

Chapter II Regional Setting and Demographics

A. Regional Setting

The Metropolitan Council currently designates Minnetonka as a “developed area” in the metropolitan area according to the 2030 *Development Framework* as shown on Figure II-1. Developed areas or communities are defined as being “generally 85 percent developed or more at the end of 2000, and contiguous to one another” according to the Metropolitan Council.

Additionally, developed areas contain infrastructure (roads, sanitary sewer, public water, parks) that is well established and in some instances, may be in need of improvements due to capacity or age. Also, the developed communities are expected to accommodate 30% of projected household growth (150,000 households of expected 500,000 household growth from 2000 to 2030) within the region.

The Metropolitan Council’s approach to developed area communities is to:

- ✓ manage investments in regional systems,
- ✓ to maintain current infrastructure,
- ✓ renew and improve infrastructure, buildings and land to provide for additional growth, particularly at centers along transit corridors, and
- ✓ support developments that integrate land uses.

Role of City in the Metropolitan Region

Minnetonka is nearly fully developed and is near the western “edge” of the developed communities in Hennepin County. Suburbs to the east share the designation of developed communities and to the north and south, the Metropolitan Council designates Plymouth and Eden Prairie as “developing areas”.

The city contains several features of regional importance:

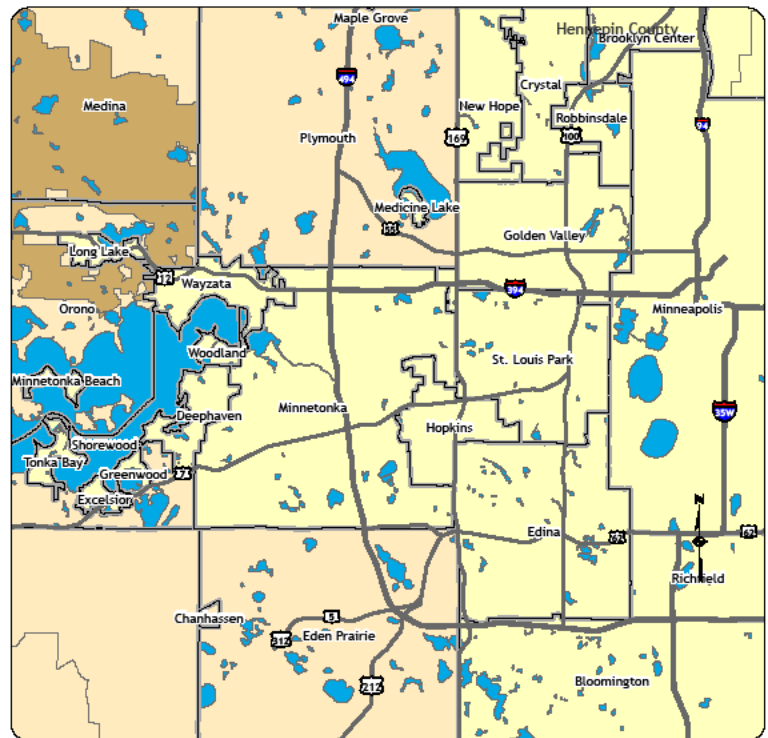


Figure II-1
Location and
Planning Area Designation
Metropolitan Council
Geographic Planning Areas

- Developed Area
- Developing Area
- Diversified Rural

1. Transportation: the city is bisected by two interstate highways - I-394 and I-494, that link to the Minneapolis and St. Paul downtowns, and the Minneapolis-St. Paul International Airport.
2. Shopping/Services: the Ridgedale Regional mall and surrounding area provides shopping and services to the western and central Hennepin County communities.
3. Employment: several regional employment centers are located in the city including Opus in southeast Minnetonka, the I-394 corridor and several other scattered business centers.
4. Recreation: regional recreational facilities include Lake Minnetonka, Glen Lake Golf and Practice Center, and two regional trails (the Lake Minnetonka LRT Regional Trail and the Minnesota River Bluffs LRT Regional Trail.)

Metropolitan Council Policies for Developed Communities

The Metropolitan Council *2030 Development Framework* establishes specific roles that it must play to assist developed communities in meeting regional policies. Specifically, the Metropolitan Council is charged with:

1. Working in partnership with developed communities to encourage reinvestment and revitalization.
2. To provide grants and other incentives to cities and businesses to reclaim, infill and redevelop underutilized lands and structures.

Over the last ten years, the city has received several grants from the Metropolitan Council to achieve regional policies. For example, the city received a Liveable Communities Act (LCA) grant (a state created voluntary, incentive-based funding program designed to assist metropolitan area communities to address housing and redevelopment needs) for the redevelopment of the northwest quadrant of the I-394/CR 73 interchange, improvements to the Minnetonka Heights apartments, and several affordable housing projects and programs. Additionally, the city and Hennepin County has received funding for transportation related projects in the Minnetonka.

Metropolitan Council policies that affect Minnetonka include:

- ✓ Maximizing the effectiveness and value of regional systems
- ✓ Enhancing transportation choices in light of the lack of transportation funding
- ✓ Preservation of natural areas and resources for future generations

Changed Metropolitan Council policies from last (1998) comprehensive plan updating process include:

1. How development occurs rather than ‘how much’ development occurred in the outlying metropolitan area looking at such factors as mixed land uses, density and the integration of transit with local street system.
2. A stronger relationship between transportation and land use planning efforts.
3. Emphasis of redevelopment in older and underutilized areas to maximize efficiency of regional investments such as sanitary sewer and transportation

4. Encouragement of residential development to recognize changing demographics and provide a full complement of “lifecycle” housing within communities

Minnetonka Changes since the 1979 and 1999 Comprehensive Guide Plans

The City has made significant strides in responding to previous regional policies and meets the regional need for new households and housing choice. Further, the city has adopted responsible planning techniques and development controls to protect the local transportation network and natural resources. These techniques and controls also serve to protect the integrity of the regional transportation network and regionally significant natural resources.

The following lists the significant changes since the adoption of the last planning efforts:

1. Development and Diversification of Land Uses
 - a. The amount of undeveloped land has decreased from 3,169 acres in 1979 to approximately 272 acres in 2007.
 - b. Low density residential land uses have increased by 635 acres since 1979.
 - c. The amount of land devoted to medium and high density uses have increased by about 400 acres since 1979.
 - d. Overall, residential land use density has increased from 1.6 dwelling units per acre in 1979 to approximately 2.5 dwelling units per acre in 2007.
 - e. Commercial and industrial land uses have nearly doubled over the last thirty years.
 - f. Several redevelopment projects (with City participation) have occurred since 1979 that has included additional housing, employment and shopping opportunities north of I-394 and revitalization in the Glen Lake area.
2. Provide for Housing Choice
 - a. The number of non-single family housing units has increased from 2,428 in 1979 to over 7,000 in 2007.
 - b. The number of senior housing units has increase from zero units in 1979 to 1,172 in 2007.
 - c. The percentage of owner-occupied housing has decreased from 86% in 1980 to 76% in 2000.
 - d. The number of subsidized/affordable housing units increased in the city from 179 units in 1979 to 357 units in 2007.
3. Natural Resource Protection
 - a. The amount of wetlands has stayed nearly the same since the first wetland protection ordinance was adopted by the city in 1973.
 - b. Additional resource protection regulations and programs have been adopted including the shoreland protection ordinance, floodplain regulations, wetland ordinance enhancements, the stormwater management plan, wellhead protection, water conservation program and others.
 - c. The city has been accommodating the regional natural resources within the overall park and trail system.

4. Transportation System Management

- a. The city has cooperated with Mn/DOT, the Metropolitan Council and other local governments to expand and manage capacity of I-494 through Minnetonka, including ramps on I-394 and the MnPass program.
- b. Minnetonka has been actively participating with Hennepin County, Mn/DOT, the Metropolitan Council and surrounding communities to plan for the expansion of LRT in Minnetonka.
- c. As part of the development review process, the city requires developers to manage the intensity of new development/redevelopment on the existing/planned local and regional transportation system and encourages transit opportunities and travel demand reduction techniques.
- d. The city participates with Metropolitan Council, Mn/DOT and other agencies in accommodating and promoting transit and ridesharing opportunities.

B. Demographics

One of the fundamental components of updating the Minnetonka Comprehensive Plan is a careful examination of the community’s demographics—who composes the community in terms of age, race, income, population size, among other characteristics. A good Comprehensive Plan update must have a solid grasp of this information, as well as how the community is expected to change over the next 25 years (the life of the plan). Demographic changes affect every practical aspect of daily life—from housing to transportation, shopping, schools and civic participation opportunities. Planners match these trends and data indicators to the city’s ability to properly guide investment in housing and business, direct resources to infrastructure and community facilities, and establish or protect valued features like natural resources and open space.

The following assessment of changes in the community’s demographics represents this fundamental piece of the Comprehensive Plan update process—recognizing the city’s past trends and anticipated changes in the future in order to provide the required building blocks to support a sustainable future for the City of Minnetonka.

Data sources for 1970, 1980, 1990 and 2000 are largely taken from the Census Bureau. However, when past Census information from 1970 and 1980 was difficult to locate, information was taken from 2000 Comprehensive Plans. Information regarding 2010, 2020, and 2030 forecasts was received from the Metropolitan Council. Jobs data was taken from the Minnesota Department of Employment and Economic Development’s Quarterly Census of Employment and Wages.

Who Are We Today?

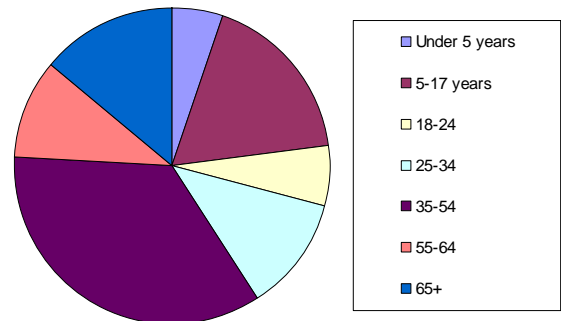
1. Population: total Population of Minnetonka in 2000: 51,301 persons

Approximately one-quarter of Minnetonka’s residents in 2000 were children under the age of 18. Over half were adults, aged 18-54 years. The remaining quarter were pre-retirement adults ages 55-64, and adults over 65.

Table II-1
Minnetonka 2000 population by age

	2000 population by age	% of total 2000 population
Under 5 years	2,725	5.3
5-17 years	9,148	17.8
18-24	3,078	6
25-34	5,994	11.7
35-54	17,911	34.9
55-64	5,280	10.3
65+	7,165	14

Age distribution of Minnetonka Residents: 2000

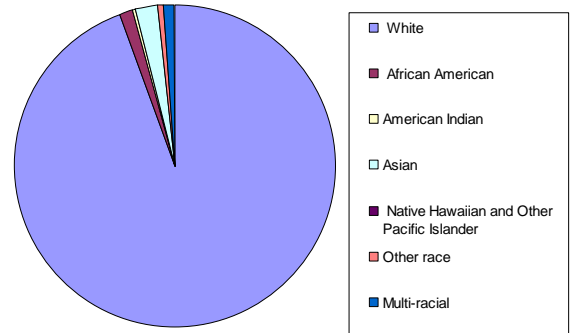


2. Racial Composition: Minnetonka residents are primarily white.

Table II-2
Minnetonka 2000 population by race

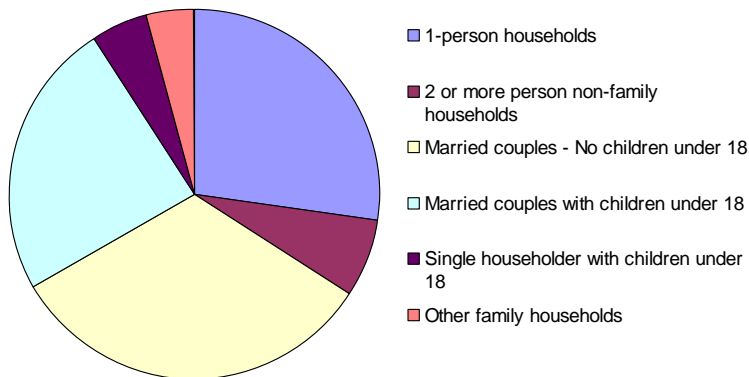
Total Population	White	African American	American Indian
51,301	48,426	767	101
Asian	Native Hawaiian & Other Pacific Islander	Other Race	Multi-racial
1,174	15	291	527

2000 Minnetonka Racial Composition



3. Household Types

Minnetonka Household Types: 2000



Total households in Minnetonka in 2000 were 21,393 and average household size was 2.37 persons per household. Over half of Minnetonka’s households are married couples, with slightly more couples with no children under 18 than with. Just over one quarter of Minnetonka’s households are single person households.

Table II-3
Minnetonka 2000 households by household type

1-person households	2 or more person non-family households	Married couples, no children under 18	Married couples with children under 18	Single householder w/children under 18	Other family households
5,849	1,454	6,977	5,141	1,086	886

4. Employment

In Minnetonka, 71% of the total population 16 years and older worked in 2000. The majority of those individuals worked outside of Minnetonka (76%). The vast majority of workers (84%) worked at least 35 hours per week for at least part of the year.

5. Poverty

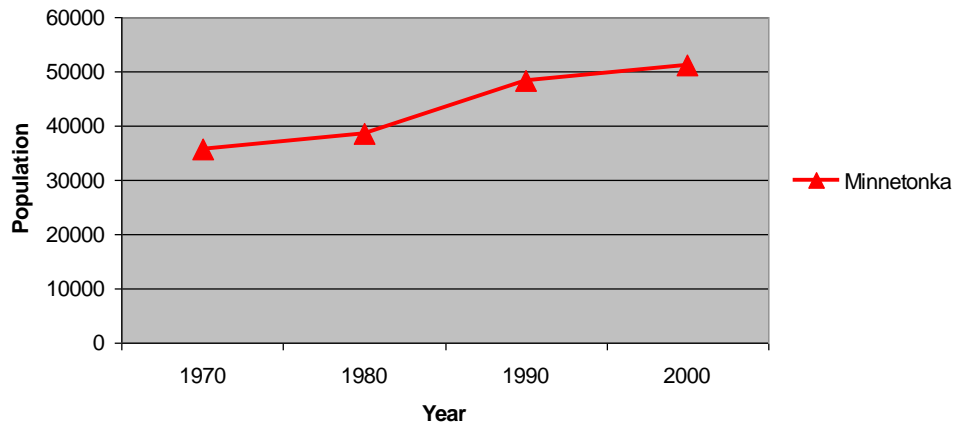
Minnetonka poverty rates are low at 3% of the total population, or 1,335 persons.

How Have We Changed?

1. Population

Minnetonka’s population between 1970 and 2000 increased steadily, from 35,776 in 1970 to 51,030 in 2000. The period of greatest change occurred between 1980 and 1990 when the population increased by 25%.

Minnetonka Population Trends 1970- 2000



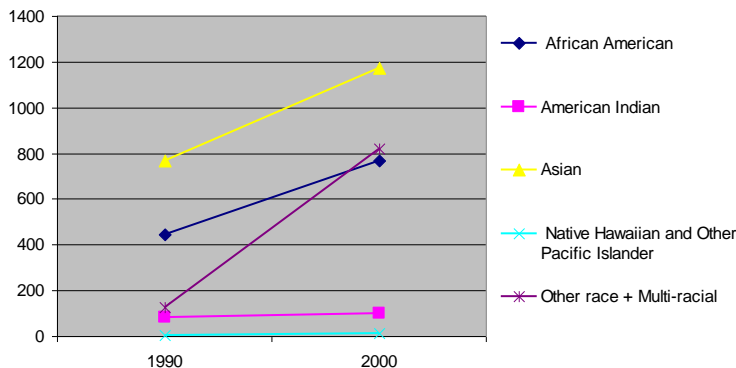
**Table II-4
Minnetonka Population Trends: 1970 - 2000.**

1970	1980	% change between 1970 & 1980	1990	% change between 1980 & 1990	2000	% change between 1990 and 2000	% change between 1970 and 2000
35,776	38,683	8%	48,370	25%	51,301	6%	43%

2. Minority Populations

Minority Populations have increased both in terms of their numbers, and as a percentage of the total population. Asians represent the largest minority group. The notable increase in the “other race and multi-racial” group is possibly the result of a change in reporting procedures in the 2000 census.

Minnetonka Trends in Minority Populations: 1990 - 2000



Trends in Minority Population as a Percentage of Total Population: 1980 - 2000

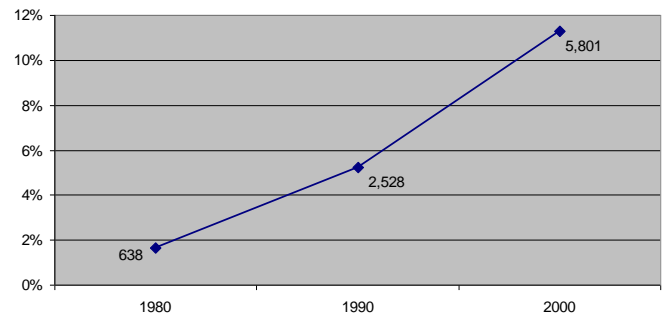


Table II-5
Minnetonka race trends: 1990 - 2000

	Total pop.	White	Total Minority	Percent Minority	African American	American Indian	Asian	Native Hawaiian / Other Pacific Islander	Other race + Multi-racial	Other race
1990	48,370	46,950	2,528	5%	443	85	767	6	125	125
2000	51,301	48,426	5,801	11%	767	101	1,174	15	818	291

3. Households

Numbers of Minnetonka households also increased between 1970 and 2000, but at much higher rates than population. The number of Minnetonka households more than doubled between 1970 and 2000.

Minnetonka Trends in Number of Households: 1970 - 2000

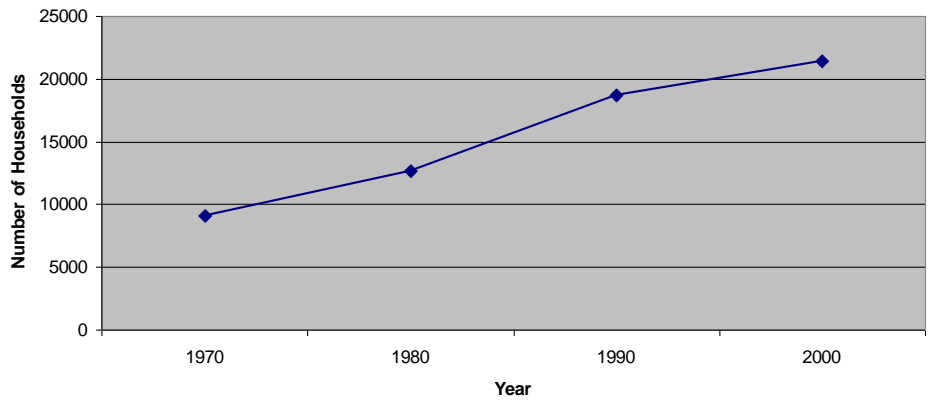


Table II-6
Minnetonka trends in number of households: 1970 - 2000

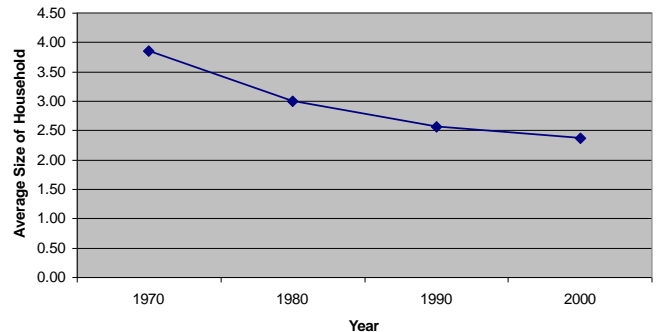
1970	1980	% change 1970 - 1980	1990	% change 1980 - 1990	2000	% change 1990 - 2000	% change 1970 - 2000
9,088	12,667	39%	18,687	48%	21,393	14%	135%

This phenomenon is primarily due to declines in average household size.

Table II-7
Minnetonka trends in average household size: 1970 - 2000

	1970	1980	1990	2000
Average household size	3.85	3.00	2.56	2.37

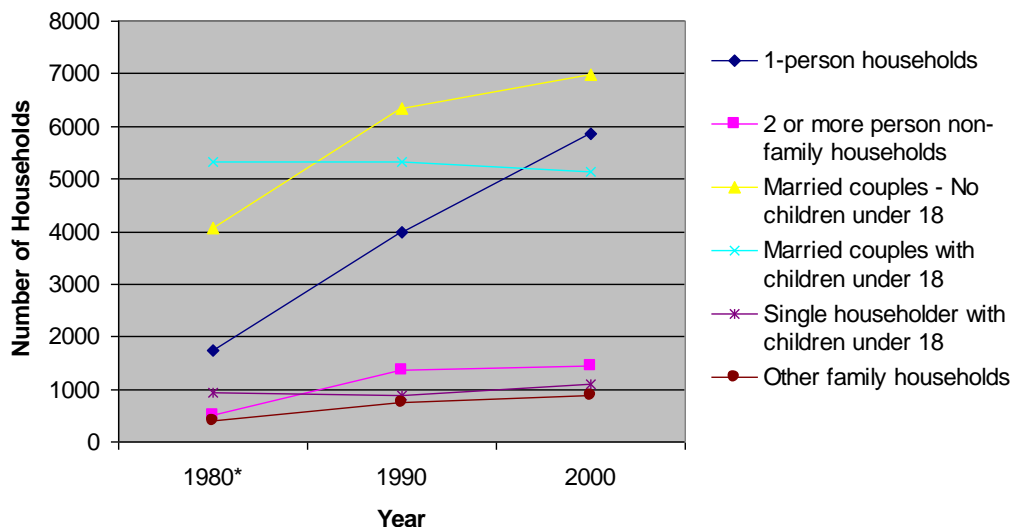
Minnetonka Trends in Household Size



4. Household Types

The number of single-person households increased between 1980 and 2000 at a rate higher than any other household type. Between 1980 and 2000, the dominant household type shifted from Married couples with children under 18 to Married couples with no children under 18. The number of households without children in Minnetonka increased notably (by 20.4%) between 1990 and 2000.

Minnetonka Household Type Trends: 1980-2000



The number of households with children in Minnetonka increased slightly, and of those households with children, a substantially greater number are maintained by a single parent. This has implications for both Minnetonka schools (the Hopkins, Minnetonka and Wayzata School Districts) and may result in an increased need for programs (e.g., after-school programs). This likely will also change residents' desired relationship between transportation and land use—as more single-family households juggle the demands of traveling between work, schools, and activity centers, it is possible that housing located close to employment and commercial centers, as well as public transportation, will be in greater demand.

Table II-8
Minnetonka Household Types: Family and Non-Family - Trends 1980 - 2000

	1980*	1990	2000
1-person households	1,743	3,975	5,849
2 or more person non-family households	503	1,375	1,454
Married couples - No children under 18	4,067	6,353	6,977
Married couples with children under 18	5,334	5,330	5,141
Single householder with children under 18	938	894	1,086
Other family households	397	760	886
Total Households	12,982	18,687	21,393

*Source: 1999 Minnetonka Comprehensive Plan. Totals do not add to total number of households reported.

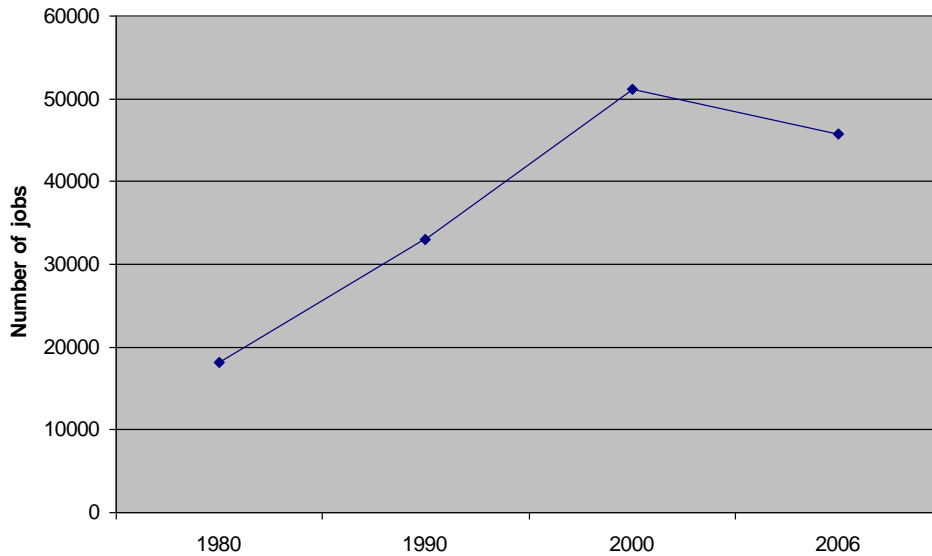
5. Employment

Between 1980 and 2000, the number of total jobs in Minnetonka substantially increased; after 2000, the number of jobs within the city decreased.

Table II-9
Minnetonka Job Trends: 1980-2006: Total jobs, All Ownerships

1980	1990	2000	2006
18,175	33,049	51,206	45,706

Minnetonka Job Trends 1980 - 2006



Source: Minnesota Quarterly Census of Employment and Wages, Minnesota Department of Employment and Economic Development

6. Poverty

Poverty rates between 1980 and 2000 remained fairly constant.

Table II-10
Minnetonka trends in poverty rates: 1980 - 2000

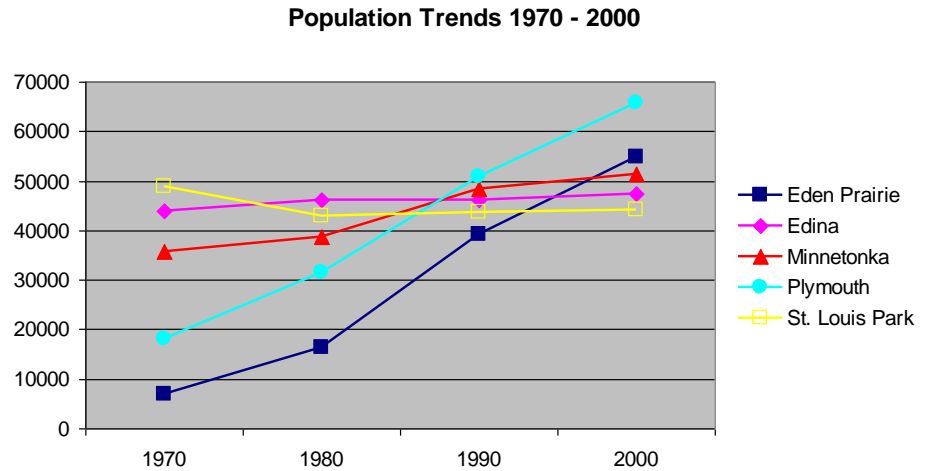
	1980	1990	2000
Percent of population below poverty level	2%	2%	3%

How Do We Compare to Other Similar Communities?

Minnetonka typically compares itself to several “sister cities” within the metro area—Eden Prairie, Edina, Plymouth, and St. Louis Park. Minnetonka is compared to these other communities because of a number of characteristics they share in common—population, location, age of community, etc. Of these “sister cities,” Edina and St. Louis Park represent two different approaches to their community vision - Edina focusing on the development of senior housing, and St. Louis Park on a well maintained and diverse housing stock. Minnetonka’s population and household trends were compared to each of these communities.

1. Population

Between 1980 and 2000, the longer established communities (Minnetonka, Edina, and St. Louis Park) exhibited low to moderate population growth, while newer communities of Plymouth and Eden Prairie exhibited much higher growth rates. Note the decline in St. Louis Park’s population between 1970 and 1980.



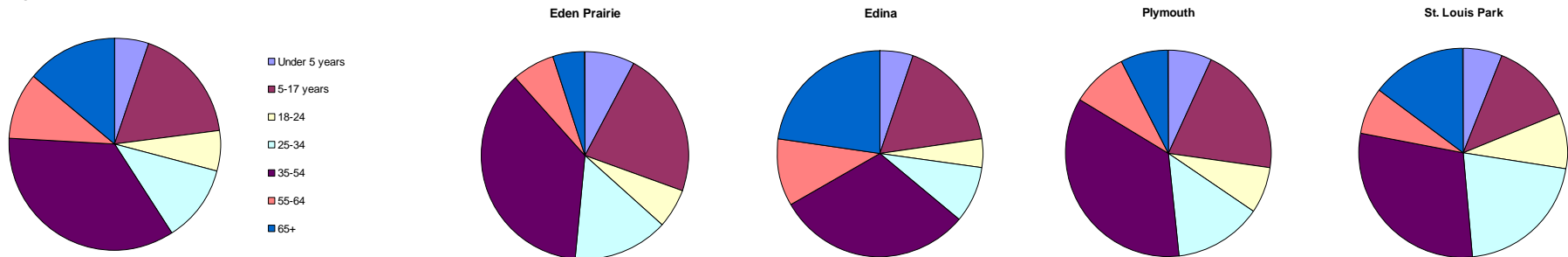
2. Age

As illustrated in the charts below, Minnetonka is most similar to St. Louis Park in regards to age distribution. Edina has a higher proportion of residents under 5 years of age and over 65 years of age. Eden Prairie and Plymouth are similar in their age distributions, with greater proportions of residents age 35-54 and lesser proportions of children under the age of five, as compared with Minnetonka.

Table II-11
Trends in age distribution of population: 1990 - 2000.

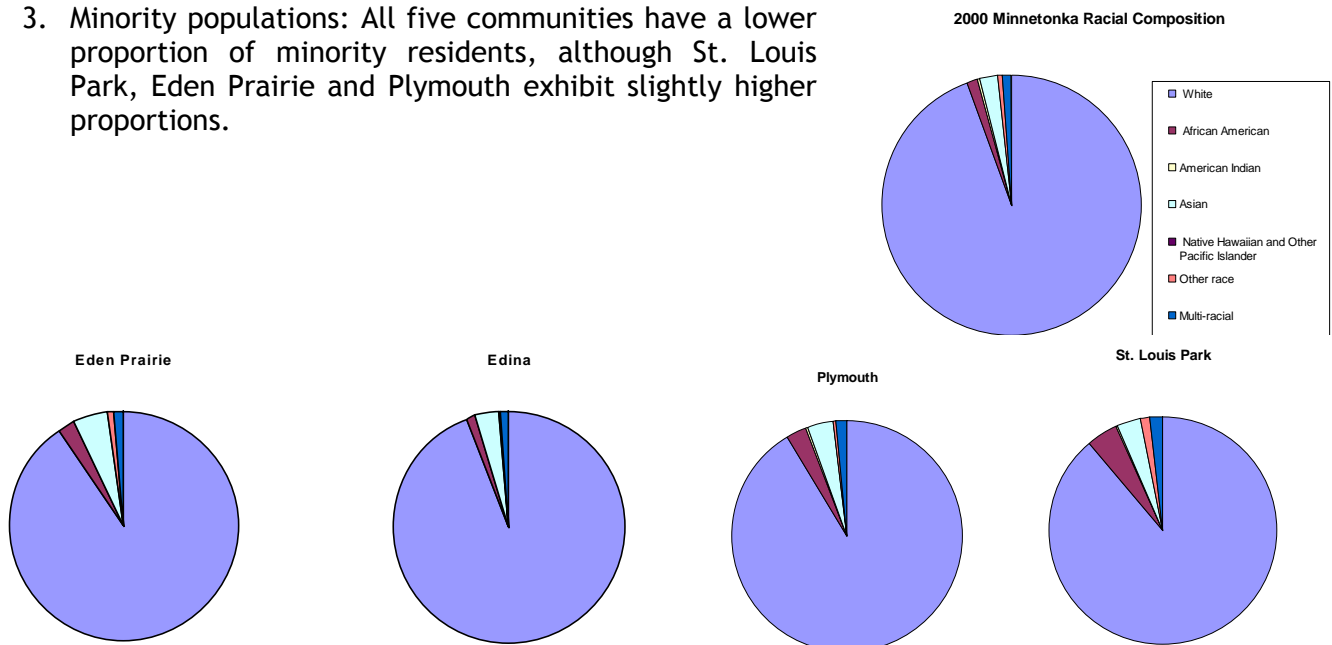
	Minnetonka			Edina			St. Louis Park			Plymouth			Eden Prairie		
	1990	2000	% change 1990-2000	1990	2000	% change 1990-2000	1990	2000	% change 1990-2000	1990	2000	% change 1990-2000	1990	2000	% change 1990-2000
Total Population	48,370	51,301	6.1	46,070	47,425	2.9	43,787	44,126	0.8	50,889	65,894	29.5	39,311	54,901	39.7
Under 5 years	3,211	2,725	-15.1	2,475	2,546	2.9	2,800	2,657	-5.1	4,111	4,595	11.8	4,060	4,309	6.1
5-17 years	8,487	9,148	7.8	6,716	8,292	23.5	5,005	5,622	12.3	9,771	13,271	35.8	7,408	12,410	67.5
18-24	3,772	3,078	-18.4	2,968	2,073	-30.2	4,133	3,829	-7.4	4,785	4,869	1.8	3,154	3,405	8
25-34	8,299	5,994	-27.8	5,513	4,153	-24.7	10,582	9,369	-11.5	9,994	9,068	-9.3	9,701	8,023	-17.3
35-54	15,289	17,911	17.1	13,265	14,586	10.0	10,567	12,927	22.3	16,354	23,269	42.3	12,006	20,361	69.6
55-64	4,551	5,280	16.0	5,747	5,010	-12.8	3,632	3,244	-10.7	3,331	5,835	75.2	1,689	3,716	120.0
65+	4,761	7,165	50.5	9,386	10,765	14.7	7,068	16.1	14.7	2,543	4,987	69.1	1,293	2,677	107.0

Age distribution of Minnetonka Residents: 2000



- a. *Minnetonka experienced moderate growth (7.8%) in its school-aged (5-17 years) population.* Edina’s school-aged population exhibited a considerable increase (23.5%), and St. Louis Park’s increased by 12.3% between 1990 and 2000. St. Louis Park added about the same number of students as Minnetonka (just over 600 students). Plymouth and Eden Prairie exhibited much greater population changes in this age group.
- b. Comparing each city’s age cohort under the age of five (i.e., the group of residents who will be school-aged children in the next census period), *Minnetonka experienced the greatest decline between 1990 and 2000 (a 15.1% decrease)*; St. Louis Park experienced a 5.1% decrease. This could indicate a possible decline in school populations in the next decade. Edina experienced a 2.9% increase, while Plymouth and Eden Prairie posted larger gains in this age group, as well.
- c. *Minnetonka, Edina, and St. Louis Park each lost a noteworthy portion of young adults (ages 18-34) between 1990 and 2000.* Minnetonka lost 18.4% of its inhabitants aged 18-24 years and 27.8% of 25-34 year-old residents in that period; Edina’s 18-24 year-old population decreased by 30.2% and its 25-34 year-old population decreased by 24.7% in the same time period; St. Louis Park experienced a 7.4% decrease in its 18-24 year-old population and an 11.5% loss in its 25-34 year-old cohort.
- d. *Minnetonka’s 65+ age cohort increased by 50.5% and Edina’s proportion increased by 14.7%.* St. Louis Park was the only “sister city” to experience an overall decrease in this age group; its proportion decreased by 8.3%. A proportional increase in this age cohort requires affected communities to pay heightened attention to the housing, health care, transportation, and social needs of this population.
- e. *Minnetonka’s increased population of individuals over the age of 65 will also have impacts on the city’s businesses.* As community members retire, businesses generally will need to replace those workers with new workers. Minnetonka’s loss of residents aged 18-34 between 1990 and 2000 may mean businesses must attract employees from outside Minnetonka or somehow adjust their operations as the workforce shrinks.

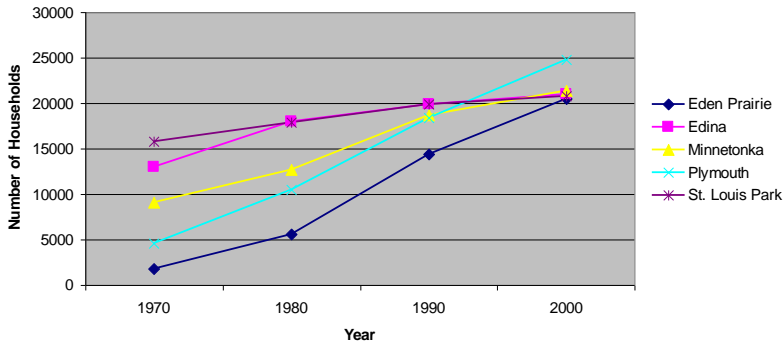
3. Minority populations: All five communities have a lower proportion of minority residents, although St. Louis Park, Eden Prairie and Plymouth exhibit slightly higher proportions.



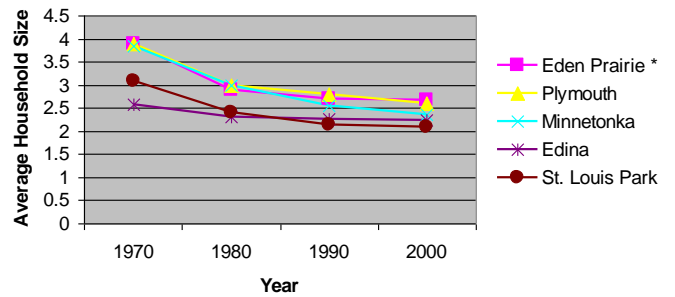
4. Households

Plymouth had the highest number of households in 2000, although all five communities were similar in number. All five communities increased their number of households between 1970 and 2000. All five communities also experience a decrease in the average household size during this same period.

Trends in Number of Households: 1970 - 2000



Average Household Size Trends: 1970-2000

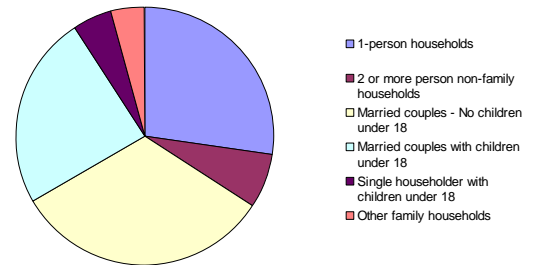


* Estimated from the City's 2000 Comprehensive Plan

5. Household Types

Minnetonka's 2000 distribution of household types is most similar to that of Edina, but has a lower proportion of 1-person households. St. Louis Park has a higher proportion of single-person households and non-family households of two or more persons. Again, Plymouth and Eden Prairie are very similar to each other, with higher proportions of married couples with children under 18 than Minnetonka.

Minnetonka Household Types: 2000

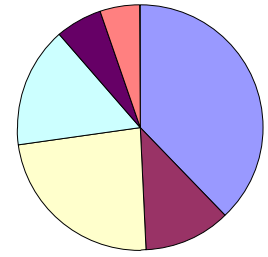
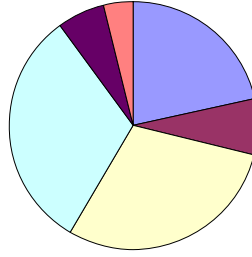
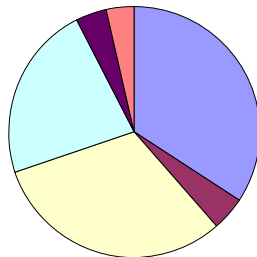
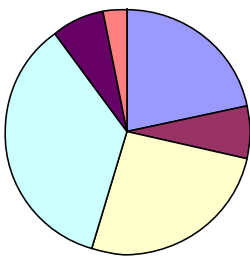


Eden Prairie

Edina

Plymouth

St. Louis Park



6. Employment:

For the most part, Minnetonka and its sister cities experienced substantial growth in their employment rates between 1980 and 2000—growth was particularly strong in Minnetonka, Plymouth, and Eden Prairie. After 2000, however, employment growth in each of these communities slowed, resulting in relatively small job losses in each community.

Table II -12
Job Trends: 1980-2006: Total Jobs, All Ownerships.

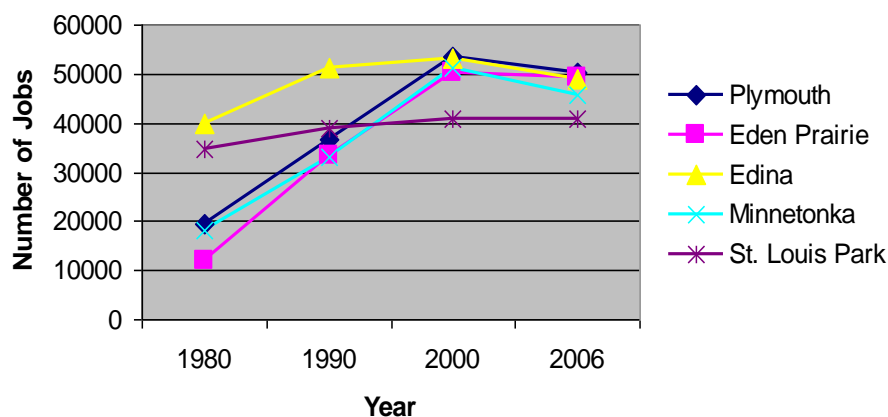
	1980	1990	2000	2006
Minnetonka	18,175	33,049	51,206	45,706
Edina	39,914	51,121	53,252	48,909
St. Louis Park	34,590	38,775	40,983	40,889
Plymouth	19,389	36,639	53,472	50,152
Eden Prairie	11,927	33,311	50,338	49,300

Source: Minnesota Quarterly Census of Employment and Wages,
Minnesota Department of Employment and Economic Development

Minnetonka’s current employment data is generally comparable to those of its sister cities. Its employment rate of 71% is close to those of St. Louis Park (72%), Plymouth (74%), and Eden Prairie (77%).

Edina has a lower employment rate than the other communities (59%). The percentage of Minnetonka’s residents who work within Minnetonka (24%) is similar to the rates of other

Job Trends: 1980-2006



employees working within their city of residence (27% of employed Edina residents work within Edina, 24% of employed Plymouth residents work within Plymouth, and 29% of Eden Prairie’s employed workforce works within Eden Prairie). Most employed residents of all five communities worked at least 35 hours per week for at least part of the year.

Table II-13
Employment characteristics of population 16 years and over.

	Population 16 yrs & over	Workers 16 yrs & over	Workers as a % of population 16 yrs & over	% of workers working within city of residence	% of workers working outside of city of residence	% of total workers working 35+ hrs per week
Minnetonka	40,895	29,066	71%	24%	76%	84%
Edina	37,985	22,547	59%	27%	73%	83%
St. Louis Park	36,614	26,441	72%	18%	81%	87%
Plymouth	50,054	36,835	74%	24%	76%	88%
Eden Prairie	39,864	30,611	77%	29%	71%	87%

7. Poverty Rates

All five communities have low poverty rates, with St. Louis Park having a slightly higher rate than the others.

Table II-14
2000 Poverty rates

	Population for whom poverty status is determined: Total	Population for whom poverty status is determined: Income in 1999 below poverty level	Percent of Population below poverty level
Minnetonka	50,855	1,335	3%
Edina	47,231	1,577	3%
St. Louis Park	43,444	2,243	5%
Plymouth	64,758	1,679	3%
Eden Prairie	54,744	1,910	3%

Who Do We Expect to be in the Future?

1. Population, Household, and Employment 2030 Forecasts

The Metropolitan Council has forecast the anticipated changes in communities' population, households, and employment through the year 2030. These population forecasts show Minnetonka's population increasing at a moderate rate (4.7%) by 2030 (53,500 total population, or an increase of 2,398 individuals since the 2000 Census). This population increase is associated with a 12.9% growth in the number of households (24,000 total households anticipated in 2030) due to

further anticipated decrease in average household size. Employment within Minnetonka is expected to increase by 14.3% (a total of 58,600 employees) by 2030.

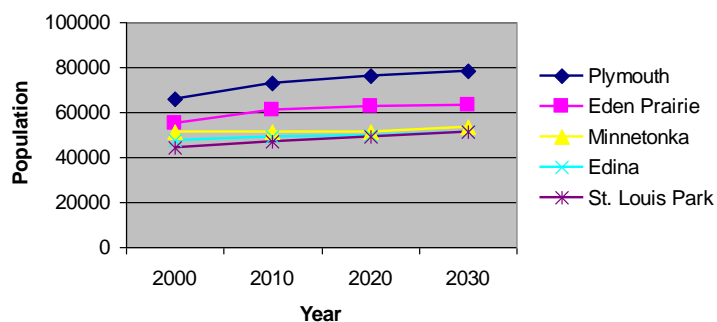
Edina and St. Louis Park are projected to experience higher rates of population growth, although not necessarily higher rates of household growth. Edina's population is projected to increase by 8.6%; its number of households is expected to grow by 7.2% (representing a growth in average household size), and its employment is anticipated to increase by 17.8% by 2030. St. Louis Park's population is expected to increase by 16.8%, its number of households by 15.5%, and its employment numbers by 29%. Plymouth is expected to have the highest percentage-based increase in population by 2030—a 19.1% increase (78,500 total population). Plymouth is also expected to add the most households (a 35% increase by 2030, 33,500 households).

According to the Metropolitan Council, the entire metropolitan area is anticipated to continue to experience substantial growth over the next 20 years, and Minnetonka can expect to see moderate growth over the same time. Although the community is nearly fully developed today, this growth may reflect redevelopment opportunities in the city (e.g., a shift in housing types, additional mixed-use activity centers).

Table II-15
Population, Households, and Employment Projections (2030).

	2000	2010	2020	2030	% Change 2000-2030
Population					
Minnetonka	51,102	51,500	51,500	53,500	4.7
Edina	47,425	49,000	50,000	51,500	8.6
St. Louis Park	44,102	47,000	49,300	51,500	16.8
Plymouth	65,894	73,000	76,000	78,500	19.1
Eden Prairie	54,901	61,200	62,500	63,000	14.8
Metropolitan Area	2,642,062	3,067,500	3,445,600	3,713,900	40.6

Population Projections: 2000-2030



	2000	2010	2020	2030	% Change 2000- 2030
Households					
Minnetonka	21,267	22,300	23,100	24,000	12.9
Edina	20,996	21,600	22,000	22,500	7.2
St. Louis Park	20,773	22,000	23,000	24,000	15.5
Plymouth	24,820	29,000	31,500	33,500	35
Eden Prairie	20,457	24,200	25,500	26,500	29.5
Metropolitan Area	1,021,456	1,217,400	1,391,000	1,519,500	48.8
Employment					
Minnetonka	51,276	53,800	56,000	58,600	14.3
Edina	52,991	57,100	60,000	62,400	17.8
St. Louis Park	40,696	46,200	50,500	52,500	29
Plymouth	53,491	59,900	63,400	64,500	20.6
Eden Prairie	51,006	55,000	62,000	65,000	27.4
Metropolitan Area	1,606,263	1,817,800	1,999,800	2,144,400	33.5

Source: Metropolitan Council. January 3, 2007. 2030 Regional Development Framework—Revised Forecasts.