



Chapter 3: Community Profile: Population, Housing and Employment

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- 3.2 Population
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3.1 INTRODUCTION

Following the platting of the first residential subdivision and the incorporation of the Village of Edina in 1888, city leaders and residents began to shape the city into its modern urban form. The City was on the forefront of planning; it was the first village in the State to appoint a Planning Commission (1928) and the first municipality to hire a full-time planning director (1957). The City demonstrated its commitment to planning with the design and construction of the first enclosed auto-centered regional mall in 1956.

This section of the Comprehensive Plan provides baseline data and future projections of basic demographic elements including population, housing and employment. The information contained in this section is intended to inform residents and city officials of current demographic conditions and their potential impact on future land use. Historical data is provided to offer a glimpse of past trends and the possible implications of those trends as Edina continues to evolve and change to meet new challenges based on changing circumstances. This section attempts to outline the parameters of some of these changes.

This report updates the 1998 Comprehensive Plan. Since the last Comprehensive Plan the City has completed or adopted other studies that focus on particular issues or areas of concern. These documents also inform the comprehensive plan update process.

- *Housing Succession Plan for Edina's Future* (Edina Housing Task Force, 2006-draft)
- *Edina's Vision 20/20 Strategic Plan (2000) and Vision 20/20 Strategic Plan Update (2003)*
- *Edina Transportation Commission Policy (2005)*
- *Community Attitude and Interest Survey (Parks and Recreation – 2006)*
- *Northeast Edina Transportation Study (2006)*
- *Contemporary Residential Construction Issues in Regards to Teardown Development in Edina (2006)*



- *Greater Southdale Area Land Use and Transportation Study (2005-draft)*
- *Edina Heritage Preservation Plan (2006)*

Planning Area Designation

The Metropolitan Council classifies Edina as a “developed community,” geographic planning area in the *2030 Regional Development Framework*. The System Statement for the City of Edina issued by the Metropolitan Council advises that “As Edina plans for current and future residents, it should focus on protecting natural resources, ensuring sufficient public infrastructure, and developing transition strategies to increase density and encourage infill development.”

Growth Forecasts

Changes in population, households, and employment affect all parts of the Comprehensive Plan. For example, the number of households and workers in Edina drives the need for services and infrastructure. The number of anticipated new households drives the need for new housing and additional parks, open space, and other City services. The Metropolitan Council forecasts growth at appropriate densities for all metro communities in order to protect the efficiency of wastewater, transportation, and other regional system investments, and to help ensure the metropolitan area can accommodate its projected growth by the year 2030. Figure 3.0 summarizes the Metropolitan Council’s forecasts for 2010, 2020, and 2030, amended from the original forecasts contained in the System Statement, based on discussions between City of Edina staff and Metropolitan Council staff in November, 2007.

Figure 3.0

Forecast of population, households, and employment

	Revised Development Framework				
	1990	2000	2010	2020	2030
Population	46,070	47,425	48,500	49,100	50,000
Households	19,860	20,996	21,600	22,000	22,500
Employment	44,534	52,753	52,100	55,000	57,400



3.2 POPULATION

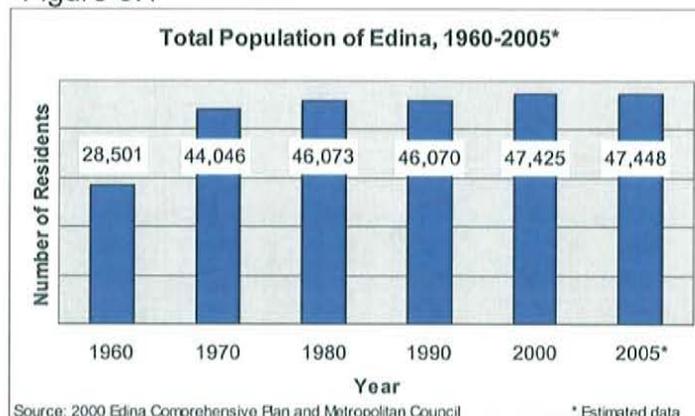
Summary

The total population of Edina has increased modestly since 1990 and the city's population is expected to increase about 3 percent between 2010 and 2030. This population increase is slightly less than the average population increase projected for adjacent communities (Bloomington, Eden Prairie, St. Louis Park, etc.). Overall, the city's populace is aging, living in smaller households and remaining in the same dwelling unit for a longer period of time. In 2000 over 36 percent of the city's households contained a resident over the age of 65 years. Altogether, about 46 percent of the residents are either under 18 or over 65 years of age. The Metropolitan Council projects that in Hennepin County the number of residents aged 65 years and older will increase by over 100 percent from 2005 to 2030. Over the last ten years, the increase in the number of households was greater than the increase in number of residents. According to the 2000 Census, 62 percent of residents lived in the same house that they had lived in for the last five years, up from 42 percent in 1990. The overall number of minority residents is proportionally small (about 6 percent in 2000) compared to the white population of the city. However, the small increase in the total city population from 1980 to 2000 appears to be entirely from the in-migration of residents of an ethnic or racial minority

Total Population

The 2000 Decennial Census found the City of Edina with a population of 47,425 people, a slight increase of 2.9 percent from 1990¹, as seen in Figure 3.1. This population growth trend is a shift from the period from 1980 to 1990 when Census data showed virtually no net population change. Metropolitan Council population estimates for 2005 reveal a

Figure 3.1



¹ 2000 and 1990 Census information throughout the report was obtained from the 2000 Census Gateway website, www.census.gov/main



further increase in the number of Edina residents, albeit at a slower pace than during the 1990s. Although Edina's population has only increased seven percent since 1970, it is ranked as the 11th most populous among municipalities entirely within the six-county Metro area.

Age in Total Population

Figure 3.2 portrays the breakdown in age of Edina residents in the 1990 and 2000 censuses. The data show that the city's population is aging. The percentage of residents over the age of 65 and the percentage of residents in the 45-65 age bracket both increased by almost 15 percent from 1990 to 2000. In 2000 residents over the age of 45 years represented almost half of the city's population. At the other end of the age spectrum, a "baby boomlet" appeared in the last decade, as children of the baby boom generation increased the number of city residents under 18 years of age by almost 18 percent. Altogether, about 46 percent of the residents are either under 18 or over 65 years of age.

Figure 3.2

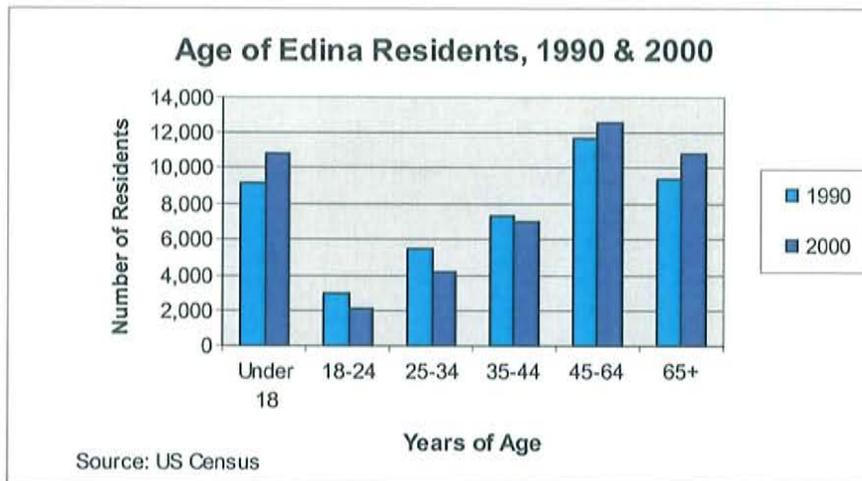
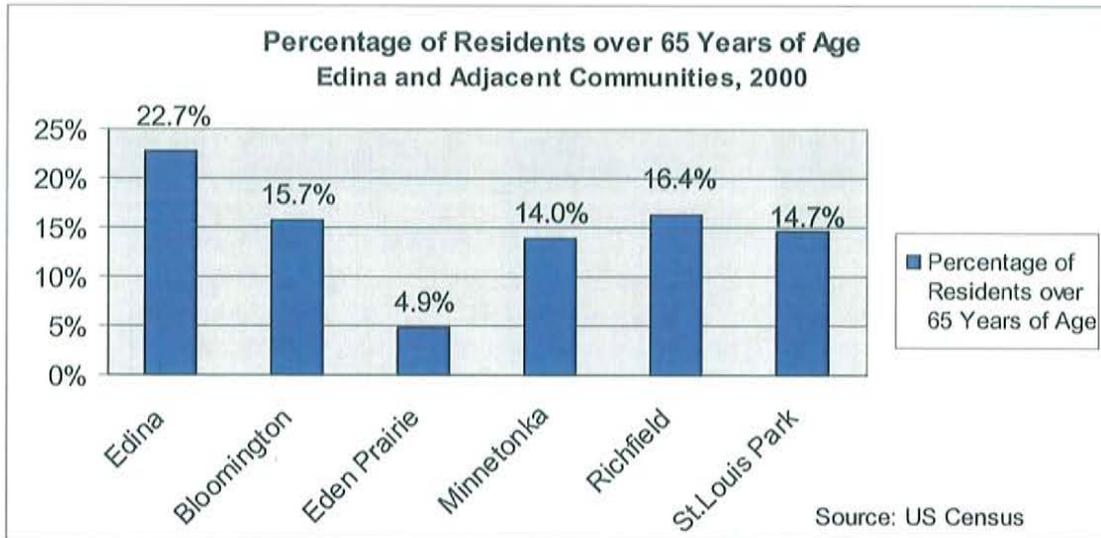




Figure 3.3



In comparison with adjacent communities, Edina had the highest percentage of residents over the age of 65 years, as shown in Figure 3.3. This characteristic – a significant portion of its population over the age of 65 – is shared by Bloomington, Minnetonka, Richfield and St. Louis Park. By contrast, the percentage of seniors in Eden Prairie is significantly lower.

Many factors indicate that the percentage of Edina residents over the age of 65 will increase in the next 10 to 20 years. The largest segment of the Edina’s population, the 45-64 age bracket, will reach retirement age. This population cohort, in addition to the considerable number of residents currently over 65 years of age, will likely live longer, desire to age in their existing homes or neighborhoods, and expect to live active lives. This will have a significant impact on city resources and policy decisions.

Figure 3.4 shows that the concentration of residents over the age of 65 is greatest in the York and France Avenue corridors, consistent with the large number of multi-family apartment and condominium complexes in those areas.



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Figure 3.4



City of Edina
2008 Comprehensive Plan Update

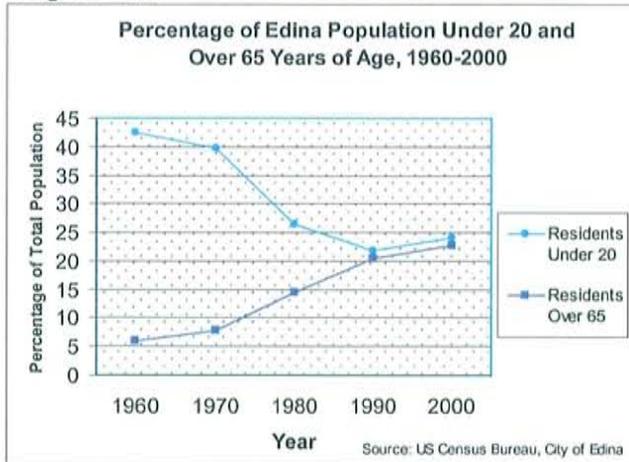
Data Source: 2000 US Census

Population Over 65 Density





Figure 3.5



A related trend pertains to the percentage of children in Edina's population. The 2000 Census showed the city with the lowest percentage of residents under 20 years of age compared to adjacent communities. Figure 3.5 shows 40-year trendlines representing the percentage of Edina residents under the age of 20 and over the age of 65. Historically, the percentage of children has decreased while the percentage of seniors has increased from 1960 to 2000. The 2000 Census revealed that the

percentages of the total population of the two groups were nearly even at almost 23 percent.

Age of Household Members

The most significant change in households has been in the overall increase in age of household members. The 1980 Census reported that 26 percent of the households had residents over the age of 65 years, as shown in Figure 3.6. Currently, almost 37 percent of Edina households contain a resident over 65 years of age. On the other hand, the percentage of households with children declined until 1990, and then the city witnessed a slight upswing. In 1980 the Census recorded about 32 percent of the households with children. This percentage fell to about 25 percent in 1990, but increased to 27 percent in 2000. Combined, almost 64 percent of city households have at least one member under 20 or over 65 years of age.

Figure 3.6

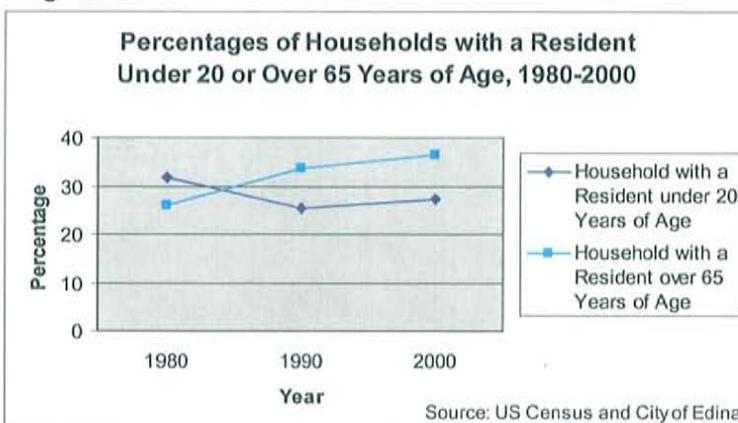
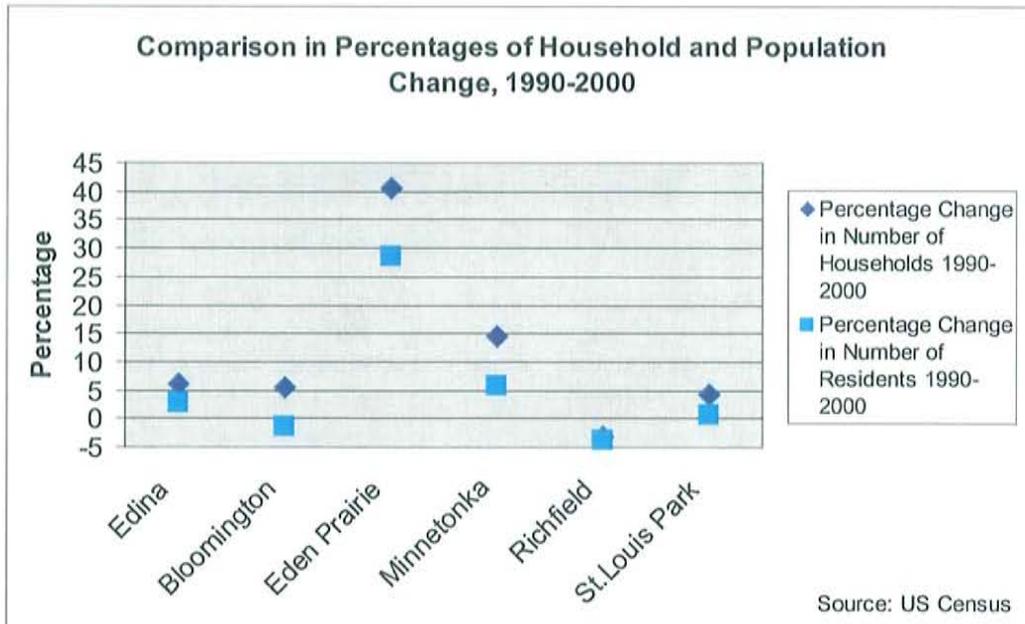




Figure 3.7



Recent Population Change and Household Growth

While Edina's population has increased in the last ten years, it is growing slower than some adjacent communities, as shown in Figure 3.7. The city's population base increased by almost 3 percent (1,355 people) between 1990 and 2000, but Hennepin County increased by 7.5 percent and the average percentage increase of adjacent communities was almost 6 percent.

Symptomatic of a nationwide trend, the number of households increased at a faster rate than the number of residents during the 1990s. Figure 3.7 illustrates this trend in comparison with comparable Metro communities. In each of the communities listed, the rate of increase in households outpaced the percentage increase in population, even in Bloomington and St. Louis Park where the 2000 population totals dipped below the 1990 levels. An interesting aspect of the chart is that in rapidly-growing Eden Prairie, the gap between the percentage increases of households and residents is much greater than that of the mature built-out communities of Edina, Bloomington and St. Louis Park. This suggests that as the newer communities are fully developed in the next few

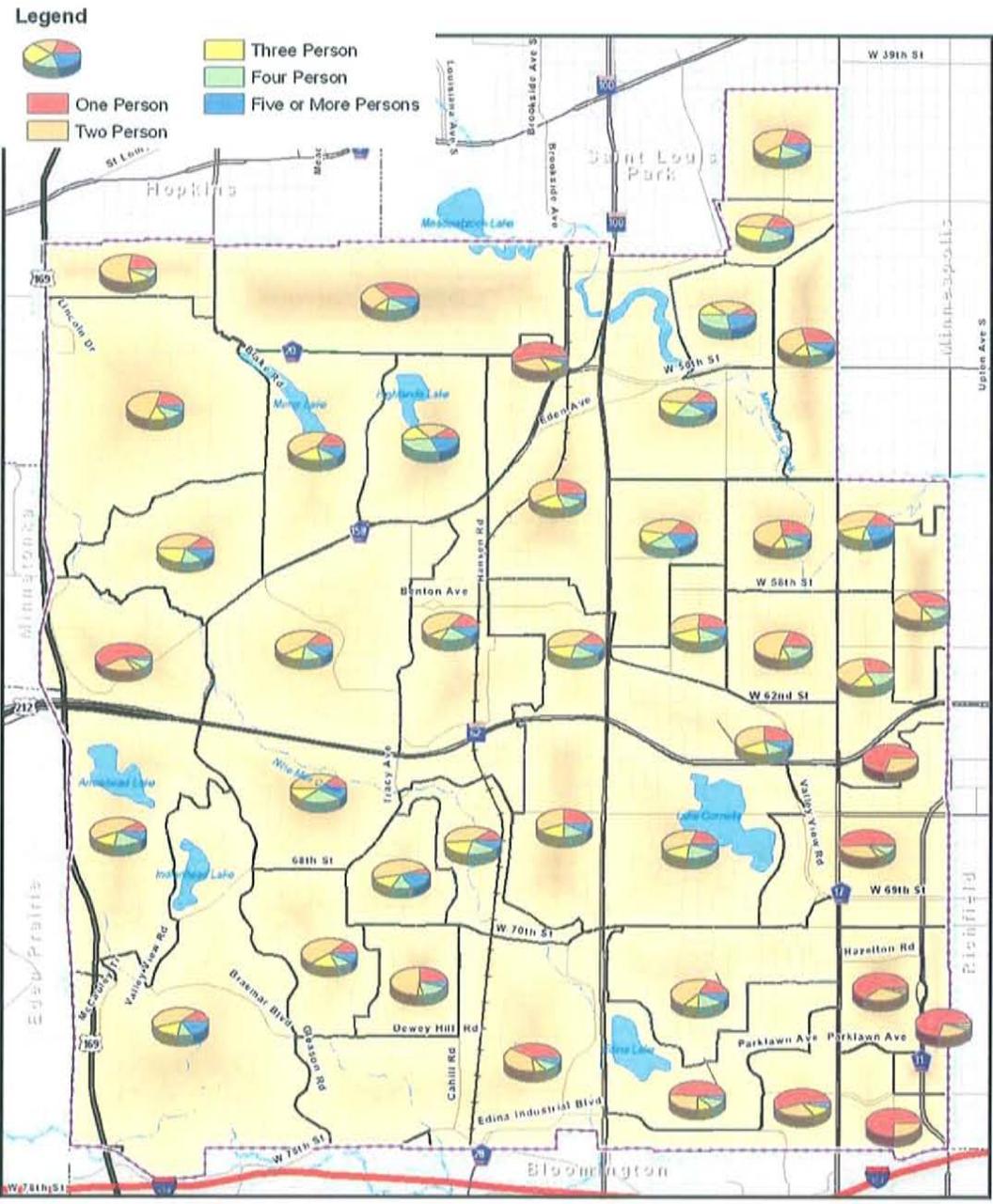


decades, the rate of change in the number of households and residents will more closely resemble that of the older communities.

Household Size

Directly related to the greater increase in households compared to the number of residents, from 1990 to 2000 household size decreased from an average of 2.3 persons per household to 2.2 persons. Within Edina, the size of the households varies throughout the city. Household size may correspond to many factors: the dominant housing type, certain neighborhood characteristics, proximity of amenities such as recreational or health facilities, household income, convenience to services, or other factors.

Figure 3.8 shows household size by census block group. The map shows that the majority of one-person households are located in the Greater Southdale area, with small additional concentrations adjacent to TH 169 and in Grandview. Two-person, three-person and larger households are most common in the west-southwestern parts of the city where single-family homes on larger lots are predominant.



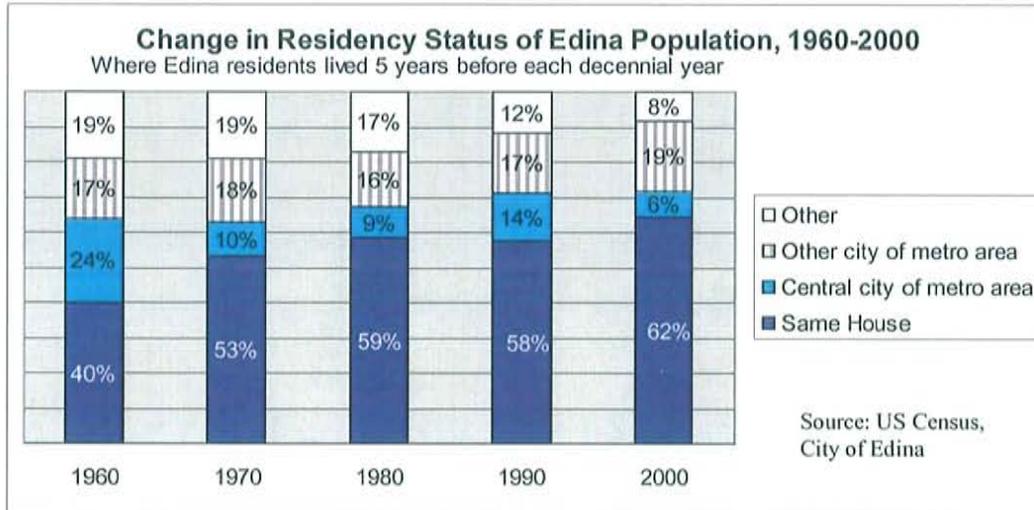
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Figure 3.8
Persons per Household
2000 US Census Data



Resident Migration

Figure 3.9



Census data shows that the average Edina resident has maintained a long residency within the city. As Figure 3.9 shows, the average term of residency has increased over the years. According to the 2000 Census, 62 percent of residents lived in the same house that they had lived in five years before, up from 42 percent in 1990. The 2000 Census data also show that the smallest percentage of residents in the last forty years moved from Minneapolis or St. Paul, and the largest percentage moved from another city in the metro area. Only a small percentage of residents moved from outside the metro area.

Racial and Ethnic Composition

During the 1990's the ethnic and minority population of Edina increased significantly. Although the percentage change is quite large, the overall number of minority residents is proportionally small compared to the white population of the city. However, the change in total city population appears to be entirely from residents of an ethnic or racial minority, as was also the situation in the years 1980-1990. Table 3.1 shows the change in number and percentage of the primary ethnic and minority populations of Edina. In 2000, the Census Bureau allowed respondents to self-identify themselves as more than one race. Thus much of the large percentage increase in the "other race" category can be attributed to a statistical shift, the result of a change in a Census category.



Table 3.1
Racial and Hispanic/Latino Composition of Edina Residents, 1980-2000

	Percentage of Total			Change 1980-1990		Change 1990-2000	
	1980	1990	2000	By Numbers	By Percentage	By Numbers	By Percentage
Total Population	46,073	46,070	47,425	-3	-0.01%	1355	2.9%
White alone	98.4%	97.2%	94.3%	-574	-1.3%	-62	-0.1%
Black or African American alone	0.5%	0.7%	1.2%	123	58.6%	213	64.0%
American Indian and Alaska Native alone	0.1%	0.1%	0.1%	35	116.7%	-3	-4.6%
Asian alone	0.8%	1.7%	3.0%	417	110.0%	622	78.1%
Other race	0.2%	0.2%	1.4%	-6	-5.6%	585	573.5%
Hispanic or Latino	0.5%	0.7%	1.1%	93	39.7%	212	64.8%

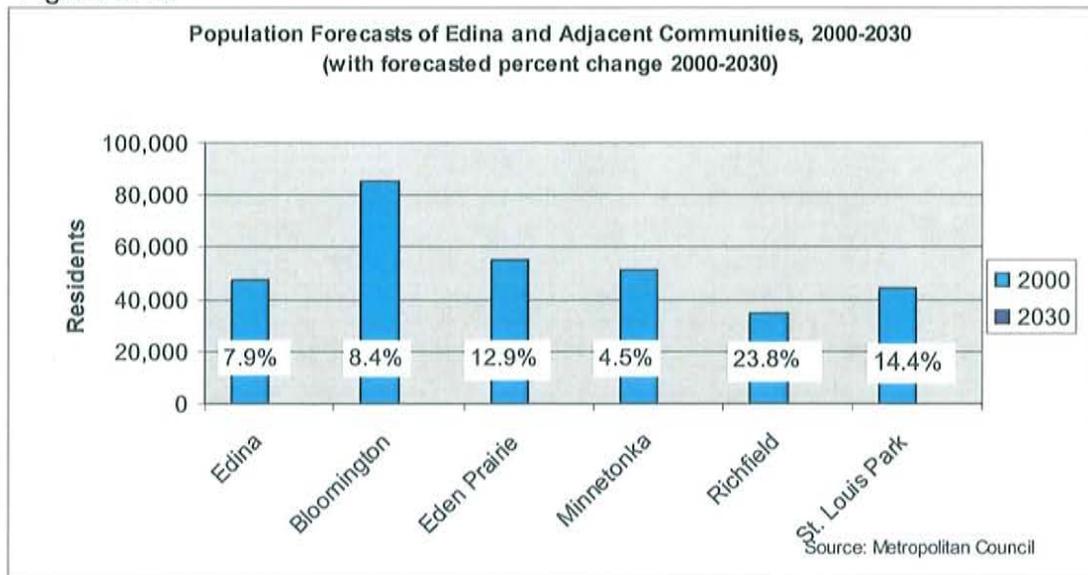
* In the 2000 Census the "other race" category included American Indian and Alaskan Native alone, Native Hawaiian and Other Pacific Islander alone, some other race alone, and two or more races.

Source: US Census

Population Projections

While Edina's population has increased in the last ten years, it is growing more slowly than that of adjacent communities, as was shown in Figure 3.7. This trend is expected to continue under the population projection assumptions used by the Metropolitan Council. Edina's population is expected to grow slightly while adjacent metropolitan municipalities grow more rapidly in the 2000-2030 time period according to Metropolitan Council forecasts. As shown in Figure 3.10, Edina is expected to increase its population at a percentage rate greater than that of Minnetonka, yet slower than adjacent communities. However, a revised 2030 population projection, based on City expectations of development and demographic conditions, sets this future population figure slightly lower.

Figure 3.10





More significant than the number of future new residents will be the projected change in the age of residents in 2030. The State Demographic Center has issued population projections of age groups for Hennepin County. Table 3.2 shows the percentage change of age groups for the County from 2005 to 2030. Although these projected county-wide percentage changes cannot be directly applied to Edina because they were calculated for the county as a whole, the projected changes contained in the table do indicate quite a different composition of city residents and do appear to reflect demographic changes the city is already experiencing.

**Table 3.2
Projected Percentage Change in
Hennepin County Population by Age
Groups, 2005-2030**

Years of Age	Percent Change
Under 20	1.3
21-44	-2.0
45-64	5.4
65+	102.5

Source: MN State Demographic Center

**Table 3.3
Percentage Change in Number of Households
Edina and Adjacent Communities, 2000-2030**

Community	Households		Percent Change 2000-2030
	2000	2030	
Edina	20,996	22,500	7.2%
Bloomington	36,400	40,000	9.9%
Eden Prairie	20,457	26,500	29.5%
Minnetonka	21,267	24,000	12.9%
Richfield	15,073	19,500	29.4%
St. Louis Park	20,773	24,000	15.5%

Source: Metropolitan Council

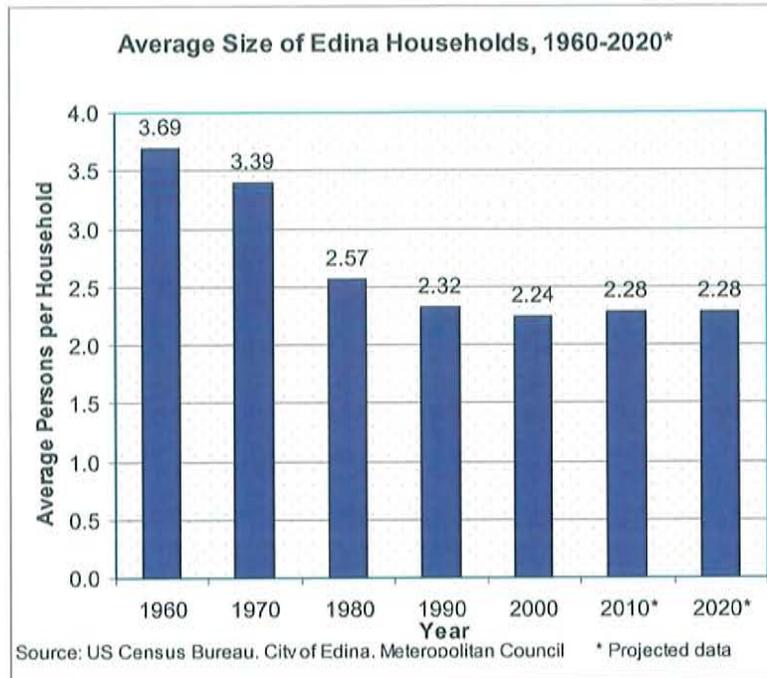
As seen in Table 3.3, the Metropolitan Council expects the number of households to increase rather modestly for Edina, Bloomington, Minnetonka and St. Louis Park in the next 25 years. However, in the case of Eden Prairie and Richfield, the projected increase is more significant as those communities fully develop or intensify current development patterns.

The Metropolitan Council also provides projections on the average size of future households. Figure 3.11 shows those projections up to the year 2020 and the average size of city households, as recorded by the U.S. Census Bureau, dating back to 1960.



Although average household size decreased from 1960 to 2000, it is expected to show a slight increase in this decade and level off in the next decade.

Figure 3.11



Population Growth in General

Population growth is a function of three basic elements; births, deaths, and migration. The methodology employed by the Metropolitan Council in preparing its forecasts provides a description of the dynamics of population change. The forecast assumed that the average female in the region would bear 1.9 children over her lifetime and there would be a net migration of 12,000 individuals per year, eventually rising to 13,700 individuals per year by the year 2030. The birth and net migration elements are of course counteracted by the death rate to produce the forecasted change.

The trends described in this Conditions and Trends section continue to shape both the size and the character of Edina's population. Fewer children are being born, the death rate is declining due to improved health of older residents, and Edina is once again seeing a net in-migration due to its role as both a regional economic engine and a



desirable place to live with a strong school system and convenient cultural and lifestyle amenities. Over the life of the Comprehensive Plan these three elements of population growth are likely to change again, most notably as the 'baby boom' generation moves farther into senior citizen age cohorts, and death rates increase.

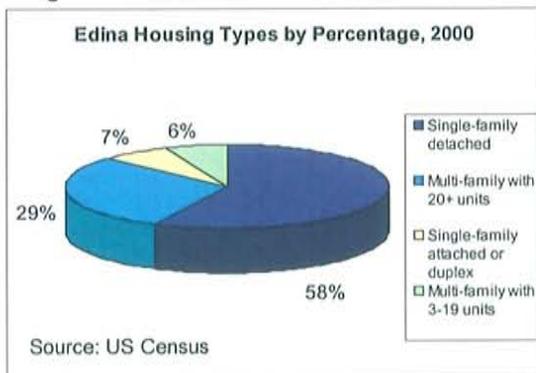
3.3 HOUSING

Summary

The number of housing units increased about 3 percent from 1990 to 2000, totaling 21,669 units. Approximately 451 new units were constructed between 2000 and 2006 to make the current total about 22,120 units. Housing type is predominantly single-family detached, although multi-family units now compose about 37 percent of all housing types. The percentage of multi-family units has been increasing since 1970. The city's housing stock, with a median age of 42 years, reflects a time period when the average household size was larger. In 2000 there were about 70 percent 1-2 member households and only about 42 percent 1-2 bedroom dwelling units. This type of mismatch is sometimes called "overhousing," an imbalance in the relationship between persons in a household and the number of rooms or bedrooms in a dwelling. While this definition can be simplistic, nevertheless, when it is linked to issues of household income/ability to pay for housing, these two factors contribute to overall housing affordability problems. A sharp increase in demolition permits issued by the city in the last three years reveals that residents are adapting the housing stock to suit contemporary needs and desires. In 2000 the median-price for a single-family dwelling was \$311,900. Using a standard affordability measure, to purchase a median-priced Edina home a household income of at least \$94,000 is required. A majority of Edina households do not achieve this income. Data from the Hennepin County Assessor's Office reveals that the median sale price of a single-family home in Edina was \$435,000 in 2005, an 87 percent (inflation-adjusted) increase from 1995.

Total Number, Housing Types, Tenure

Figure 3.12



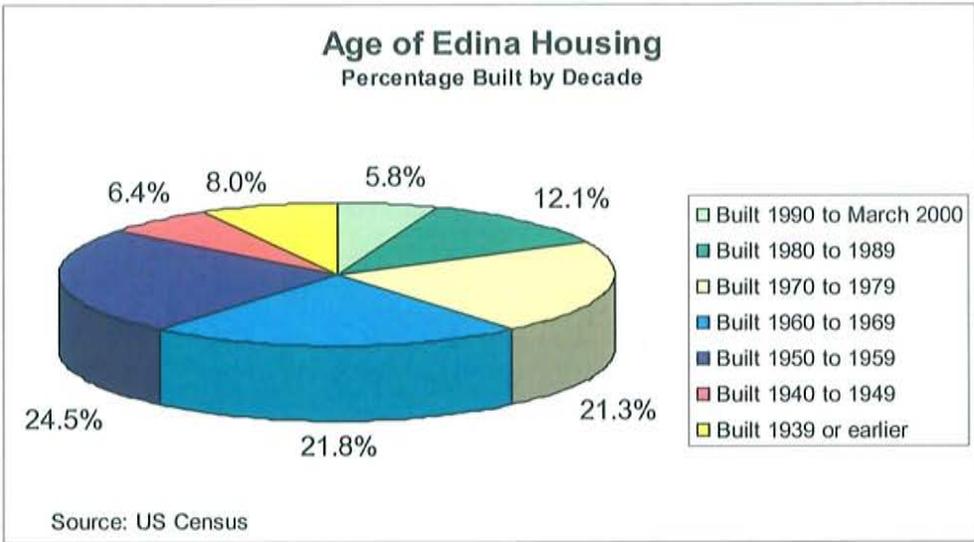
The 2000 Census recorded 21,669 housing units in Edina, an increase of 686 units (or 3.3 percent) from 1990. About 451 new housing units were constructed between 2000 and 2006 to increase the current housing unit total to about 22,120 units. The predominant housing type in the city is the single-family

detached home, comprising about 58 percent of all units in 2000, as shown in Figure 3.12. However, since 1970 the majority of new units constructed have been multi-family, increasing from 18 percent to about 37 percent of all housing types, as of 2006. About 76 percent of all housing units are owner-occupied and about 24 percent are renter-occupied.

Age of Housing

The median year of construction of a housing unit in Edina is 1965, which makes the median age of a dwelling unit about 42 years in 2007. As seen in Figure 3.13, the majority of the city's housing was built between 1950 and 1980.

Figure 3.13



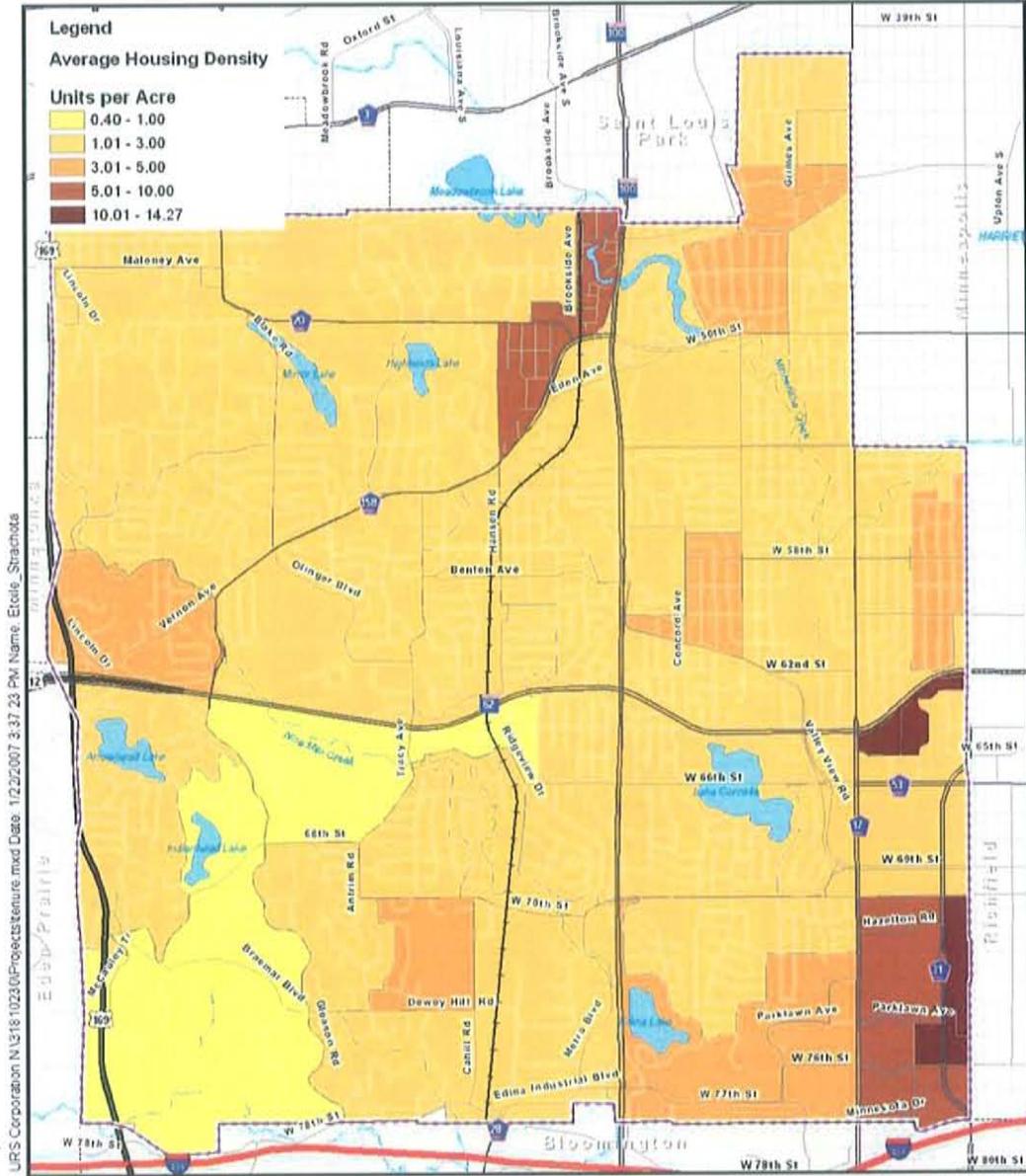
Condition of Housing

As part of its 1998 Comprehensive Plan update, City staff conducted a windshield survey of all single-family homes in the city. Homes were evaluated based on exterior features of the structure and yard such as the condition of the roof, paint, yard, fence and outdoor storage. Of the 13,647 homes that were included in the survey, only 1.7 percent had identified deficiencies. The most prevalent deficiency was a roof in fair or poor condition (found in 80 percent of units judged deficient), followed by paint in fair or poor condition (48 percent). The City will update the 1998 Housing Condition Survey.



Housing Density

Similar to the persons per household map (Figure 3.8), housing density is greatest in the multi-family corridors found on York Avenue and France Avenue, the Grandview area, and the concentration along Highway 169. Current housing density for the city is shown in Figure 3.14.



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City of Edina
2008 Comprehensive Plan Update

Data Source: 2000 US Census

Figure 3.14
Housing Density
2000 US Census Data

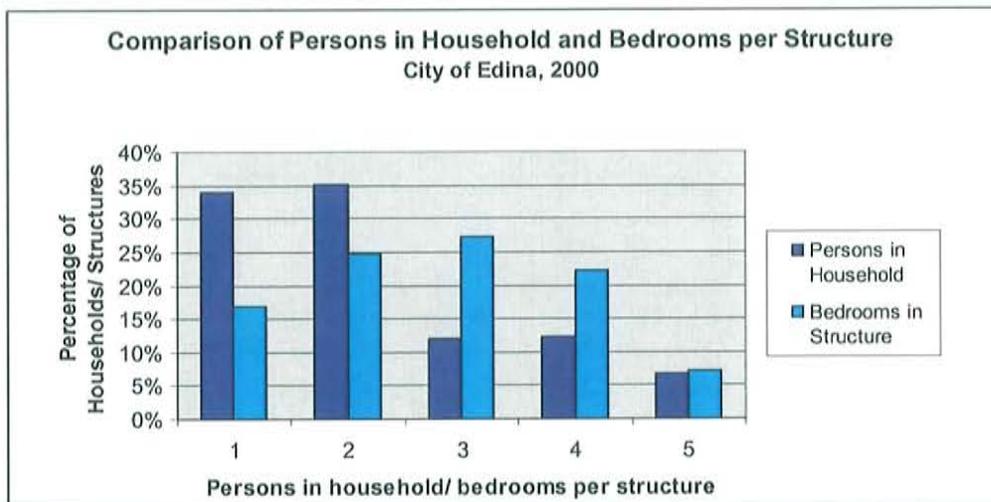




Persons in Household and Bedrooms per Structure

One method of assessing the current housing stock is to compare the size of households and the size of housing units. Figure 3.15, derived from 2000 Census data, shows that households with 1- 2 members greatly outnumber structures with a similar number of bedrooms. However, the number of 3-4 member households is significantly fewer than the quantity of 3-4 bedroom dwelling units. Although it is common for a household to reside in a dwelling where the number of members does not match the number of bedrooms, the mismatch between the large number of 1-2 person households and the relative scarcity of 1-2 bedroom dwelling units indicates that availability or affordability of these housing units may be a concern for some households who desire such a unit. In 2000 there were about 70 percent 1-2 member households and only about 42 percent 1-2 bedroom dwelling units.

Figure 3.15



Residential Construction Activity

Between 2000 and 2006, the City issued 578 building permits for the construction of new housing units. The type of housing permit was predominantly for multi-family housing units. The City issued new-construction permits for 508 multi-family units and 70 single-family units.



In addition, the City issued building permits for housing units that replaced existing dwellings, rather than for additional units. In the 2004 to 2006 time period, as shown in Table 3.4, there was a sharp increase in this type of development activity.

Table 3.4
Edina Residential Redevelopment Activity
Demolition Permits Issued, 2000-2006

Year	Number
2000	9
2001	8
2002	8
2003	8
2004	20
2005	35
2006	57
Total	145

Source: City of Edina

Housing Price and Affordability

The appreciation of housing values in Edina, without a corresponding equal increase in median household income, has resulted in decreased housing affordability for some residents. As shown in Table 3.5, the change in median sale price of single-family homes indicates that the home price appreciation between 1990 and 2000 for Edina was exceeded only by Eden Prairie. Between 1990 and 2000 the median sale price for single-family homes in Edina increased by 18.3 percent. During this same period, the City's inflation-adjusted median household income increased by only a half of a percent.

Table 3.5
Change in Value of Median-Priced Single-Family Homes, 1990-2000
For Edina and Adjacent Communities

Census Year	Edina	Bloomington	Eden Prairie	Minnetonka	Richfield	St. Louis Park
1990	\$210,100	\$131,000	\$164,000	\$161,200	\$113,900	\$116,500
2000	\$248,500	\$147,000	\$198,300	\$190,100	\$127,300	\$131,900
Percent Increase	18.3%	12.2%	20.9%	17.9%	11.8%	13.2%

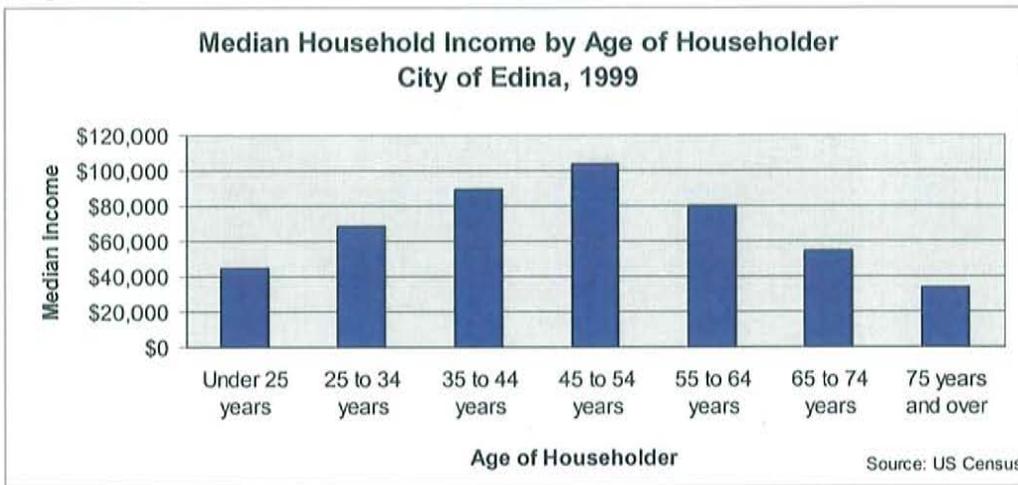
Note: 1990 figures adjusted for inflation. Median price of homes based on Hennepin County sale price data.

Source: US Census Bureau



As shown in Table 3.5, In 2000 the median sale price of a single-family home in Edina was \$311,900. According to the standard benchmark of affordability, by which a household does not spend more than 30 percent of its income on housing costs, the median household income needed to afford Edina’s median priced-home in 2000 was about \$94,000 per year.² As Figure 3.16 illustrates, only householders in the 45-54 year age range could comfortably afford a median-priced home in Edina. According to Census data, only about one-third of Edina households earned over \$94,000 per year.

Figure 3.16



An implication of these higher housing costs is that Edina's housing market is unable to offer affordable housing to individuals from a broad range of ages and incomes. Young families, service workers, and seniors are most vulnerable to being priced out of the market. In its 2006 report, the Edina Housing Task Force noted the benefits of a community that provided a wide spectrum of housing options. These benefits include strong support for quality public schools and local businesses, ethnic diversity, unique community character, and community renewal.

More recent data shown in Table 3.5 suggests that the affordability issue has not improved. The median sale price of a single-family home in Edina increased by 39 percent between 2000 and 2005. Using the same standard benchmark of affordability that was used in the Housing Task Force report a household in 2005 would have needed an annual income of about \$131,000 to have afforded a median-priced single-family home in Edina, ie. \$435,000.

² Edina Housing Task Force, "Housing Succession Plan for Edina's Future."



3.4 EMPLOYMENT

Summary

Edina continues to be a sub-regional employment center. The number of jobs is about twice the number of city residents in the 16-64 year age range, the segment of the population most likely to be in the workforce. However, similar to other comparable Metro communities, the city experienced a net loss of jobs between 2000 and 2005. Employment in Edina is primarily concentrated in three industries:

- Finance and insurance, real estate, rental and leasing services;
- Professional, scientific, management, administrative, and waste services; and
- Educational, health care and social assistance.

The total number of jobs from these three industries constitutes over 58 percent of employment in Edina. Edina has a lower labor force participation rate than several comparable communities. About 25 percent of Edina residents work in Edina and slightly more than half of the working residents commute to jobs within Hennepin County. This proximity between jobs and residences allows about one-half of workers in the city to enjoy commutes of less than 20 minutes. The Metropolitan Council projects that Edina’s employment total will increase by about 9 percent over the next 25 years.

Current Employment Population

As an inner ring suburb, Edina functions as a retail and employment center for the southwest quadrant of the Metro Area. In fact, the City excels in the area of job production. In 2000 the Metropolitan Council reported that City businesses offered 52,753 employment positions. This number of jobs is considerably greater than the 23,314 residents recorded by the 2000 U.S. Census in the 16-64 year old age range, the segment of the population most likely to participate in the workforce.

Table 3.6
Change in Edina Employment and Population, 1980-2005

Year	Total City Employment	Change from Previous Reported Year			
		Employment Number	Percent	Population Number	Percent
1980	39,914	----	----	----	----
1990	51,121	11,207	28.1	-3	-0.01
2000	53,252	2,131	4.2	1,355	2.90
2005	48,235	-5,017	-9.4	23	0.05

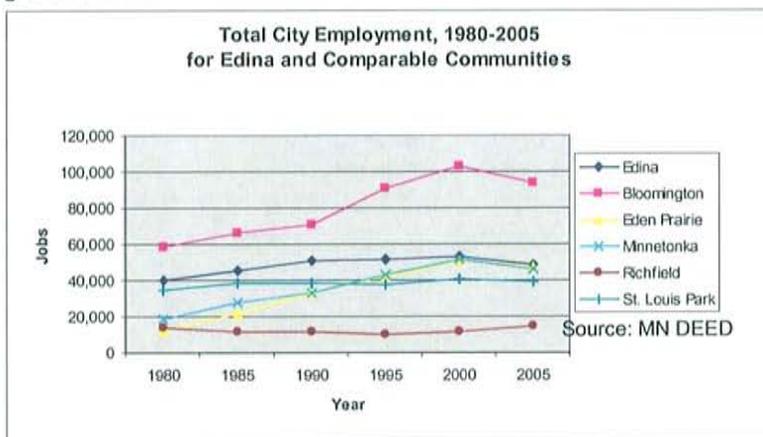
Source: MN DEED, US Census Bureau, Metropolitan Council



Employment figures for 1980-2005 reveal a similar relationship between the city employment rolls and the residential population. From 1980 to 2000 the number of jobs increased faster than the number of new city residents, as shown in Table 3.6. This trend was most apparent during the 1980's when the population remained virtually the same and the number of workers employed in the city increased by 28 percent. However, the decrease in the number of jobs between 2000 and 2005 did not correspond to a similar decrease in population. In fact, the number of residents increased slightly between 2000 and 2005.

To offer some comparison of total employment figures for similar communities, Figure 3.17 shows total workers for several Metro cities. With the exception of Richfield, adjacent communities all experienced a drop in the number of workers employed in the cities between 2000 and 2005. (In the case of Richfield, city employment rose to its 1980 level.) By percentage, Edina had the steepest drop in employment, but Hennepin County and the Metro region also suffered decreases in the number of jobs for this time period.

Figure 3.17



Character of Employment

Employment in Edina is primarily concentrated in three industries: Finance and insurance, real estate, rental and leasing services; Professional, scientific, management, administrative, and waste services; and Educational, health care and social assistance. The total number of jobs from these three industries constitutes over 58 percent of employment in Edina. Employment in retail trade and the arts and hospitality industries contribute significantly to the overall employment figure as well. By comparison with Hennepin County, Edina has a higher percentage of workers in its top



three industries, while Hennepin County has a higher percentage of its workers in construction and manufacturing and utilities, wholesale trade, transportation and warehousing – industries that traditionally require large parcels of relatively inexpensive land in which to operate. Table 3.7 shows the comparative percentage employment by industry for Edina and Hennepin County.

Table 3.7
Percentage of Employment by Industry, 2005
Edina and Hennepin County

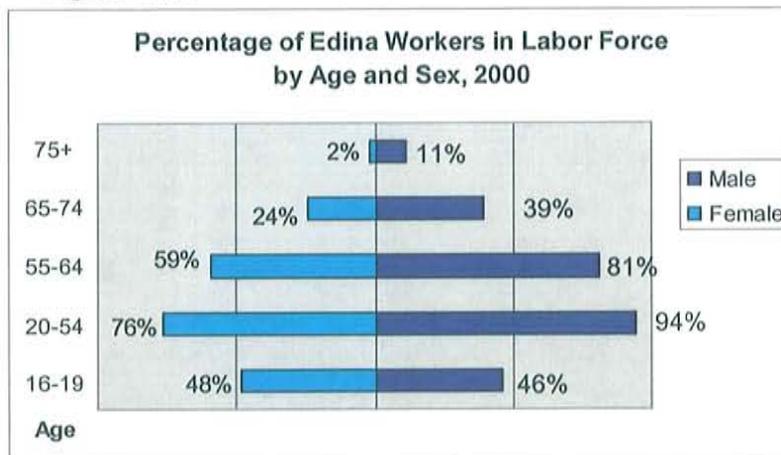
Industry	Edina	Hennepin County
Construction and manufacturing	5.6	14.3
Wholesale trade	4.0	5.6
Retail trade	13.5	9.7
Utilities, transportation, warehousing	0.8	4.4
Information	2.2	2.9
Finance and insurance, real estate, rental and leasing services	15.1	10.7
Professional and technical services, management, administrative, and waste services	23.5	18.3
Educational, health care and social assistance	19.7	18.2
Arts, entertainment, and recreation, accommodation and other services	12.8	11.9
Public administration	0.9	2.8
Unclassified	1.9	1.1

Source: Minnesota Department of Employment and Economic Development

Labor Force Participation

The 2000 Census reported that 22,547 residents were active in the workforce, or about 84 percent of the total residents between the ages of 16-64 years. As shown in Figure 3.18, an examination of the percentages of residents in the workforce broken down by age and sex reveals that, with the exception of the teenage years, male residents are more likely to be employed throughout their lives. The highest percentage of women who work are in the 20-54 year age range, but that percentage steadily decreases in the higher age ranges.

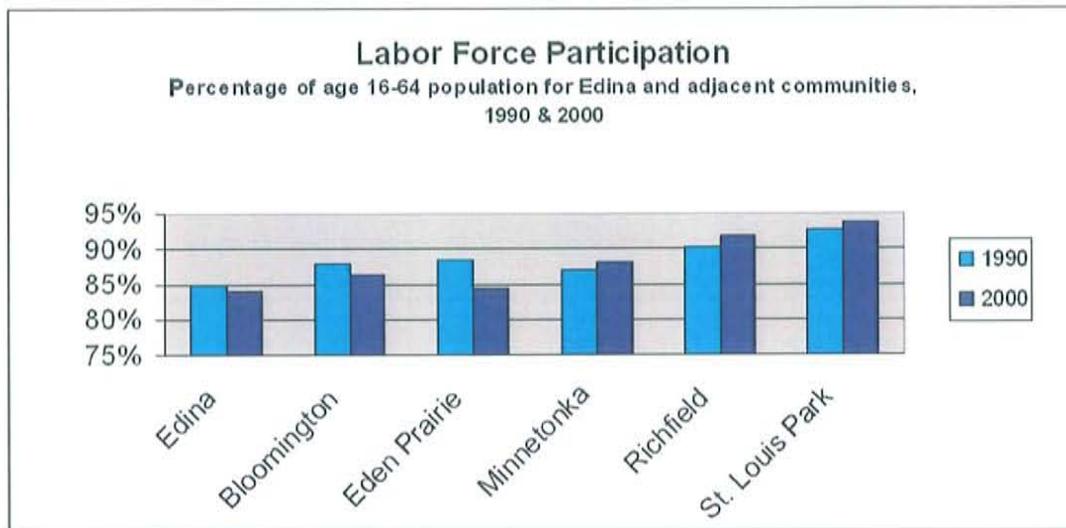
Figure 3.18





In comparison with other communities, Edina and Eden Prairie had similar percentages of the working age population in the work force in the year 2000. St. Louis Park had the highest labor force participation rate, as seen in the Figure 3.19. Three communities, Edina, Bloomington, and Eden Prairie, each saw a decrease in the percentage of working age adults between 1990 and 2000.

Figure 3.19



Place of Work and Worker Residency

City residents are impacted by work travel trips whether or not they commute to employment since work-related trips increase the burden placed on the transportation infrastructure. The Metropolitan Council's 2000 travel behavior inventory found that home-based work trips (trips to work that began and ended at home) are the longest, at 25.6 minutes of travel duration for an average distance of 11.4 miles. This type of trip represents 12.8 percent of all trips made by metro area residents. Since only 1 to 1.5 percent of city residents or workers resided outside of the Metropolitan Area, this employment information focuses on Metropolitan Area commuting patterns.

Central to the examination of place of work is the location of Edina's employment centers. As shown in Figure 3.20 below, the primary location of jobs is along the main traffic thoroughfares, represented by the larger blue circles. (The larger the circle, the greater the number of jobs.) The main concentrations of jobs appear to be in the Greater Southdale area, along TH 100 in the Cahill area, and near the intersection of TH 62 with TH 169 in the western part of the city. In addition, there is employment located in the Grandview area and the East Campus area (the site of Normandale, Southview and



Concord schools). As the map demonstrates, employment in Edina is focused in the southeast quadrant of the city.

Figure 3.20



Source: US Census

As shown in Figure 3.21, almost 80 percent of Edina residents in the labor force work in Edina itself or within Hennepin County. The remaining 20 percent of city residents work in other metro area counties, primarily Ramsey County. To reveal commuter destinations in more detail, the accompanying Table 3.8 indicates that Edina residents commute primarily to workplaces within the city and Minneapolis.

Figure 3.21

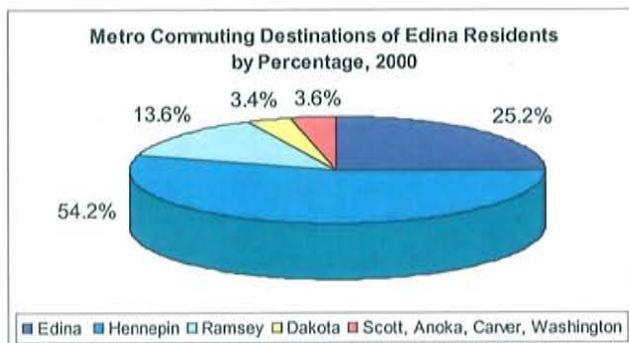


Table 3.8

Top Edina Resident Commuter Destinations

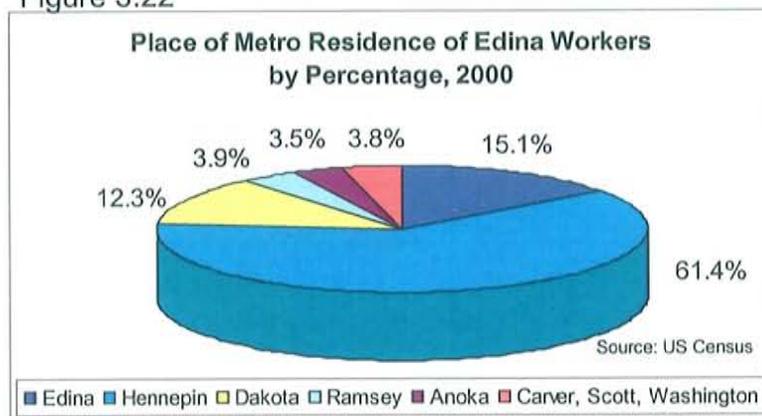
Destination	Number of Commuters
Edina	6,055
Minneapolis	5,467
Bloomington	1,752
Eden Prairie	1,069
St. Paul	1,048
Minnetonka	1,029
St. Louis Park	1,013

Source: US Census



Since Edina is an employment center for the southwest metro area, the vast majority of individuals who work in Edina commute from outside the city; only 15 percent commute from inside Edina. Over 60 percent of workers commute from within Hennepin County. The remaining 25 percent of workers travel from other Metropolitan Area counties, primarily Dakota County. Figure 3.22 shows the counties from which Edina workers are commuting. Apart from the Edina and Hennepin County commuting pattern, it appears that generally residents are traveling east to work in Ramsey County and workers are commuting to jobs in Edina from the southeast (Dakota County).

Figure 3.22



Commuting travel times for Edina residents compare favorably with other inner ring Metropolitan Area communities because of the City's proximity to central destinations in the region. Table 3.9 shows the comparative commuting times.

Table 3.9
Comparable Travel Time to Work by Percentage, 2000
For Edina and Adjacent Communities

Travel Time	Percentage of Workers Commuting Travel Time					
	Edina	Bloomington	Eden Prairie	Minnetonka	Richfield	St. Louis Park
Less than 20 minutes	51.4	50.3	48.4	47.6	51.9	52.3
20 to 29 minutes	27.6	27.1	26.8	27.7	26.3	30.2
30 + minutes	21.1	22.6	24.8	24.8	21.8	17.6

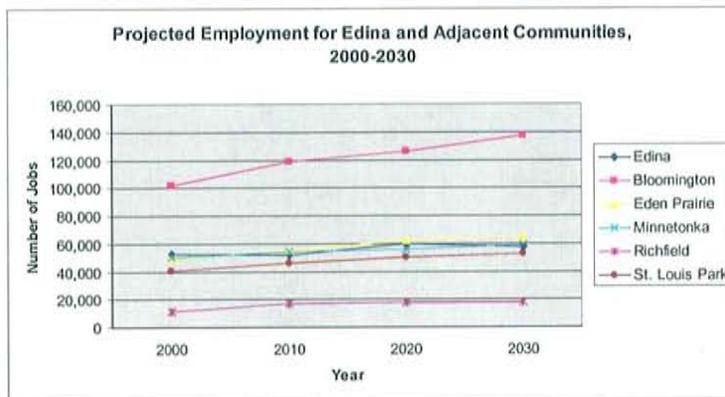
Source: US Census Bureau



Employment Projections

As part of its Regional Development Framework, the Metropolitan Council projects future employment figures for the Metropolitan Region. Between the years 2000 and 2030, the Council projects that Edina's employment total will increase by about 23 percent. This percentage is less than the projected increases for comparable communities, with the exception of Minnetonka. However, the projected employment increase is proportional to the projected population increase. Figure 3.23 below shows the Metropolitan Council's employment projections.

Figure 3.23



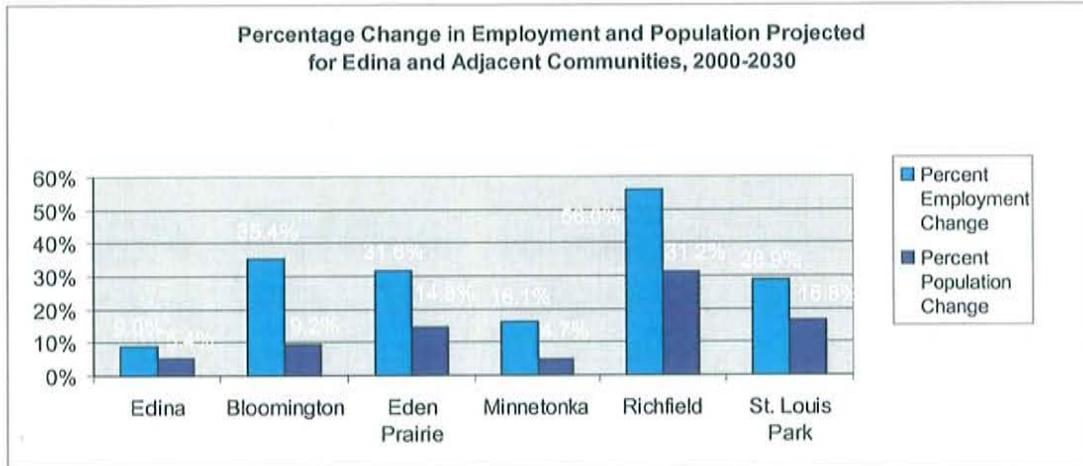
Source: Metro Council, US Census Bureau, 2000 data

A comparison of the projected employment change from 2000 to 2030 and the projected population change, expressed in percentages, shows that employment figures are expected to increase at a far faster rate than the total population for Edina and adjacent communities, as seen in Figure 3.24. Although it appears that Richfield's expected 56 percent increase is significantly greater than comparable communities, the number of jobs in that city is less than in comparable communities.

An implication of these employment and population projections – new jobs and new residents– is that the transportation infrastructure will have to accommodate more peak time travelers. The City will gain the tax revenue from the increased worker payrolls and the accompanying retail expenditures, but the higher tax revenue will be balanced by the need to provide services for the increased daytime population.



Figure 3.24



3.5 TRENDS AND CHALLENGES

Possible Implications of Demographic Conditions and Trends

It appears that the total number of Edina residents will not change much in the next 20 years, but the change in the demographic character of its residents will be substantial. The challenge for the city is to adapt itself as a lifecycle community to conform to the needs of a changing population. The aging populace will likely demand a different range of services, particularly in the fields of transportation and recreation. There will be a greater emphasis on mobility by non-vehicular transportation or paratransit. Convenience to daily needs for some residents will be categorized as a necessary, rather than a desirable, feature. Residents will more recreational/healthy living amenities such as walking and biking paths.

The change in physical character of a few districts and neighborhoods will be significant as well. The style of housing may change as well as residents desire smaller residences for less maintenance and expense. The predominant housing type of new construction will be multi-family as the real estate market responds to the demand for smaller dwelling units. The issue of housing affordability will increase in importance.

Similar to other comparable communities, Edina will most likely experience a decrease in labor force participation as the average resident age increases. However, the three primary industries which offer employment in the city appear to be in advantageous

...for living, learning, raising families & doing business



2008 Comprehensive Plan

positions with regards to future demographic and development trends. Current City infrastructure, with programmed future capital improvements, appears adequate to support robust economic development.