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Promoting Economic Development in North Minneapolis through Land Use Policy

Prepared in partnership with
West Broadway Business and Area Coalition

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Executive Summary

Inner-city neighborhoods have long suffered from economic isolation and disinvestment. North Minneapolis is no exception. While the population and the number of jobs available in the Minneapolis-St. Paul region has increased, North Minneapolis neighborhoods have lost jobs in industries like manufacturing, but have also experienced a decline in population. These changes suggest that North Minneapolis is not receiving direct benefits from regional growth and that its economic base is not well tied to the regional economy. Vacant storefronts and land, poverty, and unemployment further constrain economic development opportunities. In addition, recent zoning and land use changes have impacted economic development and business expansion opportunities. To address these challenges other policies and strategies are needed to ensure that economic and business development occurs.

The goal of this project was to determine potential industries that would fit well to recruit to North Minneapolis. This analysis was based on existing conditions in North Minneapolis and the Minneapolis-St. Paul region, including demographic, economic, land use, and vacancy. Another goal of the project was to establish whether there are land use regulations that should be changed to further promote economic development and encourage business retention and expansion.

To advance economic and industrial development in North Minneapolis, it is preferred to achieve mutual benefit between the local residents and regional industries. Ideally, the neighborhood residents would have greater access to growing industries and higher wage jobs while the firms would gain from the prime location and unmet demand. Firms within high-tech manufacturing, computer and electronic manufacturing, transportation support and educational services are prime for North Minneapolis. These industries are likely to experience employment growth; the region or neighborhood is specialized, or the Minneapolis-St. Paul region has a competitive advantage over other regions.

The land use regulations in Minneapolis' Industrial-Employment Districts are very similar to regulations other comparable cities have implemented. They are designed to preserve jobs and industrial land. However, the City can improve business loans and assistance, and identification of emerging industries that could potentially use the vacant space available. The two-floor requirement along West Broadway Avenue should be modified to provide more flexibility to developers.

Project Background

In 2008, the Minneapolis City Council approved the West Broadway Alive plan, which outlined changes in land use designation, zoning, and approaches to economic development for North Minneapolis. This land use plan was passed during the height of the housing market boom. In addition, the Minneapolis Industrial Land Use Policy Plan was adopted by the Minneapolis City Council in 2006. This policy plan created Industrial Employment Districts which aimed to define and preserve industrial areas in the city by establishing seven Industrial-Employment Districts.

Since the associated zoning changes of these two plans have taken place, the West Broadway Business and Area Coalition (WBC) has identified two problems. The first problem is that the zoning changes may be preventing development along West Broadway Avenue. The second problem is that businesses wishing to expand or move outside of the designated Industrial Employment Districts, specifically in the Upper River Employment District, are unable to do so.

Further complicating the situation, there are numerous vacant store fronts and properties in North Minneapolis. Redevelopment or use of these sites is necessary for North Minneapolis to become a vibrant and inviting community. However, without detailed knowledge of the problems as well as information about the existing economic base in the neighborhood and the region, finding solutions will be difficult.

I was hired by the West Broadway Business and Area Coalition to research and analyze current land use regulations in North Minneapolis and how they relate to business expansion and recruitment in the area. In addition to analyzing the current land use regulations, I was asked to research potential industries to recruit to North Minneapolis to improve job availability and neighborhood vitality.

Specifically, I was tasked with answering the following questions:

- Do land use policy/regulations put forth by the West Broadway Alive Plan and the City of Minneapolis discourage industrial uses/businesses from locating or expanding in North Minneapolis and/or along West Broadway? If so, what changes should be recommended?
- Considering the current availability of space, current zoning regulations, and Michael Porter's updated inner-city economic development strategy, what industries should be recruited to North Minneapolis to increase job availability and neighborhood vitality?

Methodology

Completing this report required several steps, both quantitative and qualitative. To determine current conditions, economic and demographic information was acquired from sources at the Census Bureau, Minnesota Department of Employment and Economic Development, and Reference USA. Vacancy rate was determined based on lists of businesses compiled from the West Broadway Coalition and the Hawthorne Business Committee. These lists were used as a base and walked or drove to mark storefronts and properties that were vacant. Any property addresses missing from the original lists were added. Zoning and property owner information was gathered from the Minneapolis Community Planning and Economic Department and Hennepin County Property Information website. Data from the US Census's County Business Patterns and Bureau of Economic Analysis Regional Information System were analyzed through location quotient and shift-share methods. Interviews were conducted with three experts at the City of Minneapolis. These interviews were structured in a manner to allow interviewees to reflect on their personal experiences with economic development in North Minneapolis.

Limitations

There are limitations to this report. The location quotient analysis of North Minneapolis' specialized industries represents a very small sample and it is difficult to extract valuable information from the analysis. Other analyses such as shift-share and occupational location at the neighborhood level was not feasible because the data do not exist at such a detailed level. Therefore these analyses were conducted at the metropolitan level only and are not entirely complete in understanding the conditions of North Minneapolis.

Inventory of Existing Conditions

This section outlines conditions in North Minneapolis. It includes resident and worker characteristics, future employment projections, and store front and property vacancies.

The following two tables illustrate basic characteristics of residents in the 55411 and 55412 zip codes. Table 1 includes age, earnings, and the types of jobs held by people who reside in those zip codes. Table 2 shows age, earnings, and the types of jobs held by people who work in those zip codes.

Table 1: Characteristics of Residents of the 55411 and 55412 zip codes, 2002-2009

Resident Profile

55411, 55412					
Total All Jobs	**2002**		**2009**		
	Count	**Share**	**Count**	**Share**	**Change**
Total All Jobs	23,204	100%	19,679	100%	-15%
Worker Age	**2002**		**2009**		
	Count	**Share**	**Count**	**Share**	**Change**
Age 29 or younger	7,087	31%	5,623	29%	-21%
Age 30 to 54	13,863	60%	11,298	57%	-19%
Age 55 or older	2,254	10%	2,758	14%	22%
Earnings	**2002**		**2009**		
	Count	**Share**	**Count**	**Share**	**Change**
$1,250 per month or less	7,352	32%	6,045	31%	-18%
$1,251 to $3,333 per month	11,405	49%	7,884	40%	-31%
More than $3,333 per month	4,447	19%	5,750	29%	29%
Jobs by NAICS Industry Sector	**2002**		**2009**		
	Count	**Share**	**Count**	**Share**	**Change**
Agriculture, Forestry, Fishing and Hunting	19	0%	29	0%	53%
Mining, Quarrying, and Oil and Gas Extraction	3	0%	2	0%	-33%
Utilities	63	0%	316	2%	402%
Construction	861	4%	345	2%	-60%
Manufacturing	2,836	12%	1,864	9%	-34%
Wholesale Trade	1,051	5%	612	3%	-42%
Retail Trade	2,309	10%	1,940	10%	-16%
Transportation and Warehousing	978	4%	618	3%	-37%
Information	794	3%	448	2%	-44%
Finance and Insurance	1,299	6%	1,023	5%	-21%
Real Estate and Rental and Leasing	471	2%	461	2%	-2%
Professional, Scientific, and Technical Services	1,190	5%	1,097	6%	-8%
Management of Companies and Enterprises	969	4%	796	4%	-18%
Administration & Support, Waste Management and Remediation	1,643	7%	1,448	7%	-12%
Educational Services	1,865	8%	1,724	9%	-8%
Health Care and Social Assistance	3,165	14%	3,601	18%	14%
Arts, Entertainment, and Recreation	370	2%	317	2%	-14%
Accommodation and Food Services	1,834	8%	1,868	9%	2%
Other Services (excluding Public Administration)	1,063	5%	682	3%	-36%
Public Administration	421	2%	488	2%	16%

SOURCE: US Census Bureau, On the Map

Table 1 shows that several changes have occurred for the residents of the study area who are in the workforce. Population included in the workforce in zip codes 55411 and 55412 declined by 15 percent between 2002 and 2009. The decline was especially acute for younger and middle age workers. However, earnings of more than 3,333 dollars per month improved. According to the US Census' On the Map data, a number of changes occurred in the industry residents are employed in. Most notable is that the number of residents employed in manufacturing, wholesale trade, construction, and retail trade declined significantly. However, retail trade still represents 10 percent of the employment. Meanwhile, the number of residents employed in public administration, utilities, and healthcare and social assistance has increased. The number of residents employed in the utilities industry rose dramatically from 63 to 316, 402 percent. Health care increased from 14 percent of total employment to 18 percent.

Table 2: Characteristics of People who work in 55411 and 55412 zip codes, 2002-2009

Worker Profile					
55412, 55411					
Total All Jobs	**2002**		**2009**		
	Count	**Share**	**Count**	**Share**	**Change**
Total All Jobs	10,116	100%	9,631	100%	-5%
Worker Age	**2002**		**2009**		
	Count	**Share**	**Count**	**Share**	**Change**
Age 29 or younger	2,276	22%	2,096	22%	-8%
Age 30 to 54	6,260	62%	6,211	64%	-1%
Age 55 or older	1,580	16%	1,324	14%	-16%
Earnings	**2002**		**2009**		
	Count	**Share**	**Count**	**Share**	**Change**
$1,250 per month or less	1,970	19%	1,996	21%	1%
$1,251 to $3,333 per month	4,144	41%	4,424	46%	7%
More than $3,333 per month	4,002	40%	3,211	33%	-20%
Jobs by NAICS Industry Sector	**2002**		**2009**		
	Count	**Share**	**Count**	**Share**	**Change**
Agriculture, Forestry, Fishing and Hunting	4	0%	6	0%	50%
Mining, Quarrying, and Oil and Gas Extraction	1	0%	1	0%	0%
Utilities	241	2%	22	0%	-91%
Construction	694	7%	582	6%	-16%
Manufacturing	2,075	21%	1,751	18%	-16%
Wholesale Trade	1,066	11%	815	8%	-24%
Retail Trade	1,085	11%	1,743	18%	61%
Transportation and Warehousing	693	7%	452	5%	-35%
Information	123	1%	689	7%	460%
Finance and Insurance	384	4%	128	1%	-67%
Real Estate and Rental and Leasing	256	3%	251	3%	-2%
Professional, Scientific, and Technical Services	344	3%	144	1%	-58%
Management of Companies and Enterprises	221	2%	64	1%	-71%
Administration & Support, Waste Management and Remediation	359	4%	166	2%	-54%
Educational Services	234	2%	180	2%	-23%
Health Care and Social Assistance	1,324	13%	1,539	16%	16%
Arts, Entertainment, and Recreation	99	1%	125	1%	26%
Accommodation and Food Services	547	5%	368	4%	-33%
Other Services (excluding Public Administration)	357	4%	598	6%	68%
Public Administration	9	0%	7	0%	-22%

Source: US Census Bureau, On the Map

The workforce, or people employed in the area, has also experienced several changes, though not as dramatic. As is illustrated in Table 2, the total number of jobs dropped about 5 percent, with a majority of jobs lost affecting workers ages 55 and older. The number of workers earning more than 3,333 dollars per month dropped significantly. In 2002, about 40 percent of workers earned greater than 3,333 dollars per month and by 2009 this had dropped to 33 percent. Utilities, manufacturing, management, food service and professional services among others, all experienced a decline in the number of workers employed in the area. The most significant drops were in utilities and management which experienced declines of 91 and 71 percent respectively. The information sector experienced the greatest gains, with employment increasing from 123 employees in 2002 to 689 employees in 2009. Other gains were in retail trade, arts and entertainment, and services. These tend to be lower wage jobs, which may partially explain the decline in the number of higher wage employees in the area.

Employment Projections

Employment projections offer an additional level of analysis in determining potential business recruitment and retention options. The Minnesota Department of Employment and Economic Development employment projections allow one to see industries which are projected to experience employment growth or decline between 2009-2019 in the Minneapolis-St. Paul metropolitan area. These projections are useful in establishing where resources for workforce and economic development should be invested.

As Table 3 demonstrates, a number of the strong industries in North Minneapolis are projected to decline in the region. Strong industries or those that are specialized are important in providing jobs that support trade with other metropolitan regions. Merchant wholesaling, fabricated metal production, petroleum manufacturing, and printing are projected to experience drops in employment. However, several industries are projected to grow. These include social assistance, miscellaneous manufacturing, educational services, construction and personal and laundry services. Social assistance and education are expected to have the largest gains in employments.

Projected decline in certain industries is troubling for North Minneapolis. Fabricated metal product manufacturing accounts for several hundred basic jobs in the area but is also projected to decline by about 3,731 jobs by 2019. More problematic is the loss of general manufacturing to the Minneapolis-St. Paul region.

Table 3: Projected Regional Employment Changes

Projected Changes in Regional Employment by Industry 2009-2019

NAICS Code	Industry	Projected Change
62	Health Care and Social Assistance	49,824
541	Professional and Technical Services	21,695
621	Ambulatory Health Care Services	21,432
624	Social Assistance*	14,226
61	Educational Services*	13,741
561	Administrative and Support Services	11,388
72	Accommodation and Food Services	10,106
23	Construction	9,337
623	Nursing and Residential Care Facilities	6,435
52	Finance and Insurance	6,423
1021	Trade, Transportation and Utilities	4,463
55	Management of Companies and Enterprises	4,329
71	Arts, Entertainment, and Recreation	4,008
53	Real Estate and Rental and Leasing	3,137
339	Miscellaneous Manufacturing*	2,783
42	Wholesale Trade	2,421
92	Public Administration	2,098
562	Waste Management and Remediation Service*	906
533	Lessors, Nonfinancial Intangible Assets	340
485	Transit and Ground Passenger Transport	308
21	Mining	(79)
324	Petroleum & Coal Products Manufacturing*	(202)
48	Transportation and Warehousing	(350)
331	Primary Metal Manufacturing	(381)
22	Utilities	(442)
311	Food Manufacturing*	(739)
336	Transportation Equipment Manufacturing	(960)
423	Merchant Wholesalers, Durable Goods	(1,034)
51	Information	(1,393)
333	Machinery Manufacturing	(2,674)
332	Fabricated Metal Product Manufacturing	(3,731)
31	Manufacturing	(15,833)

Note: * indicates industries strongly represented in North Minneapolis
Source: Minnesota Department of Employment and Economic Development

Vacancy in North Minneapolis

North Minneapolis has struggled with chronic vacant, abandoned, and dilapidated commercial and industrial buildings for decades. With the recent economic and foreclosure crisis, efforts to restore and rehabilitate properties are threatened. A detailed analysis of the vacant commercial and industrial buildings in North Minneapolis, along West Broadway Avenue and in the Upper River Employment District is necessary for a few important reasons. One, it will provide a framework to move forward and inform strategies and recommendations to encourage economic development. In addition, an analysis may prove useful in evaluating certain zoning or land use policies that may be depressing development. Lastly, an analysis will help to determine if there are problem property owners, who may need additional support or intervention.

As Table 4 indicates, the fewest vacant properties are located on West Broadway from Interstate 94 West to Girard Avenue. This area serves as the economic and retail hub of activity along the corridor and so the low vacancy rate makes sense. It is also home to many smaller retail and commercial spaces. Of the total vacant properties or storefronts, 36 percent are zoned C1, a Neighborhood Commercial District. These are established to provide "a convenient shopping environment of small scale retail sales and commercial services that are compatible with adjacent residential uses."[1] Another 16 percent of the vacancies are zoned as C3S or as a Community Shopping District. The remaining 41 percent of vacancies are classified as OR2 or High Density Office Residence District. Maps of vacant and partially vacant properties can be found in Appendix 3. Detailed tables of businesses and vacancy are located in Appendix 4 and Appendix 5.

Table 4: Vacancies along West Broadway

Vacancy Report - West Broadway Avenue								
				Current Zoning				
Area	**Total # Store Fronts**	**Vacancies***	**Vacancy Rate**	**C1**	**C2**	**C3S**	**OR2**	**R5**
94 W to Girard Avenue	70	10	14%	40%		30%	30%	
Girard Avenue to Logan Avenue	28	16	57%				94%	6%
Logan Avenue to N 27th Avenue (and Penn Ave)	34	18	53%	50%	11%	22%	17%	
Total	132	44	33%	36%	5%	16%	41%	2%
*** includes damaged, boarded, dormant, and vacant properties**								
**** current as of 3/12/12**								
Source: Author's own analysis, CPED								

[1] http://library.municode.com/index.aspx?clientId=11490

Table 5: Vacancies in the Upper River Employment District

Vacancy Report - Upper River Employment District				
Area	**Total # Buildings/Spaces**	**Vacancies***	**Vacancy Rate**	**Zoning - I2**
Upper River	115	21	18%	100%
***includes damage, boarded, dormant, and vacant properties**				
****current as of 5/12/12**				
Source: Author's own analysis, Hawthorne Business Committee, CPED				

Key Findings

- There are fewer young workers living in North Minneapolis. Employment by these workers declined in most industries except in public administration, utilities, and social assistance.
- Earnings for people working in North Minneapolis has declined. There are also far fewer people working in industries such as manufacturing, wholesale trade, and transportation.
- Regional employment projections indicated that large increases in healthcare, social assistance and education, and professional service jobs are to be expected. Employment declines are projected to be largest in traditional manufacturing, information, and utilities. All of these industries are areas North Minneapolis is considered specialized in.
- At an overall rate of 33 percent, vacancy along West Broadway is very high. It is highest in areas zoned as High Density Residence District (OR2).

An Analysis of the Regional and Neighborhood Economic Structure

This section consists of several economic analyses of the Minneapolis St. Paul region and North Minneapolis. These analyses are useful in determining industries that are prime for growth in the region and in North Minneapolis. Maps of existing industries are located in Appendix 1.

Industry Specialization and Economic Base

North Minneapolis has a rich history of manufacturing and of having a vibrant retail base. To determine industries that are specialized in North Minneapolis and the region, US County Business Patterns data were analyzed using the location quotient method (LQ). The LQ method provides a comparison of a particular region's economy to the U.S. economy. It allows one to identify industries in which a specific geographic area has specialization in comparison to the U.S. economy. Those industries with a higher concentration of employment are considered more specialized and have a LQ greater than one. Alternatively, an industry with a LQ less than one is not considered specialized because as a whole, other metropolitan areas have a larger proportion of the industry's employment. The LQ method also shows the number of basic jobs in the industry. Basic jobs are important because they contribute to the exporting of goods outside the region. However, LQ is not without caveats. This method assumes productivity and consumption patterns can be generalized across the United States. In addition, LQ indicates the area's specialization at one point in time but is not representative of changes that may be occurring over time.

Regardless of a decline in manufacturing industries across the U.S., Table 6 clearly illustrates the importance of the manufacturing industries as an economic driver in North Minneapolis. Four of the ten most specialized industries in North Minneapolis are types of manufacturing. In addition to various manufacturing industries, transit and ground passenger transportation, social assistance, printing, and merchant wholesalers are also specialized industries in the area. Petroleum and coal manufacturing is the most specialized industry. With a LQ over 19, it employs 174 people, with 165 of the jobs considered basic employment. Merchant wholesaling provides 482 basic jobs and miscellaneous manufacturing has 416 basic jobs, rounding out the top three.

In comparison to the Minneapolis-St.Paul metropolitan region's specialized LQs, there is not much overlap for North Minneapolis. Of the top ten most specialized LQs, only printing and related support activities and miscellaneous manufacturing are considered specialized in both the neighborhood and the region.

Table 6: Specialized Industries in North Minneapolis

Top Industry Specialization in North Minneapolis				
	Industry	LQ	Basic Jobs	MSA Employment Projections
1	Petroleum and coal products manufacturing	19.04	165	(202)
2	Transit and ground passenger transportation	11.62	12	308
3	Miscellaneous manufacturing	8.63	416	2,783
4	Social assistance	5.77	1154	14,226
5	Printing and related support activities	4.16	158	(2,648)
6	Nonstore retailers	3.72	138	(93)
7	Fabricated metal product manufacturing	3.71	347	(3,731)
8	Merchant wholesalers, durable goods	2.58	482	(1,034)
9	Personal and laundry services	2.40	168	4,775
10	Nonmetallic mineral product manufacturing	2.35	47	(160)
11	Construction of buildings	2.19	140	2,128
12	Religious, grantmaking, civic, professional, and similar organizations	2.15	289	1,866
13	Waste management and remediation services	2.12	36	906
14	Educational services	1.97	283	13,741
15	Repair and maintenance	1.82	90	(698)
16	Food manufacturing	1.73	95	(739)

Source: Author's analysis of US Census Bureau County Business Pattern data

Table 7: Specialized Industries in the Minneapolis-St. Paul Region

	Top Industry Specialization in the MSA		
	Industry	LQ	Basic Jobs
1	Monetary authorities- central bank	9.8	2,244
2	Funds, trusts, and other financial vehicles	5.5	487
3	Lessors of nonfinancial intangible assets (except copyrighted works)	2.9	939
4	Management of companies and enterprises	2.7	69,625
5	Fishing, hunting and trapping	2.4	146
6	Computer and electronic product manufacturing	2.2	16,789
7	Miscellaneous manufacturing	2.1	9,427
8	Printing and related support activities	2.1	8,508
9	Wholesale electronic markets and agents and brokers	1.7	2,740
10	Publishing industries (except Internet)	1.6	8,331
	Source: Author's analysis of US Census Bureau County Business Pattern data		

Specialized Occupations

Location quotient was also used to evaluate the occupational specialization in the region. Occupations in Minneapolis-St. Paul metropolitan area which are specialized in comparison to the US, are important factors in determining future growth in the area. Table 8 shows the most specialized occupations in the region. As one would expect, many of the very specialized occupations in Minneapolis-St. Paul region are related the most specialized industries, business and financing, as well as computer manufacturing and social services. Other occupations in arts, design, and media; production and legal occupations; and architecture and engineering have a higher specialization as well.

The comparatively high LQs of the business and financial industries illustrate the continued importance of this sector in the region's growth. Those industries with the highest specialization contribute to the broader U.S. and global economy. It would be wise for workforce and economic development stakeholders to focus their energy on providing support and resources in an effort to ensure the future sustainability of those industries firms. In addition, linkages from neighborhood economies, such as North Minneapolis, should be made to the regional economy. Links to the regional economy will help North Minneapolis benefit from regional growth. These linkages must be made to industries which are specialized and are projected to experience future employment growth. An analysis of specialized occupations in North Minneapolis was not possible because data at that detailed level do not exist.

Table 8: Specialized Occupations in the Minneapolis-St. Paul Region

Specialized Occupations in the MSA		
Occupation	MSA Employment	MSA LQ
Computer and Mathematical	67,690	1.5
Business and Financial Operations	115,430	1.4
Personal Care and Service	67,110	1.4
Management	112,790	1.4
Arts Design Entertainment Sports and Media	29,320	1.3
Architecture and Engineering	36,260	1.2
Community and Social Service	29,380	1.2
Production	123,910	1.1
Legal	14,250	1.1
Life Physical and Social Science	15,040	1.0
Sales and Related	183,470	1.0
Source: Bureau of Labor Statistic's Occupational Employment Statistics		

An Evolving Economic Structure

A shift-share analysis demonstrates the changes in an industry over time and can indicate strengths in the regional economy despite national decline. It also illustrates the effect of the U.S. economy, the industry's performance nationally, as well as the regional effect on a specific industry. In this case, it is useful to develop a sense of industries in the region which may have a competitive advantage and are experiencing job growth. This method allows us to evaluate certain industries that may be worth recruiting and attracting to North Minneapolis. The shift-share analysis results shown in Table 9 portray the competitiveness of the industry beyond specialization. It is important because it distinguishes the amount of growth that occurred due to shifts in the national economy, shifts in the industry nationally, or shifts in the industry due to changes at the regional level. For example, in the case of retail trade, Minneapolis-St. Paul got 18.75 percent (competitive shift) of its growth tied not from national trends but to growth that occurred locally. The industry share results indicate that nationally employment in the retail trade declined by 32.2 percent 2001-2009. What is notable is that while retail trade industry was in decline due to national trends, Minneapolis-St. Paul did not experience the same decline. This indicates that the region has a competitive advantage in an industry declining nationally. Highlighted rows are industries in the Minneapolis-St. Paul region that have a competitive advantage over other region's in the nation.

Industries which experienced growth both nationally and regionally include educational services and health care and social services. In education, 25 percent of the growth can be tied to local developments, not national trends or employment changes. Similarly, health care experienced an additional 57,640 jobs, and 20 percent of this growth can be attributed to the regional growth of the healthcare industry.

Finance and insurance, real estate and rental, and professional, scientific and technical services experienced significant job growth despite decline in the industry nationally. This change indicates that the region may have a competitive advantage over other regions in these industries. They are a strong showing locally despite declines in the industries on the national level.

Key Findings

- There is very little overlap in the industry specialization in North Minneapolis and the Minneapolis-St. Paul region. The only industries in which both are specialized are printing and miscellaneous manufacturing.
- The region has a competitive and locational advantage in finance, real estate, and professional services.
- Educational services the health care and social assistance industries grew both nationally and regionally.

Table 9: Industry and Employment Changes in the Minneapolis-St. Paul Region, 2001-2009

Shift-Share Analysis - Industry and Employment Changes Overtime in the Region										
				Comparative Job Numbers			Actual Job Numbers			
	MSA Employment			National Share	Industry Share	Competitive Shift	National Share	Industry Share	Competitive Shift	Total
Description	**2001**	**2009**	**%Change**							
Total employment	2,125,076	2,184,087	3%	5.5%	0.0%	-2.72%	116,845	0	(57,834)	59,011
Construction	112,540	92,197	-18%	5.5%	68.4%	-91.95%	6,188	76,952	(103,483)	(20,343)
Manufacturing	231,646	184,214	-20%	5.5%	-10.0%	-16.02%	12,737	(23,053)	(37,116)	(47,432)
Wholesale trade	100,669	94,529	-6%	5.5%	-9.6%	-2.03%	5,535	(9,630)	(2,045)	(6,140)
Retail trade	225,286	207,388	-8%	5.5%	-32.2%	18.75%	12,387	(72,517)	42,231	(17,898)
Information	59,011	48,037	-19%	5.5%	-7.1%	-17.02%	3,245	(4,178)	(10,041)	(10,974)
Finance and insurance	132,123	153,446	16%	5.5%	-8.5%	19.15%	7,265	(11,239)	25,298	21,323
Real estate and rental and leasing	70,000	92,468	32%	5.5%	-5.8%	32.38%	3,849	(4,046)	22,665	22,468
Professional, scientific, technical	147,681	161,832	10%	5.5%	-22.8%	26.91%	8,120	(33,705)	39,735	14,151
Management of companies	61,174	64,107	5%	5.5%	14.9%	-15.62%	3,364	9,123	(9,554)	2,933
Administrative and waste management	119,266	117,098	-2%	5.5%	30.1%	-37.44%	6,558	35,931	(44,657)	(2,168)
Educational services	40,520	56,492	39%	5.5%	9.3%	24.60%	2,228	3,774	9,970	15,972
Health care and social assistance	192,115	249,755	30%	5.5%	4.5%	19.95%	10,563	8,741	38,336	57,640
Arts, entertainment, and recreation	47,170	59,610	26%	5.5%	-3.3%	24.22%	2,594	(1,577)	11,424	12,440
Accommodation and food services	126,155	136,058	8%	5.5%	25.3%	-22.96%	6,936	31,935	(28,969)	9,903
Other services	110,090	113,373	3%	5.5%	18.5%	-21.05%	6,053	20,402	(23,172)	3,283
Government and government	236,377	247,543	5%	5.5%	15.5%	-16.30%	12,997	36,692	(38,523)	11,166
Federal, civilian	21,199	22,056	4%	5.5%	6.6%	-8.01%	1,166	1,390	(1,698)	857
Military	12,385	12,889	4%	5.5%	3.8%	-5.20%	681	467	(644)	504
State and local	202,793	212,598	5%	5.5%	1.6%	-2.22%	11,150	3,149	(4,494)	9,805
State government	54,654	58,264	7%	5.5%	-0.1%	1.19%	3,005	(44)	649	3,610
Local government	138,099	146,298	6%	5.5%	-3.9%	4.31%	7,593	(5,351)	5,957	8,199

*Highlight rows are industries that have performed in the Minneapolis-St. Paul region compared to other metropolitan regions.

Source: Author's analysis of data from the US Bureau of Economic Analysis, Regional Economic Information Systems

Land Use Context

This section is a description and analysis of land use plans and regulations involving West Broadway Avenue and the Upper River District. To further inform the analysis, interviews with experts at the City of Minneapolis were conducted. In addition, case studies of similar cities' industrial policies also informed the analysis of the Industrial Employment Districts.

West Broadway Alive Plan: An Overview

The City Council adopted the West Broadway Alive Plan in March 2008. It outlined a framework to revitalize West Broadway Avenue by addressing business needs, development, and design objectives. Recommendations in the plan included: improving the business mix, making West Broadway a destination, and supporting businesses.

The plan recognized that additional population density and intensified development is critical to West Broadway Avenue becoming a vibrant commercial corridor. The plan proposed 3 density mixes. High density development is encouraged around Interstate 94. Much of the rest of West Broadway Avenue is urged to embrace 3-5 story development. The remaining plots (aligned north-south rather than along the Avenue) are encouraged to develop as two stories. Overall, the plan recommended all new development along West Broadway Avenue to be a minimum of two active stories in height. This requirement in particular has been cited by WBC as discouraging new development.

I interviewed three people who work for the Community Planning and Economic Development department at the City of Minneapolis to gain perspective on their experience with economic development challenges in North Minneapolis. One staff member said that the two-floor requirement should be modified because it is difficult for retailers: the economics of the developments do not work. They mentioned that a proposal for the Broadway Center (617 West Broadway Avenue) fell apart because of the requirement. Increasing the floor-area-ratio (FAR) would be a more effective alternative they said. The other two interviewees were more supportive of the two-floor requirement, saying that it promotes quality development, increases density, and it reflects what the community supported through the West Broadway Alive planning process. All three said they believed incentivizing two-floor development without compromising the requirement would be ideal.

There were other common themes in the interviews. Perceptions of crime and safety, lack of an attractive streetscape, and tensions in distressed communities to get projects completed were discussed. These were cited as additional challenges to promoting economic development.

Industrial Employment Districts in Minneapolis: An Overview

In 2006, the City of Minneapolis adopted an Industrial Land Use Study and Employment Policy Plan. Prepared by Maxfield Research, SEH, and OSA, the goal of the study was to provide a policy framework and guidelines for industrial land use decisions and employment in the city. The plan encouraged the City to adopt Employment Districts and geographic boundaries for Industrial Business Park Opportunity Areas (IBPOSAs). This plan created the Upper River Employment District.

The boundaries of the Industrial Employment Districts in Minneapolis designate 2,193 acres for industrial use. In 2004, these districts made up 55 percent of industrial-zoned acreage and 70 percent of industrial-used land in the city.[2]

Industrial Land Use Policy and Support Systems in Comparable Cities

Minneapolis is not alone in experiencing a change in the role that industrial lands play in providing living wage jobs and serving as a city resource. Most cities are undergoing a transition from manufacturing on industrial lands which is being replaced by lighter and more specialized industries. A 2007 City of Seattle report on eight comparable North American cities' industrial lands found that most cities are experiencing pressure to convert industrial land to other uses.[3] To combat conversion of industrial lands, many cities, like Minneapolis, have developed policies and programs to address the current challenges and promote economic vitality.

A summary of non-regulatory measures that other cities are employing include:

- Identification of industrial land areas where preservation efforts should be focused;
- Development of tax incentives or loans for existing or new industrial businesses;
- Coordination with other agencies and/or industrial councils and non-profits to create more comprehensive strategies;
- Public investment in infrastructure, brownfield redevelopment, and workforce training;
- Development of comprehensive land use strategies aimed at retaining industrial lands for manufacturing by allowing more flexibility in the zoning; and
- Ongoing, data gathering programs to track trends and progress of strategies.[4]

Of these non-regulatory strategies identified through the report, the City of Minneapolis is pursuing several of them, including identification of industrial land areas, loans for existing or new industrial businesses, public investment in infrastructure, brownfield redevelopment, workforce training, and tracking progress of strategies. Specific strategies pursued by other cities are briefly summarized. The information was obtained from the City of Seattle report.

Philadelphia

In Philadelphia, the Urban Industry Initiative (UII) provides outreach and business assistance to manufacturers in the city's industrial areas. The initiative has two primary programs involving job training and Industrial Business Districts. The Job Ready Program provides three months of entry level manufacturing training. Those who successfully complete the program receive an industry-recognized

[2] (Maxfield Research, 2006)
[3] (City of Seattle, 2007)
[4] (City of Seattle, 2007)

certificate issued by the Community College of Philadelphia and the Manufacturing Alliance of Philadelphia. The City's two Industrial Business Districts focus on addressing business concerns (trash, crime, and graffiti) and promoting connections among companies. Similar to business improvement districts, the Industrial Business Districts are business directed and seek to maximize collaboration between local governments and businesses.

Portland

The Portland Development Commission has successfully targeted its business assistance and economic development loan programs. These programs were targeted to the largest traded sectors and to industries that were identified as emerging.

Boston, MA

In Boston, the Economic Development Industrial Corporation supports entrepreneurs by providing low-cost space for industrial purposes and financial resources to assist them with start-ups and expansion.

The Boston Local Development Corporation (BLDC) also has several incentive based programs for businesses in the city. BLDC provides loans of up to $150,000 for the purchase of property, capital equipment, and construction of additions for businesses existing in Boston or potentially locating in the city.

Chicago, IL

The City of Chicago has 25 Industrial Corridors and 14 Planned Manufacturing Districts (PMD). PMDs are located within Industrial Corridors and are classified as a zoning designation that prohibits retail and housing. However, instead of being individual zoned parcels that can be rezoned, they are a contiguous area of land that cannot be reviewed at the parcel level. This type of designation is intended to remove the instability that can occur with parcel zoning changes. In addition, the PMD removes the speculative prospects of land owners and offers new or developing businesses predictability in the zoning environment. Similar to Philadelphia, each industrial area has a local non-profit, industrial council responsible for the area. The industrial councils engage in outreach to businesses, advocate for infrastructure, and prepare reports for the City Council. [5]

Los Angeles

Late in 2007, the City of Los Angeles released their *Sustaining a Dynamic Economy* plan. The plan aimed to retain critical job producing lands, the jobs they support, and the revenues they generate for the City. According the plan, the industrial sector employs a quarter of the city's workforce and creates an estimated $219,000,000 in tax revenue. [6]

The City of Los Angeles is focused on securing land which can be preserved for future, flexible uses and providing a foundation and infrastructure that can support new and emerging businesses. The plan identifies clean or green technology as a strength and as an industry that it believes allows the city to be well positioned for future growth.

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[5] (City of Seattle, 2007)

[6] (Department of City Planning of the City of Los Angeles, 2007)

In addition, the City's Comprehensive Plan Framework Element outlines several policy goals and objectives to promote economic development in the city. A number of the policy objectives could be useful to the City of Minneapolis when evaluating the City's approach to emerging industries. They include:

- P31f – Prioritize projects such that infrastructure and services are provided first in those areas in which growth is targeted and where severe deficiencies exist.
- P37b. – Provide a range of opportunities for emerging industrial companies to locate within the City's industrial areas by undertaking industrial development initiatives such as site assembly, site preparation, incubator development, marketing financial incentives in targeted areas, and appropriate job training and infrastructure improvements. [7]

One of the problems identified by the WBC is that Industrial Employment Districts do not allow for industrial business expansion outside of the boundaries. This issue was discussed in interviews, City of Minneapolis staff indicated that they are confident that the City has preserved enough industrial land and jobs.

Support for Emerging Industries

Industrial lands are no longer only "smokestacks" and large factories producing cars or steel. Today, industrial refers to a number of job-producing uses and activities, along with traditional manufacturing uses, including biomedical manufacturing, food manufacturing, clothing design and manufacturing. These newer uses do not necessarily have the traditional negative impacts, such as traffic, pollution, and noise that are usually associated with industrial activities. The City of Minneapolis currently has a host of great business financing options. However, outside of the Homegrown Business Development Center, which began last year, the City does not specifically target emerging businesses or industries with their financing and business development programs.

Support for emerging industries varied among the cities interviewed in the City of Seattle report. While several have policies and strategies in place, many do not. Minneapolis was among the cities that do not have specific policies in place to support emerging industries. Chicago has improved their digital infrastructure to help the current industrial firms to compete more effectively. Portland targets their financing programs to emerging industries.

Development and support of new industries was a theme throughout the interviews with staff from the City. One interviewee said that the City's programs needed to be focused on this issue. However, others thought that while it is not a strategic focus, it might not be as important as encouraging a strong business mix. They also said that a better business mix can be achieved through promotional branding and softer, non-regulatory strategies such as relationship building, rather than targeting specific industries.

[7] (City of Los Angeles, 1996)

Key Findings

- Many cities are facing challenges to keep their industrial lands vibrant and useful in a new economy. However, they are employing several different strategies ranging from creating districts similar to Minneapolis (Chicago), more flexible zoning, providing low cost space, and targeted support for emerging industries.
- Support for emerging industries is lacking in Minneapolis but is an area the City should explore to make use of vacant buildings and to ensure that Minneapolis has a vibrant economic base.
- City staff is confident that the Industrial-Employment Districts have preserved industrial land and jobs. However, policies and programs need to be in place to support reuse or redevelopment of existing vacant buildings that are not contributing to the economic vibrancy of the neighborhood.

Neighborhood Economies and the Regional Marketplace

Michael Porter's Inner City Economic Development Theory

Michael Porter's strategy for Inner-City Economic Development is based on the competitive advantages of inner cities. This theory assumes the competitive advantages of inner-cities fall into four areas: strategic location, integration with regional clusters, unmet local demand, and human resources. [8]

Strategic location

While modern technology may have decentralized the need for a central location for some businesses, other businesses have been created as a result of a locational advantage. Recycling and value-added services depend upon central locations. The inner city occupies valuable land that is near central business districts, transit and government areas. A survey conducted by Porter found that "strategic location was cited as the most important advantage for a significant majority of business."[9] North Minneapolis is situated in proximity to the central business district, major transit arteries, and downtown entertainment districts and should be able to take advantage of these resources.

Integration with regional clusters

Porter maintains that the long term success of a community lies in its ability to capitalize on existing regional clusters and firms. Business development has long thought to be heavily influenced by external economies within the clusters and interconnected industries. Recently this idea has been broadened and local clusters can include not only local firms and suppliers but also anchor institutions such as education institutions and hospitals. These anchor institutions can provide specialization research centers, financing and other resources. Therefore, Porter believes inner cities must concentrate on developing clusters within their communities and link those clusters to the surrounding economy rather than recruiting single companies.

Anchor institutions, in particular, offer a unique opportunity to pursue linkages between local economies and regional partners. Often based in central or inner-cities, anchor institutions rely on the strength of the local workforce and economy and therefore have a vested interest in the health of inner-city neighborhoods. This commitment presents a unique opportunity for local businesses to capture the purchasing power and resources of the anchor institutions while giving them a chance to give back to the community. North Memorial Hospital, the University of Minnesota, and Hennepin County Medical Center, among others are in close proximity to North Minneapolis and have a vested interest in the overall health of the community. An opportunity exists to develop focused programs for training, purchasing, and business development which can be linked to the purchasing power of the anchor institutions. This linkage can lead to job opportunities for the residents of North Minneapolis.

Unmet local demand

According to Porter, consumers in inner city neighborhoods are the most immediate opportunities for entrepreneurs and businesses because they are far less saturated than suburban markets. The West Broadway Alive plan outlines several key businesses sectors that are lacking such as hardware, clothing, general merchandising. According to the West Broadway Alive plan there is $56 million in unmet retail

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[8] (Initiative for a Competitive Inner City, 2011)
[9] (Initiative for a Competitive Inner City, 2011)

demand in North Minneapolis. Entrepreneurship efforts offer the ability to reflect distinct cultural and ethnic groups and adapt to neighborhood needs. Work with entrepreneurs is currently be done. However, though everyone would like to see redevelopment of the area, steps must be made to ensure rents remain affordable for local entrepreneurs.

Human resources

There are several workforce readiness issues that Porter cites as discouraging new businesses in inner city neighborhoods. Soft skills, educational attainment and training are considered to be lacking in inner city neighborhoods and therefore deter potential employers. However, new approaches to education, job placement, and training should be considered.

Recommendations/Next Steps

Based upon the various analyses,

Incentivize

Investigate incentives, financial or regulatory, that can support two floor developments along West Broadway. A tension between wanting development and ensuring quality development that the neighborhood supported through the West Broadway Alive plan will always exist. However, incentives such as floor-area-ratio (FAR) can promote development along the corridor that might not otherwise occur because of fiscal difficulties. Incentives will also hopefully help to improve the business mix, one of the objectives of the West Broadway Alive plan.

Support and Encourage Emerging Industries

Advocate for the City to develops loans and business support for specific, targeted emerging and growing industries. Other comparable cities have implemented these programs and they should be executed in Minneapolis and specifically focused for available land in North Minneapolis.

Potential Industries to Recruit

Take a holistic approach to job creation. Instead of focusing energy on recruiting specific companies or industries, strive to create linkages to strong regional industries that are prime for growth. The best business recruitment and retention opportunities lie with industries which are likely to experience employment growth; in regions or neighborhoods with an industries specialization and in regions with a competitive advantage over other regions.

Based upon these criteria it appears that health care, specifically social assistance, educational services, and personal and laundry services are industries that should be promoted. However, there are assumptions that need to be clarified. The neighborhood's specialization in social assistance is likely because it is an area with high poverty and unemployment rates. Educational services is an industry that is specialized in North Minneapolis and compared to other regions, the Minneapolis-St. Paul region has a competitive advantage. Therefore it is an industry that should be promoted in the area. .

Build Community Wealth

With years of disinvestment and isolation, it is imperative to recognize and work toward economic equality for neighborhood residents. Business recruitment must be accompanied with intense workforce training and development opportunities for existing residents. Cooperative strategies, such as the Evergreen Cooperative in Cleveland, should be researched. This strategy also depends on anchor institutions, located in the surrounding area.

Future Areas of Study

There are several additional study areas that could be investigated to complement this project. They include:

- Using IMPLAN software to conduct an input-output analysis of businesses in North Minneapolis. This analysis will provide information about clusters, interrelated industries and institutions in a particular location that may exist.

- Survey businesses to determine areas of City policy that can be improved to increase economic development in North Minneapolis.
- Survey existing workforce development servicers to determine what industries and occupations are currently being targeted for employment.
- Further investigate local clusters, especially those that serve existing industrial businesses, because they are most likely the most promising for employment growth. According to the Initiative for Competitive Inner Cities, the materials necessary to support businesses such as entrepreneurs, manufacturing and transportation infrastructure exist in North Minneapolis.

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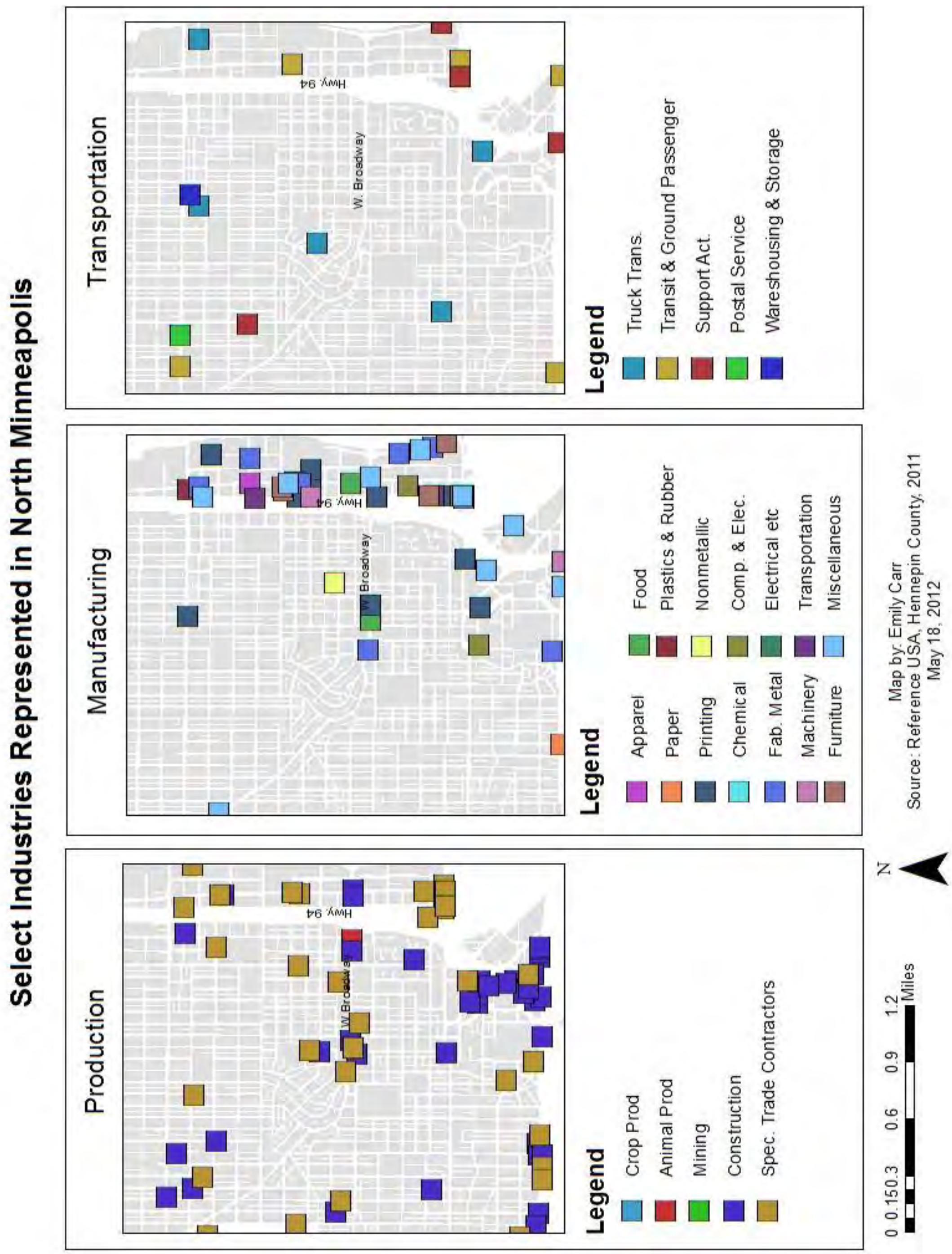
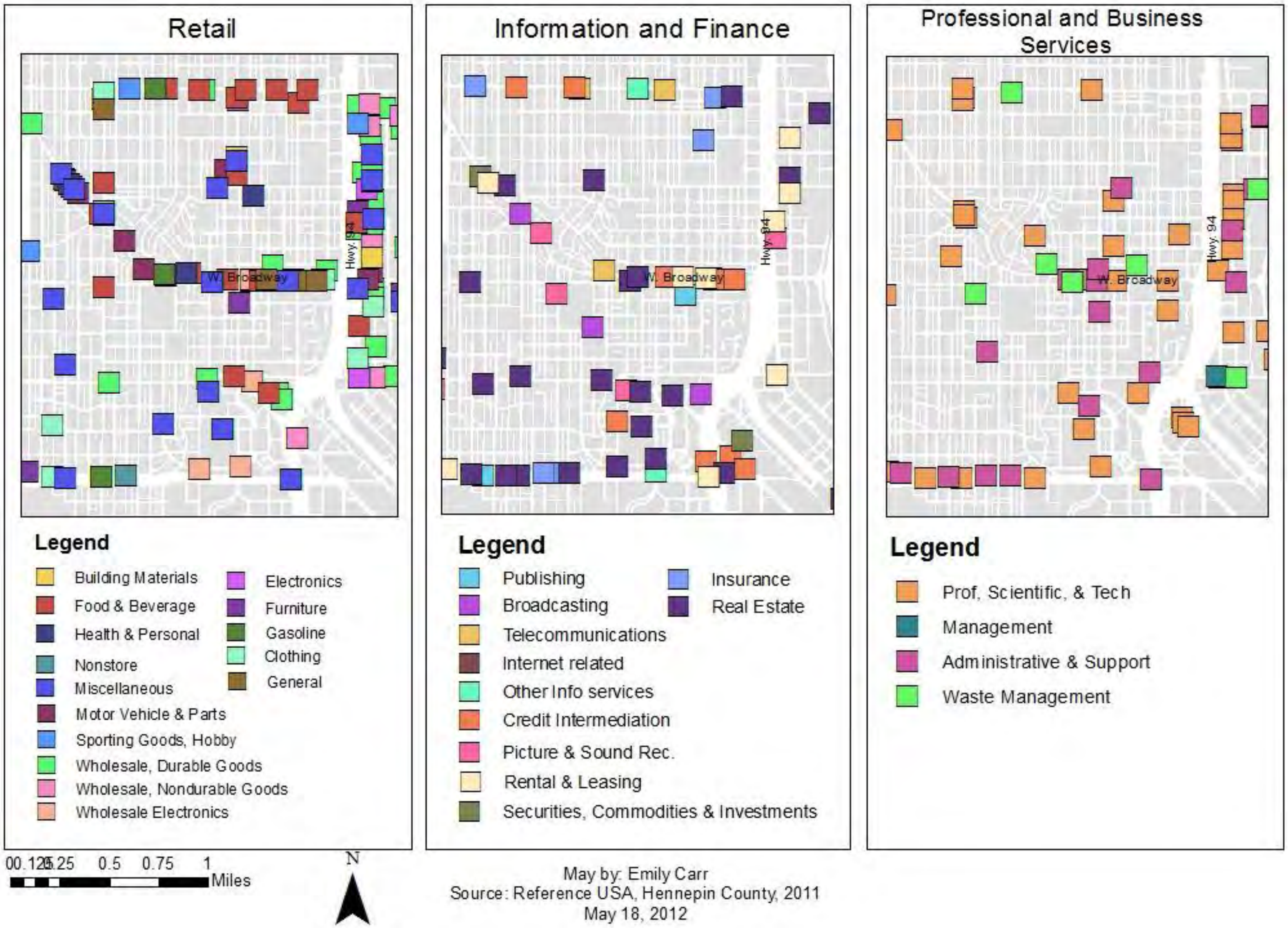
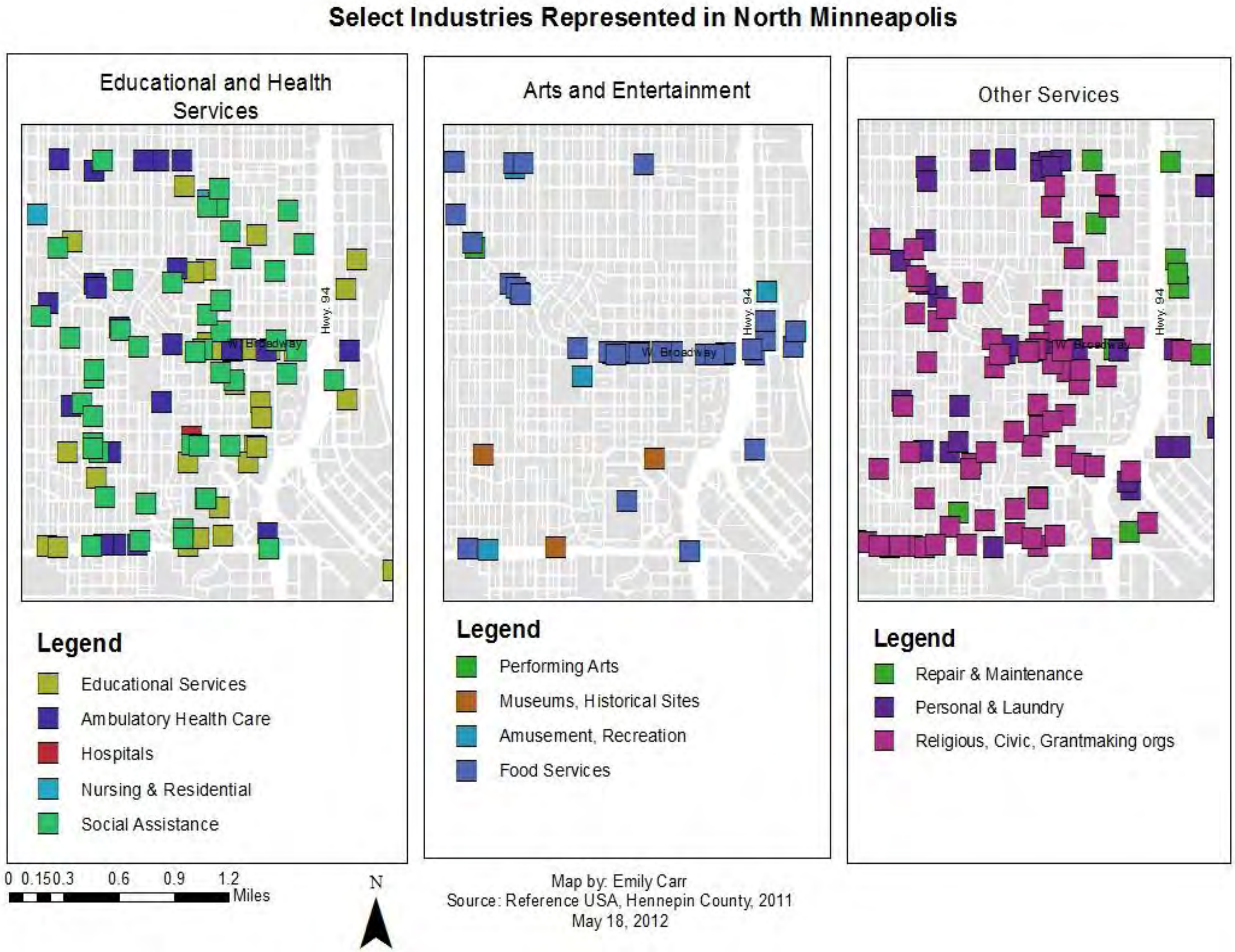
Appendices

Appendix 1: Industry Locations by NAICS Code in North Minneapolis



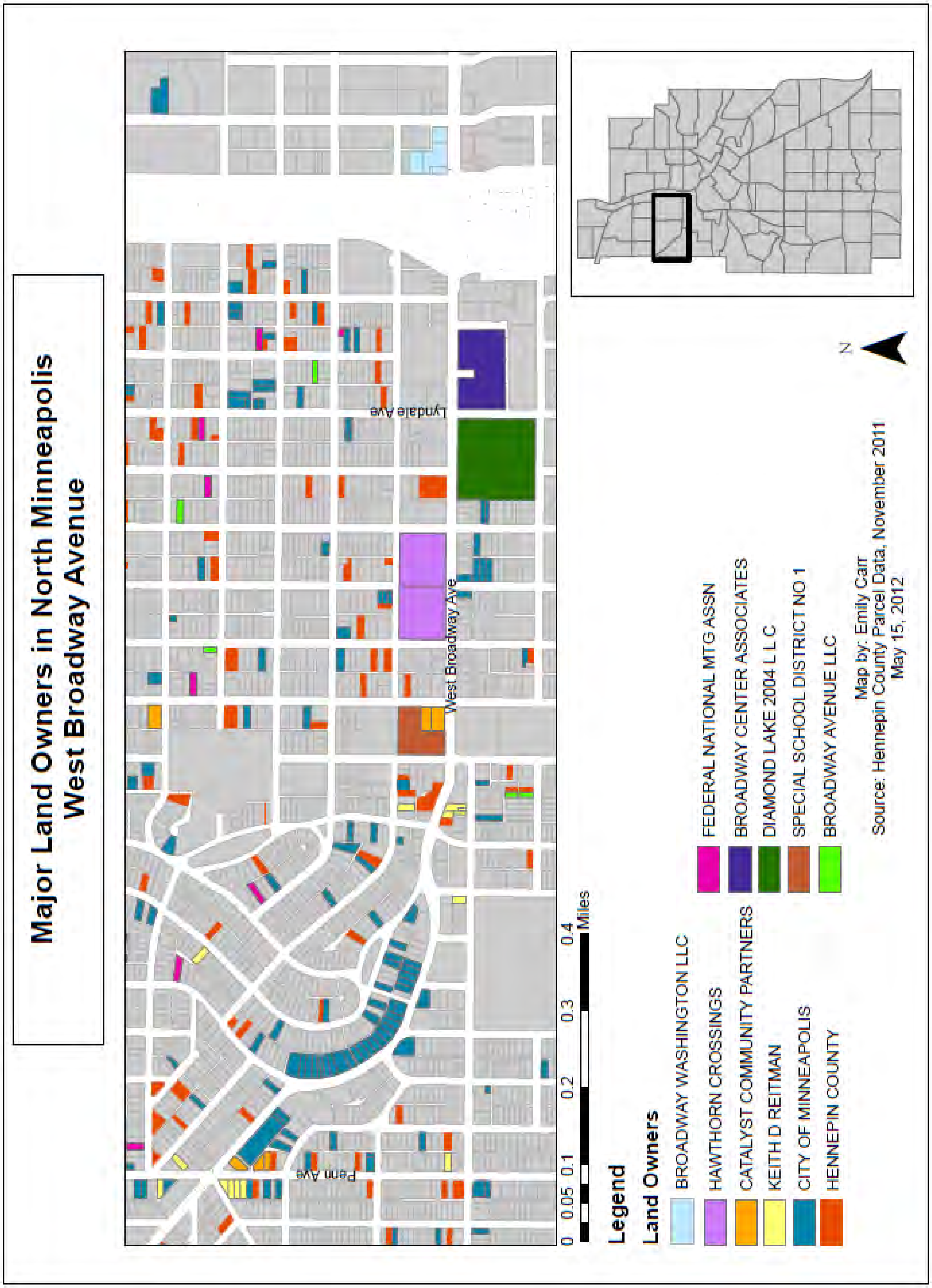
Select Industries Represented in North Minneapolis



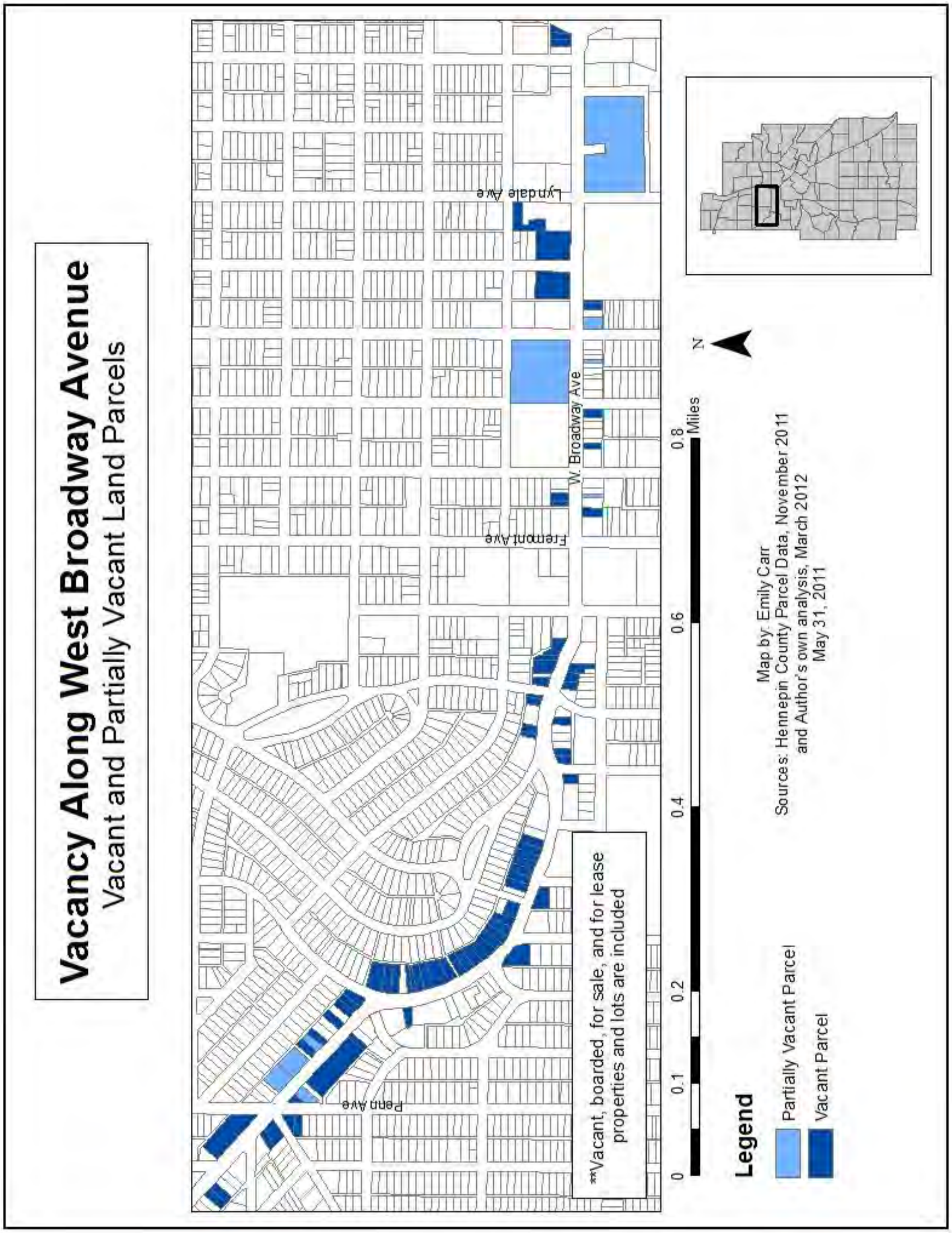


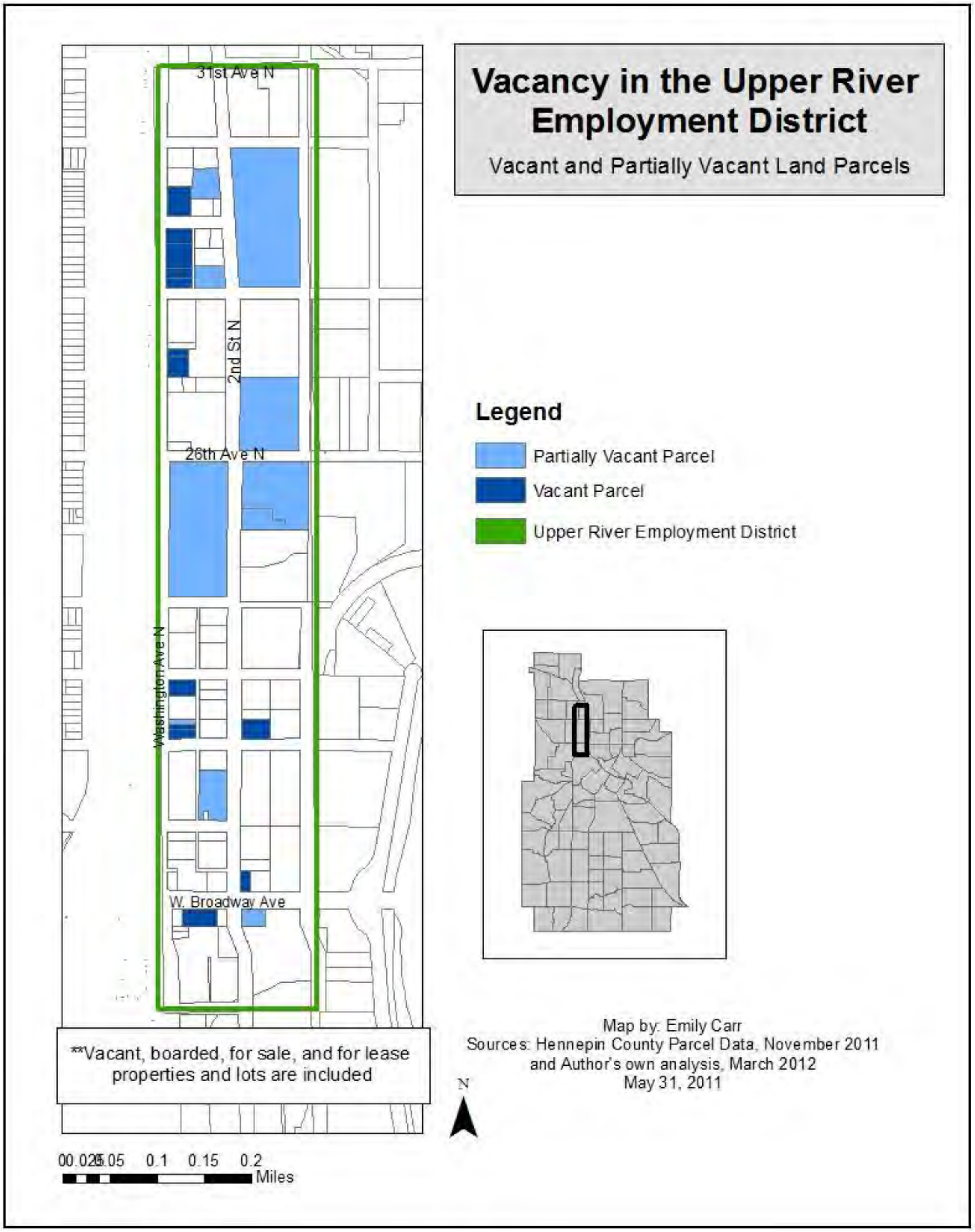
Select Industries Represented in North Minneapolis
Educational and Health Services
Hwy. 94
W. Broadway
Legend
Educational Services
Ambulatory Health Care
Hospitals
Nursing & Residential
Social Assistance
Arts and Entertainment
Hwy. 94
W. Broadway
Legend
Performing Arts
Museums, Historical Sites
Amusement, Recreation
Food Services
Other Services
Hwy. 94
W. Broadway
Legend
Repair & Maintenance
Personal & Laundry
Religious, Civic, Grantmaking orgs
0 0.15 0.3 0.6 0.9 1.2
Miles
N
Map by: Emily Carr
Source: Reference USA, Hennepin County, 2011
May 18, 2012

Appendix 2: Major Land Owners in North Minneapolis



Appendix 3: Maps of Vacant and Partially Vacant Parcels




Vacancy in the Upper River Employment District
Vacant and Partially Vacant Land Parcels
31st Ave N
2nd St N
26th Ave N
Washington Ave N
W. Broadway Ave
Legend
Partially Vacant Parcel
Vacant Parcel
Upper River Employment District
**Vacant, boarded, for sale, and for lease properties and lots are included
Map by: Emily Carr
Sources: Hennepin County Parcel Data, November 2011
and Author's own analysis, March 2012
May 31, 2011
N
00.025.05 0.1 0.15 0.2
Miles

Appendix 4: Storefront Vacancy Information along West Broadway Ave

BLDG_NUM	STREETNAME	Business Name	VACANCY	Zoning
9	WEST BROADWAY			
15	WEST BROADWAY	D.C. Group		
100	WEST BROADWAY	0		
116	WEST BROADWAY	Diamond Vogel Paints		
125	WEST BROADWAY	Landmark125 LLC/Way to Grow		
200	WEST BROADWAY	Good Sports Bar and Grill		
201	WEST BROADWAY	Master Engineering and Real Estate		
229	WEST BROADWAY	BJ's Liquor Lounge	N	
301	WEST BROADWAY		N	
316 1/2	WEST BROADWAY			
320	WEST BROADWAY			
324	WEST BROADWAY	Colors	Y	C3S
328	WEST BROADWAY	4th St. Saloon	N	
400	WEST BROADWAY	Friedman's Shoes	N	
404	WEST BROADWAY	Vietnam Hong Kong Int'l Foods	N	
409	WEST BROADWAY	Wendy's	N	
412	WEST BROADWAY	Kemps	N	
417	WEST BROADWAY	Taco Bell	N	
501	WEST BROADWAY	Family Dollar	N	
521	WEST BROADWAY	Subway	N	
523	WEST BROADWAY	NU Wireless	N	
525	WEST BROADWAY	Lighthouse Training	N	
527	WEST BROADWAY	Ace Cash Express	N	
607	WEST BROADWAY	H+R Block	N	
611	WEST BROADWAY	Chow Mein	N	
615	WEST BROADWAY	7 Mile Dollar	N	
617	WEST BROADWAY	Insurance	?	
619	WEST BROADWAY	Dollar Shop	N	
621	WEST BROADWAY	Walgreens	N	
626	WEST BROADWAY	Winner Gas	N	
700	WEST BROADWAY	Merwin's Liquors		
701	WEST BROADWAY	Cub Foods	N	
710	WEST BROADWAY		For Lease	C3S
718	WEST BROADWAY		Vacant Lot	C3S
800	WEST BROADWAY		Boarded	C3S
817 1/2	WEST BROADWAY		Vacant Lot	C3S
818	WEST BROADWAY	Burger King	N	
819	WEST BROADWAY		VacantLot	C2
821	WEST BROADWAY	Prayer Center	Y	C2
825	WEST BROADWAY		For Lease	C2
827	WEST BROADWAY	Virgin Mobile	N	

BLDG_NUM	STREETNAME	Business Name	VACANCY	Zoning
902	WEST BROADWAY	Little Caesar's Pizza	N	
904	WEST BROADWAY	Louisiana Fried Chicken	N	
905	WEST BROADWAY	Digital City	N	
906	WEST BROADWAY	I spot clothing	Vacant	C2
908	WEST BROADWAY	Dollar Shop	N	
909	WEST BROADWAY	Sallblad Electric Company	N	
910	WEST BROADWAY	Footlocker	N	
911	WEST BROADWAY	Zion Holy City	N	
912	WEST BROADWAY	Spin Cycle	N	
913	WEST BROADWAY	UNBank	N	
915	WEST BROADWAY	Brix Grocery and Meats	N	
916	WEST BROADWAY	McDonalds	N	
919	WEST BROADWAY	Paradise Braids/ Boquest Tax Service	N	
921	WEST BROADWAY	Flora's Hair Design	N	
923	WEST BROADWAY	Olympic Café	N	
927	WEST BROADWAY	Jackson Hewitt Tax Service	N	
930	WEST BROADWAY	Best Wireless	N	
1000	WEST BROADWAY	Yuan Yuan Chinese	N	
1001	WEST BROADWAY		Boarded	C1
1005	WEST BROADWAY	Hair Plus Beauty Supply	N	
1007	WEST BROADWAY		N	
1010	WEST BROADWAY	Yuan Yuan Chinese		
1011	WEST BROADWAY	Dr. Williams' Dental Office	N	
1014	WEST BROADWAY	Family Beauty Supply	N	
1017	WEST BROADWAY	Printing	N	
1020	WEST BROADWAY	Broadway Family Medical	N	
1021	WEST BROADWAY		N	
1025	WEST BROADWAY	Upper Midwest American Indian Center	N	
1030	WEST BROADWAY	US Bank	N	
1100	WEST BROADWAY	Crystal Nails	N	
1101	WEST BROADWAY	Avenue Eatery	N	
1105	WEST BROADWAY	C & J Barber & Stylists	N	
1106	WEST BROADWAY	Lejolle School of Dance	N	
1108	WEST BROADWAY		Y	C1
1109	WEST BROADWAY	Wilson's Image Barbers	Y	C1
1110	WEST BROADWAY	NuLook Boutique(men & women) (1112?)	Y	C1
1113	WEST BROADWAY	Four Directions Charter School	N	
1119	WEST BROADWAY	Cookie Cart	N	
1120	WEST BROADWAY	Broadway Car & Truck Wash	N	
1127	WEST BROADWAY	Hooks Fish and Chicken	N	
1200	WEST BROADWAY	Catalyst	N	
1225	WEST BROADWAY	Shiloh Temple Ministries		

BLDG_NUM	STREETNAME	Business Name	VACANCY	Zoning
1250	WEST BROADWAY	MSP?	N	
1300	WEST BROADWAY	Pizza Hut	N	
1301	WEST BROADWAY	Kentucky Fried Chicken (KFC)	N	
1314	WEST BROADWAY	Hennepin Forfeited Land	Y	OR2
1400	WEST BROADWAY	Hennepin Forfeited Land	Y	OR2
1401	WEST BROADWAY	Prestige Products, Inc.	N	
1404	WEST BROADWAY		Y	OR2
1405	WEST BROADWAY	0	Y	OR2
1408	WEST BROADWAY	Minnesota Battery & Radiator	Y	OR2
1409	WEST BROADWAY	0	Y	OR2
1410	WEST BROADWAY	Choi's Auto Service	Y	OR2
1415	WEST BROADWAY		Y	OR2
1417	WEST BROADWAY	Dimensions in Hair	N	
1500	WEST BROADWAY	Butter Roll Bakery	Y	OR2
1501	WEST BROADWAY	Randy Lane and Sons Plumbing	N	
1502	WEST BROADWAY	0	Y	OR2
1505	WEST BROADWAY		For Lease	OR2
1506	WEST BROADWAY	Communication Networks System (CNS)	N	
1508	WEST BROADWAY	UNBank	N	
1510	WEST BROADWAY	Janine's Foods	N	
1512	WEST BROADWAY		Vacant Lot	OR2
1513	WEST BROADWAY		Vacant Lot	OR2
1516	WEST BROADWAY		Vacant Lot	OR2
1517	WEST BROADWAY		Vacant Lot	OR2
1521	WEST BROADWAY		Y	OR2
1524	WEST BROADWAY	James on Broadway Car Wash		OR2
1525	WEST BROADWAY	JP Auto Repair	For Lease	OR2
1531	WEST BROADWAY	JP Auto Repair	For Lease	OR2
1600	WEST BROADWAY	Pizza Town	N	
1601	WEST BROADWAY	Parking Lot?	N	
1604	WEST BROADWAY	One Stop Gas Station (Ameristar)	N	
1625	WEST BROADWAY	O'Reilly Auto Parts	N	
1702	WEST BROADWAY	One Stop Gas Station (Ameristar)	N	
1706	WEST BROADWAY	Residence	Y	R5
1710	WEST BROADWAY	Kevin Sallblad (Taxes - 909 W.Broadway)	Vacant Lot	R5
1711	WEST BROADWAY	YMCA of Metro Minneapolis	N	
1714	WEST BROADWAY	CPED owned	Vacant Lot	R5
1716	WEST BROADWAY	CPED owned	Vacant Lot	R5
1720	WEST BROADWAY	CPED owned	Vacant Lot	R5
1726	WEST BROADWAY	CPED owned	Vacant Lot	R5
1800	WEST BROADWAY	CPED owned	Vacant Lot	R5
1804	WEST BROADWAY	Residence	N	
1807	WEST BROADWAY	CPED owned	Vacant Lot	R5

BLDG_NUM	STREETNAME	Business Name	VACANCY	Zoning
1808	WEST BROADWAY	CPED owned	Y	R5
1818	WEST BROADWAY	CPED owned	Y	R5
1820	WEST BROADWAY	CPED owned	Y	R5
1821	WEST BROADWAY	Long Moune Auto Sales	N	
1826	WEST BROADWAY	CPED owned	Vacant Lot	R5
1900	WEST BROADWAY	Residence	Y	R5
1904	WEST BROADWAY	CPED owned	Vacant Lot	R5
1905	WEST BROADWAY	CPED owned	Vacant Lot	R5
1910	WEST BROADWAY	CPED owned	Vacant Lot	R5
1914	WEST BROADWAY	CPED owned	Vacant Lot	R5
1915	WEST BROADWAY	Agape Child Development Center	N	
1918	WEST BROADWAY	CPED owned	Vacant Lot	R5
1919	WEST BROADWAY	Agape Child Development Center	N	
1920	WEST BROADWAY	CPED owned	Vacant Lot	R5
1926	WEST BROADWAY	CPED owned	Vacant Lot	R5
1930	WEST BROADWAY	CPED owned	Vacant Lot	R5
1931	WEST BROADWAY	RS Eden	N	
1931	WEST BROADWAY	0	N	
1931	WEST BROADWAY	0	N	
1931	WEST BROADWAY	The Link	N	
1931	WEST BROADWAY	0	N	
1931	WEST BROADWAY	Lindquist Apartments	N	
1931	WEST BROADWAY	0	N	
1931	WEST BROADWAY	RS Eden WatchGuard	N	
1931	WEST BROADWAY	0	N	
1931	WEST BROADWAY	RSI Laboratories	N	
1936	WEST BROADWAY	CPED owned	Vacant Lot	R5
1939	WEST BROADWAY		Vacant Lot	R5
2000	WEST BROADWAY	CPED owned	Vacant Lot	R5
2004	WEST BROADWAY	CPED owned	Vacant Lot	R5
2005	WEST BROADWAY	Western Motors	N	
2006	WEST BROADWAY	CPED owned	Vacant Lot	R5
2010	WEST BROADWAY	Apartment	N	
2014	WEST BROADWAY	CPED owned	Vacant Lot	R5
2015	WEST BROADWAY		Vacant Lot	R5
2018	WEST BROADWAY	CPED owned	Vacant Lot	R5
2021	WEST BROADWAY	Plymouth Christian Youth Center	N	
2022	WEST BROADWAY	CPED owned	Vacant Lot	R5
2027	WEST BROADWAY	Capri Theater	Y	C1
2028	WEST BROADWAY		Vacant Lot	C1
2029	WEST BROADWAY			
2033	WEST BROADWAY		Y	C1
2034	WEST BROADWAY	CPED owned	Vacant Lot	C1
2038	WEST BROADWAY		Y	C1
2044	WEST BROADWAY	Residential	N	

BLDG_NUM	STREETNAME	Business Name	VACANCY	Zoning
2046	WEST BROADWAY	Residential	Y	C1
2050	WEST BROADWAY	Residential	N	
2054	WEST BROADWAY	TMJ Nails	N	
2056	WEST BROADWAY	Residential (above 2054)	?	
2058	WEST BROADWAY	Hennepin Forfeited Land	Vacant Lot	C1
2064	WEST BROADWAY	Clipper Cuts & Hair Styling	N	
2064	WEST BROADWAY	Northside Sweet Shoppe	N	
2064	WEST BROADWAY	Braid Shop?	N	
2064	WEST BROADWAY	Royal Hats and Scarfs	N	
2100	WEST BROADWAY	vacant	Y	C1
2101	WEST BROADWAY		Boarded	C3A
2104	WEST BROADWAY	Watson Chiropractic	Y	C1
2117	WEST BROADWAY		For Lease	C3A
2118	WEST BROADWAY	Broadway BBQ	N	
2119	WEST BROADWAY	KMOJ	Y	C3A
2120	WEST BROADWAY	Broadway Convient Store	N	
2122	WEST BROADWAY		For Lease	C1
2124	WEST BROADWAY	Classics	N	
2124 1/2	WEST BROADWAY	Mississippi Hospitality	N	
2125	WEST BROADWAY	Metropolitan Council	Y	C3A
2126	WEST BROADWAY	Ayim-Otieno Larban D.D. S.	N	
2128	WEST BROADWAY	Victorious Ink?	N	
2130	WEST BROADWAY	Hollywood School of Dance	N	
2200	WEST BROADWAY		?	
2201	WEST BROADWAY	Broadway Liquor Outlet	Boarded	C2
2201	WEST BROADWAY	Residential	Y	C2
2209	WEST BROADWAY		Y	C1
2220	WEST BROADWAY	Fire and Ice	Boarded	C3A
2221	WEST BROADWAY	El- Amin's Fish House	N	
2229	WEST BROADWAY	Morning Star Assembly of God	N	
2235	WEST BROADWAY	Residential	N	
2239	WEST BROADWAY	Residential	N	
2303	WEST BROADWAY	Residential	Boarded	OR2
2307	WEST BROADWAY	Residential	Y	OR2
2311	WEST BROADWAY	Residential	N	
2315	WEST BROADWAY	Residential	N	
2319	WEST BROADWAY	Residential	N	
2321	WEST BROADWAY	Residential	Y	OR2
2329	WEST BROADWAY		Boarded	C1
2401	WEST BROADWAY	Rusty's Tire	N	
2407	WEST BROADWAY	Apartment	N	
2415	WEST BROADWAY	Presidium Properties?	N	
2417	WEST BROADWAY	Parking Lot?		

BLDG_NUM	STREETNAME	Business Name	VACANCY	Zoning
2420	WEST BROADWAY	Midas Muffler	N	
2421	WEST BROADWAY	J & H Used Furniture & Antiques	N	
2425	WEST BROADWAY	Amazing Oriental Supermarket	N	
2426	WEST BROADWAY	CVS Pharmacy	N	
2448	WEST BROADWAY			
2500	WEST BROADWAY	Dr. David Dirks Chiropractic	For Lease	OR1
2501	WEST BROADWAY	Rising Star Auto Sales	N	
2507	WEST BROADWAY	Residential	N	
2512	WEST BROADWAY	Christian Community Services	N	
2518	WEST BROADWAY		N	
2522	WEST BROADWAY		N	
2526	WEST BROADWAY		Y	OR1
2531	WEST BROADWAY	Koffee Korner	N	
2559	WEST BROADWAY		N	
2600	WEST BROADWAY	Handy Stop	N	
2601	WEST BROADWAY		Y	OR2
2636	WEST BROADWAY		N	
2638	WEST BROADWAY	Used Cars (??)	N	
2648	WEST BROADWAY	Lao Advacnement Organization of America	N	
2310	PENN AVE N			
2312	PENN AVE N			
2331	PENN AVE N		N	
2335	PENN AVE N		Boarded	OR2
2341	PENN AVE N		Boarded	OR2
2400	PENN AVE N	Gear 4 Less	N	
2402	PENN AVE N	Golden Chicken	N	
2404	PENN AVE N	1 Stop Deals	N	
2406	PENN AVE N		For Lease	C1
2413	PENN AVE N		N	
2416	PENN AVE N	Bargain Mart Furniture/Ashley Furniture?	N	
2419	PENN AVE N		Y	OR2

Appendix 5: Parcel/Business Vacancy Information in the Upper Riverfront Employment District

Business	Address	Vacancy	Property Owner	Notes
Halek's	2024 Washington Ave	N		
Interscapes	220 26th Avenue N	N		
Print Works Of Mn	100 24th Ave N # 103	N		
?	109 23rd Ave N	N	KL Properties Management	
Atomic Recycling?	111 22nd Ave N	N	AKL Properties	
Mid-West Industrial Service	112 22nd Ave N	N	Laura Habben	
Alliance Steel Svc	115 31st Ave N	N		
Vogel Custom Mfg	116 W Broadway	N		
Hoff-Hilk Auction Services	123 26th Avenue N	?		
	125 W Broadway Ave # 100	?		
Way To Grow	125 W Broadway Ave # 110	N		
Good Sports Bar and Grill	200 W. Broadway Ave.	N		
	2000 2nd St N	Y	Merwin Paints	Vacant Lot
E & S Iron and Metal	212 N 28th Ave	Y?	Hong Kong Whlslrs, 404 West Broadway	Appears vacant
Pappy's	2006 Washington Ave N	N	Broadway Washington LLC	
	2008 2nd St N	N	Merwin Paints	
	2010 Washington Ave N		Broadway Washington LLC	
Downtown Motorcar Sales/Classic Auto Storage	2011 N 2nd St # 1	N		
Csm Audio & Video	2014 Washington Ave N # 100	N	Broadway Washington LLC	
Dessco International Co	202 22nd Ave N	N		
Net Anchor IT Svc	202 22nd Ave N	N		
ALR Services	202 22nd Ave. N	N		
Vogel Custom Mfg	2020 2nd St N	N		
Halek's	2022 Washington Ave	N	Halek Properties	
Donny Dirk's Zombie Den	2027 N 2nd St	N		

Business	Address	Vacancy	Property Owner	Notes
Sterling Welding	208 29th Ave N	?	G& J Property Ptnrshp	
Diamond Vogel Paints	2100 N 2nd St	N		
G&K Services	2108 Washington Ave N	N	G & K Services Inc	
Northside Garage	211 26th Ave N	N?	City of Minneapolis - John Dormanen - Discount Steel	
	212 21st Ave N		Olsen Building LLC	
	214 22nd Ave N	Y	J W Marks & M H	Vacant Lot
Discount Steel & Aluiminum	216 27th Ave N	N		
Olsen Fish Company	2115 North 2nd Street	N		
	2131 2nd St N	N	G & K Services Inc	Parking lot/vacant lot
Discount Steel & Aluiminum	216 27th Ave N	N		
North Minneapolis Business Center/American Chemical	2201 N 2nd Street	N	Dennis Wernke	
	2206 2nd St N	Y	Jacobsen & Gregory LLC	Vacant Lot
	2206 Washington Ave N	Y	North Minneapolis Business Center	Vacant Lot
Boom Island Brewery	2207 N 2nd St	N	Dennis Wernke	
Commercial Saw Co.	2208 Washington Ave N	Y	K E Schroeder/RC	
	2209 2nd St N	?	Jacobsen & Gregory LLC	
North Second Street Steel	2212 N 2nd St	N	KL Properties Management	
?	2214 Washington Ave N	N	Jerome Whelan LLC	Lot with truck parking
	2226 Washington Ave N	Y	Hush Studios LLP	
	2229 2nd St N	N	K & R Lewis Properties	
Architectural Construction Services	230 24th Ave N	N	Classic Space Inc	
Brin Northwestern Glass Co	2300 N 2nd St	N		
Broadway Resource Recovery LLC	2301 N 2nd St	N		
LWB Light Weight Belting	2306 Washington Ave N	N	GFY Group LLC	

Business	Address	Vacancy	Property Owner	Notes
Sayo Taxi	231 26th Ave N	N	City of Minneapolis - John Dormanen - Discount Steel	
Cargo King	2313 N 2nd St	N	Dean Munson	
Check Point Welding & Fab	2313 N 2nd St	N	Dean Munson	
Holiday Gas	2322 Washington Ave N	N	Holiday Station Stores	
PSI	2323 N 2nd St	N		
Arts Building	2400 2nd Street N., Suite 111	N		For lease space
Ingersoll Rand	2400 North Washington Ave	N	Classic Space Inc	Entrence east of ACS
BMS	2416 2nd Avenue	N		
Bauer Brothers Salvage	2432 N 2nd St	N	CJ&R Bauer Bros	
Metro Carpet Outlet	2450 Washington Ave	N	Classic Space Inc	
McNaughton Incorporated	250 N 24th Street	N		
Twin City Business	250 Second Avenue South, Suite 145			
Classic Space Inc	2500 Washington Ave N # 4	Y		
Classic Auto Repairs	2501 N 2ND St	N		
Classic Auto Restoration Inc	2501 N 2nd St	N		
Wood Works	251 26th Ave N	N		
	2510 Washington Avenue	Y	Classic Space Inc	For Lease
Scintilla Press	2518 N 2nd St	N		
United Electrical Radio & Mach	2518 N 2nd St	N		
Quality Print Finishing	2518 N 2nd St # 100	N		
CNC Routerworks Inc	2518 N 2nd St # 107	N		
P & H Creative Group Inc	2518 N 2nd St # 111	N		
St Olaf Residence Inc	2518 N 2nd St # 116	N		
Complete Graphics	2520 N 2nd St	N		
Stationers Engraving Co	2520 N 2nd St	Y	For Lease - Northstar Partners Cushman and Wakefield	

Business	Address	Vacancy	Property Owner	Notes
Tschida Printing	2530 N 2nd St	N		
Tull Bearings	2530 N 2nd St	N		
Al's Cater Rent	260 24th Ave N	N	Classic Space Inc	
Paper Equipment & Machinery	2600 N 2nd St # 2	Y		
Showcase Place	2600 N 2nd St # 4	Y		
Legacy Productions	2600 N 2nd Street	N		
Discount Steel & Aluiminum	2602 Washington Ave N	N		
?	2611 2nd St N	?		
Abel Hardware	2626 N 2nd St	N		
Discount Steel & Aluiminum	2634 Washington Ave	N		
Goodin Company	2700 N 2nd St	N		
Discount Steel & Aluiminum?	2700 Washington Ave	N	John Dormanen Leasing LLC	Parking lot/vacant lot
	2708 Washington Ave N	Y	E M Fontana & G L fontana	
Crankshaft Supply Co	2726 Washington Ave N	N	Northeast Bank	
Artneedle Cap & Gown Co	2800 N 2nd St	N	Recc MPLS Ltd Partnership	
2nd Street Business Center	2800 N 2nd Street	Y		For lease space
	2800 Washington Ave N	Y	R Stellmaker/P Stellmaker	For Sale - Cushmane and Wakefield
	2808 Washington Ave N	Y	Vacant	
Twin Cities Glass Block	2817 North 2nd Street, Minneapolis, MN 55411	N	Davleen LLC	
	2818 Washington Ave N	Y	For Sale - Medna Realty (moved to Oakdale)	
	2822 Washington Ave N	Y	For Lease - Northmarq	
Metro Electric Construction Company	2825 N 2nd St	N	Venture Capital LLC	
Art Tech Productions	2900 N 2nd St	N	Recc MPLS Ltd Partnership	
Hoffman Communications	2900 Washington Avenue North	Y	For Sale - C.Chase Company	
PSAV Presentation Services	2904 N 2nd St Minneapolis	N	Recc MPLS Ltd Partnership	
	2908 N 2nd St	Y	Recc MPLS Ltd Partnership	
	2912 N 2nd St	Y	Recc MPLS Ltd	

Business	Address	Vacancy	Property Owner	Notes
	2921 N 2nd St	Y	Peoples Bank of Commerce	
Brothers Office Furniture	2928 N 2nd St	N		
CI Advisors	2928 N 2nd St	N		
	2922 Washington Ave N	Y?	Timothy W Johnson	
	2932 Washington Ave N	N	Timothy W Johnson	
Jola Publications	2933 N 2nd St	N	2933 N Second LLC	
Shafer & Feld Inc	2933 N 2nd St # 1	N	2934 N Second LLC	
La Presna	3000 N 2nd St	N	MDSI LLC	
Synergy Publishing	3000 N 2nd St	N	MDSI LLC	
Metro Distribution	3000 N 2nd St # 2	N	MDSI LLC	
Multi Media Graphics	3000 N 2nd St # C	N	MDSI LLC	
Sentence To Service	3000 N Second Street	N	MDSI LLC	
KWIK Sew Pattern	3000 Washington Ave N	N	Krm Associates Ltd Partnership	