Compared to 2007, the retail total was down by 9 percent, while office construction was down 56 percent. Commercial recreation retreated 75 percent, but it was unusually high in 2007 due to the start of the new Twins ballpark.

Typically the largest industrial sector, as recorded by Metropolitan Council's annual survey, is office/warehouse. Its dollar value for 2008, at about \$48 million, was off 52 percent. On the other hand, building projects for the manufacturing sector gained 13 percent to total around \$60 million.

Figure 6
2008 Commercial, Industrial and Public Construction Valuation by Use
(in millions), Twin Cities Region



Square footage information is not included in this report for some projects but is available for the majority of them. In some cases, square footage has been excluded in order to avoid double-counting of new space over time. Construction projects often involve multiple building permits at different stages of the construction process. Some projects continuing during 2008 were underway earlier, and their square footage was picked up in previous Metropolitan Council reporting. For 2008, projects captured by this survey represented nearly 5 million square feet of commercial space—about 2 million of it in retail, and a weak 850,000 in office space.

Commercial highlights

Region-wide, the \$155 million in 2008 retail permit valuation was at the lowest level seen over the time period for which data are available (since 2002). Retail activity in the region's developed suburbs was actually up from its 2007 level, as reported for this survey, and it made up half of the region's 2008 total. Developing suburbs accounted for 36 percent. In contrast, over the previous six years, developed suburbs had 37 percent of the retail activity captured by this survey, while 57 percent went to developing areas.

Commercial, Industrial and Public Construction in the Twin Cities Region: 2008 Summary September 2009

The leading communities in retail dollars, all developed communities, were: Minnetonka (large new auto dealership); St. Louis Park (major new development - Shops at the West End); St. Paul (topped by four new grocery stores); Minneapolis (mostly from an addition to the Quarry Center and re-born Riverside Market). Maplewood, Inver Grove Heights, and Roseville also topped the \$10 million mark due to big-box projects. The amount of new general office space permitted in 2008 was less than half the amount reported in 2007 and 2006. Only a small number of larger-scale new buildings went forward. In Minneapolis, Coloplast started a new 178,000 square foot headquarters building. Also, Fairview Hospital proceeded on a \$17 million data center expansion. St. Jude Medical, in Little Canada, added a 180,000 square foot building to its corporate campus. The Excelsior Crossings project in Hopkins continued with \$22 million in permits during 2008.



Medical technology firm Coloplast's new North American headquarters on a former brownfield site in Minneapolis. The 178,000 square foot building, containing office, R & D and production space, features river views and abundant natural lighting, and was designed to achieve Silver LEED certification. Assisted by city Tax Increment Financing and funding from the State of Minnesota and from Metropolitan Council. Photo by Metropolitan Council.

Figure 7
Retail Permit Valuation, 2003-2007 and 2008 (in millions)
Percent of Twin Cities Regional Total

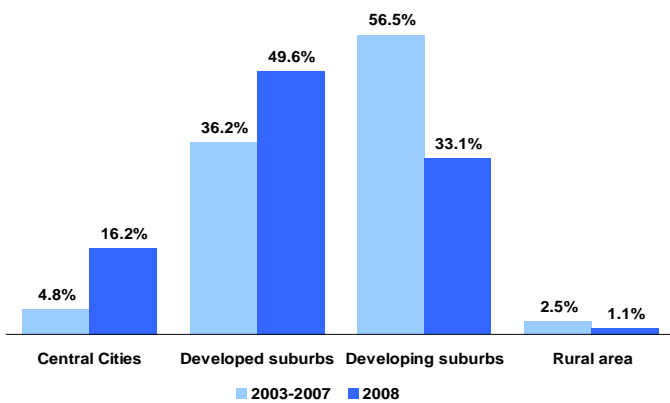


Figure 8
Permit Valuation, Office and Retail (in millions)



Overall, 54 percent of permits in the office category were reported within fully developed suburbs, fairly close to the average for recent years. In the still-developing suburbs, which averaged 37 percent of the region's office total over the 2003-2007 period, office permits plunged to a 12 percent share in 2008.

All of the other commercial categories were down as well—for example, hotels by 53 percent, commercial services by 41 percent, and restaurants by 14 percent. Even medical office buildings, which had been a comparatively strong sector this decade, slowed 29 percent year-over-year. The largest medical clinic recorded among 2008's permits was the new Melrose Institute in St. Louis Park with a permit valuation of \$14 million.

Demand for mixed-use projects has obviously grown in recent years. However, the actual trend in development dollars is difficult to quantify precisely due to its nature and how the data are typically reported in this data set.

Commercial, Industrial and Public Construction in the Twin Cities Region: 2008 Summary September 2009

That is, these are typically buildings where the commercial component is relatively small compared to the residential space; and the project information that is available often covers the entire building and does not delineate the commercial space separately from residential uses. Also, this data collection methodology cannot capture all of the ways in which communities are integrating residential and commercial uses in their new development since it is limited to classification of individual buildings, not classification of multiple buildings in proximity to each other.



Melrose Institute, the largest eating disorders treatment facility in the Midwest, to handle up to 1300 patients (67,000 sq. ft.) A partnership between City of St. Louis Park, United Properties and Park Nicollet: site redevelopment into separate parcels for the clinic and a 3-level parking ramp which will be open for municipal use in the evenings. Healing Garden lies between the two structures and a future civic use is intended for the southern portion of the site. Architect: Ellerbe Becket. Photo © 2009 Don Wong Photography.



Embassy Suites, the first new hotel in Brooklyn Center in ten years, adding 175 rooms. Features 36,000 sq. ft. meeting space, fitness center, 100-seat restaurant. Embassy Suites' new environmentally friendly design concept achieved 14 percent lower construction costs on a smaller land site. Photo from City of Brooklyn Center, near completion April 2009.



Downtown re-investment and re-use comes in all sizes. Interstate Partners' new headquarters, redevelopment of an historic building in St. Paul. Photo by Metropolitan Council.

In 2008, four buildings were identifiable as mixed-use residential and commercial: in Minneapolis, the Hotel Uptown with 60 apartments plus retail; the Stages with 32 apartments plus restaurant; and another smaller commercial and residential building; and in Wayzata a smaller office and residential building.

Industrial highlights

Industrial uses have represented between 10 and 15 percent of regional non-residential construction permit value annually during 2003 through 2007. In 2008, their permit value was 11 percent of the total, at \$148.2 million. Buildings classified as office-warehouse have been the largest category, making up at least half of the industrial total, with smaller amounts of manufacturing and warehouse space and other industrial projects. "Other" industrial uses include utilities, construction, agricultural, and some transportation-related facilities.

In 2008, office/warehouse permit value was slashed to less than half of its 2007 level. Manufacturing construction dollars were up modestly (13 percent), which would not have been the case without one large project: a new R & D facility for McQuay Inc. in Plymouth, with a \$33 million building permit. Lakeville followed Plymouth with the next-highest industrial construction total (\$16 million), and other communities with more than \$5 million in permits included Blaine, Shakopee, Minneapolis, and South St. Paul.

Commercial, Industrial and Public Construction in the Twin Cities Region: 2008 Summary September 2009

The largest individual industrial permits in addition to the McQuay project were for US Food Service in Plymouth and Uponor and First Industrial in Lakeville. The US Food Service addition of 107,000 square feet, with permit value of \$11 million, was by far the largest office/warehouse project permitted in 2008. The regional office/warehouse total was less than \$48 million.



New 40,000 sq. ft. R & D facility in Plymouth, for McQuay Inc: advanced HVAC technologies testing. Submitted for silver LEED certification, achieving 75 percent energy recovery diverted back into the system as well as water-efficient landscaping, recycled construction waste, low-emitting sealants and locally purchased materials. Photo by permission of McQuay International.

The region's developing suburbs and rural area have had larger shares of their construction in the industrial category than have the central cities and developed suburbs. Developing areas still have vacant land and are more likely to have larger parcels available to meet the needs of industrial users. Older, developed areas tend to have higher land costs and have been tending toward redevelopment of industrial property into other, higher-value uses. Overall, during the 2003-2007 reporting period of this survey, 55 percent of the office-warehouse space added region-wide went into developing suburbs and 26 percent to developed suburbs (as measured by valuation). For manufacturing permits, developing communities captured 53 percent, and 34 percent went into developed suburbs.

In 2008, an even higher percentage of manufacturing activity was located in the developing area—88 percent of the region's total. The lion's share of office/warehouse space was added in developing suburbs (71 percent), with 15 percent occurring in developed suburbs and 12 percent in Minneapolis and St. Paul. Of those buildings identified as "warehouse" in 2008, 58 percent went to developing areas and 33 percent to developed suburbs—in line with the last few years' average.

Industrial uses typology

We attempt to differentiate business functions that are predominantly aimed at the production of goods from those that are for the storage and/or distribution of goods by using separate categories for "manufacturing" and "warehouse". However, complete accuracy in measuring shifts among industrial uses may not be possible given the available data and blurring of the distinctions between structural types in the real world. Some industrial projects are for owner-occupants whose function is known or the building's location and design is specifically geared toward one or the other (production or distribution). But in other cases the building could be used by a variety of industrial businesses.

Public use projects

Despite the dismal environment for commercial and industrial building, public projects chalked up a higher than average amount of construction dollars in 2008. The aggregate permit valuation for public buildings was \$604 million with \$251 million going for hospital projects—nearly four times the recent years' average.



Children's Hospital expansion underway in downtown St. Paul. Photo by Metropolitan Council.

Most activity was in the central cities with large expansions underway at Regions Hospital, Children's Hospital in both Minneapolis and St. Paul, and the Fairview/U of M renovation and new Children's Hospital facility. In the developing suburbs there was just one

Commercial, Industrial and Public Construction in the Twin Cities Region: 2008 Summary September 2009

large project, the new Maple Grove Hospital, and some smaller-scale nursing facilities. Medical office buildings, clinics and the like are categorized separately as a commercial use.

The regional total of construction dollars for educational institutions was down slightly, at \$156 million. A majority of the total was for K-12 institutions, and a majority (75 percent) occurred in the developing area as population growth necessitated service increases. Additions to existing buildings greatly outnumbered new facilities, but the largest project in 2008 was a new high school in Chanhassen, with a permit value of \$60 million (groundbreaking was in 2007 and an initial building permit was recorded in the 2007 summary report).



Site of future Chanhassen High School in 2007.



New Chanhassen high school, opening September 2009, will ultimately serve 2000 students. Photo and conceptual drawing from school district website, by permission of Eastern Carver County Schools.

Other major new school buildings underway included a new high school and a new junior high in Woodbury and St. Croix Preparatory Academy in Baytown Township. The largest additions/alterations to existing facilities, in terms of permit valuation, were at Park Senior High School (Cottage Grove), a new fine arts building at Inver Hills Community College and an addition/remodel at Normandale Community College.



Michael Frome Academy, Woodbury. New K-5 public charter school, emphasizing environmental sustainability and stewardship. The school's facilities were designed to "serve as a model for green school buildings": <http://mnmfa.org> Photo by permission of the Academy.

It should be noted that the primary purpose of this survey is to capture information on new buildings and on projects that add square footage to existing buildings. In some instances, communities report projects where a majority of the building cost is for renovation, rather than expansion. School projects frequently fall into this category, but they represent a substantial investment and they are included. We do indicate that a project entails renovation, if that is known, and if possible we include the square footage for only the additional space that was added.



McColl Pond Environmental Learning Center in city park, Savage. Recycled building materials and sustainable design features such as a green roof, rain gardens to filter stormwater, and geothermal and solar devices for heating and cooling. Photo by permission, City of Savage.

Public recreation projects represented \$71 million in permit value in 2008, with half of this occurring in developing suburbs, and most of the remainder equally split between the central cities and developed suburbs. Activity levels in this building category seem to fluctuate

Commercial, Industrial and Public Construction in the Twin Cities Region: 2008 Summary September 2009

considerably from year to year—2008’s aggregate dollars were double the amount permitted in 2007. Projects included several ice arenas, community center additions at Maple Grove and Apple Valley, YMCA expansions and various park projects.



Boutwells Landing in Oak Park Heights: a range of levels of care to be available in proximity to independent living units. Also, on-site child day care center. Photo permission of Boutwells Landing, a nonprofit partnership of Lakeview Hospital, Croixdale and Presbyterian Homes & Services.

Government office projects were few in number in 2008 and represented a relatively small portion of building investment (\$34 million). The largest projects were a new Anoka County Safety Campus (sheriff’s station and offices) in Andover for \$13 million and new libraries in Plymouth and Maple Grove.

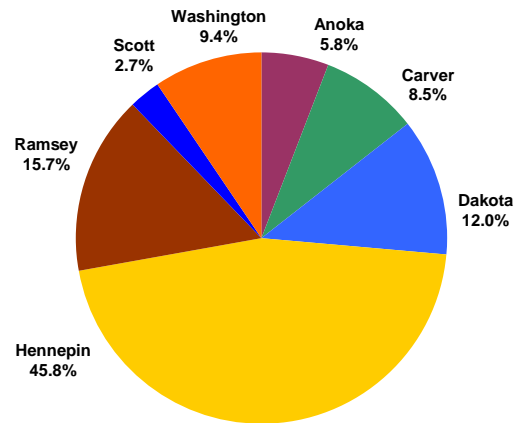


Columbia Heights Gymnasium project. A high school resource and a community resource--two gymnasiums were added to the existing high school campus. A collaborative effort between the city and school district, sharing construction costs and ongoing maintenance costs. Image by permission of Columbia Heights Public Schools.

Permits by County

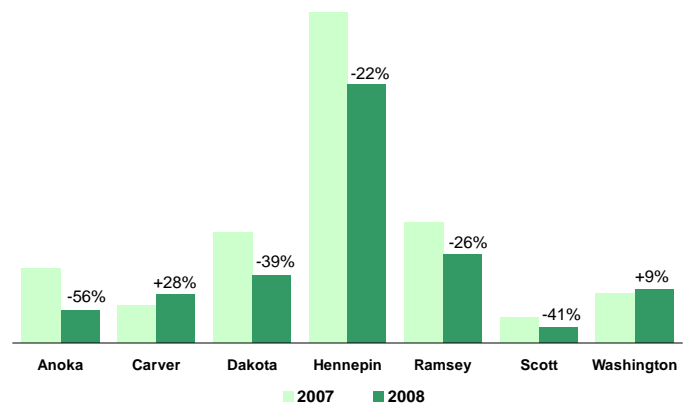
Hennepin County continues to be the site of a large percentage of the region’s commercial, industrial and public construction activity—46 percent of total valuation in 2008. Ramsey County and Dakota County continued to account for the next highest shares—16 percent and 12 percent respectively.

Figure 9
2008 Total Commercial, Industrial and Public Construction Valuation Share of Twin Cities Region by County



Permit valuations dropped from 2007 levels, except in Carver and Washington Counties, which had little impact on the regional total. In the three largest counties, nonresidential valuation totals were down 22 percent (Hennepin), 39 percent (Dakota), and 26 percent (Ramsey).

Figure 10
Total Commercial, Industrial and Public Permit Valuation by County, 2007 and 2008 (in millions), Twin Cities Region



Commercial, Industrial and Public Construction in the Twin Cities Region: 2008 Summary September 2009

Table 2
2008 Commercial, Industrial and Public Building Permits
Twin Cities Region by County

County	Square Feet	Permit Value
Anoka	658,511	\$75,178,684
Carver	882,456	111,007,585
Dakota	1,520,700	156,579,477
Hennepin	3,903,003	594,770,965
Ramsey	2,173,256	204,276,721
Scott	331,656	35,172,633
Washington	861,193	122,489,801
Region	10,330,775	\$1,299,475,866

Top communities in commercial, industrial and public building permits, 2008

Minneapolis, \$262 million: over half was accounted for by Fairview Hospital Children's project and new data center, and Children's Hospital/Clinic expansion. Also, a new office building for Coloplast (\$32 million) and new Hilton Garden Inn (\$27 million).

St. Paul, \$113 million: a majority for expansion at Regions Hospital and Children's Hospital; construction projects at St. Thomas and Macalester Colleges and at Como Zoo.

Chanhassen, \$74 million: a new high school with permit valuation of \$60 million.

St. Louis Park, \$74 million: West End development rolling along—retail, hotel, movie theatre, parking ramps. In addition, the largest individual permit issued (\$14 million) was for a new medical clinic, the Melrose Institute.

Plymouth, \$68 million: additions at manufacturer McQuay Inc (\$34 million), office/warehouse for US Food Service (\$11 million), and Plymouth Middle School. New Hennepin County library for \$8 million.

Maple Grove, \$41 million: primarily public projects, topped by new Maple Grove Hospital (\$23 million), an addition to the city's community center, and a new Hennepin County library.

Minnetonka, \$34 million: \$20 million for new 270,000 square foot BMW dealership.

Little Canada, \$32 million: \$30 million for St. Jude Medical expansion (180,000 square feet of office space).

Inver Grove Heights, \$32 million: Inver Glen senior housing project, new Super Target, and a \$9 million fine arts building addition at Inver Grove Community College.

Woodbury, \$31 million: a majority of the valuation due to continuing development in Tamarack Hills and Crossroads—office, retail, and medical office finishes and a new junior high school (\$7 million permit).



Inver Glen Senior Housing project, combining assisted/memory care with independent living units. Designed to be the Twin Cities' first LEED-certified senior housing development. On-site child day care center will facilitate organized intergenerational activities. Image by permission, © Southview Senior Living Communities, inverglenseniorking.com

Commercial, Industrial and Public Construction in the Twin Cities Region: 2008 Summary September 2009

Table 3
Regional Summary of 2008 Commercial, Industrial and Public Building Permits by Type

	Square Footage	Permit Value	Value/ Square Ft.*	Total Number of Projects	Number of Projects With Both Value & Sq. Ft. Reported
Commercial	4,989,438	\$547,731,939	94	231	191
Bank	47,955	12,593,742	227	11	10
Hotel	362,495	48,305,999	88	5	2
Medical	228,597	38,461,418	133	21	14
Mixed use	27,981	26,119,409	828	5	4
Office	845,782	147,252,294	143	30	21
Ramp	400,463	29,974,000	57	5	3
Recreation	447,826	41,355,218	91	16	15
Restaurant	100,277	14,602,200	141	25	22
Retail	1,965,602	155,312,469	75	76	69
Service	562,460	33,755,190	44	37	31
Industrial	1,952,091	\$148,197,588	74	78	71
Manufacturing	658,582	60,413,117	92	22	19
Office/warehouse	747,028	47,662,057	64	34	34
Other	148,474	19,344,604	108	11	8
Warehouse	398,007	20,777,810	51	11	10
Public	3,389,246	\$603,546,339	172	118	104
Government	169,119	33,541,396	198	9	8
Medical	1,402,697	251,272,756	175	13	10
Ramp	509,173	26,348,189	52	5	5
Recreation	343,778	70,676,162	180	24	21
Religious	192,353	25,105,119	131	17	17
Eduation	484,028	156,007,174	321	26	24
Other	288,098	40,595,543	121	24	19
SUBTOTAL	10,330,775	\$1,299,475,866	116	427	366
Airport	-	101,525,000			
TOTAL incl. airport	10,330,775	\$1,401,000,866			

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

**Table 4
Larger Commercial, Industrial and Public Projects in 2008, 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>
COMMERCIAL				
Hotel (at least 50,000 sq. ft. or \$3 million in value)				
Minneapolis	Hilton Garden Inn	unknown	\$22,752,000	New
Brooklyn Center	Embassy Suites	164,335	14,053,999	New
St. Louis Park	Homewood Suites	102,390	9,500,000	New
Minneapolis	The W Hotel (finishes)	not applic	2,000,000	New
New Brighton	Hilton Homewood Suites	95,770	290,751	New
Medical				
St. Louis Park	Melrose Institute	67,000	\$14,100,000	New
<i>(See also medical projects in the Public category).</i>				
Office (at least 50,000 sq. ft. or \$5 million in value)				
Minneapolis	Coloplast	178,000	\$32,287,551	New
Little Canada	St. Jude Medical	180,000	30,200,000	New
Hopkins	Excelsior Crossings*	not applic	21,940,000	New
Minneapolis	Fairview Hospital	25,075	16,606,352	Addn
Minnetonka	Crest Ridge Office	124,000	9,935,000	New
Eden Prairie	C.H. Robinson	7,000	6,000,000	New
*Square footage for this building was included in the 2007 construction report. Excelsior Crossing project also entailed parking ramp permits totaling \$7,251,000 in 2008.				
Retail (at least 50,000 sq. ft. or \$3 million in value)				
Minnetonka	BMW Dealership	270,000	\$20,000,000	New
Maplewood	Costco	152,000	10,700,000	New
Inver Grove Heights	Super Target	176,000	10,330,000	New
Roseville	Rainbow Foods	60,000	8,100,000	New
St. Louis Park	The Shops at the West End (shell)	123,350	7,187,000	New
Chaska	Kohl's Store	78,212	6,198,272	New
Minneapolis	Quarry Center	unknown	5,473,000	Addn
St. Paul	Cub Foods	61,385	4,833,000	New
Minneapolis	Riverside Market	24,000	3,819,000	Addn
White Bear Lake	Sam's Club (incl remodel)	143,722	3,600,000	Addn
Victoria	Fresh Seasons Market	28,000	3,536,500	New
St. Louis Park	Rainbow Foods (shell)	55,400	2,893,000	New
Chaska	PetCo	105,000	1,300,000	New

Commercial, Industrial and Public Construction in the Twin Cities Region: 2008 Summary September 2009

<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>
INDUSTRIAL				
Office/warehouse (at least 75,000 sq. ft. or 42.5 million in value)				
Plymouth	US Food Service	107,077	\$11,023,178	Addn
Shakopee	Cameron Coffee	64,800	3,912,300	New
Minneapolis	Impact Mailing	62,135	3,655,975	New
Warehouse (at least 75,000 sq. ft. or \$2.5 million in value)				
Lakeville	Uponor	285,000	\$7,500,000	New
Manufacturing (at least 75,000 sq. ft. or \$2.5 million in value)				
Plymouth	McQuay Inc.	42,290	\$33,764,935	Addn
Lakeville	First Industrial	282,100	7,998,000	New
White Bear Twp.	Herauas	50,000	3,500,000	New
Ramsey	Diamond Graphics	55,328	2,767,000	New
PUBLIC				
Education (at least 50,000 sq. ft. or \$5 million in value)				
Chanhassen	Chanhassen High School*		\$60,000,000	New
Cottage Grove	Park Senior High School	30,042	19,000,000	Addn
Baytown Twp.	St. Croix Prep. Academy	90,000	13,500,000	New
Inver Grove Heights	Inver Hills Community College	20,000	9,300,000	Addn
Woodbury	Woodbury Jr. High School	18,866	7,274,000	New
Bloomington	Normandale Comm. College with remodel	7,000	6,298,000	Addn
Rosemount	St Josephs Educational Ctr with remodel	46,389	5,880,500	Addn
Columbia Heights	Columbia Heights Gymnasium	30,000	5,700,000	Addn
Plymouth	Plymouth Middle School	1,817	5,586,000	Addn
St. Paul	Macalester College	16,585	5,000,000	New
St. Paul	Hayden Heights Elementary	79,440	580,600	Addn

*406,000 sq ft; was included in 2007 permits report

Commercial, Industrial and Public Construction in the Twin Cities Region: 2008 Summary September 2009

<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)				
Minneapolis	Fairview Hospital incl renovation	227,000	107,303,646	Addn
St. Paul	Regions Hospital	385,000	47,206,073	Addn
Minneapolis	Children's Hospital & Clinic	185,000	26,778,000	New
Maple Grove	Maple Grove Hospital	301,518	22,997,505	New
Oak Park Heights	Boutwell's Landing Care Center	90,275	17,700,000	New
Inver Grove Heights	Inver Glen Senior Housing	128,808	11,000,000	New
Waconia	Ridgeview Medical Center (finishes)	not applic	7,560,000	New
St. Paul	Children's Hospital/United	40,000	6,950,000	Addn

(See also medical projects in the Commercial category).

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

Andover	Anoka County Safety Campus	54,270	13,328,000	New
St. Paul	College of St. Thomas; parking ramp	248,455	15,343,503	New
Prior Lake	River Valley YMCA	50,000	10,750,000	New
Forest Lake	Forest Lake Athletic Assn, ice arena	68,884	5,016,813	New
New Prague	Wastewater treatment facility	62,000	3,280,000	New
St. Paul	Fire station (Seventh St. West)	58,274	897,700	New

Table 5
Community Totals of Square Footage and Value of Commercial, Industrial and Public Projects, 2008

<u>Community</u>	<u>County</u>	<u>Square feet</u>	<u>Permit Value (\$)</u>	<u>Number of Projects</u>	
				<u>With Sq. Ft.</u>	<u>With Value</u>
Afton	Washington				
Andover	Anoka	102,301	16,651,510	5	5
Anoka	Anoka	33,830	6,575,890	4	4
Apple Valley	Dakota	90,681	18,376,000	10	11
Arden Hills	Ramsey				
Bayport	Washington	1,600	110,000	1	1
Baytown Twp.	Washington	90,000	13,500,000	1	1
Belle Plaine	Scott				
Belle Plaine Twp.	Scott				
Benton Twp.	Carver				
Bethel	Anoka				
Birchwood Village	Washington				
Blaine	Anoka/Ramsey	165,683	16,281,300	10	11
Blakeley Twp.	Scott				
Bloomington	Hennepin	144,092	20,859,790	5	10
Brooklyn Center	Hennepin	164,335	14,053,999	1	1
Brooklyn Park	Hennepin	197,515	11,446,901	14	14
Burnsville	Dakota	269,141	14,645,284	10	10
Camden Twp.	Carver				
Carver	Carver				
Castle Rock Twp.	Dakota	4,620	290,870	2	2
Cedar Lake Twp.	Scott				
Centerville	Anoka	5,636	409,000	1	1
Champlin	Hennepin	14,095	541,880	2	2
Chanhassen	Carver/Hennepin	165,764	74,467,000	9	10
Chaska	Carver	206,288	9,488,272	4	4
Circle Pines	Anoka				
Coates	Dakota				
Cologne	Carver				
Columbia Heights	Anoka	31,776	6,082,000	2	2
Columbus	Anoka	33,840	1,900,000	2	2
Coon Rapids	Anoka	46,691	9,987,485	6	6
Corcoran	Hennepin	14,400	510,457	1	1
Cottage Grove	Washington	127,282	30,251,002	8	8
Credit River Twp.	Scott				
Crystal	Hennepin				
Dahlgren Twp.	Carver	918	1,539,670	1	1
Dayton	Hennepin		250,000		1
Deephaven	Hennepin				
Dellwood	Washington				
Denmark Twp.	Washington	360	100,000	1	1

Commercial, Industrial and Public Construction in the Twin Cities Region: 2008 Summary September 2009

Community	County	Square Feet	Permit Value (\$)	Number of Projects	
				With Sq. Ft.	With Value
Douglas Twp.	Dakota				
Eagan	Dakota	240,700	21,056,000	15	15
East Bethel	Anoka		280,183		1
Eden Prairie	Hennepin	20,423	10,813,000	2	7
Edina	Hennepin				
Elko New Market	Scott	5,156	650,000	1	1
Empire Twp.	Dakota		134,000		1
Eureka Twp.	Dakota	21,296	2,930,359	2	2
Excelsior	Hennepin				
Falcon Heights	Ramsey				
Farmington	Dakota	42,504	3,603,936	3	3
Forest Lake	Washington	110,314	7,863,813	6	7
Fridley	Anoka	8,700	4,625,000	1	1
Gem Lake	Ramsey				
Golden Valley	Hennepin	28,396	3,540,204	4	4
Grant	Washington				
Greenfield	Hennepin				
Greenvale Twp.	Dakota				
Greenwood	Hennepin				
Grey Cloud Island Twp.	Washington				
Ham Lake	Anoka	8,885	514,316	3	3
Hamburg	Carver				
Hampton	Dakota	15,528	365,840	1	1
Hampton Twp.	Dakota				
Hancock Twp.	Carver				
Hanover	Hennepin				
Hassan Twp.	Hennepin	15,248	411,000	2	2
Hastings	Dakota/Washington				
Helena Twp.	Scott	5,600	251,720	1	1
Hilltop	Anoka	3,500	671,000	1	1
Hollywood Twp.	Carver				
Hopkins	Hennepin		29,191,000		3
Hugo	Washington	37,095	2,114,000	3	5
Independence	Hennepin	5,100	1,100,000	1	1
Inver Grove Heights	Dakota	346,718	31,602,000	6	6
Jackson Twp.	Scott				
Jordan	Scott				
Lake Elmo	Washington				
Lake St. Croix Beach	Washington				
Lakeland	Washington	4,881	2,000,000	1	1
Lakeland Shores	Washington				
Laketown Twp.	Carver	2,115	134,610	1	1
Lakeville	Dakota	737,904	30,788,000	12	12
Landfall	Washington				

Commercial, Industrial and Public Construction in the Twin Cities Region: 2008 Summary September 2009

Community	County	Square Feet	Permit Value (\$)	Number of Permits	
				With Sq. Ft.	With Value
Lauderdale	Ramsey				
Lexington	Anoka				
Lilydale	Dakota				
Lino Lakes	Anoka	6,454	900,000	1	1
Linwood Twp.	Anoka				
Little Canada	Ramsey	204,500	32,346,000	3	3
Long Lake	Hennepin				
Loretto	Hennepin				
Louisville Twp.	Scott	1,180	250,000	1	1
Mahtomedi	Washington	46,932	5,579,454	5	6
Maple Grove	Hennepin	546,383	40,832,644	6	6
Maple Plain	Hennepin	5,704	903,000	1	1
Maplewood	Ramsey	205,026	21,425,761	4	4
Marine on St. Croix	Washington				
Marshan Twp.	Dakota				
May Twp.	Washington				
Mayer	Carver				
Medicine Lake	Hennepin				
Medina	Hennepin	5,476	1,400,000	1	1
Mendota	Dakota				
Mendota Heights	Dakota	34,835	5,300,000	2	2
Miesville	Dakota				
Minneapolis	Hennepin	801,903	261,650,225	17	29
Minnnetonka	Hennepin	534,000	34,008,000	3	3
Minnnetonka Beach	Hennepin				
Minnetrissa	Hennepin				
Mound	Hennepin		150,000		1
Mounds View	Ramsey				
New Brighton	Ramsey	120,298		4	
New Germany	Carver				
New Hope	Hennepin	34,279	3,340,000	4	4
New Market Twp.	Scott				
New Prague	Scott	104,239	7,138,920	4	4
New Trier	Dakota				
Newport	Washington				
Nininger Twp.	Dakota				
North Oaks	Ramsey	13,000	1,300,000	1	1
North St. Paul	Ramsey	5,171	328,758	1	1
Northfield	Dakota				
Norwood Young America	Carver	24,700	2,250,000	2	2
Nowthen	Anoka				
Oak Grove	Anoka				
Oak Park Heights	Washington	90,275	18,147,532	1	2
Oakdale	Washington	93,000	8,200,000	2	2
Orono	Hennepin	40,000	2,090,123	1	1
Osseo	Hennepin	5,800	1,000,000	1	1

Commercial, Industrial and Public Construction in the Twin Cities Region: 2008 Summary September 2009

Community	County	Square Feet	Permit Value (\$)	Number of Projects	
				With Sq. Ft.	With Value
Pine Springs	Washington				
Plymouth	Hennepin	332,381	67,747,042	14	14
Prior Lake	Scott	62,327	12,030,000	2	2
Ramsey	Anoka	211,215	10,301,000	6	6
Randolph	Dakota				
Randolph Twp.	Dakota				
Ravenna Twp.	Dakota				
Richfield	Hennepin	616	375,000	1	1
Robbinsdale	Hennepin				
Rockford	Hennepin				
Rogers	Hennepin	122,296	6,785,000	5	5
Rosemount	Dakota	70,189	19,535,763	3	5
Roseville	Ramsey	160,255	16,715,000	7	7
San Francisco Twp.	Carver				
Sand Creek Twp.	Scott	17,795	799,719	2	2
Savage	Scott	28,504	4,150,000	4	4
Scandia	Washington				
Sciota Twp.	Dakota				
Shakopee	Scott	102,078	9,636,654	4	5
Shoreview	Ramsey	10,000	150,000	1	1
Shorewood	Hennepin				
SMSC (Shakopee Sioux)	Scott				
South St. Paul	Dakota	39,883	6,401,425	4	4
Spring Lake Pk.	Anoka/Ramsey				
Spring Lake Twp.	Scott	4,777	265,620	1	1
Spring Park	Hennepin				
St. Anthony	Hennepin/Ramsey	1,847	8,450,000	1	2
St. Bonifacius	Hennepin	25,289	2,817,700	3	3
St. Francis	Anoka				
St. Lawrence Twp.	Scott				
St. Louis Park	Hennepin	820,772	74,354,000	14	14
St. Mary's Point	Washington				
St. Paul	Ramsey	1,219,415	112,591,643	31	35
St. Paul Park	Washington	19,680	2,100,000	1	1
Stillwater	Washington		575,000		1
Stillwater Twp.	Washington				
Sunfish Lake	Dakota				
Tonka Bay	Hennepin				
Vadnais Heights	Ramsey	5,131	518,000	2	2
Vermillion	Dakota				
Vermillion Twp.	Dakota				
Victoria	Carver	66,780	8,857,554	3	3
Waconia	Carver	9,891	14,270,479	1	4
Waconia Twp.	Carver				

Commercial, Industrial and Public Construction in the Twin Cities Region: 2008 Summary September 2009

<u>Community</u>	<u>County</u>	<u>Square Feet</u>	<u>Permit Value (\$)</u>	<u>Number of Permits</u>	
				<u>With Sq Ft.</u>	<u>With Value</u>
Waterford Twp.	Dakota				
Watertown	Carver				
Watertown Twp.	Carver				
Wayzata	Hennepin	24,500	4,600,000	2	2
West Lakeland Twp.	Washington	4,466	950,000	1	1
West St. Paul	Dakota	12,701	1,550,000	2	2
White Bear Lk.	Ramsey/Washington	178,613	6,951,559	9	9
White Bear Twp.	Ramsey	50,000	3,500,000	1	1
Willernie	Washington				
Woodbury	Washington	235,308	30,999,000	13	22
Woodland	Hennepin				
Young America Twp.	Carver				
REGION TOTAL		10,330,775	1,299,475,866	369	423
Mpls.-St. Paul Airport	Hennepin		101,525,000		1
Total including airport area*			1,401,000,866	369	424

*Listing for the MSP airport area is composite, not individual project listings.

About the data

Measuring the volume of commercial, industrial and public 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 local units of government issue building permits. No information on demolitions is included, so the data represent 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.

City-to-city comparisons may not be entirely valid if there are differences in survey completeness or methods of permit valuation.

Other construction activity may have occurred on properties of state and federal jurisdictions that are not included in this report. The University of Minnesota, for example, is not covered in Metropolitan Council’s survey since it does not have to apply for building permits from local jurisdictions.

Occasionally a project will be put on hold after the building permit has been issued. All permits reported by local officials for this survey are included in our data base and in this report, regardless of status. It would not be feasible to do continuous follow up of all projects through the construction process.

Data collection methods

The Metropolitan Council surveyed each city and township, requesting the following information:

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

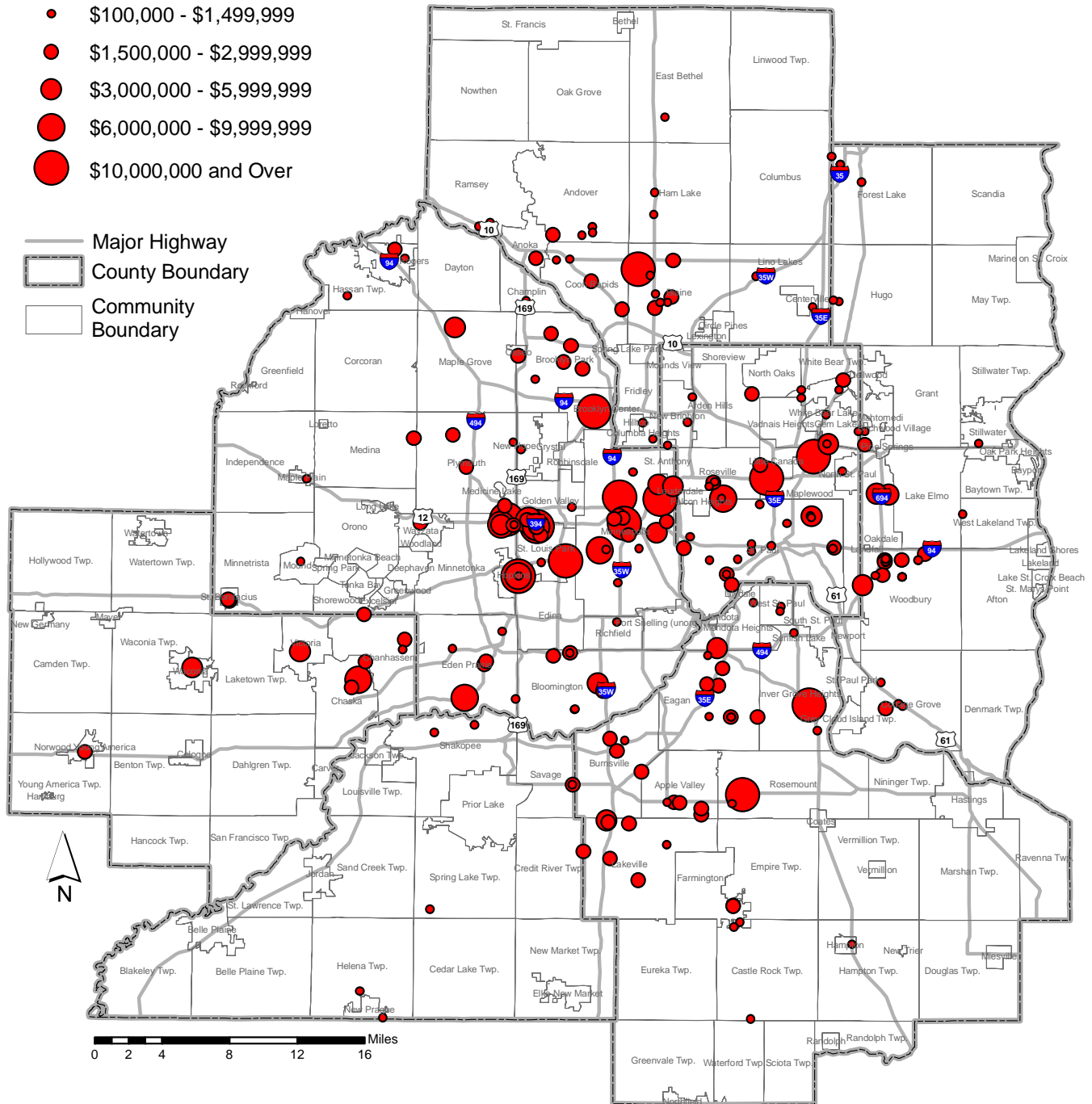
To promote consistency and completeness, Metropolitan Council Research validated survey responses with Service Availability Charge (SAC) reports where possible. Additional information from SAC reports and other sources was incorporated where appropriate.

Council Research staff designated each listing as either “Commercial,” “Industrial,” or “Public”, based on descriptive information provided by survey respondents. 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.

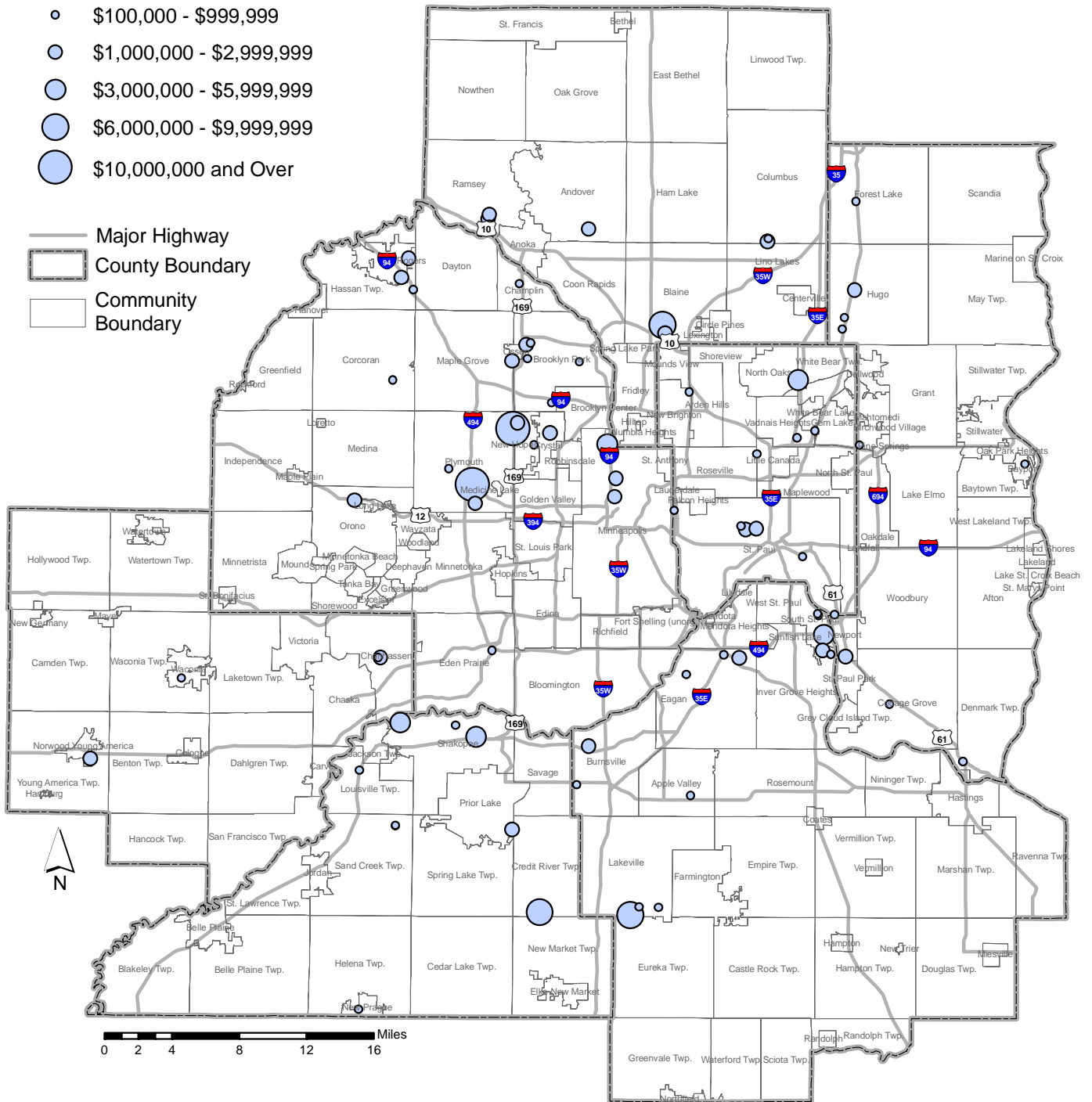
The Minneapolis-St. Paul International Airport is not within the boundaries of a minor civil division. The Metropolitan Airports Commission provided data on airport construction.

For complete address information for each construction project, and mapping capability, see the MetroGIS website at <http://www.datafinder.org>.

Value of Commercial Construction Added in 2008



Value of Industrial Construction Added in 2008



Value of Public Construction Added in 2008

