

most dominant sector -- Transportation, Communications, and Utilities -- have grown in both the city and the suburbs over the past ten years, although the suburban growth of 48% in this sector has far outpaced the city's 19% growth.

Retailing in the city is concentrated along the northern stretches of I-581 and along Route 419 in the southwest. The city's retailing sector, with a location quotient of 1.19, grew by just 3.2% since 1988, only a fraction of the suburban rate of 21%. The city's share of retail jobs slipped from 65% in 1988 to 60% in 1998. The city is rapidly losing its position as the center of employment in Finance, Insurance, and Real Estate (FIRE), once the exclusive dominion of the Central Business District. Jobs in FIRE have declined slightly in the city over the past ten years, but have risen dramatically in the suburbs. The suburbs gained nearly 4700 jobs in this important sector and now have over half of jobs in FIRE, compared with just 37% ten years ago.

The city's main target industrial areas are in the RCIT on the City's east side and the area around Shenandoah Ave./Norfolk Southern tracks west of downtown. Despite the city's efforts to provide sites for new industries, manufacturing jobs in the city have declined by 27%, while they have grown by 14% in the suburbs. The suburbs now have nearly two-thirds of all manufacturing jobs in the metropolitan area, compared with less than half in 1988. This trend is a reflection of the availability of "green field" sites in suburban locations where costs are lower. The suburbs now have a very high concentration of durable goods manufacturing with 2.4 times the statewide average. Growth in services has been equal in both the city and the suburbs at a healthy rate of 47%. The city still has almost two-thirds of the jobs in services.

❖ A.4 Detailed Analysis of Industries

Relative Concentration of Industries. Table A-3 shows a more detailed breakdown of industries highly concentrated in the city by 2 digit SIC (Standard Industrial Classification) code. Growth and concentration in these industries in the city is compared with that of the overall MSA. The city's most concentrated industry, security and commodity brokers, with a location quotient of 4.15, is highly concentrated in both the city and the MSA. Jobs in this vital sector have grown by nearly 360% over the past 10 years. Other highly concentrated industries showing good growth in both the city and the suburbs are air transportation and local passenger transportation. The latter indicates that use of public transportation in the region is growing.

Primary metals manufacturing is also very important to the MSA's economic base, but jobs have declined since 1988. Electronic manufacturing, with a location quotient of 2.3 has performed much better, growing by 133% in the city since 1988.