

April 9, 2015

Dean Zuleger, City Administrator  
City Of Lake Elmo  
3800 Laverne Ave N  
Lake Elmo, MN 55042

Dear Mr. Zuleger:

The Metropolitan Council requests your input on updates to your community's local forecast. The Council is updating **draft local forecasts** in preparation for the release of Systems Statements this fall to kick off the local comprehensive planning process.

The table below shows your community's 2020, 2030, and 2040 draft local forecasts (2015 update); the table also includes your community's current adopted Thrive MSP 2040 forecasts for comparison. (In addition, a table with draft local forecasts for all communities is enclosed with this letter.)

**Forecasts for City Of Lake Elmo**

	Population			Households			Employment		
	2020	2030	2040	2020	2030	2040	2020	2030	2040
Forecasts (2014 as adopted)	10,300	14,500	20,500	3,880	5,700	8,000	2,550	2,740	3,160
Draft forecasts (2015 update)	10,500	14,100	18,200	3,800	5,300	7,100	2,900	3,350	3,800

The Council will accept comments on the draft forecasts (2015 update) through **May 8, 2015**. If you have questions or concerns about your local forecasts, please contact your Sector Representative, Ryan Garcia, at [Ryan.Garcia@metc.state.mn.us](mailto:Ryan.Garcia@metc.state.mn.us) or 651-602-1832.

We will not publish these draft local forecasts until we have responded to local comments and the Council formally adopts those revised forecasts in July. Some draft forecasts will change based upon the local comments we receive.

A few things to note:

- The updated regional forecast released in March ([metro council.org/forecasts](http://metro council.org/forecasts)) reduces regional growth by 2040 by 5% for population, 6% for households, and 15% for jobs. These reductions alone reduce many community forecasts.
- The draft local forecasts use updated real estate and land use data. These revisions have changed our forecasts of growth across the region.
- Please remember that while the Council has reduced 30-year population forecasts for some jurisdictions, the Council will provide necessary wastewater infrastructure to honor existing 2030 commitments for land to be included in the Metropolitan Urban Service Area by 2040 (*Thrive MSP 2040*, p. 21).

Sincerely,



Beth Reetz, Interim Director  
Community Development Division

cc: Council Member Harry Melander, District 12

X = have hit the Met Council Target  
□ = have not yet hit the Met Council Target

	New Homes	Projected Cumulative Homes		Residents (2.0 per Home)		Residents (2.5 per Home)		Residents (2.9 per Home)		OP Development HH	New Development Residential HH	New Cumulative Residential HH
2010		2,782	8,069	8,069	8,069	8,069	8,069	8,069	Per Census report (2.9 per HH)			
2011	24	2,806	8,117	8,129	8,139				24			
2012	35	2,841	8,187	8,217	8,240				35			
2013	37	2,878	8,261	8,309	8,347				37			
2014	41	2,919	8,343	8,412	8,466				24	17		105
2015	100	3,019	8,543	8,662	8,756				12	88		228
2016	130	3,149	8,803	8,987	9,133				7	123		438
2017	210	3,359	9,223	9,512	9,742				0	210		648
2018	210	3,569	9,643	10,037	10,351				0	210		858
2019	210	3,779	10,063	10,562	10,960				0	210		1068
2020	210	3,989	10,483	X	11,087	X	11,569	X	0	210		1188
2021	120	4,109	10,723	11,387	11,917				0	120		1308
2022	120	4,229	10,963	11,687	12,265				0	120		1428
2023	120	4,349	11,203	11,987	12,613				0	120		1543
2024	115	4,464	11,433	12,274	12,947				0	115		1643
2025	100	4,564	11,633	12,524	13,237				0	100		1743
2026	100	4,664	11,833	12,774	13,527				0	100		1843
2027	100	4,764	12,033	13,024	13,817				0	100		1943
2028	100	4,864	12,233	13,274	14,107				0	100		2043
2029	100	4,964	12,433	13,524	14,397				0	100		2043
2030	0	4,964	12,433	13,524	14,397	□	14,397	□	0	0		2043
2031	0	4,964	12,433	13,524	14,397				0	0		2043
2032	0	4,964	12,433	13,524	14,397				0	0		2043
2033	0	4,964	12,433	13,524	14,397				0	0		2043
2034	0	4,964	12,433	13,524	14,397				0	0		2043
2035	0	4,964	12,433	13,524	14,397				0	0		2043
2036	0	4,964	12,433	13,524	14,397				0	0		2043
2037	0	4,964	12,433	13,524	14,397				0	0		2043
2038	0	4,964	12,433	13,524	14,397				0	0		2043
2039	0	4,964	12,433	13,524	14,397				0	0		2043
2040	0	4,964	12,433	13,524	14,397	□	14,397	□	0	0		2043

NOTE: Updated draft forecasts per Met Council:

	Population	HH	Res Per HH
2020	10,500	3,800	2.76
2030	14,100	5,300	2.66
2040	18,200	7,100	2.56