



Responding to Preliminary Local Forecasts

The 2040 Preliminary Local Forecasts are a work in progress. After discussing the preliminary forecasts with local governments, the Council will review additional data and revise forecasts to reflect shared expectations of future growth and development. This handout summarizes how Council staff will respond to local government comments and what kinds of information cities might provide.

If your preliminary forecasts seem low:

- **Tell us!** Let Council staff know the forecasts appear too low and by roughly how much.

How you can help us revise your forecasts:

- Validate the input data the Council is using in forecasts preparation (see back of sheet for links)
- Tell us about:
 - Development projects expected to break ground before 2020 – what type of development, where, how many units or how much commercial/industrial space
 - Additional detail about recent (post-2010) developments beyond what you've told us in the Council's Building Permits Survey
 - What mix of residential and non-residential you expect in planned mixed-use areas
- Tell us any other reasons behind why you think your preliminary forecasts are too low

How Council staff are responding:

- Taking a more in-depth look at data newer than what we originally used, including:
 - Recent building permits
 - Plat monitoring data
- Verifying that our forecasts use the latest information about planned land use, including any recent comprehensive plan amendments.
- Reviewing our assumptions about allowable housing types and densities

If your preliminary forecasts seem high:

- **Tell us!** Let Council staff know the forecasts appear too high and by roughly how much.

How you can help us revise your forecasts:

- Validate the input data the Council is using in forecasts preparation (see back of sheet for links)
- Tell us about:
 - Maximum number of housing units you think possible (or likely) in your community
 - Where your local plan allows different housing types and at what densities (help us refine the planned land use data we have)
 - Land that is permanently undevelopable
 - What mix of residential and non-residential you expect in planned mixed-use areas
 - Where you want to see redevelopment and what type of redevelopment – how many units or how much commercial/industrial space you envision
- Tell us any other reasons behind why you think your preliminary forecasts are too high

How Council staff are responding:

- Verifying that our forecasts use the latest information about planned land use
- Reviewing our assumptions about allowable housing types and densities
- Reviewing our assumptions about potential of undeveloped land and redevelopment areas

Remember: The preliminary forecasts will be revised by Spring 2014.

Your Sector Representative will be your first point of contact.

(See back of sheet for data links)



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Links for Data:

Each link takes you to the MetroGIS Data Finder Website, where you can get information about the data, and download a database (.dbf) file and GIS shapefiles. To download the data, click: “Get data”

2040 Preliminary Local Forecast Land Use and Real Estate Variables

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Metadata created using [Minnesota Geographic Metadata Guidelines](#)

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Section 1	Overview
Originator	Metropolitan Council
Title	2040 Preliminary Local Forecast Land Use and Real Estate Variables

- For **land use and real estate characteristics**, go to: datafinder.org/metadata/2040PreliminaryForecastLandUseAndRealEstate.html and click “Get data”
- For **TAZ level characteristics**, go to: datafinder.org/metadata/2040PreliminaryForecastTAZCharacteristics.html and click “Get data”
- For **TAZ level forecasts** used to get city total forecasts, go to: datafinder.org/metadata/2040PreliminaryTAZLevelForecasts.html and click “Get data”

(Note: These are not official TAZ level forecasts. The preliminary, local forecasts presented to the Council last September are preliminary, and will change based upon local input, data refinements, and modeling improvements between now and the adoption of Thrive MSP 2040 in April 2014. Once local forecasts are approved, official TAZ forecasts will result from dialogue with cities on city-level forecasts and subsequent work with cities to allocate the jurisdiction totals to the TAZ level as part of the Comprehensive Plan Updates. TAZ level forecasts are presented for diagnostic purposes only, to help communities evaluate and provide comments on their preliminary local forecasts.)
- For an Excel spreadsheet that shows **how city-level forecasts total were obtained from TAZs**, go to datafinder.org/metadata/2040PreliminaryTAZCityXwalk.html and click “Get data”