



MAYOR & COUNCIL COMMUNICATION

DATE: 8/18/15
REGULAR
ITEM: #23

AGENDA ITEM: Projected City Growth Analysis

SUBMITTED BY: Clark Schroeder Interim City Administrator

THROUGH: Cathy Bendel and Kyle Klatt

REVIEWED BY: City Staff

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item City Administrator
- Report/Presentation.....City Administrator
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECOMMENDER: City Council

FISCAL IMPACT: Unknown

SUMMARY AND ACTION REQUESTED:

A request was made by Mayor Pearson to prepare an analysis of Lake Elmo's projected population growth. As with any future projection, assumptions need to be made that may or may not come to pass. In just one assumption, the build out of the downtown mixed use zone could affect the number of residential units built considerably. Another variable in calculating population growth is the assumed people per residence. Some developments might have 2.0 people per residence while other developments might have 2.5 or 3.0. A full analysis, breaking down each development and the expected people per development would be something the council could request of staff for a future meeting.

For this presentation, the most recent number of build outs for all projects has been used (2,043 new homes) to show where the City is at related to the Met Council most recently drafted local forecast targets for 2020, 2030 and 2040 (letter attached).

Please note that the Met Council targets reflect a decreasing number of residents per household in the future (2.76 per HH for 2020, 2.66 per HH for 2030 and 2.56 per HH for 2040).

LEGISLATIVE HISTORY:

RECOMMENDATION: Discussion, information, and future direction for analysis.

ATTACHMENTS:

1. Met Council letter dated April 9, 2015 regarding updated draft forecasts for Lake Elmo
2. Growth projections; snapshot as of 8/14/15

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 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) 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

City of Lake Elmo
Growth Projections
Snapshot as of 8/14/15

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 | 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 | 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 | 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 |