

2 DEMOGRAPHIC OVERVIEW

The following summarizes key demographic indicators for Minnetonka, from the Comprehensive Guide Plan (based on the U.S. Census from 1980, 1990, and 2000) and more recent data from the 2010 Census or the 2005-2009 American Community Survey (ACS).

- **Population:** Minnetonka had a population of 51,301 from the 2000 U.S. Census, comprised of approximately a quarter youth (under age 18), half adults (aged 18-54), and a quarter aged 55-64 or over 65. Population growth was steady, with the greatest rate of increase occurring between 1980 and 1990 (25%). The share of residents 65 or older increased by over 50% from 1990 to 2000. The 2010 Census indicates that the overall population in Minnetonka declined slightly between 2000 and 2010, to just under 50,000 people. Seniors comprise nearly 17% of the population in Minnetonka, six percentage points higher than the region overall.
- **Economy:** 71% of the population over age 16 worked in 2000, and over three-quarters worked outside of Minnetonka. Although the number of jobs in Minnetonka increased substantially from 1980 to 2000, it showed a decline of nearly 11% between 2000 and 2006.
- **Poverty:** Only 3% of the population in Minnetonka was below the poverty level in 2000. In 2010, 4% of the population in Minnetonka lived in a household that was below the poverty level. The share of low-income households (earning below the federal poverty level) is less than half that of the region as a whole.
- **Vehicle Ownership:** The share of households without access to a vehicle is also less than half that of the region as a whole.
- **Land Use:** Residential land use density has increased from 1.6 dwelling units per acre in 1979 to approximately 2.5 dwelling units per acre in 2007. Land with medium or high density uses increased by about 400 acres over this period and low-density residential uses increased by 635 acres. Only 272 acres of undeveloped land remained in 2007.

Figure 2-1 summarizes demographic characteristics in Minnetonka relative to the Minneapolis-St. Paul Metro area, focused on key population segments that typically have the greatest need for public transit services.

Figure 2-1 Demographic Summary

Area	Total population ^a	% Youth (persons aged 10-17) ^a	% Seniors: (persons aged 65+) ^a	% Low-Income Households ^b	% Persons with a Disability ^c	% Households without a Vehicle ^b
City of Minnetonka	49,734	10.5%	16.7%	4.0%	8.7%	3.5%
Metro Area (13 county)	3,279,833	11.1%	10.7%	9.6%	8.7%	7.4%

Notes: Low-income households are those earning below the federal poverty level. Disability is for the civilian non-institutionalized population aged 5 years or older. Metro area is the 13-county Minneapolis-St. Paul-Bloomington, MN-WI Metro Area.

Sources: (a) U.S. Census Bureau, 2010 U.S. Census, Summary File 1: P1, P12. (b) U.S. Census Bureau, American Community Survey, 2006-2010 5-Year Averages: B25044, C17002. Demographic maps for these variables are for 2005-2009, because 2006-2010 ACS data was not available for small geographies (e.g., Census block groups) at the time of analysis. (c) U.S. Census Bureau, American Community Survey, 2008-2010 3-Year Averages: S1810. Due to the change in disability questions in 2008, only a 3-year average is available.

The density maps provided in Figure 2-2 to Figure 2-11 illustrate the geographic distribution and concentration of key demographic groups in Minnetonka. These maps are based on data from the 2010 U.S. Census or on a five-year average from the 2005-2009 ACS. Data from the 2010 Census is based on a 100% survey of the population, while ACS data is based on a sample of the population and has a margin of error. For this reason, Census data is available at the more detailed block level, while ACS data is averaged over a 5-year period and is only available at the block group level.

Population and Employment Density

Figure 2-2 through Figure 2-4 illustrate current and projected population density in Minnetonka. The first of these maps, Figure 2-2, illustrates current population density from the 2010 U.S. Census at the most detailed level available (Census blocks). Although overall residential population density is low in Minnetonka (five or fewer persons per acre), this map most clearly identifies pockets of slightly higher density (five to nine persons per acre) that are located around the city and the few medium-to-higher density concentrations that are located near transit centers, park and rides, or along major roadway or highway corridors. The map also identifies major general rental housing developments in Minnetonka with over 100 units.

Figure 2-3 and Figure 2-4 illustrate projected population density, for 2005 and 2030, at the broader Transportation Analysis Zone (TAZ) level. Although these large zones do not show the same level of detail, comparing this pair of maps illustrates several locations where residential density is projected to increase through 2030, including in the Opus area, the southwest quadrant of Minnetonka Road and I-494, and south of the Plymouth Road Park & Ride. However, density in most parts of Minnetonka is projected to remain unchanged and relatively low.

Figure 2-5 and Figure 2-6 illustrate current (2005) and projected (2030) employment density in Minnetonka, also at the TAZ-level. Employment density is projected to increase at a few locations along the I-394 corridor and in the Opus area, but otherwise remain relatively constant.

Senior and Youth

Older adults (65 years and above) and youth typically use public transportation more frequently than the general population. Older adults often exhibit higher demand for transit as they become

less capable or willing to drive themselves, or can no longer afford to own a car on a fixed income. Many seniors also use van service provided by their housing complex.

Young people without driver's licenses or those unable to drive need transit service for school and after school activities, part-time jobs, and access to recreation and entertainment particularly during the summer months.²

Although Minnetonka has a relatively high share of seniors (nearly 17% of the city's population), seniors are relatively uniformly distributed around the city, as illustrated in Figure 2-7. Several areas of relatively high senior density generally correspond to senior housing developments, which are indicated on the map. The largest of these include Ridgepointe, Beacon Hill Terrace, West Ridge Retirement, and Glen Lake Landing.

The youth population is relatively well-distributed around Minnetonka, as shown in Figure 2-8. In several cases, pockets of higher youth density are clustered around schools.

Extremely Low Income

Only 4% of households in Minnetonka are considered extremely low-income (less than 30% area median income), defined as earning at or below the federal poverty level, which is based on household size. Figure 2-9 illustrates the density of low-income population in Minnetonka and shows that the low-income population is more highly concentrated on the eastern side of the city.

Vehicle Availability

One of the most influential indicators of transit demand is whether a household has access to a car. This indicator may represent households without the economic means of owning a vehicle, as well as households with individuals that choose not to own a car or are unable to drive, such as senior citizens and persons with disabilities.

The percentage of households without access to a vehicle (less than 4%) is much lower in Minnetonka relative to the region. As shown in Figure 2-10, a few block groups stand out as having the highest concentrations of households without access to a vehicle. These are along I-394 northeast of the Plymouth Road Park & Ride and west of U.S. 169 on either side of Cedar Lake Road, where there are apartments and other higher density housing. Block groups with lower vehicle availability do not necessarily line up with the block groups having the highest low-income concentrations.

Figure 2-11 illustrates the average number of vehicles per person at the Census block group level. This was calculated by dividing the total number of vehicles in each block group by the number of households, divided by the average number of persons per household. The lightest shading indicates the highest ratio of vehicles to people (up to one-to-one) while the darkest shading corresponds to the lowest ratio of vehicles to people (highest propensity to use transit). In most cases this is aligned with the highest rates of no-vehicle households.

² It should be noted that older adults and youth do not always utilize public transportation in the same ways. For example, older adults tend to use public transportation during the middle of the day for shopping and medical appointments, while youth tend to use public transportation to get to and from school, for after school activities and on weekends. It should also be noted that national trends show that a lower proportion of younger adults are embracing "car culture" – or the need to own their own vehicle – than defined earlier generations.

LOCAL AND REGIONAL COMMUTE PATTERNS

This section is based on data from the U.S. Census Bureau Longitudinal Employer-Household Dynamics (LEHD), based on administrative employer records, that is the most current and comprehensive available source of information on home-to-work flows.³

Where Minnetonka Workers Live

Figure 2-12 identifies the home locations of Minnetonka’s 47,380 workers, along with the number of employees who live in each city and each city’s share of citywide Minnetonka employment, based on LEHD data. About 10% of Minnetonka workers live in Minneapolis. About 8% of Minnetonka workers also live in Minnetonka.

Figure 2-12 Home Locations of Minnetonka Workers (Citywide)

Rank	Home City	# of Workers	% of Workers	Approximate Distances from Minnetonka
1	Minneapolis	4,683	10%	9 miles
2	Minnetonka	3,533	8%	-
3	Eden Prairie	2,306	5%	6 miles
4	Plymouth	2,290	5%	6 miles
5	Maple Grove	1,560	3%	12 miles
6	Bloomington	1,502	3%	11 miles
7	St. Louis Park	1,373	3%	5 miles
8	St. Paul	1,337	3%	18 miles
9	Edina	1,100	2%	6 miles
10	Chanhassen	1,075	2%	5 miles
	All Other Locations	26,621	56%	

Source: U.S. Census Bureau, LEHD, 2009

For the purposes of this analysis, Minnetonka was divided into the four corridors/geographic areas listed in Figure 2-13.⁴ The following series of tables and maps illustrate the home locations of people who work in these different geographical areas. The maps show the boundaries of each area. The I-394 corridor contains 40% of the jobs in Minnetonka. With the exception of the Central Area/Highway 7, Minneapolis residents comprise the single largest share of workers in each area while Minnetonka residents make up between 5% and 6% of workers. In the Central Area/Highway 7, 12% of workers live in Minnetonka and represent the largest share of workers.

³ However, LEHD may underreport employment by excluding some employment categories or due to recordkeeping limitations such as for employers with multiple worksites. Minnesota, however, is the only state that requires employers to provide an employee’s specific worksite in wage records.

⁴ These areas represent about 3,000 jobs beyond the total for the city of Minnetonka. This is likely due to jobs along area boundaries that are counted in more than one area.

Figure 2-13 Minnetonka Workers by Corridor/Geography

Corridor/Geographic Area	All Workers	%	Employment Density (Workers / Acre)
I-394 Corridor	20,069	40%	4.5
Central Area/Highway 7	14,417	29%	1.3
Opus	9,517 *	19%	7.8
Minnetonka Corporate Center	6,377	13%	10.7

Notes: * This figure is known by the City of Minnetonka to be lower than actual employment.

Source: U.S. Census Bureau, LEHD, 2009

I-394 Corridor

Figure 2-14 identifies the home locations of people who work along the I-394 corridor by city, while Figure 2-15 illustrates these home locations on a map. Major employers in this area include Carlson Companies, Medica, and Syngenta.

Figure 2-14 Home Location of I-394 Corridor Workers

Rank	Home City	# of Workers	% of Workers	Approximate Distances from Minnetonka
1	Minneapolis	2,121	11%	9 miles
2	Minnetonka	1,208	6%	-
3	Plymouth	1,122	6%	6 miles
4	Eden Prairie	747	4%	6 miles
5	Maple Grove	716	4%	12 miles
6	Bloomington	643	3%	11 miles
7	St. Paul	594	3%	18 miles
8	St. Louis Park	587	3%	5 miles
9	Brooklyn Park	426	2%	13 miles
10	Edina	405	2%	6 miles
	All Other Locations	11,500	57%	

Source: U.S. Census Bureau, LEHD, 2009

Central Area / Highway 7

Figure 2-16 identifies the home locations of people who work in the Central Area along Highway 7 by city, while Figure 2-17 illustrates these home locations on a map. Major employers in this area include Cargill and St. Jude Medical.

Figure 2-16 Home Location of Central Area/Highway 7 Workers

Rank	Home City	# of Workers	% of Workers	Approximate Distances from Minnetonka
1	Minnetonka	1,771	12%	-
2	Minneapolis	1,310	9%	9 miles
3	Eden Prairie	781	5%	6 miles
4	Plymouth	713	5%	6 miles
5	St. Louis Park	469	3%	5 miles
6	Maple Grove	466	3%	12 miles
7	Chanhassen	450	3%	5 miles
8	Bloomington	366	3%	11 miles
9	Edina	314	2%	6 miles
10	St. Paul	310	2%	18 miles
	All Other Locations	7,467	52%	

Source: U.S. Census Bureau, LEHD, 2009

Opus Area

Figure 2-18 identifies the home locations of people who work in the Opus area by city, while Figure 2-19 illustrates these home locations on a map. Major employers in this area include American Medical Systems, DataCard, Opportunity Partners, and United Health Group.

Figure 2-18 Home Location of Opus Area Workers

Rank	Home City	# of Workers	% of Workers	Approximate Distances from Minnetonka
1	Minneapolis	954	10%	9 miles
2	Eden Prairie	578	6%	6 miles
3	Minnetonka	524	6%	-
4	Plymouth	405	4%	6 miles
5	Bloomington	399	4%	11 miles
6	Edina	304	3%	6 miles
7	St. Louis Park	269	3%	5 miles
8	St. Paul	262	3%	18 miles
9	Maple Grove	246	3%	12 miles
10	Brooklyn Park	225	2%	13 miles
	All Other Locations	5,351	56%	

Source: U.S. Census Bureau, LEHD, 2009

Minnetonka Corporate Center

Figure 2-20 identifies the home locations of people who work in the Minnetonka Corporate Center area by city, while Figure 2-21 illustrates these home locations on a map. Major employers in this area include GE Osmonics.

Figure 2-20 Home Location of Minnetonka Corporate Center Area Workers

Rank	Home City	# of Workers	% of Workers	Approximate Distances from Minnetonka
1	Minneapolis	605	10%	9 miles
2	Eden Prairie	311	5%	6 miles
3	Minnetonka	308	5%	-
4	St. Paul	277	4%	18 miles
5	Maple Grove	220	3%	12 miles
6	Plymouth	203	3%	6 miles
7	Bloomington	192	3%	11 miles
8	Brooklyn Park	180	3%	13 miles
9	Woodbury	164	3%	24 miles
10	St. Louis Park	158	2%	5 miles
	All Other Locations	3,759	59%	

Source: U.S. Census Bureau, LEHD, 2009

Where Minnetonka Residents Work

There were nearly 24,000 workers among Minnetonka residents in 2009. Figure 2-22 identifies the top 10 work locations for Minnetonka residents. Nearly 20% of residents work in Minneapolis while almost 15% of residents also work in Minnetonka.

Figure 2-23 illustrates where Minnetonka residents work across the region.

Figure 2-22 Work Location of Minnetonka Residents (Citywide)

Rank	Work City	# of Workers	% of Workers	Approximate Distances from Minnetonka
1	Minneapolis	4,767	20.0%	9 miles
2	Minnetonka	3,533	14.8%	-
3	Edina	1,453	6.1%	6 miles
4	Eden Prairie	1,339	5.6%	6 miles
5	St. Louis Park	1,320	5.5%	5 miles
6	Bloomington	1,250	5.2%	11 miles
7	Plymouth	1,186	5.0%	6 miles
8	Golden Valley	940	3.9%	7 miles
9	St. Paul	877	3.7%	18 miles
10	Hopkins	729	3.1%	3 miles
	All Other Locations	6,499	27.2%	