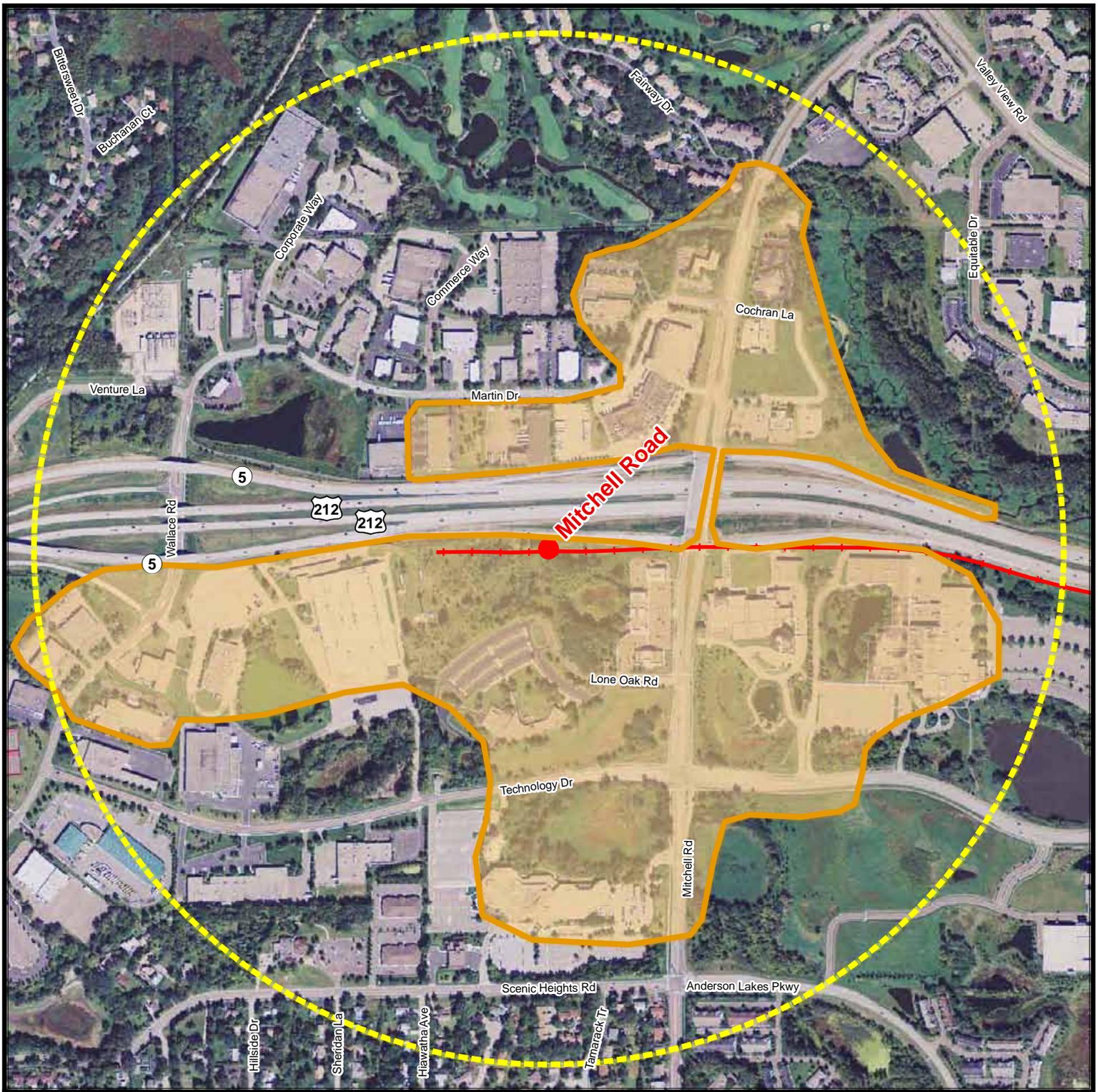


APPENDIX C: WALKSHED MAPS AND DETAILED TABLES



Mitchell Road Station

Map 1

Demographics

2010 Population	29
2000 Population	33
2000-2010 Population Change	-12.12%
2010 Households	15
Owner Occupied Households	52.4%
Live-Alone Households	48.64%
Households with Child	17.93%

Employment

2009 Jobs	1525
2002 Jobs	2223
2002-2009 Job Change	-31.4%
Jobs with Wages up to \$15,000/Yr	6.3%
Jobs with Wages \$15,000-\$40,000/Yr	8.9%
Jobs with Wages over \$40,000/Yr	84.9%

DRAFT

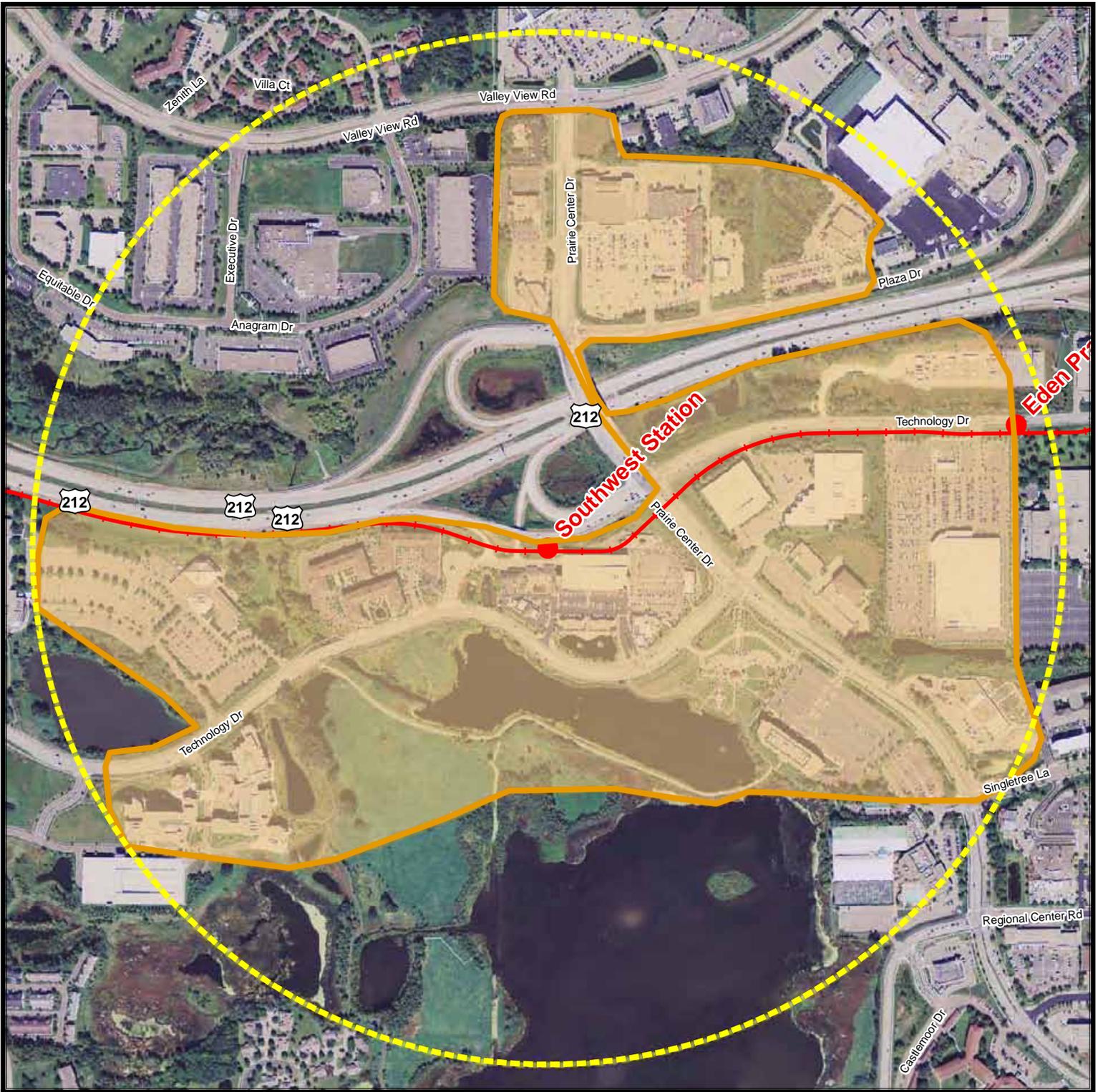
November 9, 2011

Bonestroo
now

Stantec



- Southwest LRT Station Locations
- +— Southwest LRT Alignment
- Approximate 10-Minute Walking Range
- 1/2-Mile from Stations



Southwest Station

Map 2

Demographics

2010 Population	852
2000 Population	190
2000-2010 Population Change	348.42%
2010 Households	497
Owner Occupied Households	18.8%
Live-Alone Households	54.08%
Households with Child	16.09%

Employment

2009 Jobs	1595
2002 Jobs	1270
2002-2009 Job Change	25.59%
Jobs with Wages up to \$15,000/Yr	18.7%
Jobs with Wages \$15,000-\$40,000/Yr	16.7%
Jobs with Wages over \$40,000/Yr	64.6%

DRAFT

November 9, 2011



0 700 1,400 Feet

- Southwest LRT Station Locations
- +— Southwest LRT Alignment
- Approximate 10-Minute Walking Range
- 1/2-Mile from Stations

Bonestroo
now

Stantec

I:\5196\5196110040\GIS\Projects\by station.mxd



Eden Prairie Town Center Station

Map 3

Demographics

2010 Population	616
2000 Population	27
2000-2010 Population Change	2181.48%
2010 Households	351
Owner Occupied Households	8.8%
Live-Along Households	52.04%
Households with Child	14.84%

Employment

2009 Jobs	4073
2002 Jobs	4076
2002-2009 Job Change	-0.07%
Jobs with Wages up to \$15,000/Yr	19.3%
Jobs with Wages \$15,000-\$40,000/Yr	31.2%
Jobs with Wages over \$40,000/Yr	49.4%

DRAFT

November 9, 2011



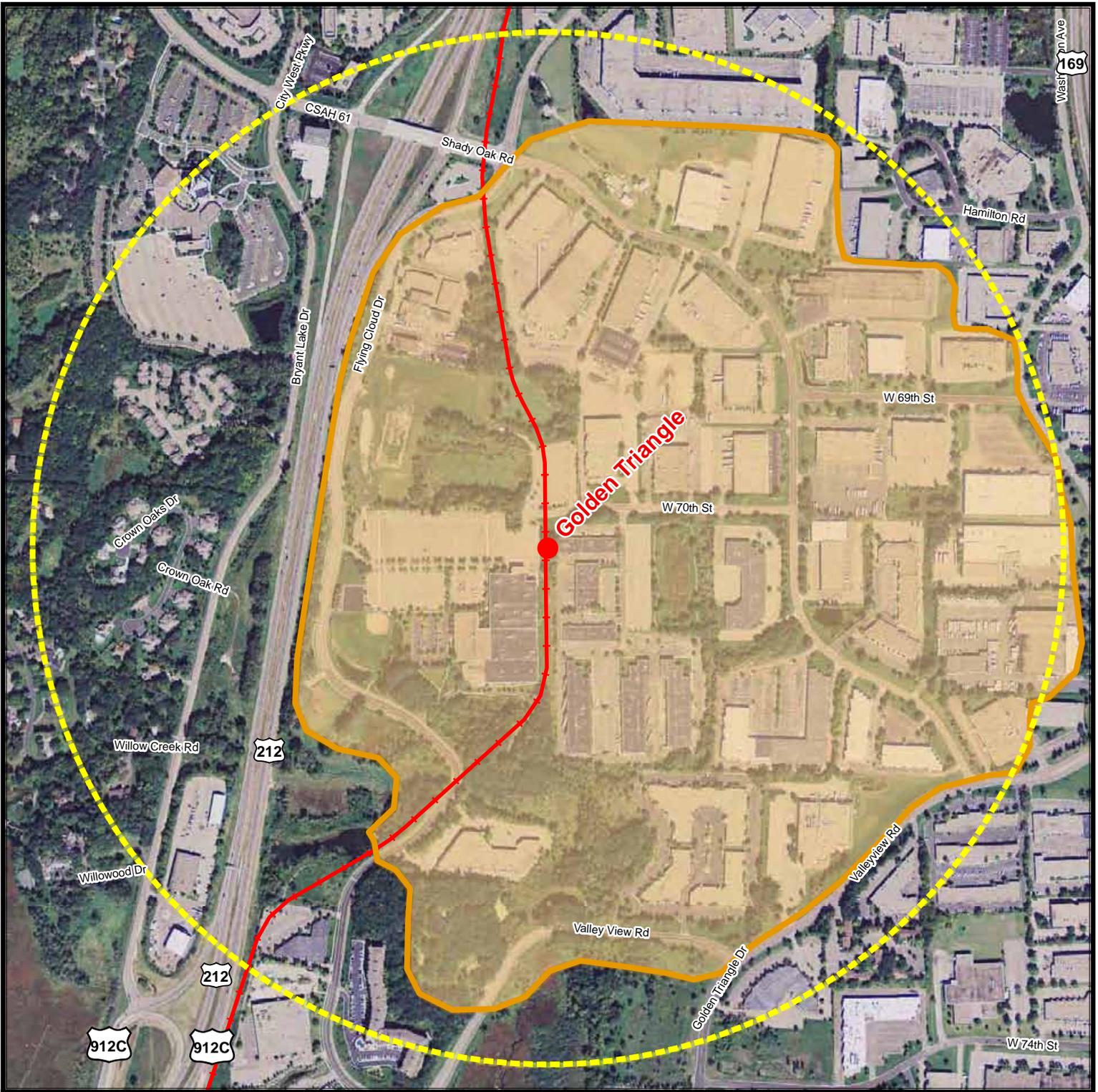
0 700 1,400 Feet

- Southwest LRT Station Locations
- Southwest LRT Alignment
- Approximate 10-Minute Walking Range
- 1/2-Mile from Stations

Bonestroo
now

Stantec

I:\5196\5196110040\GIS\Projects\by station.mxd



Golden Triangle Station

Map 4

Demographics

2010 Population	248
2000 Population	4
2000-2010 Population Change	6100%
2010 Households	151
Owner Occupied Households	1.7%
Live-Alone Households	55.26%
Households with Child	12.99%

Employment

2009 Jobs	2219
2002 Jobs	8348
2002-2009 Job Change	-73.42%
Jobs with Wages up to \$15,000/Yr	10%
Jobs with Wages \$15,000-\$40,000/Yr	27.4%
Jobs with Wages over \$40,000/Yr	62.6%

DRAFT

November 9, 2011



- Southwest LRT Station Locations
- Southwest LRT Alignment
- Approximate 10-Minute Walking Range
- 1/2-Mile from Stations





City West Station

Map 5

Demographics

2010 Population	321
2000 Population	308
2000-2010 Population Change	4.22%
2010 Households	199
Owner Occupied Households	8.5%
Live-Along Households	53.81%
Households with Child	12.48%

Employment

2009 Jobs	861
2002 Jobs	1067
2002-2009 Job Change	-19.31%
Jobs with Wages up to \$15,000/Yr	13.9%
Jobs with Wages \$15,000-\$40,000/Yr	40.1%
Jobs with Wages over \$40,000/Yr	46%

DRAFT

November 9, 2011



- Southwest LRT Station Locations
- Southwest LRT Alignment
- Approximate 10-Minute Walking Range
- 1/2-Mile from Stations

Bonestroo
now

Stantec



Opus Station

Map 6

Demographics

2010 Population	636
2000 Population	576
2000-2010 Population Change	10.42%
2010 Households	396
Owner Occupied Households	61.6%
Live-Along Households	55.74%
Households with Child	9.44%

Employment

2009 Jobs	3238
2002 Jobs	3692
2002-2009 Job Change	-12.3%
Jobs with Wages up to \$15,000/Yr	5.5%
Jobs with Wages \$15,000-\$40,000/Yr	17.3%
Jobs with Wages over \$40,000/Yr	77.3%

DRAFT

November 9, 2011

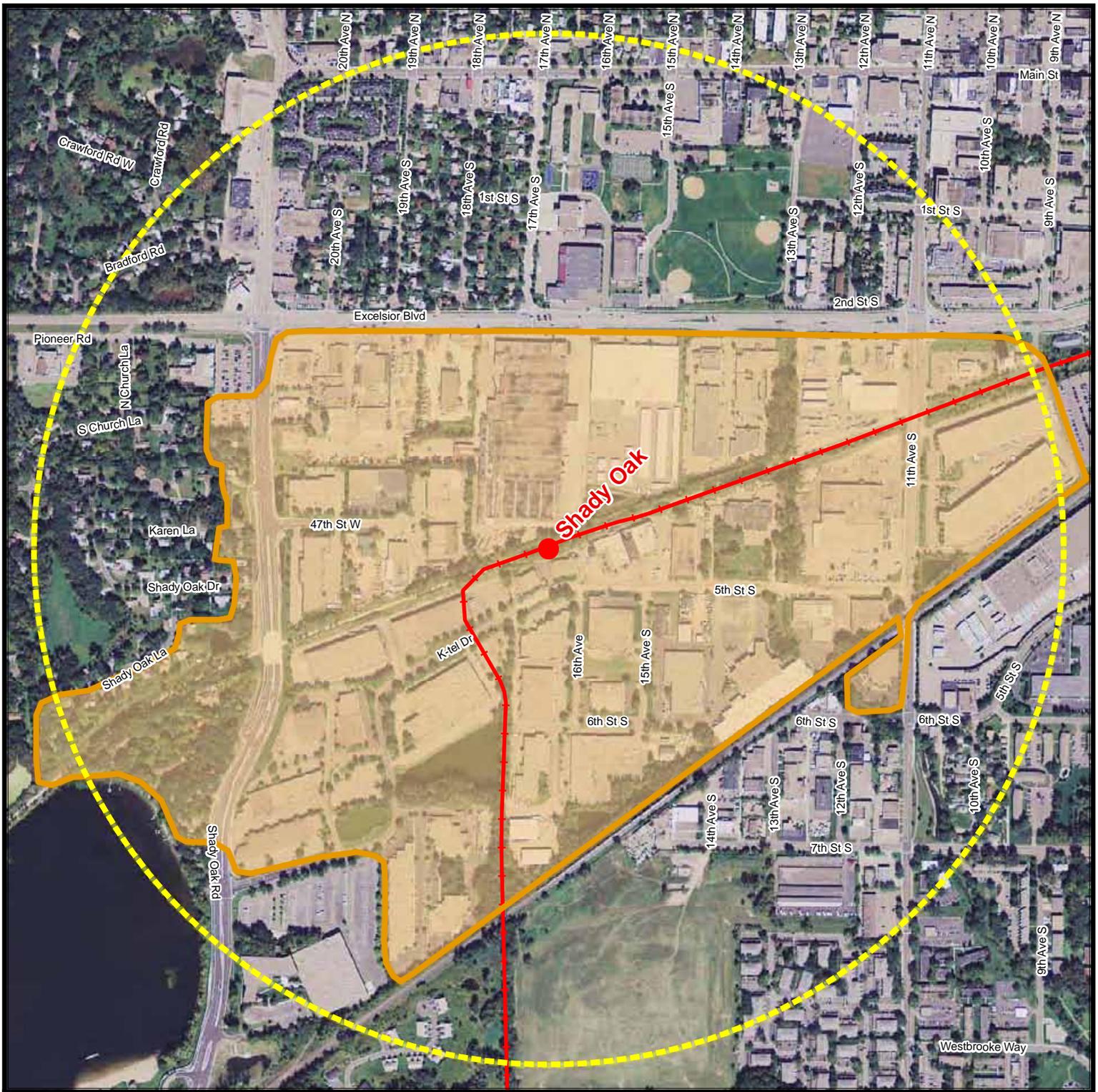


- Southwest LRT Station Locations
- Southwest LRT Alignment
- Approximate 10-Minute Walking Range
- 1/2-Mile from Stations

Bonestroo
now

Stantec

I:\5196\5196110040\GIS\Projects\by station.mxd



Shady Oak Station

Map 7

Demographics

2010 Population	46
2000 Population	55
2000-2010 Population Change	-16.36%
2010 Households	19
Owner Occupied Households	92.5%
Live-Alone Households	16.28%
Households with Child	20.73%

Employment

2009 Jobs	2142
2002 Jobs	4209
2002-2009 Job Change	-49.11%
Jobs with Wages up to \$15,000/Yr	14.2%
Jobs with Wages \$15,000-\$40,000/Yr	38.3%
Jobs with Wages over \$40,000/Yr	47.5%

DRAFT

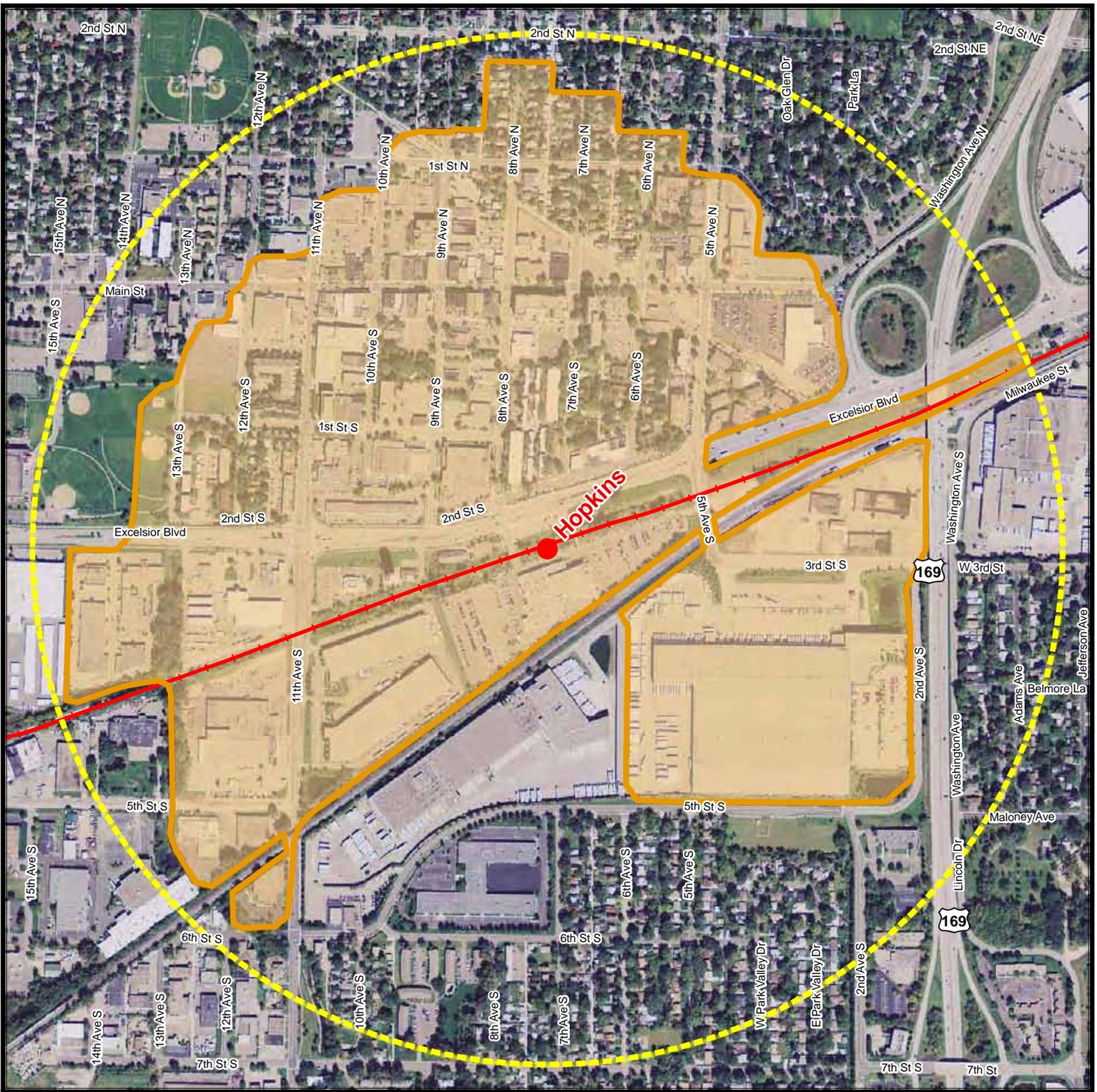
November 9, 2011



- Southwest LRT Station Locations
- Southwest LRT Alignment
- Approximate 10-Minute Walking Range
- 1/2-Mile from Stations

Bonestroo
now

Stantec



Hopkins Station

Map 8

Demographics

2010 Population	1789
2000 Population	1898
2000-2010 Population Change	-5.74%
2010 Households	1012
Owner Occupied Households	17.3%
Live-Along Households	61.48%
Households with Child	17.29%

Employment

2009 Jobs	4349
2002 Jobs	3063
2002-2009 Job Change	41.98%
Jobs with Wages up to \$15,000/Yr	47.6%
Jobs with Wages \$15,000-\$40,000/Yr	34.4%
Jobs with Wages over \$40,000/Yr	18.1%

DRAFT

November 9, 2011



0 700 1,400 Feet

- Southwest LRT Station Locations
- Southwest LRT Alignment
- Approximate 10-Minute Walking Range
- 1/2-Mile from Stations

Bonestroo
now

Stantec

I:\5196\5196110040\GIS\Projects\by station.mxd



Louisiana Station

Map 10

Demographics

2010 Population	434
2000 Population	355
2000-2010 Population Change	22.25%
2010 Households	212
Owner Occupied Households	45.3%
Live-Along Households	39.36%
Households with Child	17.17%

Employment

2009 Jobs	7459
2002 Jobs	6319
2002-2009 Job Change	18.04%
Jobs with Wages up to \$15,000/Yr	11.3%
Jobs with Wages \$15,000-\$40,000/Yr	38.9%
Jobs with Wages over \$40,000/Yr	49.8%

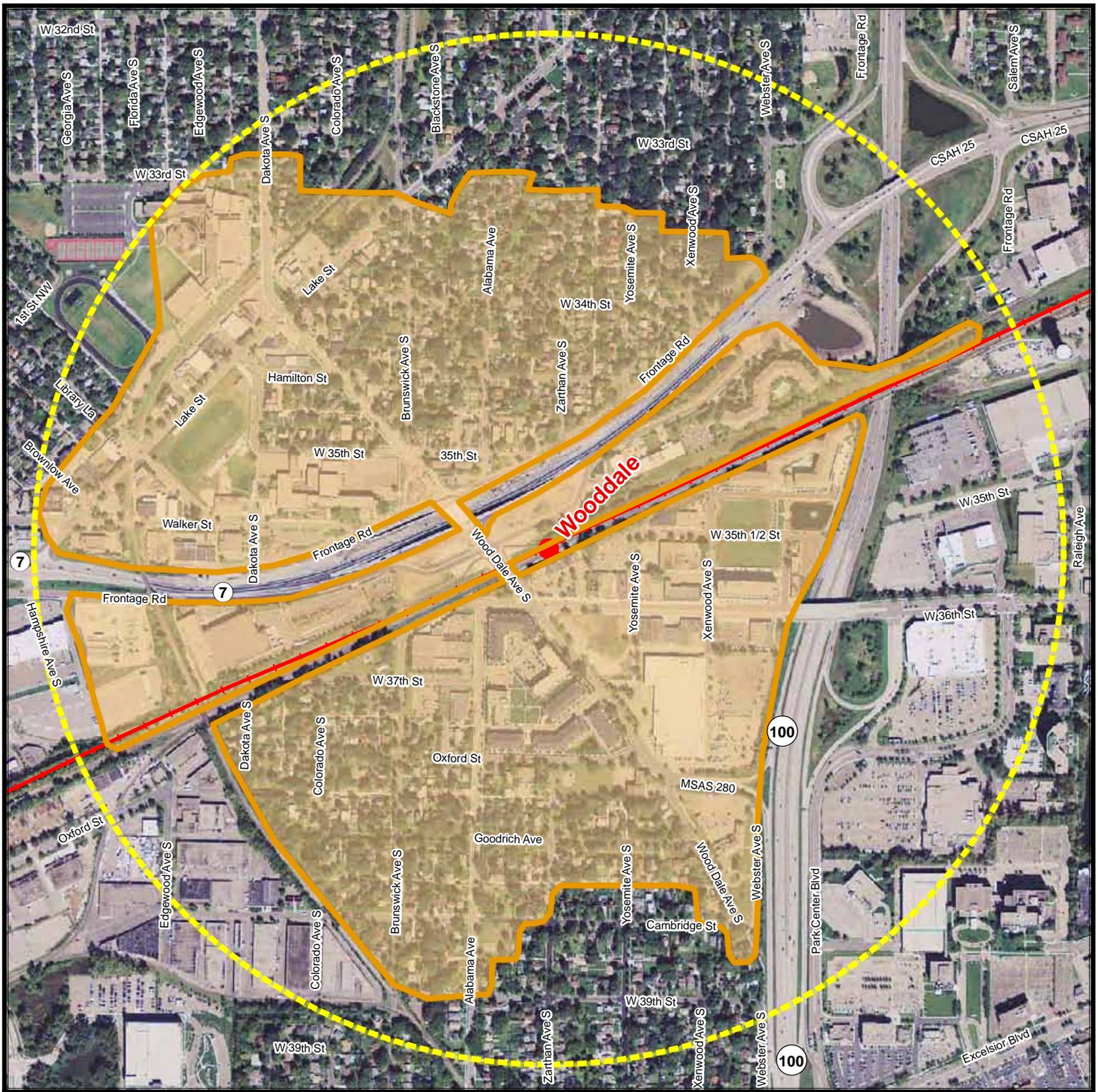
DRAFT

November 9, 2011



- Southwest LRT Station Locations
- +— Southwest LRT Alignment
- Approximate 10-Minute Walking Range
- 1/2-Mile from Stations





Wooddale Station

Map 11

Demographics

2010 Population	1649
2000 Population	1218
2000-2010 Population Change	35.39%
2010 Households	871
Owner Occupied Households	53.5%
Live-Alone Households	44.26%
Households with Child	15.94%

Employment

2009 Jobs	866
2002 Jobs	1355
2002-2009 Job Change	-36.09%
Jobs with Wages up to \$15,000/Yr	29.7%
Jobs with Wages \$15,000-\$40,000/Yr	35%
Jobs with Wages over \$40,000/Yr	35.3%

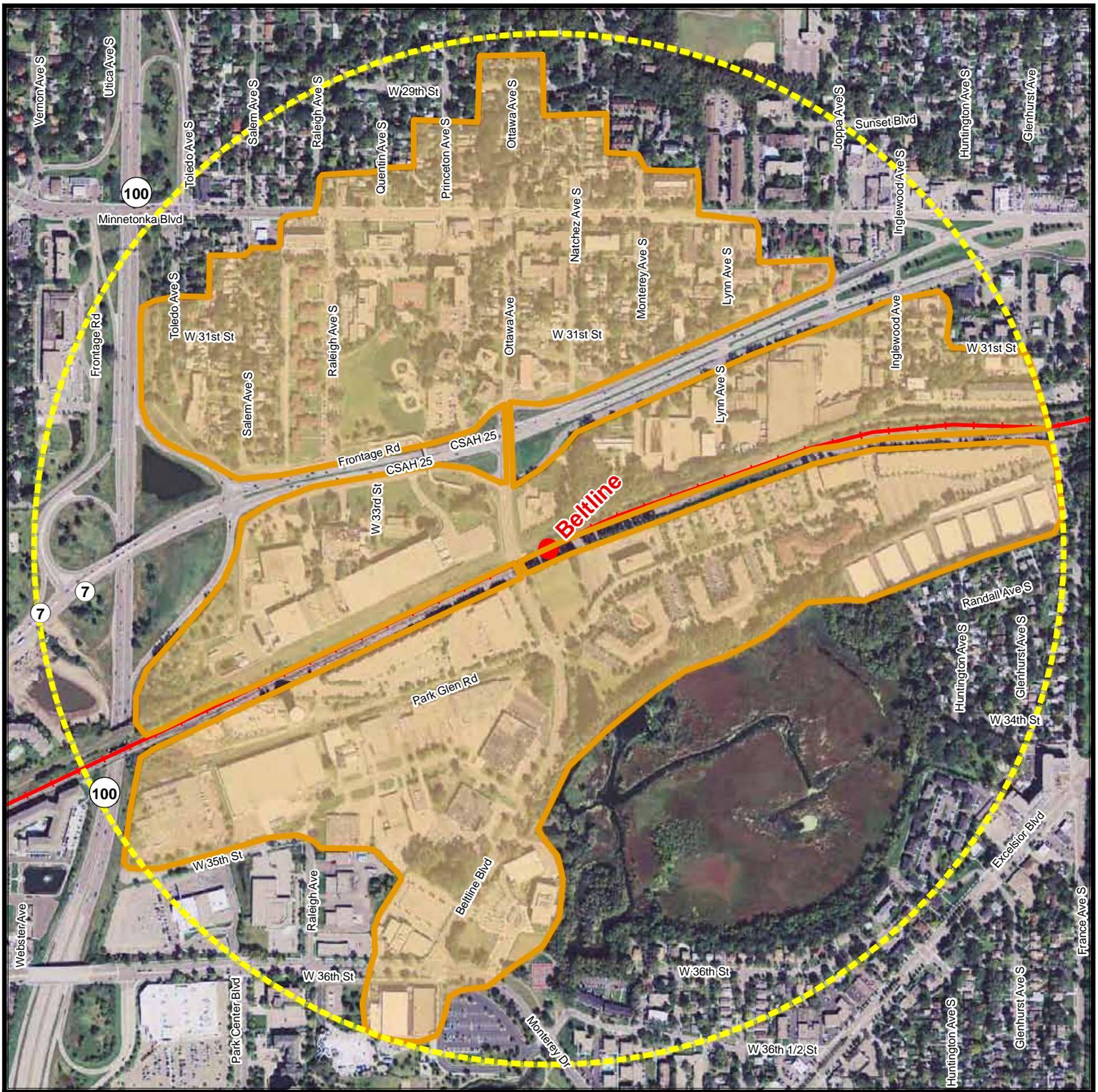
DRAFT

November 9, 2011



- Southwest LRT Station Locations
- Southwest LRT Alignment
- Approximate 10-Minute Walking Range
- 1/2-Mile from Stations





Beltline Station

Map 12

Demographics

2010 Population	1947
2000 Population	1929
2000-2010 Population Change	0.93%
2010 Households	1231
Owner Occupied Households	17%
Live-Alone Households	59.45%
Households with Child	8.95%

Employment

2009 Jobs	2803
2002 Jobs	3591
2002-2009 Job Change	-21.94%
Jobs with Wages up to \$15,000/Yr	23.1%
Jobs with Wages \$15,000-\$40,000/Yr	31.4%
Jobs with Wages over \$40,000/Yr	45.5%

DRAFT

November 9, 2011



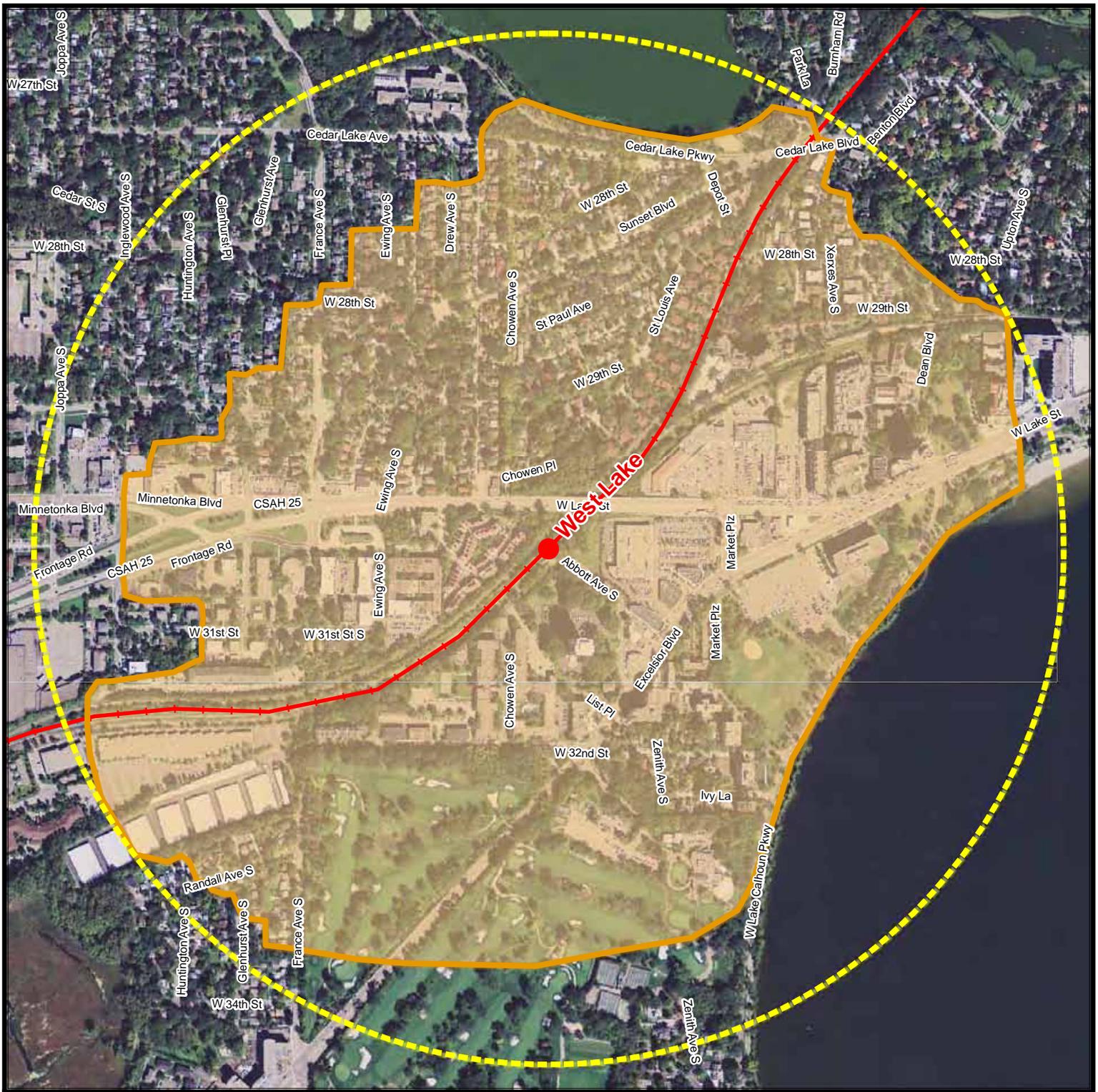
0 700 1,400 Feet

- Southwest LRT Station Locations
- Southwest LRT Alignment
- Approximate 10-Minute Walking Range
- 1/2-Mile from Stations

Bonestroo
now

Stantec

I:\5196\5196110040\GIS\Projects\by station.mxd



West Lake Station

Map 13

Demographics

2010 Population	3809
2000 Population	3728
2000-2010 Population Change	2.17%
2010 Households	2430
Owner Occupied Households	34.6%
Live-Alone Households	57.84%
Households with Child	7.7%

Employment

2009 Jobs	2038
2002 Jobs	2581
2002-2009 Job Change	-21.04%
Jobs with Wages up to \$15,000/Yr	37.4%
Jobs with Wages \$15,000-\$40,000/Yr	29.7%
Jobs with Wages over \$40,000/Yr	32.8%

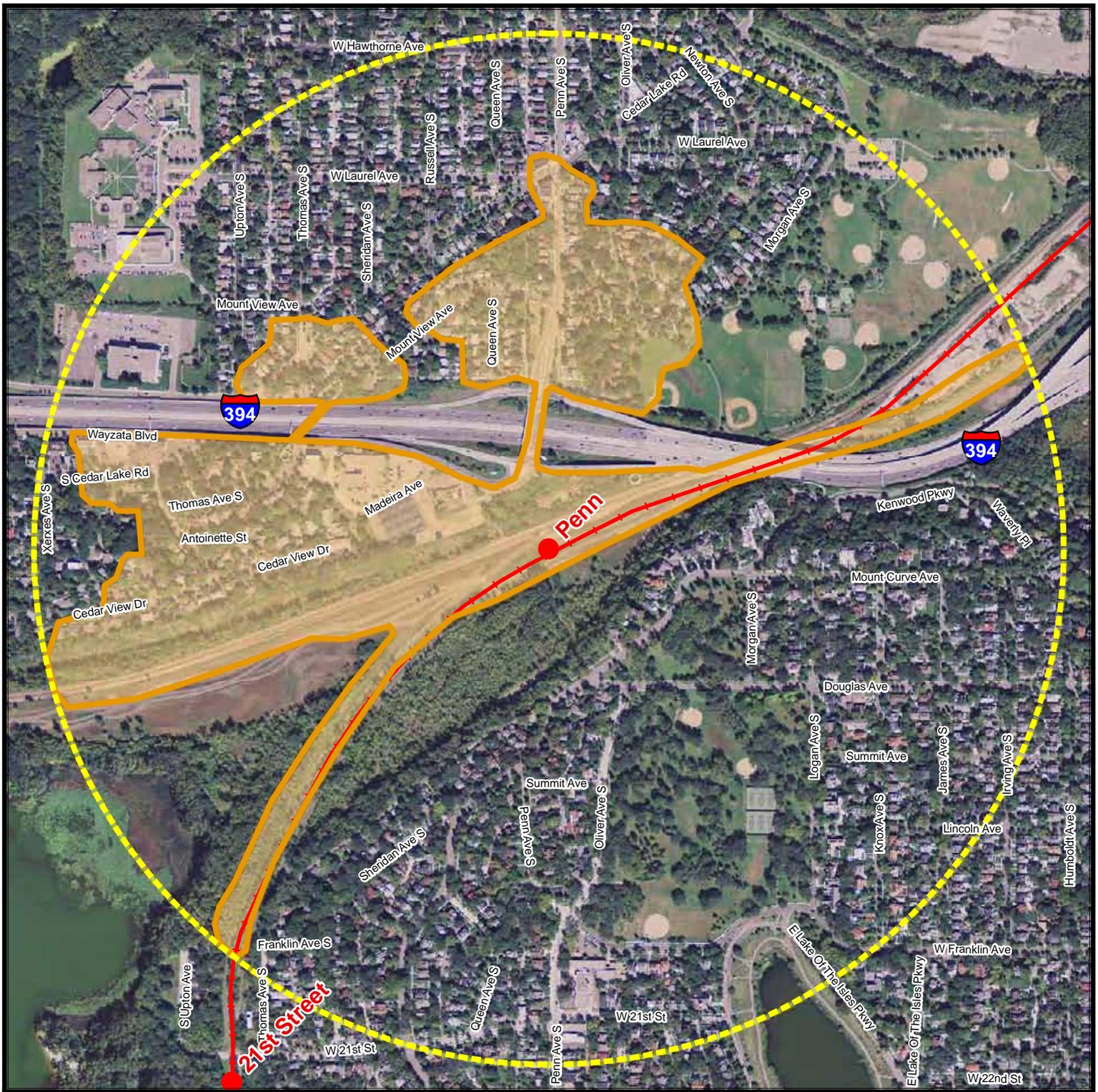
DRAFT

November 9, 2011



- Southwest LRT Station Locations
- Southwest LRT Alignment
- Approximate 10-Minute Walking Range
- 1/2-Mile from Stations





Penn Station

Map 15

Demographics

2010 Population	478
2000 Population	467
2000-2010 Population Change	2.36%
2010 Households	221
Owner Occupied Households	83.3%
Live-Alone Households	32.63%
Households with Child	20.51%

Employment

2009 Jobs	396
2002 Jobs	444
2002-2009 Job Change	-10.81%
Jobs with Wages up to \$15,000/Yr	16.9%
Jobs with Wages \$15,000-\$40,000/Yr	20.7%
Jobs with Wages over \$40,000/Yr	62.4%

DRAFT

November 9, 2011



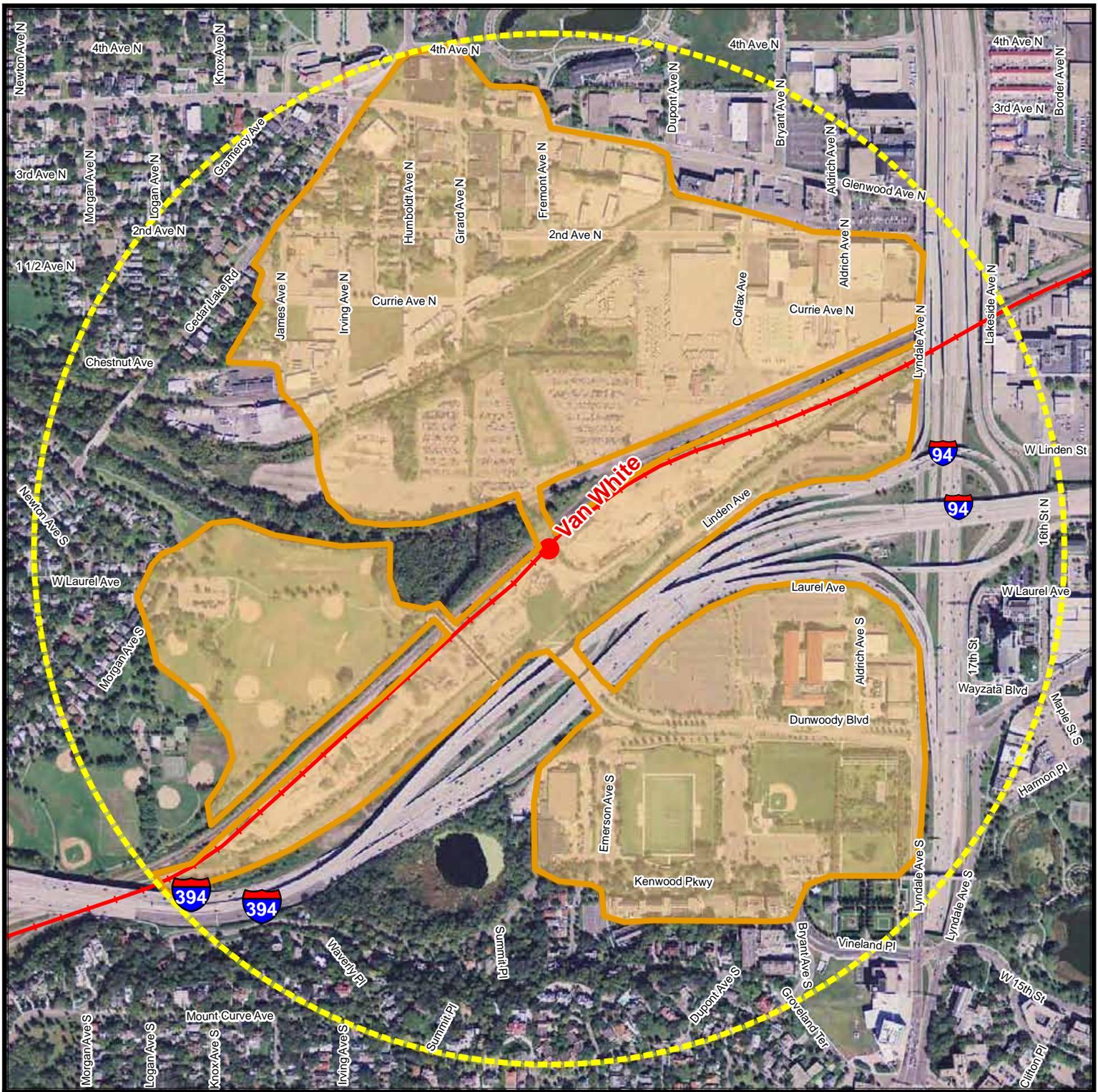
0 700 1,400 Feet

- Southwest LRT Station Locations
- Southwest LRT Alignment
- Approximate 10-Minute Walking Range
- 1/2-Mile from Stations

Bonestroo
now

Stantec

I:\5196\5196110040\GIS\Projects\by station.mxd



Van White Station

Map 16

Demographics

2010 Population	298
2000 Population	400
2000-2010 Population Change	-25.5%
2010 Households	157
Owner Occupied Households	30.1%
Live-Along Households	49.28%
Households with Child	12.26%

Employment

2009 Jobs	987
2002 Jobs	1400
2002-2009 Job Change	-29.5%
Jobs with Wages up to \$15,000/Yr	24.7%
Jobs with Wages \$15,000-\$40,000/Yr	25.6%
Jobs with Wages over \$40,000/Yr	49.6%

DRAFT

November 9, 2011

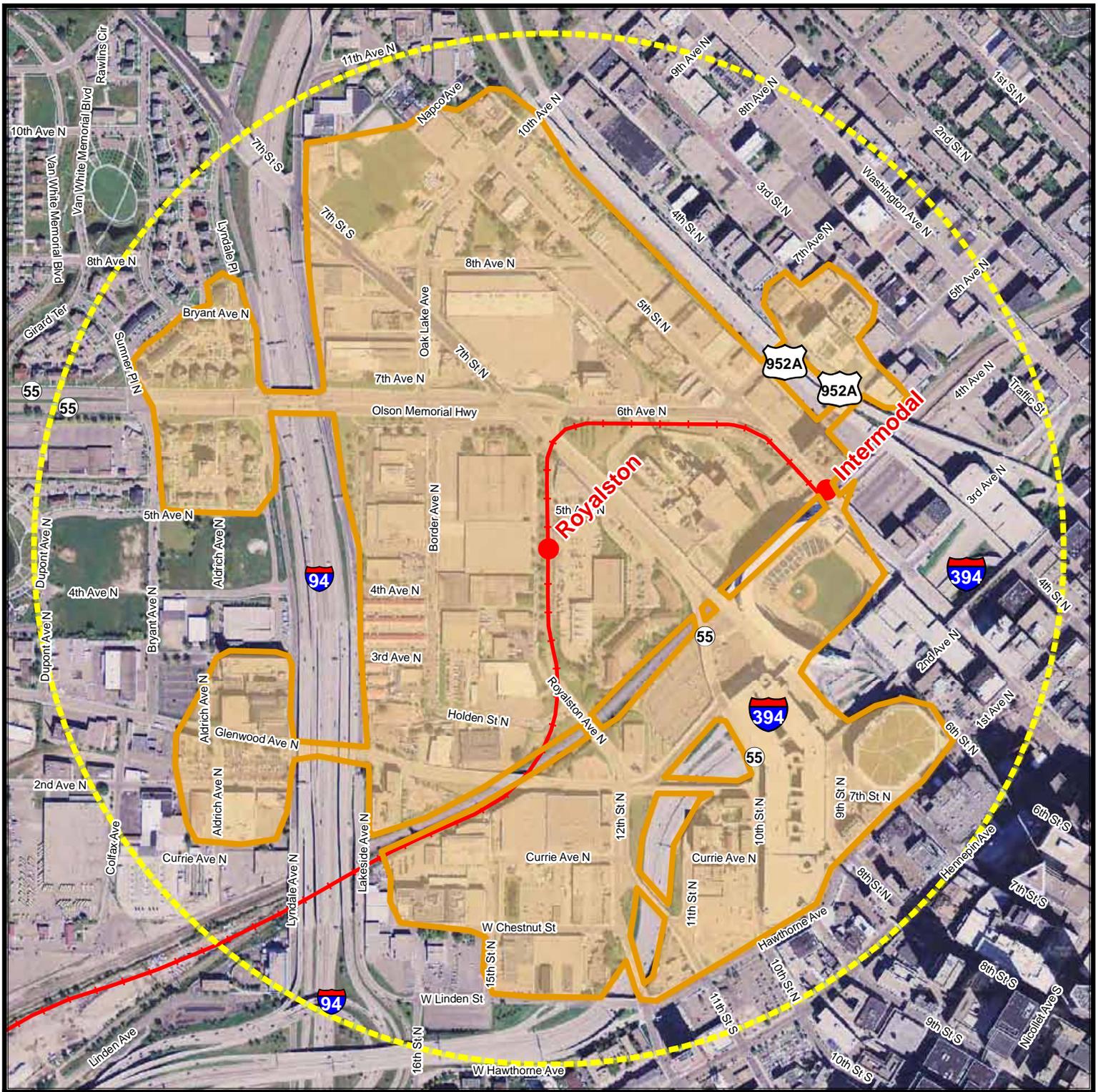


- Southwest LRT Station Locations
- Southwest LRT Alignment
- Approximate 10-Minute Walking Range
- 1/2-Mile from Stations

Bonestroo
now

Stantec

I:\5196\5196110040\GIS\Projects\by station.mxd



Royalston Station

Map 17

Demographics

2010 Population	1941
2000 Population	1074
2000-2010 Population Change	80.73%
2010 Households	552
Owner Occupied Households	10.1%
Live-Along Households	76.07%
Households with Child	13.49%

Employment

2009 Jobs	3042
2002 Jobs	4828
2002-2009 Job Change	-36.99%
Jobs with Wages up to \$15,000/Yr	24.4%
Jobs with Wages \$15,000-\$40,000/Yr	28.7%
Jobs with Wages over \$40,000/Yr	47%

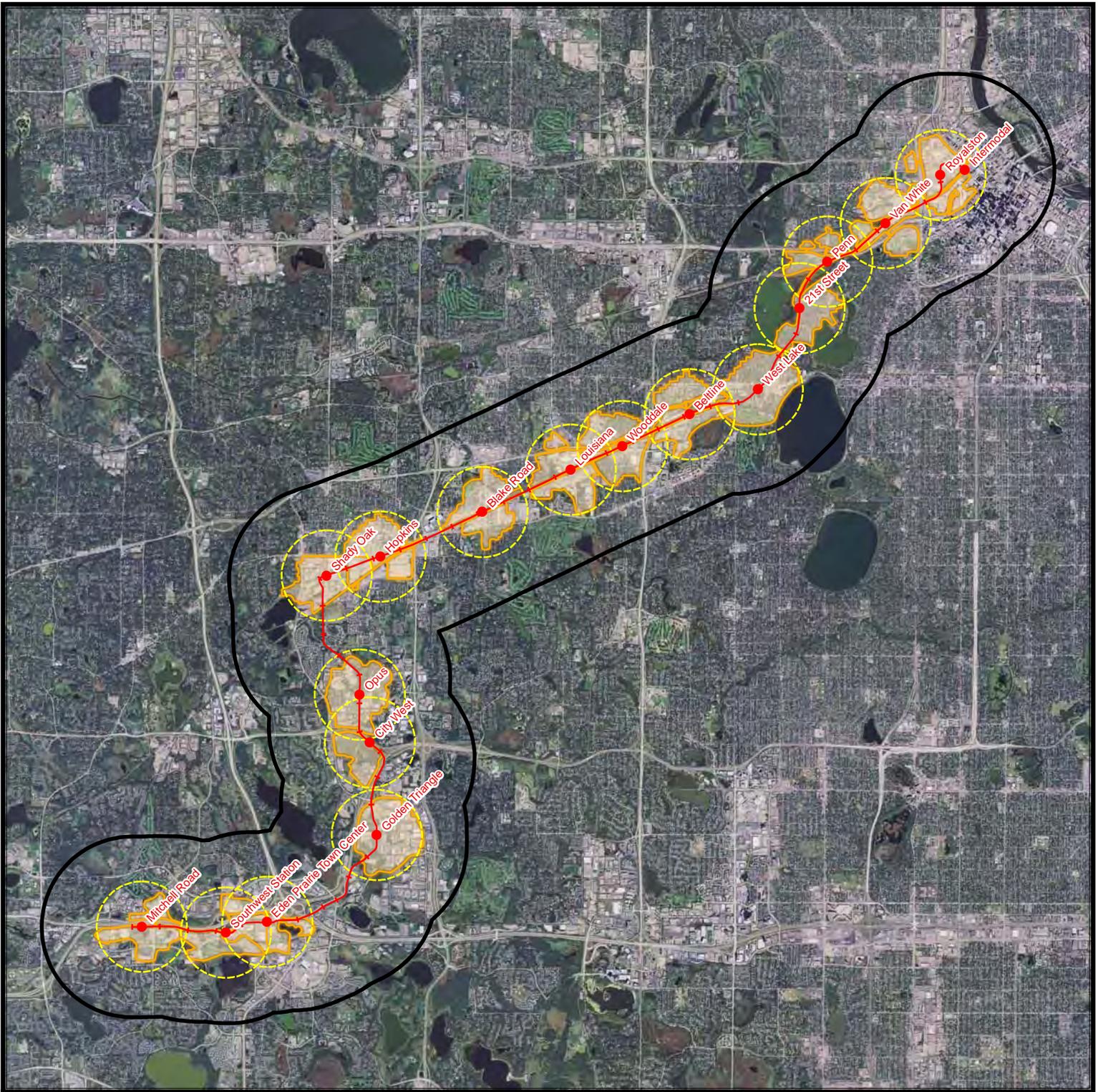
DRAFT

November 9, 2011



- Southwest LRT Station Locations
- Southwest LRT Alignment
- Approximate 10-Minute Walking Range
- 1/2-Mile from Stations





Within 1 Mile from Southwest Corridor

Map 18

Demographics

2010 Population	119,481
2000 Population	110,899
2000-2010 Population Change	7.7%
2010 Households	61,059
Owner Occupied Households	44.8%
Live-Along Households	48.1%
Households with Child	17.6%

Employment

2009 Jobs	253,753
2002 Jobs	248,191
2002-2009 Job Change	2.2%
Jobs with Wages up to \$15,000/Yr	16.5%
Jobs with Wages \$15,000-\$40,000/Yr	24.7%
Jobs with Wages over \$40,000/Yr	58.8%

DRAFT

November 9, 2011



0 4,000 8,000 12,000 Feet

- Southwest LRT Station Locations
- Southwest LRT Alignment
- Approximate 10-Minute Walking Range
- 1/2-Mile from Stations
- 1 Mile from LRT Line

Bonestroo
now

Stantec

I:\5196\5196110040\GIS\Projects\by station.mxd

Southwest Corridor Demographic Data

10-Minute Walkshed	7-County Metro	Corridor			Penn	21st						Downtown	Shady				Golden	Town	Southwest	
		Total (1-mi buffer)	Royalston	Van White	Avenue	Street	West Lake	Belt Line	Wooddale	Louisiana	Blake Rd	Hopkins	Oak Rd	Opus	City West	Triangle	Center	Station	Mitchell Rd	
Population 2010	2,849,567	119,481	1,941	298	478	1,161	3,809	1,947	1,649	434	2,947	1,789	46	636	321	248	616	852	29	
Population 2000	2,642,056	110,899	1,074	400	467	1,251	3,728	1,929	1,218	355	2,699	1,898	55	576	308	4	27	190	33	
Population Change 2000-2010	207,511	8,582	867	-102	11	-90	81	18	431	79	248	-109	-9	60	13	244	589	662	-4	
Percent Change	7.3%	7.2%	80.7%	-25.5%	2.4%	-7.2%	2.2%	0.9%	35.4%	22.3%	9.2%	-5.7%	-16.4%	10.4%	4.2%	6100.0%	2181.5%	348.4%	-12.1%	
Age Distribution 2010																				
Under 5	6.8%	5.8%	9.9%	6.2%	5.8%	4.4%	2.9%	3.9%	5.4%	5.3%	10.6%	6.5%	4.8%	3.4%	4.8%	4.5%	6.9%	7.4%	5.6%	
5 to 17	17.6%	11.0%	17.2%	8.5%	11.5%	18.9%	5.0%	5.8%	9.8%	12.1%	14.4%	13.4%	10.4%	5.0%	4.8%	4.8%	7.9%	6.5%	10.7%	
18 to 24	9.4%	9.9%	5.6%	11.4%	6.3%	6.4%	11.9%	14.3%	8.7%	16.2%	12.4%	8.5%	4.3%	8.0%	16.2%	14.5%	12.5%	10.2%	10.9%	
25 to 34	14.7%	24.1%	15.2%	32.4%	11.1%	7.9%	33.4%	34.8%	29.4%	31.8%	29.1%	16.8%	9.8%	22.8%	39.7%	35.8%	35.4%	36.9%	28.7%	
35 to 44	13.7%	13.2%	15.5%	14.9%	16.4%	12.6%	13.0%	15.6%	12.5%	12.9%	13.8%	8.1%	9.0%	11.5%	17.4%	13.6%	12.2%	12.4%	12.4%	
45 to 54	15.5%	13.0%	21.5%	11.1%	14.6%	19.8%	11.0%	9.0%	11.7%	6.9%	9.3%	14.3%	21.2%	11.8%	12.8%	13.5%	8.5%	8.0%	13.4%	
55 to 64	11.4%	11.2%	11.1%	7.3%	18.5%	16.6%	12.0%	8.0%	10.9%	7.4%	7.3%	12.1%	19.1%	17.1%	7.5%	7.2%	4.9%	4.5%	10.6%	
65 to 74	5.7%	5.6%	3.0%	6.5%	11.5%	8.6%	5.5%	4.1%	3.9%	3.8%	2.4%	7.0%	12.7%	12.7%	2.2%	1.9%	2.3%	2.3%	4.7%	
75 and Older	5.0%	6.2%	0.9%	1.7%	4.3%	4.8%	5.4%	8.6%	4.6%	4.0%	1.6%	7.6%	9.7%	10.1%	0.5%	0.5%	7.9%	12.0%	3.0%	
Households 2010	1,117,749	61,059	552	157	221	459	2,430	1,231	871	212	1,390	1,012	19	396	199	151	351	497	15	
Living Alone	28.5%	48.1%	76.1%	49.3%	32.6%	19.8%	57.8%	44.3%	39.4%	47.9%	61.5%	16.3%	55.7%	53.8%	55.3%	52.0%	54.1%	48.6%		
Married Couple with Children	21.9%	11.1%	4.4%	5.9%	16.2%	29.6%	4.9%	4.5%	10.9%	11.3%	14.4%	7.2%	16.1%	5.1%	4.5%	6.2%	8.4%	10.3%	8.0%	
Unmarried Families with Children	8.5%	6.5%	9.1%	6.3%	4.3%	5.5%	2.8%	4.4%	5.0%	5.9%	12.5%	10.1%	4.6%	4.3%	8.0%	6.8%	6.4%	5.8%	9.9%	
Families with no Children	32.9%	21.8%	5.4%	14.9%	32.2%	35.9%	17.4%	15.1%	24.0%	22.1%	16.6%	14.6%	56.8%	23.6%	18.8%	13.2%	20.5%	19.1%	22.2%	
Non-Families with 2+ persons	8.2%	12.5%	5.1%	23.5%	14.7%	9.2%	17.0%	16.5%	15.8%	21.4%	8.7%	6.7%	6.2%	11.2%	15.0%	18.6%	12.6%	10.8%	11.3%	
HHs with person(s) age 65+	19.7%	17.1%	7.9%	13.5%	23.6%	23.5%	12.9%	17.9%	12.3%	12.6%	7.1%	23.2%	39.3%	28.9%	4.3%	3.9%	15.2%	21.5%	11.6%	
Owner-Occupied	70.0%	44.8%	10.1%	30.1%	83.3%	84.8%	34.6%	17.0%	53.5%	45.3%	12.9%	17.3%	92.5%	61.6%	8.5%	1.7%	8.8%	18.8%	52.4%	
Renter-Occupied	30.0%	55.2%	89.9%	69.9%	16.7%	15.2%	65.4%	83.0%	46.5%	54.7%	87.1%	82.7%	7.5%	38.4%	91.5%	98.3%	91.2%	81.2%	47.6%	
Housing Units	1,186,986	66,974	589	182	230	485	2,855	1,402	951	225	1,490	1,083	19	457	211	177	458	584	15	
Percent Vacant	5.8%	8.8%	6.3%	13.7%	3.9%	5.4%	14.9%	12.2%	8.4%	5.8%	6.7%	6.6%	0.0%	13.3%	5.7%	14.7%	23.4%	14.9%	0.0%	
Walk Score	--	--	86	57	49	38	77	72	82	65	62	95	68	52	51	48	69	66	43	
Score Description	--	--	Very Walkable	Somewhat Walkable	Car Dependent	Car Dependent	Very Walkable	Very Walkable	Very Walkable	Somewhat Walkable	Somewhat Walkable	Walker's Paradise	Somewhat Walkable	Somewhat Walkable	Somewhat Walkable	Car Dependent	Somewhat Walkable	Somewhat Walkable	Car Dependent	

1-Mile Radius	7-County Metro	Corridor			Penn	21st						Downtown	Shady				Golden	Town	Southwest	
		Total (1-mi buffer)	Royalston	Van White	Avenue	Street	West Lake	Belt Line	Wooddale	Louisiana	Blake Rd	Hopkins	Oak Rd	Opus	City West	Triangle	Center	Station	Mitchell Rd	
Households	1,117,749	52,018	9,896	11,361	5,057	5,210	6,114	7,920	7,112	5,340	5,592	5,866	5,659	4,784	2,699	1,111	2,361	3,964	3,400	
Single-Family Detached (own)	57.3%	26.9%	2.4%	13.7%	43.5%	45.6%	27.3%	36.0%	42.8%	50.9%	35.5%	34.8%	29.2%	6.2%	15.0%	32.8%	10.9%	10.5%	29.2%	
Single-Family Detached (rent)	3.3%	2.0%	0.9%	2.5%	4.9%	3.3%	1.9%	2.0%	2.7%	3.1%	2.1%	2.3%	1.7%	0.4%	0.6%	1.8%	1.5%	1.3%	1.2%	
Duplex/Triplex	2.6%	3.3%	1.7%	5.4%	11.7%	7.0%	3.3%	2.8%	2.8%	4.0%	3.9%	4.3%	3.3%	0.4%	1.4%	4.2%	0.8%	0.5%	0.8%	
Multifamily (own)	12.5%	18.8%	24.9%	15.5%	10.0%	14.3%	11.9%	11.9%	9.8%	5.8%	5.5%	19.7%	25.6%	51.3%	47.5%	17.3%	17.8%	20.0%	25.5%	
Multifamily (rent)	2.5%	5.2%	7.2%	4.4%	3.0%	3.4%	3.5%	3.0%	2.8%	2.5%	1.8%	8.2%	8.7%	12.5%	8.7%	3.9%	15.0%	9.1%	3.3%	
Apartment (rent)	20.5%	43.7%	62.9%	58.5%	26.8%	26.4%	52.0%	44.3%	39.2%	33.7%	51.2%	30.6%	31.5%	29.2%	26.8%	40.1%	54.0%	58.7%	40.0%	

Note: 1-Mile Radius data for each station area is from Exensus

Sources: US Census; walkscore.com

Southwest Corridor Employment Data

10-Minute Walkshed	Corridor																		
	7-County Metro	Total (1-mi buffer)	Royal-ston	Van White	Penn Avenue	21st Street	West Lake	Belt Line	Wood-dale	Louis-iana	Blake Rd	Down-town Hopkins	Shady Oak Rd	Opus City West	Golden Triangle	Town Center	South-west Station	Mitchell Rd	
2009 Total Jobs	1,563,291	253,753	3,042	987	396	24	2,038	2,803	866	7,459	929	4,349	2,142	3,238	861	2,219	4,073	1,595	1,525
2002 Total Jobs	1,550,313	248,191	4,828	1,400	444	28	2,581	3,591	1,355	6,319	2,702	3,063	4,209	3,692	1,067	8,348	4,076	1,270	2,223
Employment Change from 2002	12,978	5,562	-1,786	-413	-48	-4	-543	-788	-489	1,140	-1,773	1,286	-2,067	-454	-206	-6,129	-3	325	-698
Percent	0.8%	2.2%	-58.7%	-41.8%	-12.1%	-16.7%	-26.6%	-28.1%	-56.5%	15.3%	-190.9%	29.6%	-96.5%	-14.0%	-23.9%	-276.2%	-0.1%	20.4%	-45.8%
Industry Sectors																			
Agriculture, Forestry, Fishing and Hunting	0.2%	0.1%	0.1%	0.0%	0.0%	0.0%	0.1%	0.4%	0.1%	0.1%	0.2%	0.0%	0.6%	0.3%	0.1%	0.1%	0.2%	0.1%	0.1%
Mining, Quarrying, and Oil and Gas Extraction	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.1%	0.0%	0.0%	0.1%	0.1%	0.0%	0.1%	0.1%	0.2%	0.3%
Utilities	0.9%	2.9%	15.3%	0.9%	0.3%	0.0%	0.8%	0.0%	0.1%	0.0%	0.1%	0.0%	0.3%	0.0%	0.0%	0.2%	0.0%	0.1%	0.1%
Construction	3.3%	1.8%	2.9%	1.3%	0.8%	0.0%	0.7%	4.0%	2.3%	1.4%	4.1%	0.8%	11.0%	10.0%	3.0%	5.4%	9.6%	12.4%	13.5%
Manufacturing	10.4%	6.0%	9.9%	7.6%	1.0%	0.0%	2.2%	14.6%	5.9%	6.0%	12.6%	2.0%	36.9%	45.6%	10.5%	25.0%	48.0%	47.3%	50.9%
Wholesale Trade	5.6%	4.6%	6.5%	3.9%	1.8%	0.0%	3.8%	11.5%	15.9%	2.3%	19.3%	4.5%	17.8%	4.8%	7.3%	20.2%	4.5%	6.0%	2.6%
Retail Trade	9.4%	5.8%	8.1%	3.2%	4.3%	0.0%	7.5%	11.7%	24.7%	3.6%	27.9%	5.8%	17.7%	4.3%	7.1%	26.1%	8.2%	11.8%	2.2%
Transportation and Warehousing	2.8%	2.2%	11.4%	2.5%	1.3%	0.0%	2.5%	1.6%	3.6%	0.6%	3.2%	0.5%	1.9%	0.6%	0.6%	2.5%	1.8%	0.8%	0.1%
Information	2.8%	3.6%	1.6%	3.4%	3.8%	4.2%	3.5%	1.1%	2.1%	2.6%	1.3%	1.8%	0.4%	1.1%	1.5%	0.9%	0.8%	0.5%	1.1%
Finance and Insurance	6.7%	11.5%	4.9%	11.4%	19.9%	4.2%	9.6%	4.5%	5.4%	13.6%	3.7%	7.0%	1.4%	5.6%	9.4%	3.8%	2.6%	2.3%	6.6%
Real Estate and Rental and Leasing	2.3%	3.5%	2.0%	4.4%	5.1%	0.0%	2.9%	2.1%	1.6%	4.0%	1.9%	4.0%	0.8%	1.6%	2.6%	0.8%	1.2%	0.8%	1.4%
Professional, Scientific, and Technical Services	6.7%	11.8%	5.2%	12.6%	17.2%	20.8%	10.7%	5.1%	5.8%	10.6%	3.4%	7.2%	1.8%	5.2%	9.9%	3.6%	2.5%	1.8%	4.3%
Management of Companies and Enterprises	6.1%	8.9%	3.2%	6.5%	10.1%	4.2%	8.1%	5.1%	6.7%	11.2%	4.0%	9.7%	1.5%	4.7%	9.8%	3.5%	4.3%	3.4%	5.3%
Administration & Support, Waste Management	5.0%	5.2%	3.7%	6.2%	6.1%	4.2%	6.7%	5.2%	5.7%	7.3%	3.2%	10.2%	1.6%	3.1%	7.9%	1.7%	2.6%	1.9%	2.3%
Educational Services	8.7%	5.3%	1.4%	3.0%	3.5%	8.3%	2.9%	8.0%	2.1%	2.2%	0.5%	5.0%	0.4%	2.4%	1.9%	0.8%	1.0%	0.5%	0.3%
Health Care and Social Assistance	13.4%	13.6%	8.7%	15.0%	13.4%	20.8%	14.7%	10.5%	9.0%	23.0%	7.3%	20.0%	3.1%	6.1%	16.0%	2.7%	5.0%	4.6%	4.9%
Arts, Entertainment, and Recreation	1.5%	1.3%	1.6%	2.8%	1.3%	4.2%	2.6%	1.2%	0.7%	1.0%	0.8%	2.0%	0.4%	0.5%	0.6%	0.3%	0.7%	0.6%	0.5%
Accommodation and Food Services	7.2%	6.9%	10.4%	9.4%	6.1%	16.7%	15.8%	5.6%	5.1%	5.1%	4.4%	12.3%	1.2%	1.8%	7.5%	1.0%	4.9%	3.3%	2.1%
Other Services (excluding Public Administration)	3.5%	3.6%	3.0%	5.8%	4.3%	12.5%	5.0%	3.1%	3.2%	5.2%	2.0%	5.7%	1.0%	1.8%	4.4%	0.9%	2.1%	1.6%	1.3%
Public Administration	3.6%	1.3%	0.1%	0.0%	0.0%	0.0%	0.0%	4.5%	0.0%	0.0%	0.0%	1.6%	0.0%	0.6%	0.0%	0.2%	0.0%	0.0%	0.0%
Jobs by Earnings																			
\$1,250 per month or less	23.3%	16.5%	24.4%	24.7%	16.9%	45.8%	37.4%	23.1%	29.7%	11.3%	21.4%	47.6%	14.2%	5.5%	13.9%	10.0%	19.3%	18.7%	6.3%
\$1,251 to \$3,333 per month	30.3%	24.7%	28.7%	25.6%	20.7%	25.0%	29.7%	31.4%	35.0%	38.9%	39.9%	34.4%	38.3%	17.3%	40.1%	27.4%	31.2%	16.7%	8.9%
More than \$3,333 per month	46.4%	58.8%	47.0%	49.6%	62.4%	29.2%	32.8%	45.5%	35.3%	49.8%	38.6%	18.1%	47.5%	77.3%	46.0%	62.6%	49.4%	64.6%	84.9%
Jobs by Worker Age																			
Age 29 or younger	25.3%	24.2%	24.4%	18.1%	26.0%	25.0%	40.7%	23.6%	30.9%	20.5%	34.6%	33.3%	19.0%	13.5%	28.8%	20.8%	30.2%	25.9%	14.6%
Age 30 to 54	58.1%	61.3%	56.9%	57.6%	55.8%	41.7%	46.3%	57.3%	50.3%	61.9%	52.1%	48.4%	61.6%	70.8%	60.3%	64.2%	55.6%	56.1%	66.7%
Age 55 or older	16.6%	14.5%	18.6%	24.2%	18.2%	33.3%	13.1%	19.2%	18.7%	17.6%	13.3%	18.3%	19.4%	15.6%	10.9%	15.1%	14.1%	18.0%	18.8%
Worker Residence																			
Eden Prairie	--	--	--	--	--	--	3.0%	2.0%	3.5%	4.3%	3.0%	3.6%	4.3%	6.3%	8.1%	7.8%	12.0%	11.3%	10.8%
Edina	--	--	--	--	--	--	3.4%	3.1%	2.3%	3.0%	2.5%	--	--	3.4%	--	--	--	--	--
Hopkins	--	--	--	--	--	4.2%	--	--	2.5%	2.5%	6.0%	6.3%	5.8%	--	--	--	--	--	--
Minneapolis	--	--	25.0%	28.0%	24.0%	45.8%	28.1%	17.4%	12.4%	12.4%	10.8%	9.2%	8.5%	9.1%	9.1%	10.4%	6.4%	7.0%	6.2%
Minnetonka	--	--	1.7%	2.2%	2.8%	8.3%	3.3%	3.5%	4.4%	5.1%	5.7%	5.8%	6.2%	5.8%	2.8%	2.8%	3.2%	3.2%	3.5%
St. Louis Park	--	--	3.0%	2.8%	6.8%	8.3%	5.1%	8.0%	11.9%	8.0%	5.4%	3.7%	2.8%	3.0%	3.5%	2.5%	--	--	--

Source: US Census: LEHD (Longitudinal Employer-Household Dynamics)

Southwest Corridor Employment Data

1-Mile Radius	Corridor																		
	7-County Metro	Total (1-mi buffer)	Royal-ston	Van White	Penn Avenue	21st Street	West Lake	Belt Line	Wood-dale	Louis-iana	Blake Rd	Down-town Hopkins	Shady Oak Rd	Opus City West	Golden Triangle	Town Center	South-west Station	Mitchell Rd	
2009 Total Jobs	1,563,291	253,753	140,686	18,925	4,388	5,197	6,081	8,855	16,184	12,523	6,141	11,221	8,810	29,655	32,081	18,358	12,787	11,235	8,223
2002 Total Jobs	1,550,313	248,191	124,110	22,081	5,415	5,894	7,451	12,700	19,628	12,049	16,026	21,211	9,617	20,069	22,710	19,966	12,514	11,455	9,864
Employment Change from 2002	12,978	5,562	16,576	-3,156	-1,027	-697	-1,370	-3,845	-3,444	474	-9,885	-9,990	-807	9,586	9,371	-1,608	273	-220	-1,641
Percent	0.8%	2.2%	11.8%	-16.7%	-23.4%	-13.4%	-22.5%	-43.4%	-21.3%	3.8%	-161.0%	-89.0%	-9.2%	32.3%	29.2%	-8.8%	2.1%	-2.0%	-20.0%
Industry Sectors																			
Agriculture, Forestry, Fishing and Hunting	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%	0.1%	0.2%	0.1%	0.1%	0.2%	0.2%	0.2%	0.1%	0.1%	0.1%	0.1%	0.2%	0.2%
Mining, Quarrying, and Oil and Gas Extraction	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.1%	0.2%
Utilities	0.9%	2.9%	5.1%	1.1%	0.4%	0.5%	0.5%	0.2%	0.0%	0.1%	0.0%	0.1%	0.1%	0.0%	0.0%	0.1%	0.0%	0.1%	0.1%
Construction	3.3%	1.8%	0.9%	1.0%	0.8%	0.2%	1.7%	1.9%	1.9%	3.8%	3.4%	3.9%	1.6%	2.5%	4.2%	5.3%	7.2%	6.7%	
Manufacturing	10.4%	6.0%	1.6%	3.2%	2.5%	0.8%	5.2%	6.1%	7.0%	7.5%	16.6%	10.5%	12.1%	6.7%	11.9%	19.1%	23.9%	32.0%	29.7%
Wholesale Trade	5.6%	4.6%	2.8%	4.2%	2.4%	2.5%	8.7%	9.9%	6.5%	6.1%	8.8%	8.4%	10.0%	4.3%	4.3%	9.7%	6.0%	6.9%	11.1%
Retail Trade	9.4%	5.8%	2.6%	5.9%	3.9%	3.9%	9.9%	17.7%	11.3%	10.7%	16.1%	11.4%	14.1%	4.1%	4.1%	11.6%	12.1%	10.1%	11.2%
Transportation and Warehousing	2.8%	2.2%	3.0%	2.8%	1.9%	1.8%	2.3%	2.1%	1.2%	1.2%	1.4%	1.1%	1.3%	0.6%	0.5%	1.2%	1.4%	1.4%	1.2%
Information	2.8%	3.6%	4.6%	3.3%	3.8%	3.7%	2.4%	2.0%	2.0%	2.0%	1.2%	1.6%	1.5%	3.1%	2.9%	1.9%	1.7%	1.4%	1.4%
Finance and Insurance	6.7%	11.5%	12.8%	8.8%	12.4%	12.8%	7.5%	5.8%	8.8%	9.5%	4.6%	6.3%	5.2%	15.9%	14.7%	6.8%	6.4%	4.7%	4.7%
Real Estate and Rental and Leasing	2.3%	3.5%	4.0%	3.4%	3.9%	4.0%	3.0%	2.8%	3.0%	3.0%	2.2%	2.8%	3.0%	3.4%	3.2%	2.3%	2.5%	2.0%	1.4%
Professional, Scientific, and Technical Services	6.7%	11.8%	14.1%	9.1%	13.6%	13.9%	8.1%	5.9%	7.5%	7.7%	4.5%	6.6%	5.7%	12.5%	11.6%	7.2%	6.4%	4.8%	4.7%
Management of Companies and Enterprises	6.1%	8.9%	8.9%	6.0%	8.7%	9.1%	6.8%	6.1%	8.0%	8.3%	5.5%	7.6%	6.7%	12.9%	12.1%	8.7%	8.0%	6.6%	5.7%
Administration & Support, Waste Management and Re	5.0%	5.2%	4.8%	6.6%	6.3%	6.4%	6.0%	6.6%	6.2%	5.7%	4.7%	6.4%	6.7%	6.5%	6.1%	5.4%	4.8%	4.3%	3.4%
Educational Services	8.7%	5.3%	6.6%	5.7%	3.3%	3.2%	5.2%	4.1%	8.0%	8.3%	9.1%	7.4%	2.9%	2.3%	2.2%	1.9%	1.5%	1.3%	3.5%
Health Care and Social Assistance	13.4%	13.6%	14.0%	16.4%	18.5%	19.3%	14.0%	13.0%	15.8%	16.7%	10.8%	12.7%	13.3%	15.1%	14.0%	9.7%	9.9%	7.9%	6.1%
Arts, Entertainment, and Recreation	1.5%	1.3%	1.4%	2.3%	2.3%	2.3%	1.9%	1.5%	1.0%	0.9%	0.9%	1.2%	1.2%	1.1%	1.0%	1.1%	1.1%	1.0%	0.6%
Accommodation and Food Services	7.2%	6.9%	7.5%	14.1%	10.6%	10.5%	10.2%	8.7%	5.1%	4.4%	4.5%	6.5%	7.5%	5.5%	5.1%	5.5%	5.6%	5.5%	3.4%
Other Services (excluding Public Administration)	3.5%	3.6%	3.6%	5.6%	4.7%	5.0%	4.4%	4.0%	4.1%	4.0%	2.6%	3.5%	3.8%	4.0%	3.7%	3.2%	3.0%	2.5%	2.0%
Public Administration	3.6%	1.3%	1.7%	0.7%	0.0%	0.0%	2.1%	1.4%	2.2%	1.8%	2.5%	2.1%	0.8%	0.1%	0.1%	0.2%	0.0%	0.0%	2.6%
Jobs by Earnings																			
\$1,250 per month or less	23.3%	16.5%	13.3%	32.8%	21.5%	22.1%	28.3%	33.6%	20.9%	18.2%	27.5%	31.8%	35.1%	15.3%	14.2%	21.8%	22.3%	20.8%	15.6%
\$1,251 to \$3,333 per month	30.3%	24.7%	21.2%	32.9%	33.6%	33.9%	32.8%	34.1%	36.1%	37.5%	38.6%	32.0%	34.5%	21.3%	22.4%	28.1%	28.5%	28.9%	25.6%
More than \$3,333 per month	46.4%	58.8%	65.6%	34.3%	44.9%	44.0%	38.9%	32.3%	43.0%	44.3%	33.9%	36.2%	30.5%	63.4%	63.3%	50.1%	49.2%	50.3%	58.8%
Jobs by Worker Age																			
Age 29 or younger	25.3%	24.2%	23.3%	30.3%	26.3%	26.3%	29.1%	31.3%	23.5%	22.7%	25.8%	27.2%	30.3%	21.3%	20.7%	26.6%	30.7%	28.7%	26.1%
Age 30 to 54	58.1%	61.3%	62.4%	54.4%	57.9%	59.1%	55.2%	50.7%	57.3%	59.1%	55.5%	53.9%	52.3%	66.8%	67.4%	61.4%	54.6%	56.4%	61.2%
Age 55 or older	16.6%	14.5%	14.3%	15.3%	15.8%	14.6%	15.7%	18.0%	19.1%	18.2%	18.7%	18.8%	17.3%	12.0%	11.9%	12.1%	14.7%	14.9%	12.7%
Worker Residence																			
Eden Prairie	--	--	--	--	1.6%	2.5%	2.6%	2.3%	3.5%	3.9%	2.6%	3.8%	3.9%	6.4%	6.4%	8.0%	12.3%	11.6%	13.2%
Edina	--	--	2.0%	1.6%	--	2.2%	3.0%	3.2%	3.3%	3.0%	2.2%	2.3%	2.2%	2.7%	2.6%	--	--	--	--
Hopkins	--	--	--	--	--	--	--	--	2.3%	3.1%	7.3%	5.7%	5.5%	--	--	--	--	--	--
Minneapolis	--	--	23.6%	3.2%	32.7%	28.3%	21.6%	19.3%	14.6%	12.7%	11.9%	9.3%	9.0%	9.3%	9.2%	9.9%	7.8%	7.6%	8.0%
Minnetonka	--	--	--	1.8%	2.3%	3.2%	3.2%	3.4%	4.9%	55.0%	8.2%	7.2%	5.7%	4.1%	4.0%	3.2%	3.1%	3.1%	2.6%
St. Louis Park	--	--	2.5%	2.3%	3.8%	5.5%	7.1%	9.5%	10.9%	11.4%	9.5%	4.0%	3.9%	2.8%	2.7%	--	--	--	2.5%

Source: US Census: LEHD (Longitudinal Employer-Household Dynamics)

Office Market Conditions

Retail Vacancy and Quoted Rates by Corridor Segments, 2Q 2011

Retail District (Station Sub-Groups)	Prop- ties	Leasable Sq. Ft.	Vacant Sq. Ft.	Vacancy Rate	Available Sq. Ft.	% Avail	Quoted Rents per Sq. Ft.		
							Low	High	Avg.
Mitchell-Southwest-Town Center	102	3,256,056	35,406	1.1%	87,669	2.7%	\$17.95	\$30.00	\$23.47
Golden Triangle-City West-Opus	17	216,309	16,710	7.7%	19,010	8.8%	\$16.00	\$16.00	\$16.00
Shady Oak-Hopkins	115	954,734	85,894	9.0%	123,755	13.0%	\$10.00	\$14.00	\$11.35
Blake-Louisiana-Wooddale	84	1,444,853	101,940	7.1%	177,895	12.3%	\$5.25	\$23.50	\$9.86
Belt Line-West Lake	89	1,720,334	33,641	2.0%	90,099	5.2%	\$15.00	\$30.00	\$21.68
21st-Penn-Van White	12	48,325	0	0.0%	0	0.0%	n/a	n/a	n/a
Royalston	49	1,490,128	165,480	11.1%	242,887	16.3%	\$24.00	\$24.00	\$24.00

Sources: CoStar; Bonestroo/Stantec

Office Vacancy and Quoted Rates by Corridor Segments, 2Q 2011

Office District (Corridor Sub-Groups)	Prop- ties	Leasable Sq. Ft.	Vacant Sq. Ft.	Vacancy Rate	Available Sq. Ft.	% Avail	Quoted Rents per Sq. Ft.			Class A Bldgs.	Class A Sq. Ft.
							Low	High	Avg.		
Mitchell-Southwest-Town Center	44	2,252,294	287,813	12.8%	479,788	21.3%	\$10.00	\$24.00	\$22.92	1	135,000
Golden Triangle-City West	123	6,473,736	514,022	7.9%	1,381,664	21.3%	\$4.85	\$19.85	\$12.48	4	711,000
Opus	62	3,106,521	244,617	7.9%	604,380	19.5%	\$3.25	\$12.50	\$7.59	3	744,000
Shady Oak-Hopkins	51	1,373,134	154,658	11.3%	512,217	37.3%	\$2.99	\$14.00	\$5.73	0	0
Blake-Louisiana-Wooddale	55	1,293,023	12,931	1.0%	44,195	3.4%	\$6.00	\$21.00	\$12.80	3	748,000
Belt Line-West Lake	49	1,304,554	32,859	2.5%	80,199	6.1%	\$4.50	\$20.59	\$10.75	0	0
21st-Penn-Van White	19	229,544	25,876	11.3%	45,018	19.6%	\$12.50	\$13.00	\$12.54	0	0
Royalston	26	2,177,338	331,273	15.2%	365,384	16.8%	\$12.00	\$16.00	\$14.48	0	0

Sources: CoStar; Bonestroo/Stantec