

**Exhibit A**  
**Legal Descriptions of Effected Parcels**

**PID: 16.029.21.24.0002**

PT NW1/4 & PT SW1/4 DESC AS FOLL BEG AT NE COR OF SD SE1/4-NW1/4 THN W ALG N LN OF S1/2-NW1/4 124.49 RODS THN SLY PARL WITH W LN OF SD SEC 594FT TO A PT THN WLY PARL WITH N LN OF SD SW1/4-NW1/4 TO W LN SD S EC THN SLY ALG W LN SD SEC DIS T 723.63FT TO SW COR SD SW1/4- NW1/4 THN S00DEG03'55"E ALG W LN SD NW1/4-SW1/4 DIST 115.2FT THN N89DEG51'8"E DIST 815FT TH N S0DEG3'55"E PARL WITH SD W LN DIST 400FT TO ITS INTER WITH N LN STATE HWY#5 THN S89DEG51'08"W ALG SD N LN DIST 815FT TO ITS INTER WITH W LN OF NW1/4-SW1/4 THN SLY ALG W LN TO SW COR OF SD SEC THN ELY ON S LN OF SD SEC TO SE COR OF W1/2 SD SW1/4 THN NLY ALG E LN SD W1/2-SW1/4 TO N LN RR R/W THN ELY ALG N LN SD RR R/W TO E LN SD SW1/4 THN NLY ALG E LN SD SW1/4 & ALG E LN SD NW1/4 TO POB EXC RR R/W ACR SD SW1/4 SUBJ TO EASE & SUBJ TO ACCESS CONTROL Section 16 Township 029 Range 021

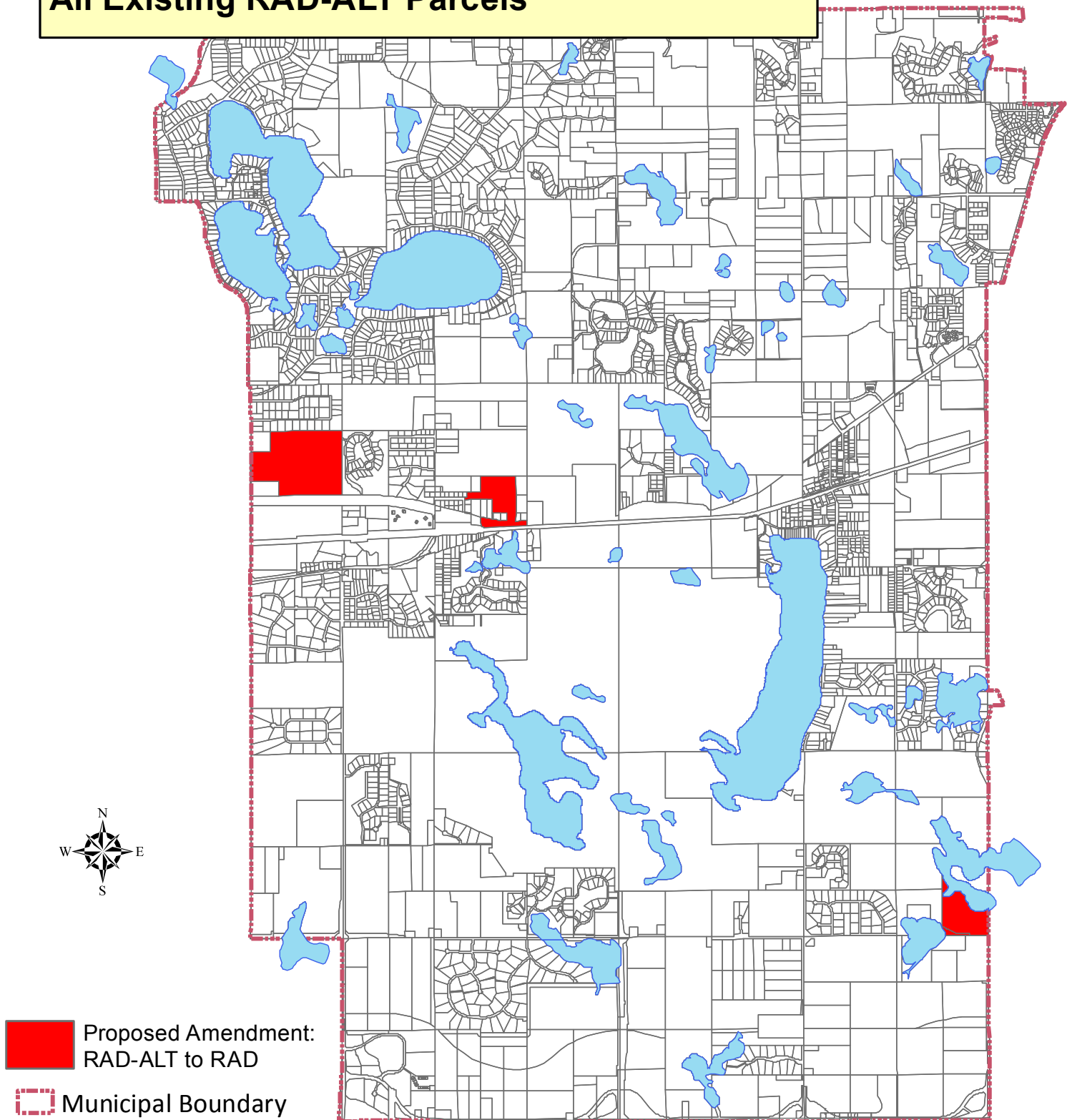
**PID: 15.029.21.31.0001**

PT OF SW1/4 OF SD SEC 15 LYING NLY OF NLY R/W OF RR DESC AS FOLL: COM AT NELY COR SD SW1/4 THN S00DEG51'44"E BRG ORIENTED TO WACO SYS ALG ELY LN SD SW1/4 DIST 1067.20FT THN S89DEG13'16"W DIST 289.50FT THN S48DEG14'16"W ALG A LN HEREINAFTER REFERRED AS LN "A" DIST 36.58FT TO PT HEREINAFTER REFERRED AS PT "C" THN S05DEG16'16"W ALG A LN HEREINAFTER REFERRED AS LN "B" DIST 194.90FT M/L TO PT OF INTER WITH NLY R/W LN OF HWY 5 AKA STILLWATER BLVD N SD PT OF INTER BEING THE POB THN N05DEG16'16"E ALG SD LN "B" DIST 194.90FT M/L TO BEFORE DESC PT "C" THN N48DEG14'16"E ALG SD LN "A" DIST 35.69FT M/L TO INTER WITH SLY LN OF N 1067.20FT OF SD SW1/4 THN S89DEG06'21"W ALG SD SLY LN DIST 24.33FT M/L TO WLY LN OF E 314.50FT OF SD SW1/4 THN N00DEG51'44"W ALG SD WLY LN DIST 1067.20FT M/L TO NLY LN OF SD SW1/4 THN S89DEG06'21"W ALG SD NLY LN DIST 995.27FT M/L TO ELY LN OF W 1312.FT OF SD SW1/4 THN S00DEG41'24"E ALG SD ELY LN DIST 460.FT M/L TO SLY LN OF N 460.FT OF SD SW1/4 THN S89DEG06'21"W ALG SD SLY LN DIST 404.01FT M/L TO DESC ELY LN OF FRIEDRICH HGTS PLAT THN S00DEG41'24"E ALG SD ELY LN DIST 141.48FT THN S80DEG54'36"W ALG SLY LN SD PLAT DIST 59.61FT THN S00DEG41'24"E ALG SD ELY LN SD PLAT DIST 66.FT THN N80DEG54'36"E ALG SD NLY LN SD PLAT DIST 164.77FT THN S00DEG41'24"E ALG SD ELY LN SD PLAT DIST 5.07FT M/L TO INTER WITH LN DRAWN PARL WITH SD NLY LN OF SW1/4 & EXT WLY FROM IPM ON WLY LN OF E1/2 SD SW1/4 SD WLY LN HAVING BRG OF S00DEG46'34"E SD IPM DIST 657.56FT SLY FROM NWLY COR OF SD E1/2-SW1/4 THN N89DEG06'21"E ALG SD PARL LN DIST 299.85FT M/L TO SD IPM THN N89DEG24'43"E ALG NLY LN TRACT DESC IN DOC #714370 & ALG NLY LN OF PARCEL DESC IN DOC #3408380 DIST 309.19FT M/L TO IPM AT THE NELY COR THEREOF THN S01DEG00'08"E ALG ELY LN SD PARCEL DESC IN DOC #3408380 DIST 386.67FT M/L TO INTER WITH A LN HERINAFTER REFERRED AS LN "C" DRAWN AT RT ANG & ELY FROM A PT IN SD WLY LN OF E1/2-SW1/4 SD PT BEING HERINAFTER REFERRED AS PT "A" SD PT ALSO DIST 118.20FT NLY AS MEAS ALG SD WLY LN OF E1

**PID: 25.029.21.44.0001**

GOV LOT 4 EXC THAT PT DESC AS FOLL: BEG @ SW CORN OF SD SE1/4-SE1/4 OF SD SEC25 & RUN THN N ON W LN OF SD1/4-1/4 225FT M/L TO THE C/L OF THE PUBLIC HWY AS NOW LOCATED RUN THN SELY ALG THE C/L OF SD PUBLIC HWY A DIST 828FT TO A PT WHICH IS 45FT N OF S LN OF SD1/4-1/4 THN S ON LN PAR WITH THE W LN OF SD SE1/4-SE1/4 45FT TO A PT IN THE S LN OF SD1/4-1/4 RUN THN W ON S LN THEREOF TO THE POB Section 25 Township 029 Range 021

# Proposed Future Land Use Map Amendments: All Existing RAD-ALT Parcels



Sources: Washington County & Metro GIS  
12-30-2013

## Planned Land Use

Lake Elmo Comprehensive Plan 2030



This section of the Land Use chapter establishes the City's official land use categories and the official Future Land Use Map. The map assigns planned land use types to all parcels within the community to guide current and future planning and development through the year 2030, and is the official land use designation map for the City. The assigned land use designations are intended to shape the character, type and density of future development according to sound planning principles. Any new development, redevelopment, change in land use or change in zoning is required to be consistent with the official land use guidance for each parcel.

**The official land use plan categories are as follows:**

**RURAL AREA DEVELOPMENT** – This category represents the large areas of rural residential development within the City. Common uses found in these areas include working farms, alternative agricultural uses as defined by City Code, and rural single family detached residences. Development in these areas requires 10+ acres, or a conditional use permit to authorize a cluster development meeting the City's Open Space Preservation regulations. Densities are allowed up to 0.45 dwelling units per buildable acre when planned as part of an Open Space Preservation development. No new areas of rural area development are being established by the official land use plan. [Corresponding Zoning District(s): A, RR, OP]

~~**RURAL AREA DEVELOPMENT – ALTERNATE DENSITY** – This land use category represents a subset of land guided for Rural Area Development and provides for an increase in the densities allowed through an Open Space Preservation development of up to 2.0 dwelling units per buildable acre. Further increases in the base density may be allowed through a Planned Unit Development through incentives for density bonuses that are permitted as part of a PUD and that maintain the open space character of a development. In addition to single-family residences and townhouses, multi-family housing for seniors is permitted in this district. [Corresponding Zoning District(s): A, RR, OP-2]~~

**RESIDENTIAL ESTATE** – This category defines areas developed specifically for large lot single family detached housing typically on 2+ acres of land. No new areas of residential estate are being established by the official land use plan. [Corresponding Zoning District(s): RE]

**RURAL SINGLE FAMILY** – This category defines a large portion of the City that was historically platted for conventional subdivision prior to 2005, but has been and will continue to be serviced by private on-site well and septic systems. Limited locations within this classification are allowed to have two-family dwellings based on zoning. [Corresponding Zoning District(s): R-1, R-2]

**URBAN LOW DENSITY** – The Urban Low Density land use category is intended primarily for single-family detached housing serviced by public sewer and water. This category allows net residential densities from two and one-half (2.5) to four (4) units per acre. Significant new areas of urban low density are guided both within the Old Village and along I-94. [Corresponding Zoning District: LDR]

**URBAN MEDIUM DENSITY** – The Urban Medium Density land use category allows net residential densities from four and one-half (4.5) to seven (7) units per acre; with greater densities only allowed if deemed appropriate and approved through the PUD process and that meet incentives for density bonus

**Table 3-B**  
**Existing and Planned Land Use Table**

Land Use	Residential Density (units/acre)		Existing Land Use (acres)	Planned Land Use (acres)	Planned Land Use Changes (anticipated acreages in 5 year increments) <sup>3</sup>				Change (acres)
	Min	Max			City wide (Village) <sup>1</sup>	2012 to 2015	2015 to 2020	2020 to 2025	
RESIDENTIAL									
Rural Area Development	n/a	0.1	7094.24	5157.6253 13.24	6610.08 6648.99	6125.92 6203.74	5641.76 5758.49	5157.62 5313.24	-1936.62- 1781
Rural Area Dev. ALT	n/a	2.0	0.00	155.62	38.91	77.81	116.72	155.62	155.62
Residential Estates	0.1	0.4	771.26	793.71	776.87	782.49	788.10	793.71	22.45
Rural Single Family	0.66	2.0	1665.92	1666.41	1666.04	1666.16	1666.28	1666.41	0.49
Urban Low Density	2.5	4	0.00	496.39	124.10	248.20	372.29	496.39	496.39
Urban Medium Density	4.5	7	176.08	390.49	229.68	283.29	336.89	390.49	214.41
Urban High Density	7.5	15	0.00	157.67	39.42	78.84	118.25	157.67	157.67
Village Urban Low Density	1.5	2.5	0.00	216.20	54.05	108.10	162.15	216.20	216.20
Village Urban Medium Density	3.0	4.0	0.00	113.70	28.43	56.85	85.28	113.70	113.70
COMMERCIAL <sup>2</sup>									
Business Park	7.5	15	120.65	329.69	172.91	225.17	277.43	329.69	209.04
Commercial	4.5	7	99.86	208.33	126.98	154.10	181.22	208.33	108.47
Limited Business	–	–	111.41	66.16	100.09	88.78	77.47	66.16	-45.25
Village Mixed Use	6.0	10.0	0.00	164.40	41.10	82.20	123.30	164.40	164.40
PUBLIC/SEMI PUBLIC/OPEN SPACE <sup>3</sup>									
Public/Park	–	–	3298.94	3352.24	3312.27	3325.59	3338.92	3352.24	53.3
Greenbelt Corridor <sup>4</sup>	–	–	0.00	82.67	20.66	41.34	62.01	82.67	82.67
Road ROWs	–	–	890.93	890.93	890.93	890.93	890.93	890.93	0.0
UNDEVELOPED									
Open Water	–	–	1355.29	1355.29	1355.29	1355.29	1355.29	1355.29	0.0
TOTALS:	–	–	15,584.58	15,584.58	15,584.55	15,584.55	15,584.55	15,584.55	0.0

<sup>1</sup> Residential uses within the “Business Park” and “Commercial” land use designations can only occur in areas specifically designated for mixed use on the planned land use map

<sup>2</sup> It is recognized that both park and road ROW areas will expand as new development occurs, but such acreage is accounted for in the respective development land use types as such land areas must contribute towards required development densities.

<sup>3</sup> The staging plan for future development is fluid and will allow development to occur as market conditions dictate. Because of this, specific timing for development of any specific land use category is not possible. For the purposes of this table, the anticipated acreage changes are incrementally broken down into four periods of time showing a consistent rate of change between now and 2030.

<sup>4</sup> The acreage of the greenbelt corridor areas, which are portions of the Village Open Space Overlay, that are adjacent to urban zoning districts were calculated to account for the remaining acreage in the Village. The other portions of the Village Open Space Overlay are accounted for through the base land use guidance (i.e. Rural Area Development or Rural Single Family).

# Thrive MSP 2040 Forecasts

Adopted May 28, 2014



◇ = Rogers annexed Hassan Township in 2012; forecasts have been combined.

† = Laketown Township will be fully annexed before 2030; forecast has been reassigned to neighboring cities.

(pt) denotes part of a city; remainder of city is in neighboring county.

	POPULATION			HOUSEHOLDS			EMPLOYMENT		
	2000	2010	2040	2000	2010	2040	2000	2010	2040
<b>ANOKA COUNTY</b>									
Andover	26,588	30,598	40,700	8,107	9,811	15,400	3,583	4,669	6,200
Anoka	18,076	17,142	20,100	7,262	7,060	8,900	13,489	12,840	14,600
Bethel	443	466	580	149	174	250	229	86	530
Blaine (pt)	45,014	57,186	86,000	15,926	21,077	33,000	16,757	19,668	26,600
Centerville	3,202	3,792	4,200	1,077	1,315	1,700	363	409	500
Circle Pines	4,663	4,918	5,300	1,697	2,006	2,300	2,150	790	1,450
Columbia Heights	18,520	19,496	21,700	8,033	7,926	9,300	6,397	3,484	5,300
Columbus	3,957	3,914	5,300	1,328	1,416	2,200	507	1,172	1,850
Coon Rapids	61,607	61,476	72,500	22,578	23,532	29,300	21,682	23,260	35,700
East Bethel	10,941	11,626	18,200	3,607	4,060	7,400	1,374	1,123	2,200
Fridley	27,449	27,208	29,400	11,328	11,110	12,800	26,257	21,333	29,800
Ham Lake	12,710	15,296	17,300	4,139	5,171	7,100	3,194	2,931	4,480
Hilltop	766	744	1,100	400	380	550	257	314	360
Lexington	2,142	2,049	2,300	819	787	1,000	634	467	700
Lino Lakes	16,791	20,216	29,000	4,857	6,174	10,600	2,671	3,313	6,000
Linwood Township	4,668	5,123	4,700	1,578	1,884	2,000	154	219	430
Nowthen	3,557	4,443	5,400	1,123	1,450	2,100	337	318	720
Oak Grove	6,903	8,031	10,200	2,200	2,744	4,100	359	741	1,010
Ramsey	18,510	23,668	32,800	5,906	8,033	13,000	4,008	4,779	7,600
St. Francis	4,910	7,218	12,500	1,638	2,520	5,100	1,247	1,537	3,000
Spring Lake Park (pt)	6,667	6,234	6,800	2,676	2,597	3,100	4,401	2,934	3,670
<b>Anoka County Total</b>	<b>298,084</b>	<b>330,844</b>	<b>426,080</b>	<b>106,428</b>	<b>121,227</b>	<b>171,200</b>	<b>110,050</b>	<b>106,387</b>	<b>152,700</b>
<b>CARVER COUNTY</b>									
Benton Township	939	786	740	307	297	300	282	274	350
Camden Township	955	922	830	316	329	330	15	56	60
Carver	1,266	3,724	15,000	458	1,182	5,600	176	187	1,700
Chanhausen (pt)	20,321	22,952	36,200	6,914	8,352	14,000	8,366	9,746	16,240
Chaska	17,603	23,770	34,900	6,169	8,816	14,200	10,955	11,123	16,800
Cologne	1,012	1,519	4,600	385	539	1,900	294	270	470
Dahlgren Township	1,453	1,331	720	479	494	300	203	202	200
Hamburg	538	513	600	206	201	250	117	109	150
Hancock Township	367	345	410	121	127	170	35	10	10
Hollywood Township	1,102	1,041	1,200	371	387	500	100	90	150
Laketown Township †	2,331	2,243	-	637	660	-	355	116	-
Mayer	554	1,749	3,000	199	589	1,200	92	151	200
New Germany	346	372	1,400	143	146	600	50	46	90
Norwood Young America	3,108	3,549	8,800	1,171	1,389	3,900	1,559	1,165	2,300
San Francisco Township	888	832	960	293	307	400	61	46	100
Victoria	4,025	7,345	15,000	1,367	2,435	5,700	932	1,502	2,270
Waconia	6,814	10,697	22,100	2,568	3,909	8,900	4,082	5,578	10,200
Waconia Township	1,284	1,228	1,500	429	434	600	72	98	400
Watertown	3,029	4,205	6,700	1,078	1,564	2,900	682	556	1,220
Watertown Township	1,432	1,204	1,100	478	468	500	207	392	400
Young America Township	838	715	760	267	266	300	105	119	120
<b>Carver County Total</b>	<b>70,205</b>	<b>91,042</b>	<b>156,520</b>	<b>24,356</b>	<b>32,891</b>	<b>62,550</b>	<b>28,740</b>	<b>31,836</b>	<b>53,430</b>

	POPULATION			HOUSEHOLDS			EMPLOYMENT		
	2000	2010	2040	2000	2010	2040	2000	2010	2040
<b>DAKOTA COUNTY</b>									
Apple Valley	45,527	49,084	65,600	16,344	18,875	26,500	12,106	14,279	19,500
Burnsville	60,220	60,306	66,700	23,687	24,283	27,700	31,765	31,593	44,100
Castle Rock Township	1,495	1,342	1,300	514	504	520	344	356	360
Coates	163	161	150	64	66	70	252	109	110
Douglas Township	760	716	790	235	259	320	96	92	100
Eagan	63,557	64,206	79,000	23,773	25,249	31,500	42,750	49,526	70,200
Empire Township	1,638	2,444	5,300	515	792	2,000	217	255	300
Eureka Township	1,490	1,426	1,700	496	518	700	196	460	460
Farmington	12,365	21,086	31,500	4,169	7,066	12,000	3,986	4,438	7,200
Greenville Township	684	803	890	227	275	350	68	49	630
Hampton	434	689	780	156	245	300	178	127	160
Hampton Township	986	903	1,100	320	329	450	186	85	90
Hastings (pt)	18,201	22,172	30,100	6,640	8,735	12,900	8,872	8,532	11,300
Inver Grove Heights	29,751	33,880	47,600	11,257	13,476	19,900	8,168	9,442	14,000
Lakeville	43,128	55,954	82,900	13,609	18,683	30,500	10,966	13,862	23,400
Lilydale	552	623	1,000	338	375	600	354	355	420
Marshan Township	1,263	1,106	1,300	404	403	520	220	117	370
Mendota	197	198	320	80	78	130	266	270	300
Mendota Heights	11,434	11,071	13,400	4,178	4,378	5,300	8,549	11,550	14,400
Miesville	135	125	130	52	52	60	97	116	140
New Trier	116	112	150	31	41	50	30	35	60
Nininger Township	865	950	950	280	372	400	165	149	340
Northfield (pt)	557	1,147	2,100	216	414	900	79	470	500
Randolph	318	436	440	117	168	180	123	122	130
Randolph Township	536	659	650	192	246	280	130	113	120
Ravenna Township	2,355	2,336	2,500	734	780	1,000	115	38	60
Rosemount	14,619	21,874	36,300	4,742	7,587	14,000	6,356	6,721	13,900
Sciota Township	285	414	500	92	140	190	21	33	500
South St. Paul	20,167	20,160	22,500	8,123	8,186	9,600	7,697	8,557	11,000
Sunfish Lake	504	521	520	173	183	210	23	8	10
Vermillion	437	419	410	160	156	170	221	93	210
Vermillion Township	1,243	1,192	1,700	395	424	660	280	90	90
Waterford Township	517	497	560	193	193	240	461	679	820
West St. Paul	19,405	19,540	23,900	8,645	8,529	10,500	8,905	7,471	10,600
<b>Dakota County Total</b>	<b>355,904</b>	<b>398,552</b>	<b>524,740</b>	<b>131,151</b>	<b>152,060</b>	<b>210,700</b>	<b>154,242</b>	<b>170,192</b>	<b>245,880</b>
<b>HENNEPIN COUNTY</b>									
Bloomington	85,172	82,893	93,600	36,400	35,905	41,000	104,548	86,530	111,000
Brooklyn Center	29,172	30,104	34,700	11,430	10,756	13,600	16,698	11,001	15,400
Brooklyn Park	67,388	75,781	95,500	24,432	26,229	35,500	23,692	24,084	42,000
Champlin	22,193	23,089	25,500	7,425	8,328	10,000	2,734	4,012	5,600
Chanhassen (pt)	-	-	-	-	-	-	979	1,159	1,160
Corcoran	5,630	5,379	11,900	1,784	1,867	4,700	1,792	1,093	2,200
Crystal	22,698	22,151	23,300	9,389	9,183	10,000	5,638	3,929	5,500
Dayton (pt)	4,693	4,617	10,600	1,546	1,619	4,500	1,057	921	3,000
Deephaven	3,853	3,642	3,900	1,373	1,337	1,400	1,021	688	820
Eden Prairie	54,901	60,797	84,800	20,457	23,930	34,000	51,006	48,775	70,000
Edina	47,425	47,941	53,300	20,996	20,672	23,000	52,991	47,457	56,100
Excelsior	2,393	2,188	2,600	1,199	1,115	1,300	1,823	2,220	2,200
Fort Snelling (unorg.)	442	149	350	-	135	200	35,526	23,215	26,000
Golden Valley	20,281	20,371	24,300	8,449	8,816	10,300	30,142	33,194	41,500
Greenfield	2,544	2,777	4,100	817	936	1,600	337	613	750
Greenwood	729	688	810	285	290	300	161	82	350
Hanover (pt)	332	609	520	113	196	200	86	36	50
Hopkins	17,367	17,591	21,600	8,359	8,366	10,000	11,979	11,009	14,000

	POPULATION			HOUSEHOLDS			EMPLOYMENT		
	2000	2010	2040	2000	2010	2040	2000	2010	2040
Independence	3,236	3,504	5,400	1,088	1,241	2,200	169	587	770
Long Lake	1,842	1,768	2,100	756	732	1,000	2,510	1,093	1,930
Loretto	570	650	670	225	269	300	661	366	370
Maple Grove	50,365	61,567	84,800	17,532	22,867	33,000	18,309	29,877	49,500
Maple Plain	2,088	1,768	2,300	770	723	1,000	1,792	1,579	1,750
Medicine Lake	368	371	400	159	160	170	10	15	100
Medina	4,005	4,892	9,000	1,309	1,702	3,500	3,254	3,351	4,580
Minneapolis	382,747	382,578	466,400	162,352	163,540	202,700	308,127	281,732	356,000
Minnetonka	51,102	49,734	63,000	21,267	21,901	27,500	51,276	44,228	63,200
Minnetonka Beach	614	539	610	215	201	220	201	174	250
Minnetrista	4,358	6,384	13,000	1,505	2,176	5,000	379	665	740
Mound	9,435	9,052	10,500	3,982	3,974	4,800	1,811	1,165	1,900
New Hope	20,873	20,339	22,800	8,665	8,427	9,800	13,565	11,080	15,300
Orono	7,538	7,437	9,400	2,766	2,826	3,900	1,110	1,562	1,780
Osseo	2,434	2,430	3,100	1,035	1,128	1,500	2,312	1,749	2,530
Plymouth	65,894	70,576	87,800	24,820	28,663	35,500	53,491	46,227	66,500
Richfield	34,310	35,228	39,900	15,073	14,818	17,500	11,762	15,604	18,400
Robbinsdale	14,123	13,953	15,300	6,097	6,032	6,800	7,109	6,858	7,600
Rockford (pt)	144	426	800	57	184	400	384	94	550
Rogers ◇	6,051	11,197	21,300	1,973	3,748	8,200	5,414	7,907	14,800
St. Anthony (pt)	5,664	5,156	6,300	2,402	2,210	3,000	1,992	1,626	2,090
St. Bonifacius	1,873	2,283	2,200	681	863	900	436	478	500
St. Louis Park	44,102	45,250	54,500	20,773	21,743	25,500	40,696	40,485	49,100
Shorewood	7,400	7,307	7,400	2,529	2,658	3,000	782	1,113	1,200
Spring Park	1,717	1,669	2,200	930	897	1,100	1,028	583	700
Tonka Bay	1,547	1,475	1,500	614	586	680	266	298	570
Wayzata	4,113	3,688	4,900	1,929	1,795	2,300	6,268	4,567	5,900
Woodland	480	437	540	173	169	180	22	8	20
<b>Hennepin County Total</b>	<b>1,116,206</b>	<b>1,152,425</b>	<b>1,429,500</b>	<b>456,131</b>	<b>475,913</b>	<b>603,250</b>	<b>877,346</b>	<b>805,089</b>	<b>1,066,260</b>
<b>RAMSEY COUNTY</b>									
Arden Hills	9,652	9,552	13,500	2,959	2,957	4,600	12,326	12,402	18,400
Blaine (pt)	-	-	-	-	-	-	677	893	1,000
Falcon Heights	5,572	5,321	5,300	2,103	2,131	2,200	4,190	5,298	6,800
Gem Lake	419	393	590	139	155	250	586	526	640
Lauderdale	2,364	2,379	2,400	1,150	1,130	1,200	360	718	1,000
Little Canada	9,771	9,773	11,100	4,375	4,393	4,900	5,960	5,467	8,700
Maplewood	35,258	38,018	47,900	13,758	14,882	19,700	29,259	27,635	36,600
Mounds View	12,738	12,155	13,100	5,018	4,954	5,500	4,170	6,386	8,200
New Brighton	22,206	21,456	26,000	9,013	8,915	11,200	11,007	9,213	13,500
North Oaks	3,883	4,469	4,900	1,300	1,746	2,100	1,091	1,260	1,300
North St. Paul	11,929	11,460	13,100	4,703	4,615	5,700	3,499	2,942	3,610
Roseville	33,690	33,660	38,700	14,598	14,623	17,000	39,211	35,104	44,100
St. Anthony (pt)	2,348	3,070	4,300	1,295	1,638	2,000	1,390	1,357	2,050
St. Paul	286,840	285,068	334,700	112,109	111,001	137,600	188,124	175,933	218,000
Shoreview	25,924	25,043	27,500	10,125	10,402	11,300	9,938	11,665	15,500
Spring Lake Park (pt)	105	178	220	48	75	100	202	66	100
Vadnais Heights	13,069	12,302	14,500	5,064	5,066	6,300	7,164	6,678	12,600
White Bear Township	11,293	10,949	12,000	4,010	4,261	4,900	2,131	2,309	4,780
White Bear Lake (pt)	23,974	23,394	27,500	9,469	9,747	12,000	12,020	11,085	11,800
<b>Ramsey County Total</b>	<b>511,035</b>	<b>508,640</b>	<b>597,310</b>	<b>201,236</b>	<b>202,691</b>	<b>248,550</b>	<b>333,305</b>	<b>316,937</b>	<b>408,680</b>



	POPULATION			HOUSEHOLDS			EMPLOYMENT		
	2000	2010	2040	2000	2010	2040	2000	2010	2040
<b>SCOTT COUNTY</b>									
Belle Plaine	3,789	6,661	13,300	1,396	2,362	5,300	1,428	1,847	3,300
Belle Plaine Township	806	878	820	266	310	320	77	69	70
Blakeley Township	496	418	370	166	165	170	70	69	100
Cedar Lake Township	2,197	2,779	3,600	719	939	1,400	91	82	340
Credit River Township	3,895	5,096	5,000	1,242	1,662	1,900	265	397	420
Elko New Market	804	4,110	12,200	286	1,259	4,500	248	317	840
Helena Township	1,440	1,648	1,700	450	548	700	473	147	150
Jackson Township	1,361	1,464	1,300	461	486	500	92	168	530
Jordan	3,833	5,470	10,700	1,349	1,871	4,300	1,321	1,587	2,900
Louisville Township	1,359	1,266	1,200	410	425	430	476	298	300
New Market Township	3,057	3,440	3,300	956	1,146	1,200	262	325	500
New Prague (pt)	3,157	4,280	7,200	1,160	1,618	3,100	2,282	2,142	3,270
Prior Lake	15,917	22,796	39,300	5,645	8,447	15,700	7,972	7,766	12,900
St. Lawrence Township	472	483	810	144	161	320	145	48	50
Sand Creek Township	1,551	1,521	1,400	478	554	560	249	298	460
Savage	21,115	26,911	38,200	6,807	9,116	14,300	5,366	6,753	9,500
Shakopee	20,568	37,076	57,400	7,540	12,772	21,500	13,938	18,831	31,900
Spring Lake Township	3,681	3,631	4,100	1,217	1,267	1,600	176	390	400
<b>Scott County Total</b>	<b>89,498</b>	<b>129,928</b>	<b>201,900</b>	<b>30,692</b>	<b>45,108</b>	<b>77,800</b>	<b>34,931</b>	<b>41,534</b>	<b>67,930</b>
<b>WASHINGTON COUNTY</b>									
Afton	2,839	2,886	3,100	996	1,081	1,300	351	411	490
Bayport	3,162	3,471	4,400	763	855	1,300	4,900	3,790	5,100
Baytown Township	1,533	1,617	2,000	492	573	760	154	69	260
Birchwood Village	968	870	840	357	351	360	20	25	30
Cottage Grove	30,582	34,589	49,300	9,932	11,719	18,600	6,263	6,484	9,600
Dellwood	1,033	1,065	1,100	353	373	450	282	277	300
Denmark Township	1,348	1,737	2,500	481	615	1,000	386	629	650
Forest Lake	14,440	18,377	28,300	5,433	7,015	12,000	6,636	6,449	9,700
Grant	4,026	4,094	4,300	1,374	1,463	1,700	750	449	840
Grey Cloud Island Township	307	295	280	117	117	120	50	10	40
Hastings (pt)	3	-	-	2	-	-	224	64	100
Hugo	6,363	13,332	32,500	2,125	4,990	13,600	1,917	1,973	4,000
Lake Elmo	6,863	8,061	20,500	2,347	2,776	8,000	1,682	1,941	3,160
Lakeland	1,917	1,796	1,500	691	681	710	374	302	470
Lakeland Shores	355	311	360	116	117	160	20	26	40
Lake St. Croix Beach	1,140	1,053	1,000	462	460	500	50	129	130
Landfall	700	663	770	292	257	300	50	25	30
Mahtomedi	7,563	7,676	7,700	2,503	2,827	3,100	1,252	2,090	2,660
Marine on St. Croix	602	689	1,000	254	302	450	235	124	160
May Township	2,928	2,776	3,800	1,007	1,083	1,600	40	66	180
Newport	3,715	3,435	4,600	1,418	1,354	2,100	2,480	1,605	2,000
Oakdale	26,653	27,401	31,000	10,243	10,956	13,000	7,812	8,651	15,000
Oak Park Heights	3,777	4,445	5,800	1,528	1,911	2,600	2,713	4,358	7,500
Pine Springs	421	408	370	140	144	150	10	72	80
St. Marys Point	344	366	330	132	147	150	10	15	20
St. Paul Park	5,070	5,273	7,900	1,829	1,967	3,300	1,399	1,515	2,520
Scandia	3,692	3,934	5,000	1,294	1,498	2,100	272	519	730
Stillwater	15,323	18,227	22,500	5,797	7,076	9,500	10,719	9,628	11,700
Stillwater Township	2,553	2,364	2,700	833	855	1,100	120	165	250
West Lakeland Township	3,547	4,054	4,000	1,101	1,286	1,500	313	232	370
White Bear Lake (pt)	351	403	680	149	198	300	131	184	200
Willernie	549	507	480	225	218	230	135	182	200
Woodbury	46,463	61,961	87,200	16,676	22,594	33,100	15,899	19,438	28,700
<b>Washington County Total</b>	<b>201,130</b>	<b>238,136</b>	<b>337,810</b>	<b>71,462</b>	<b>87,859</b>	<b>135,140</b>	<b>67,649</b>	<b>71,897</b>	<b>107,210</b>
<b>METRO AREA</b>	<b>2,642,062</b>	<b>2,849,567</b>	<b>3,673,860</b>	<b>1,021,456</b>	<b>1,117,749</b>	<b>1,509,190</b>	<b>1,606,263</b>	<b>1,543,872</b>	<b>2,102,090</b>



The Metropolitan Council forecasts population, households and employment, with a 30-year horizon, for the seven-county Minneapolis-St. Paul region. The Council assesses the Twin Cities region's relative economic competitiveness and projects future population and employment using a regional economic model, REMI PI.

The Council locates regional forecasts to specific cities and townships through additional modeling. The Council's land use model projects the likely geographic pattern of future growth, given real estate and location choice dynamics, regional policies and local land use controls.

The regional forecast, together with local forecasts, will be incorporated into the *Thrive MSP 2040* regional plan, scheduled for Council adoption in May 2014.

Consistent with Minnesota Statutes 473.146 and 473.859, the regional and local forecasts provide a shared foundation for coordinated, comprehensive planning by the Council and local governments.

See *About the Forecasts* on p. 5.

For more information, contact:  
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651-602-1322

*The Metropolitan Council's forecast anticipates continued growth and increased diversity for the seven-county Minneapolis-St Paul region. The region's population is projected to grow by 824,000 in coming decades. By 2040, people of color will comprise 40 percent of the region; senior citizens, 21 percent.*

## Metropolitan Council Regional Forecast to 2040

	2010	2020	2030	2040
Population	2,850,000	3,102,000	3,381,000	3,674,000
Households	1,118,000	1,257,000	1,388,000	1,509,000
Employment	1,548,000	1,819,000	1,953,000	2,097,000

The seven-county Minneapolis-St. Paul region is projected to gain 824,000 people in coming decades, reaching 3,674,000 residents in 2040, up from 2,850,000 in 2010. Projected growth rates, 9 percent per decade, are below peak growth rates seen in the 1980s and the 1990s – but above-average compared to national projections for the same period.

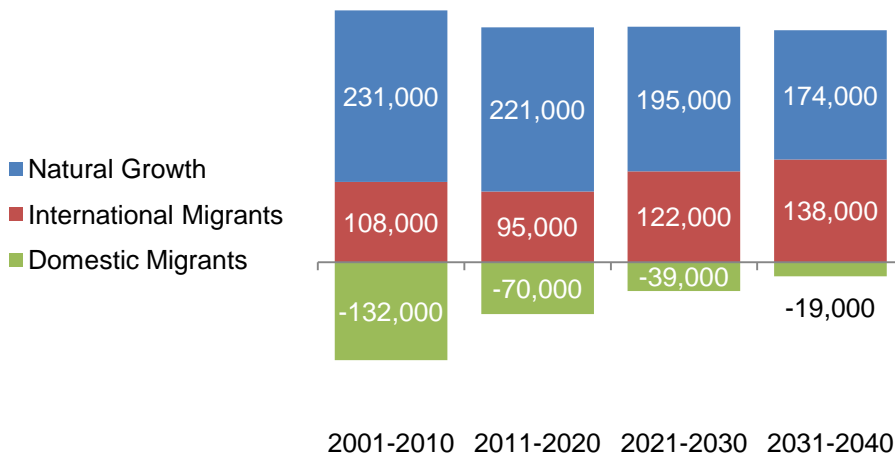
Natural population growth, or births outpacing deaths, will add 590,000 residents. Natural population growth will account for 72 percent of the total population growth from 2010 to 2040. Birth rates are higher among families of color than white families, contributing steadily and gradually to the racial and ethnic diversity of the region.

More than one-quarter (28 percent) of the region's population gain will be driven by migration. The Twin Cities region is likely to gain 355,000 new residents through international immigration while losing 128,000 residents to domestic out-migration, for a net migration gain of 227,000 during the 30-years forecast period.

The Twin Cities region will continue to be an immigration gateway throughout the 30-year period, and immigration will substantially accelerate the region's diversity trend. Of the expected international immigrants, 85 percent will be people of color, from all continents; 15 percent will be white, non-Latino, mainly from Europe and Canada.

## A Growing and Changing Twin Cities Region: Regional Forecast to 2040

### Components of Population Growth, 2000-2040



Net domestic migration – the flow of movers between the Twin Cities region and the rest of the nation – amounts to a net loss of 128,000 residents during 2010-40. This is not a new trend. US Census data shows emigrants leaving the region have outnumbered new domestic arrivals throughout the past decade.

This net loss is directly related to economic conditions: The regional economy did not gain employment during the decade ending in 2010. An improving economy will steer this trend over time. Domestic migration will respond to new workforce demand.

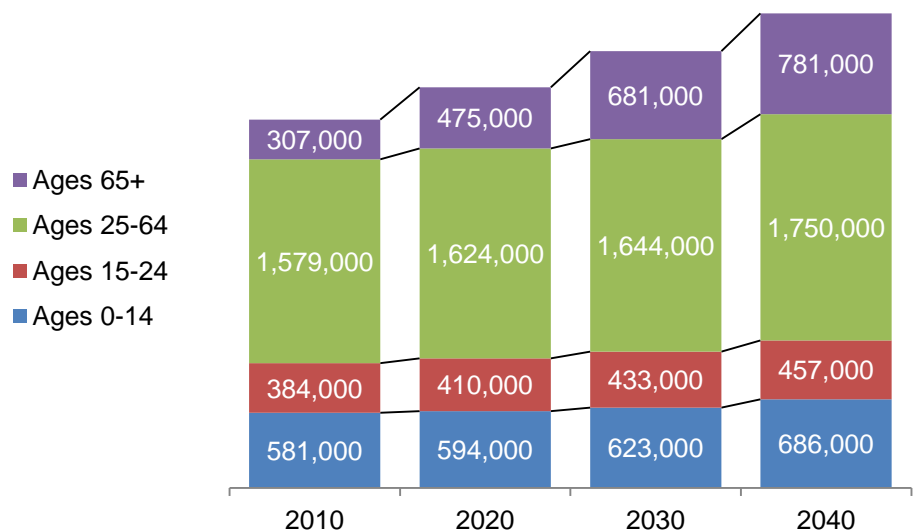
Still, geographic situation and perception of the Twin Cities region are challenges to attracting new residents. While employment and business opportunities draw in workers and students, the region loses people who have priorities beyond work and school. For example, many long-time residents have family or sentimental connections with Greater Minnesota; much of the Twin Cities' domestic migration deficit is due to returns or relocations to the rest of the state.

Immigration and natural population growth together will replenish the Twin Cities region's school enrollments and workforce. The region's under-25 population will grow 18 percent, from 965,000 in 2010 to 1,143,000 in 2040. This will partly offset the protracted retirement boom that is expected to last for the next 20 years.

While every age cohort will grow, none will grow as fast as the senior citizens population. Twin Cities region's senior population will double between 2010 and 2030, and will continue to grow throughout the projections period, from 307,000

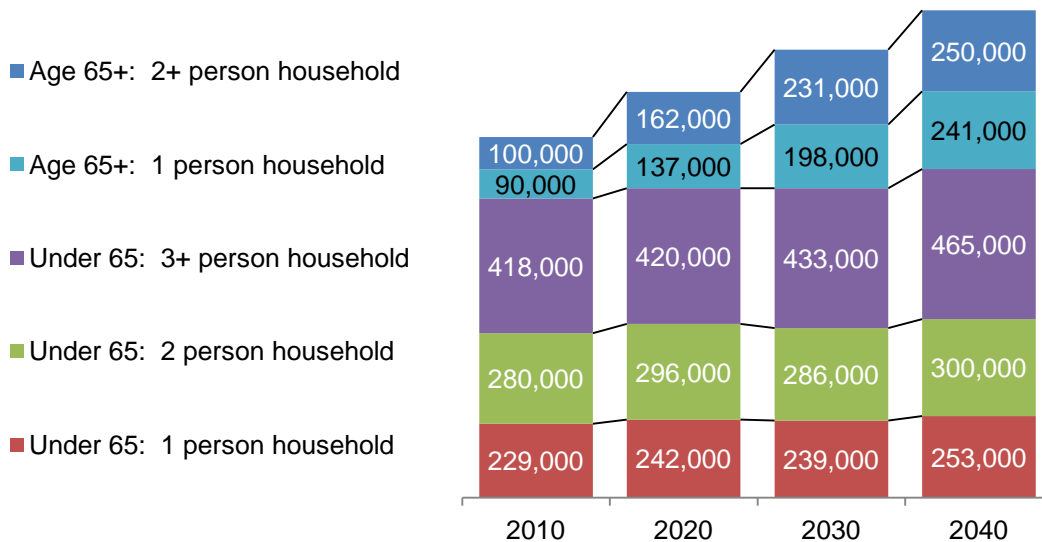
seniors in 2010 to 781,000 in 2040. Between the aging of baby boomers and longer life expectancies, senior citizens will become a substantial market segment. In 2010, senior citizens were 11 percent of the region's population; in 2040, seniors will be 21 percent of the population.

### Population by Age, 2010-2040



## A Growing and Changing Twin Cities Region: Regional Forecast to 2040

**Households by Type, 2010-2040**



As the region's age profile changes, its households mix also changes: The senior citizens population will more than double by 2030; so too will the number of senior-headed households.

With seniors making decisions for 32 percent of region's households in 2040, their needs and preferences will become a predominant driver of the housing market. Twin Cities region's seniors are mostly long-time residents, and mostly have lived in single-family

detached housing. Some may choose to "age in place." But almost half of senior-headed households are people living alone. Many seniors living alone, and senior couples, will choose to move, opting for attached housing, apartments, and age-restricted housing options. As they move, the turnover of single-family detached houses will balloon, offsetting the need for greater supply of single-family detached housing.

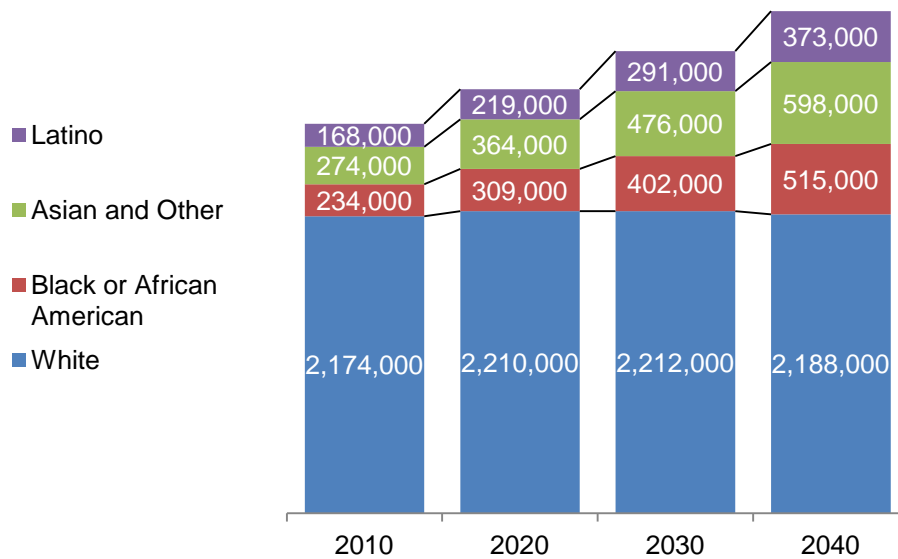
The Council forecasts 1,509,000 households in 2040, up 35 percent from the 1,118,000 households counted by Census 2010. The overall gains, and the net additional housing implied, are in line with historical trends. But the balance of market demand will be very different from recent history. The number of senior-headed households will grow by 200,000, driven upward by the aging and longevity of baby boomers. As baby boomers leave the ranks of family-age or working-age households, those market segments will grow at much reduced rates. The number of family-age or working-age households with 2 or more people will grow by only 67,000 – just 17 percent of expected households growth.

Between the churn of migration and higher birth rates among Latino, black, and Asian populations, the Twin Cities region will become more racially and ethnically diverse. In 2010, people of color comprised 24 percent of the regional population. By 2040, people of color will be 40 percent of the region. And the workforce of 2040 will reflect the diversity seen today in the region's elementary schools.

The population of color will more than double during the forecast period, from 676,000 in 2010 to 1,486,000 in 2040, while the white population will peak and level off at its current level. Among people of color, each racial or ethnic group is forecast to more than double. The Latino population will increase from 168,000 in 2010 to 373,000 in 2040. The black population will increase from 234,000 in 2010 to 515,000 in 2040. And the population of Asians and other people of color will increase from 274,000 in 2010 to 598,000 in 2040.

## A Growing and Changing Twin Cities Region: Regional Forecast to 2040

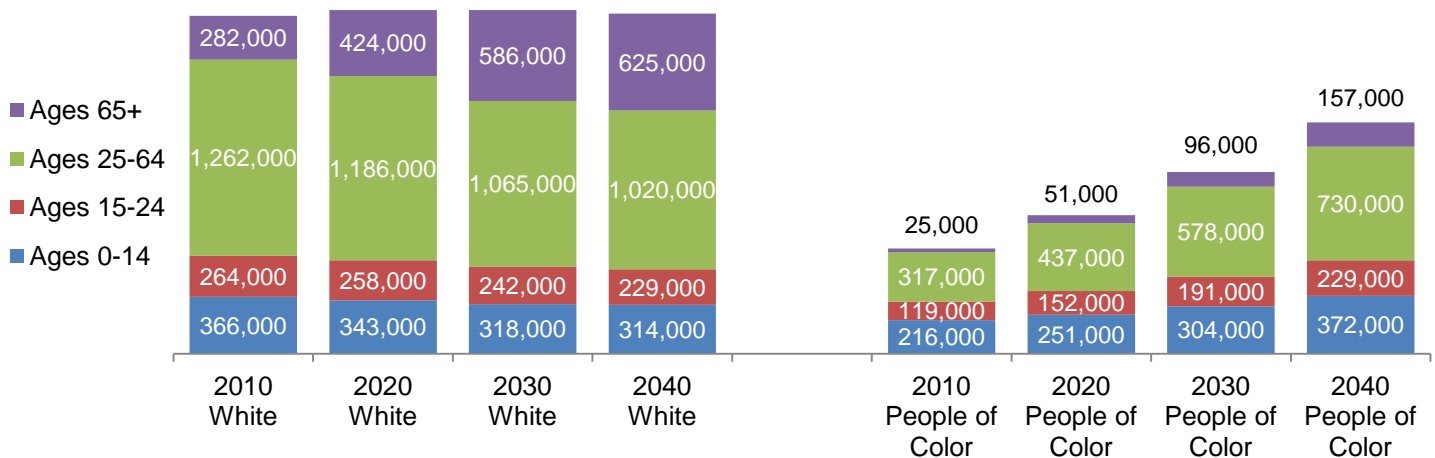
### Population by Race and Ethnicity, 2010-2040



The Council's population forecasts reveal contrasting trends in the age distributions of white residents and people of color. This will have significant implications for the future workforce of the region.

The number of white residents, ages 25-64, will shrink by 19 percent, from 1,262,000 in 2010 to 1,020,000 in 2040. Concurrently, the working-age population of color will more than double, from 317,000 in 2010 to 730,000 in 2040. Within the workforce, diversity will grow. By 2040, people of color will comprise 42 percent of working-age residents.

### Population by Race / Ethnicity and Age



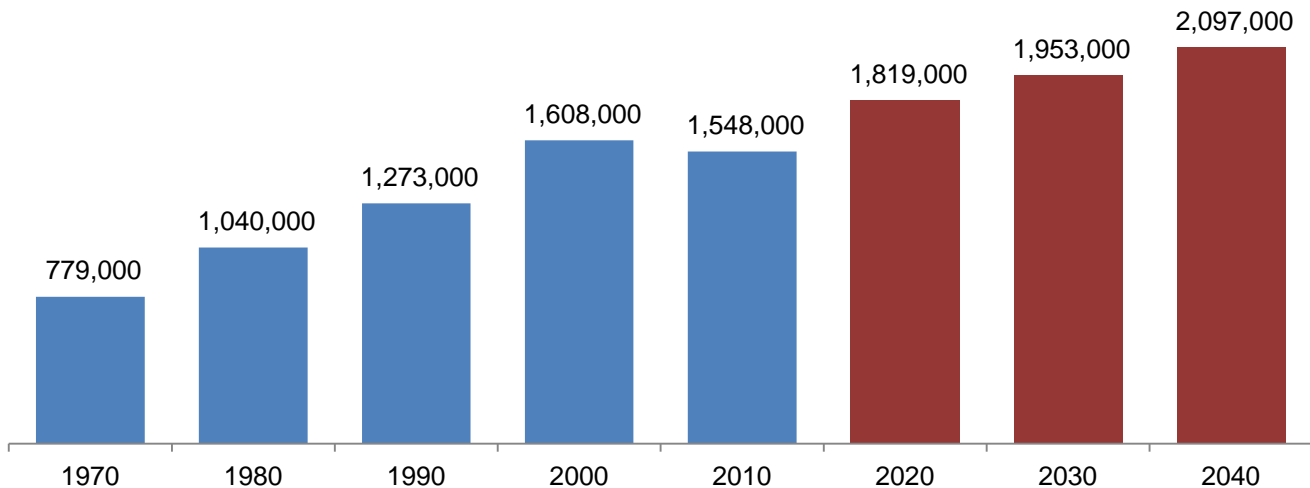
Similarly, the Council projects an increasingly diverse student body in the region. The population of color under age 25 will grow by 180 percent, from 335,000 in 2010 to 601,000 in 2040. In contrast, the number of white residents under age 25 will fall from 630,000 in 2010 to 543,000 in 2040, pulling down the share of whites among school-age children and young adults.

Migration is the major factor driving this demographic transition. People moving from the Twin Cities region to other parts of Minnesota or the nation are mostly white and older (retirees). In contrast, the region's gain of international immigrants is predominantly people of color, mostly people in their 20s, and often immigrating with children.

## A Growing and Changing Twin Cities Region: Regional Forecast to 2040

The Council forecasts employment growth of 549,000 jobs, up from 1,548,000 in 2010 to 2,097,000 in 2040. Employment will grow rapidly in the short-term (18 percent growth in the 2010s) and at a slower pace (7 percent growth) in the 2020s and 2030s. This growth compares to a net employment loss during the 2000s, and previous gains of 34 percent in the 1970s, 22 percent in the 1980s, and 26 percent in the 1990s.

### Historic and Forecasted Employment



The region's Gross Metro Product, the sum of value added by all industry sectors, will rise to \$409 billion in 2040 – equivalent to 1.5 percent of the US Gross Domestic Product. For context, the Twin Cities region has less than 1.0 percent of the nation's population.

Employment opportunities in the Twin Cities region attract not only new migrants, but also commuting workers living in Greater Minnesota or Wisconsin. In 2010, the Council estimates that 6.8 percent of earnings at Twin Cities workplaces are earned by external commuters. (This is offset by 1.3 percent of residents' earnings coming from work in Greater Minnesota, Wisconsin, or elsewhere.) This balance of long-distance commuters, and earnings returning with to their places of residence, will persist long-term, as the Twin Cities region remains the predominant economic center for Minnesota and western Wisconsin.

### About the Council's Forecasts

To prepare its long-range forecast, the Metropolitan Council uses REMI PI, a regional economic model. The REMI PI model utilizes computable general equilibrium and new economic geography techniques to project forward time-series of economic and demographic outcomes. The REMI PI projections are informed by data on the region's industry mix, costs and productivity, and analysis of regional competitiveness within the national economy. Employment, migration, and population outcomes directly flow from projected economic performance.

To obtain household counts, the REMI PI population projection is parsed into household types using race-specific, age-specific household formation rates from analysis of Census data.