

The policies and plans we fashion to guide future land development are based not only on past trends in land use, but perhaps more importantly, on the amount of land that will be urbanized over the next twenty years. An awareness of our future needs for urban land will allow government and the private sector to coordinate decisions concerning capital improvements, facility planning, and real estate investment. We must devise plans and policies that provide both for new urban areas and the improvement of older, existing built-up neighborhoods.

This section deals with the total amounts of land in Owensboro-Daviess County that will be converted to urban uses over the next 20 years. Projections are made for the various land use components: residential, industrial, etc.

ESTIMATING FUTURE LAND USE NEEDS

POPULATION DENSITY

The amount of "new urban land" needed to house all activities of a growing population will be determined by several factors, especially by the number of additional people and their density of settlement, that is, the average number of persons per square mile or acre of land. In projecting land needs, it is useful to invert this ratio so that it becomes the number of acres per 1,000 persons. This ratio alone was used in *Community Directions* for projecting land needs into the future, but has been considered as only one among other factors since the last update of the *Comprehensive Plan*.

EMPLOYMENT DENSITY

Another factor used in this study is based on the number of acres of nonresidential land needed per 100 employees. The work force, which is the percentage of the population that is seeking work, has grown in the last few decades at a rate faster than overall population growth. The increase in this rate appears to be leveling off. However, if the work force grows faster than the overall population, then job sites (non-residential land uses) may increase in land needs faster than residential land. This was found to be the case in the last update.

The employment density factor can be further divided into two sub-elements based on the association between certain job classes and land-use categories, as shown in the following exhibit.

Exhibit 421-T1:
Association between Land Uses and Types of Employment

LAND USE CATEGORY	ASSOCIATED EMPLOYMENT TYPES
Professional/Service and Business	<ul style="list-style-type: none"> ◆ Service ◆ Retail Trade ◆ Government ◆ Finance, Insurance, and Real Estate
Industrial	<ul style="list-style-type: none"> ◆ Manufacturing ◆ Transportation and Public Utilities ◆ Construction ◆ Wholesale Trade

In Daviess County during the 1970s and '80s, jobs in the professional/service/business category increased dramatically as a percentage of all non-agricultural/ non-mining jobs. Consequently, the percentage of jobs in the industrial category dropped. Although the pace of this shift has declined somewhat in the 1990s, shifts in employment can affect the ratios of land dedicated to each job group regardless of overall population change.

TREND IN DENSITY RATIOS

One way to project future land needs is to apply current population and employment density ratios to projections of population and employment. But this assumes that current density ratios will not change in the future. The analysis in Section 410 shows that the population density ratio changed during the period from 1988 to 1999. In the Urban Built-up Area, the number of persons per acre of urban developed land declined almost 12%. For each 1,000 persons residing in the UBA in 1999, 249 acres of land was in urban uses, 13% more per 1,000 persons than in 1988. Therefore, we also consider alternative land use projections that carry forward the past trends in changing population density and employment density.

PROJECTION RANGE FOR FUTURE URBAN LAND

If we project future urban land needs through calculations based on the different factors discussed above, rather than obtaining a single acreage projection for future urban land, we obtain a range of amounts of land that might be urbanized over the next 20 years. This technique is more realistic than one that gives a single projection. In general, projections cannot possibly anticipate changes in factors comprising the complex matrix of urban development. A projection range acknowledges these inherent difficulties, but does result in reasonably based figures that are useful for planning purposes.

Exhibit 421-G1 depicts the range of land projected to be in urban uses by the year 2020. Urban land use acres in Daviess County are projected to increase from 45,919 in 1999 to anywhere between 48,086 and 56,777 acres in 2020. This represents an increase of 2,167 to 10,858 acres between 1999 and 2020, or a percentage increase between 4.7 and 23.6%.

Exhibit 421-G1:
Daviess County Acres of Urban Land, Projections to 2020

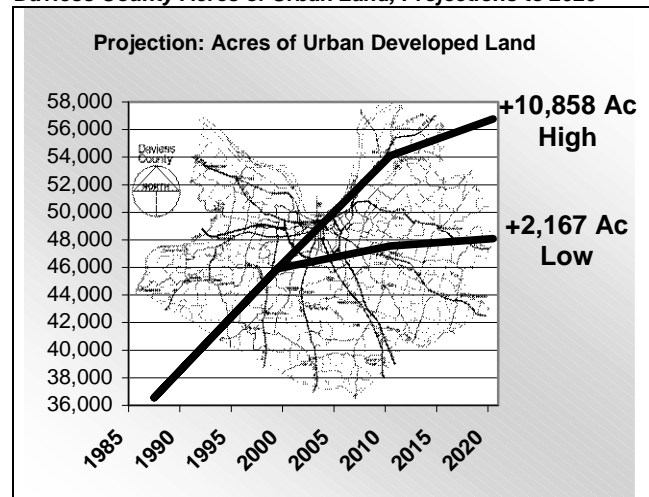


Exhibit 422-T1:

Daviess County Urban Land Use Projections										
URBAN LAND USE CATEGORY	1999		2000		2010		2020			
	Urban Land Acres	Urban Land Acres	Change 1999-2000 Acres	Change 1999-2000 %	Urban Land Acres	Change 1999-2010 Acres	Change 1999-2010 %	Urban Land Acres	Change 1999-2020 Acres	Change 1999-2020 %
High Projection Scenario										
Low Projection Scenario										
TOTAL DEVELOPED										
High: Population Density Trend	45,919	47,513	1,594	3.5%	54,105	8,186	17.8%	56,777	10,858	23.6%
Low: Population Density Stable	45,919	46,237	318	0.7%	47,554	1,635	3.6%	48,086	2,167	4.7%
Residential										
High: Population Density Trend	23,790	24,447	657	2.8%	27,161	3,371	14.2%	28,261	4,471	18.8%
Low: Population Density Stable	23,790	23,955	165	0.7%	24,637	847	3.6%	24,913	1,123	4.7%
Nonresidential Total										
High: Population Density Trend	22,129	23,066	937	4.2%	26,944	4,815	21.8%	28,516	6,387	28.9%
Low: Population Density Stable	22,129	22,282	153	0.7%	22,917	788	3.6%	23,173	1,044	4.7%
Professional/Service/Business										
High: Population Density Trend	6,400	6,677	277	4.3%	7,824	1,424	22.3%	8,289	1,889	29.5%
Low: Population Density Stable	6,400	6,444	44	0.7%	6,628	228	3.6%	6,702	302	4.7%
Industrial										
High: Population Density Trend	6,356	6,691	335	5.3%	8,076	1,720	27.1%	8,638	2,282	35.9%
Low: Population Density Stable	6,356	6,400	44	0.7%	6,582	226	3.6%	6,656	300	4.7%
Street/Rail										
High: Population Density Trend	9,373	9,698	325	3.5%	11,044	1,671	17.8%	11,589	2,216	23.6%
Low: Population Density Stable	9,373	9,438	65	0.7%	9,707	334	3.6%	9,815	442	4.7%

PROJECTIONS OF LAND USE COMPONENTS

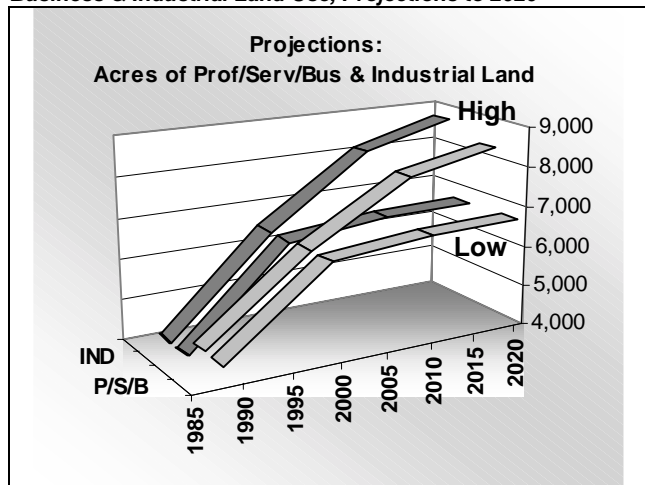
The projections for urban land use already discussed result by summing projections for individual land-use components: residential, professional/service/business, industrial, and street/rail. A variety of factors are applied in the projections of these components, resulting in 12 different scenarios for the total urban projection. Exhibits 424-T1 and 425-T1 show in detail the combination of factors in each of the 12 scenarios.

Exhibit 422-T1 above lists only the highest and lowest projections for each component and for summations, and also shows which scenarios produced these extremes. In the last update of the *Comprehensive Plan*, employment density trends contributed to the resulting high projection scenarios for industrial and professional/service/business uses.

However, in this update, the high and low land use projections for all components and summations result from the same two scenarios. The lows result from the scenario called "Population Density Stable," in which, for each land use category, the ratio of acres per 1,000 persons in Daviess County in 1999 is multiplied by the total population projection for a future year. The highs result from the scenario called "Population Density Trend," which is similar to the former, but applies the trend in population-density ratios between 1988 and 1999, rather than the fixed 1999 ratio.

Exhibit 422-G1 graphs the high and low extremes projected for professional/service/business land uses and industrial land uses in relation to one another.

Exhibit 422-G1: Acres of Professional/Service/Business & Industrial Land Use, Projections to 2020



The lighter bands in the foreground show the low and high projections for professional/service/business and the darker bands in the background show the low and high projections for industrial uses. For the two types, the number of acres in 1999 and the projections to 2020 are very similar, with the industrial high exceeding the P/S/B high by 349 in 2020.

The high projections show P/S/B land uses reaching 8,289 acres by 2020, an increase of 1,889 acres (30%) over 1999, and industrial uses reaching 8,638 acres by 2020, up 2,282 acres (36%).

APPLYING PROJECTIONS TO THE LAND USE PLAN

The land use policies and plans recommended by this document must accommodate the possible addition of almost 11,000 acres in new urban land between 1999 and 2020. Between 1999 and 2020, we may need the following numbers of additional acres:

- ◆ 4,500 more acres of residential land
- ◆ 1,900 more acres of professional/service/business land
- ◆ 2,300 more acres of industrial land, and
- ◆ 2,200 more acres of streets and railways.

However, it is also possible that professional/service/business uses may increase by only 300 acres and industrial uses by only 300 acres. We must consider that land use changes may be concentrated in existing built-up areas, and therefore, improvement of our overall urban environment may very much depend on the quality of changes in existing urban neighborhoods.

Exhibit 423-T1 compares actual acres of urban land use and zoning in the Urban Service Area with the design capacity provisions of the land use plan in effect since 1991. Also included for comparison are projected urban land use acres for the year 2020. The projections assume the highest acreage projection in each category for all of Daviess County, and assume, for review purposes, that all of Daviess County’s urban growth will occur in the Urban Service Area.

Exhibit 423-T1: USA Land Use Needs vs. Design Capacity

URBAN SERVICE AREA (43,033 Acres of Land)					
ACRES	1999 Land Use	(*1) 2000 Zoning Districts	(*2) 2020 Projected Need	(*3) USA Design Capacity	Capacity Vs. Need: Surplus (Deficit)
Total Urban	18,511	30,024	29,369	34,362	4,993
Residential	7,647	18,713	12,118	18,321	6,203
Prof/Serv/ Bus	3,798	3,476	5,687	4,864	-823
Industrial	3,490	4,135	5,772	5,385	-387
Street/Rail	3,576	3,700	5,792	5,792	0
Vac/Agri/ Mining	24,522	13,009	13,664	8,671	

*1 Zones as of 3/31/2000. Residential includes A-U Agricultural Urban zones and MHP zones. Street/Rail amount is estimated at 3.5% greater than 1999. Vac/Agri/Mining includes A-R Agricultural Rural zones.

*2 If maximum projected urban growth for all of Daviess County (Exhibit 422-T1) were to occur entirely within the Urban Service Area.

*3 Street/Rail acres are a function of net urban acres, and have no design capacity as such; fixed at projected need for 2020. Vac/Agri/Mining is the remainder of land not allocated to design capacity for urban uses.

Existing Zoning

Looking at the three categories of urban use -- residential, professional/service/business (P/S/B) and industrial -- in 2000, more land was zoned for than occupied by residential and industrial uses. In fact, residential zoning acres (including A-U Agricultural Urban and MHP Manufactured Housing Park zones) exceeded use by 2.5 times. P/S/B zoning was short by more than 300 acres. This has little significance because many community facilities within this category may be located in residential or agricultural zones under zoning laws.

Design Capacity of the Land Use Plan

The design capacity of the 1991 Land Use Plan (LUP) provides for even more acres than already zoned for P/S/B and industrial uses. The design capacity for total urban in the LUP exceeds need by 4,993 acres, or 17%. Residential capacity exceeds need by 6,203 acres, or over 50%. P/S/B capacity is short 823 acres (14%), and industrial capacity is short 387 acres (6.7%). As stated above, P/S/B uses can and do locate in other zones, so a capacity shortage is not significant. The design capacity shortage for industrial uses, as well as P/S/B uses, which total 1,210 acres, could be accommodated by reallocating less than 20% of the excess design capacity for residential uses. With the flexible expansion criteria built into the Land Use Plan, this should not be difficult to accommodate.

Available Land in the Urban Service Area

In 1999, the Urban Service Area (USA) contained about 15,800 acres of undeveloped land located outside of floodways, 9,700 acres or so of it within the Urban Built-up Area alone. Between 1988 and 1999, only 25% of the 9,400 acres of urban growth in Daviess County occurred in the USA. The maximum gross amount of urban growth projected by 2010 for all of Daviess County is only 10,900 acres. Even at prevailing trends in development density, all projected Daviess urban growth by 2020 would exceed the capacity of the current Urban Built-up Area by only 1,200 acres, and could be held within the full Urban Service Area with 4,900 acres to spare.

Conclusion

The Urban Service Area has a capacity for urban development far in excess of projected needs by the year 2020, even if all residential, P/S/B and industrial growth in Daviess County occurs entirely within the Urban Service Area.

Exhibit 423-G1: Land Use Needs Fit into the USA

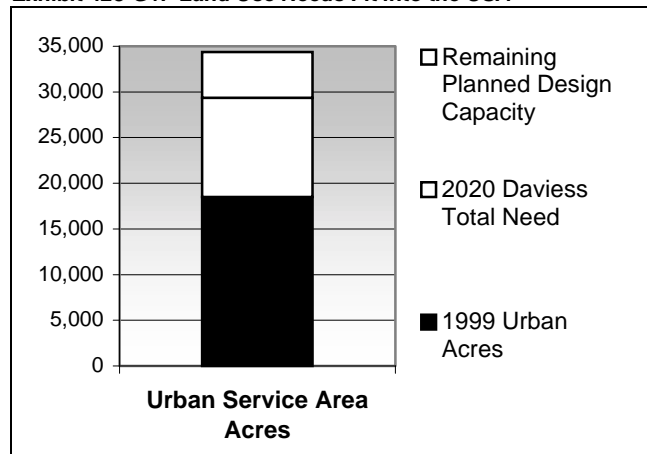


Exhibit 424-T1: Urban Land Use Component Projections

Urban Land-Use Component Projections							
	1977	1988	1999	2000	2010	2020	
POPULATION PROJECTIONS	82,000	86,947	91,453	92,087	94,708	95,771	
EMPLOYMENT PROJECTIONS							
NonAgr/NonMng Emp Total							
Straight-Line	24,787	31,400	44,300	45,261	47,546	48,611	
Ten-Year Trend	24,787	31,400	44,300	45,286	47,630	48,723	
Manuf. Stable w/ Others @ Ten-Year Trend	24,787	31,400	44,300	45,284	47,624	48,714	
Prof/Service/Business Emp							
Straight-Line (MIN)	13,358	20,300	29,500	30,140	31,662	32,371	
Ten-Year Trend (MAX)	13,358	20,300	29,500	30,219	31,928	32,724	
Manuf. Stable w/ Others @ Ten-Year Trend	13,358	20,300	29,500	30,142	31,666	32,377	
Industrial Employment							
Straight-Line	11,429	11,100	14,800	15,121	15,884	16,240	
Ten-Year Trend (MIN)	11,429	11,100	14,800	15,067	15,703	15,999	
Manuf. Stable w/ Others @ 10-Yr Trend (MAX)	11,429	11,100	14,800	15,143	15,957	16,337	
PROJECTIONS OF URBAN LAND-USE COMPONENTS							
Residential							
@ Acres/1000 Persons in Population...							
...at 1999 ratio - Acres	13,951	19,124	23,790	23,955	24,637	24,913	
Acres/1000 Persons	170	220	260	260	260	260	
...at 1988-1999 ratio trend - Acres	13,951	19,124	23,790	24,447	27,161	28,261	
Acres/1000 Persons	170	220	260	265	287	295	
Professional/Service/Business							
@ Acres/1000 Persons in Population...							
...at 1999 ratio - Acres	2,841	4,429	6,400	6,444	6,628	6,702	
Acres/1000 Persons	35	51	70	70	70	70	
...at 1988-1999 ratio trend - Acres	2,841	4,429	6,400	6,677	7,824	8,289	
Acres/1000 Persons	35	51	70	73	83	87	
@ Straight-Line Employment Proj. (MIN) with Acres/100 Employed...							
...at 1999 ratio - Acres	2,841	4,429	6,400	6,539	6,869	7,023	
Acres/1000 Persons	35	51	70	71	73	73	
Acres/100 Employed	21	22	22	22	22	22	
...at 1988-1999 ratio trend - Acres	2,841	4,429	6,400	6,537	6,863	7,015	
Acres/1000 Persons	35	51	70	71	72	73	
Acres/100 Employed	21	22	22	22	22	22	
@ Ten-Year-Trend Employment Proj. (MAX) with Acres/100 Employed...							
...at 1999 ratio - Acres	2,841	4,429	6,400	6,593	6,966	7,140	
Acres/1000 Persons	35	51	70	72	74	75	
Acres/100 Employed	21	22	22	22	22	22	
...at 1988-1999 ratio trend - Acres	2,841	4,429	6,400	6,564	6,920	7,091	
Acres/1000 Persons	35	51	70	71	73	74	
Acres/100 Employed	21	22	22	22	22	22	
Industrial							
@ Acres/1000 Persons in Population...							
...at 1999 ratio - Acres	3,990	3,975	6,356	6,400	6,582	6,656	
Acres/1000 Persons	49	46	70	70	70	70	
...at 1988-1999 ratio trend - Acres	3,990	3,975	6,356	6,691	8,076	8,638	
Acres/1000 Persons	49	46	70	73	85	90	
@ Ten-Year-Trend Employment Proj. (MIN) with Acres/100 Employed...							
...at 1999 ratio - Acres	3,990	3,975	6,356	6,471	6,744	6,871	
Acres/1000 Persons	49	46	70	70	71	72	
Acres/100 Employed	35	36	43	43	43	43	
...at 1988-1999 ratio trend - Acres	3,990	3,975	6,356	6,528	6,937	7,127	
Acres/1000 Persons	49	46	70	71	73	74	
Acres/100 Employed	35	36	43	43	44	44	
@ Manuf. Stable Employment Proj. (MAX) with Acres/100 Employed...							
...at 1999 ratio - Acres	3,990	3,975	6,356	6,503	6,853	7,016	
Acres/1000 Persons	49	46	70	71	72	73	
Acres/100 Employed	35	36	43	43	43	43	
...at 1988-1999 ratio trend - Acres	3,990	3,975	6,356	6,577	7,101	7,345	
Acres/1000 Persons	49	46	70	71	75	77	
Acres/100 Employed	35	36	43	44	45	46	
Street/Rail							
@ Acres/1000 Persons in Population...							
...at 1999 ratio - Acres	8,656	9,023	9,373	9,438	9,707	9,816	
Acres/1000 Persons	106	104	102	102	102	102	
...at 1988-1999 ratio trend - Acres	8,656	9,023	9,373	9,422	9,626	9,708	
Acres/1000 Persons	106	104	102	102	102	101	
...as a function of other developed uses; calculated in summary table							

NOTES TO TABLES

PROF/SERVICE/BUSINESS EMPLOYMENT is defined as the sum of employment in the following Standard Industrial Classifications: Service, Retail Trade, Government, and Finance/Insurance/Real Estate.

INDUSTRIAL EMPLOYMENT is defined as the sum of employment in the following Standard Industrial Classifications: Manufacturing, Transportation & Public Utilities, Construction, and Wholesale Trade.

POPULATION AND EMPLOYMENT PROJECTIONS: Refer to Section 220 for explanation of population projections. Refer to Section 320, for explanation of employment projections; the minimum and maximum employment projections for each employment category are used to calculate the highest and lowest extremes for land use projections by employment category.

ACREAGE PROJECTIONS BY POPULATION DENSITY, for each land use:

At 1999 ratio...

$$\text{PROJECTED ACRES} = \frac{1999 \text{ ACRES-PER-1000-PERSONS RATIO} \times \text{PROJECTED POPULATION}}{1000}$$

At 1988-1999 ratio trend...

$$\text{PROJECTED ACRES} = 1999 \text{ ACRES} + \left[\frac{(1999 \text{ ACRES} - 1988 \text{ ACRES}) \times (\text{PROJECTED POPULATION} - 1999 \text{ POPULATION})}{(1999 \text{ POPULATION} - 1988 \text{ POPULATION})} \right]$$

ACREAGE PROJECTIONS BY EMPLOYMENT DENSITY, for nonresidential uses, using the minimum and maximum employment projections for each employment category:

At 1999 ratio...

$$\text{PROJECTED ACRES} = \frac{1999 \text{ ACRES-PER-100-EMPLOYED RATIO} \times \text{PROJECTED POPULATION}}{100}$$

At 1988-1999 ratio trend...

$$\text{PROJECTED ACRES} = 1999 \text{ ACRES} + \left[\frac{(1999 \text{ ACRES} - 1988 \text{ ACRES}) \times (\text{PROJECTED EMPLOYMENT} - 1999 \text{ EMPLOYMENT})}{(1999 \text{ EMPLOYMENT} - 1988 \text{ EMPLOYMENT})} \right]$$

ALLOCATION OF 1977 NONRESIDENTIAL ACRES... TO 1988 CATEGORIES

FROM COMMUNITY DIRECTIONS Yr	1977	P/S/B/I	St/Rail
Trade	623	623	
Service	1333	1333	
Recreation/Cultural/Entertainment	1393	1393	
Manufacturing	966	966	
Streets	8329		8329
Rail/Utilities	654	327	327
Other Trans/Comm/Utilities	982	982	
TOTALS	14280	5624 (39%)	8656 (61%)
* TOTAL AND P/S/B/I ADJUSTED *	15487	6831 (44%)	8656 (56%)

It was necessary to adjust the 1977 total for nonresidential acres to allow comparisons between data for 1988 and 1977, because raw data were calculated differently. (Refer to explanation of method in Section 490).

The total for P/S/B/I acres from Community Directions has been adjusted by subtracting 1977 St/Rail, as shown above, from the adjusted nonresidential total. P/S/B/I acres are distributed by estimation into two categories: Prof/Service/Business and Industrial, to allow possible trends to be discerned. The distribution has been calculated in proportion to the number of employees in each category in 1977 relative to each category's acres-per-employee ratio in 1988. The following formulas have been used:

1977 PROF/SERV/BUS ACRES estimate
 = ADJUSTED TOTAL FOR COMBINED PROF/SERV/BUS/IND USES
 * 1977 P/S/B EMPL * 1988 P/S/B ACRES-PER-EMPL RATIO
 / (1977 P/S/B EMPL * 1988 P/S/B ACRES-PER-EMPL RATIO
 + 1977 INDUS EMPL * 1988 INDUS ACRES-PER-EMPL RATIO)
 which reduces to...
 = ADJUSTED TOTAL FOR COMBINED PROF/SERV/BUS/IND USES
 / (1
 + (1977 INDUS EMPL * 1988 P/S/B EMPL * 1988 INDUS ACRES)
 / (1977 P/S/B EMPL * 1988 INDUS EMPL * 1988 P/S/B ACRES))

1977 INDUSTRIAL ACRES estimate
 = ADJUSTED TOTAL FOR COMBINED PROF/SERV/BUS/IND USES
 - 1977 PROF/SERV/BUS ACRES as calculated above

Sources: 424T1_99.XLS (based on LUPROJ3B.WR1 2/90)

Exhibit 425-T1: Summations of Urban Land Use Component Projections

Daviness County Urban Land Use Projections (Detail)														
URBAN LAND USE CATEGORY	1999	2000			2010			2020			Acres/1000 Persons		Persons/Acre	
	Urban Land Acres	Urban Land Acres	Change 1999-2000 Acres	%	Urban Land Acres	Change 1999-2010 Acres	%	Urban Land Acres	Change 1999-2020 Acres	%	1999	2020	1999	2020
TOTAL DEVELOPED														
w/Res Stable														
Pop Density Stable	45,919	46,237	318	0.7%	47,554	1,635	3.6%	48,086	2,167	4.7%	502	502	2.0	2.0
Pop Density Trend	45,919	46,895	976	2.1%	50,934	5,015	10.9%	52,571	6,652	14.5%	502	549	2.0	1.8
MIN Empl Dens Stable	45,919	46,445	526	1.1%	48,060	2,141	4.7%	48,760	2,841	6.2%	502	509	2.0	2.0
MIN Empl Dens Trend	45,919	46,515	596	1.3%	48,295	2,376	5.2%	49,071	3,152	6.9%	502	512	2.0	2.0
MAX Empl Dens Stable	45,919	46,554	635	1.4%	48,319	2,400	5.2%	49,089	3,170	6.9%	502	513	2.0	2.0
MAX Empl Dens Trend	45,919	46,597	678	1.5%	48,573	2,654	5.8%	49,441	3,522	7.7%	502	516	2.0	1.9
w/Res Trend														
Pop Density Stable	45,919	46,855	936	2.0%	50,725	4,806	10.5%	52,293	6,374	13.9%	502	546	2.0	1.8
Pop Density Trend	45,919	47,513	1,594	3.5%	54,105	8,186	17.8%	56,777	10,858	23.6%	502	593	2.0	1.7
MIN Empl Dens Stable	45,919	47,064	1,145	2.5%	51,231	5,312	11.6%	52,967	7,048	15.3%	502	553	2.0	1.8
MIN Empl Dens Trend	45,919	47,133	1,214	2.6%	51,466	5,547	12.1%	53,278	7,359	16.0%	502	556	2.0	1.8
MAX Empl Dens Stable	45,919	47,172	1,253	2.7%	51,490	5,571	12.1%	53,296	7,377	16.1%	502	556	2.0	1.8
MAX Empl Dens Trend	45,919	47,216	1,297	2.8%	51,744	5,825	12.7%	53,648	7,729	16.8%	502	560	2.0	1.8
RESIDENTIAL														
Pop Density Stable	23,790	23,955	165	0.7%	24,637	847	3.6%	24,913	1,123	4.7%	260	260	3.8	3.8
Pop Density Trend	23,790	24,447	657	2.8%	27,161	3,371	14.2%	28,261	4,471	18.8%	260	295	3.8	3.4
NONRESIDENTIAL														
w/Res Stable														
Pop Density Stable	22,129	22,282	153	0.7%	22,917	788	3.6%	23,173	1,044	4.7%	242	242	4.1	4.1
Pop Density Trend	22,129	22,940	811	3.7%	26,297	4,168	18.8%	27,658	5,529	25.0%	242	289	4.1	3.5
MIN Empl Dens Stable	22,129	22,490	361	1.6%	23,423	1,294	5.8%	23,847	1,718	7.8%	242	249	4.1	4.0
MIN Empl Dens Trend	22,129	22,560	431	1.9%	23,658	1,529	6.9%	24,158	2,029	9.2%	242	252	4.1	4.0
MAX Empl Dens Stable	22,129	22,599	470	2.1%	23,682	1,553	7.0%	24,176	2,047	9.3%	242	252	4.1	4.0
MAX Empl Dens Trend	22,129	22,642	513	2.3%	23,936	1,807	8.2%	24,528	2,399	10.8%	242	256	4.1	3.9
w/Res Trend														
Pop Density Stable	22,129	22,408	279	1.3%	23,564	1,435	6.5%	24,032	1,903	8.6%	242	251	4.1	4.0
Pop Density Trend	22,129	23,066	937	4.2%	26,944	4,815	21.8%	28,516	6,387	28.9%	242	298	4.1	3.4
MIN Empl Dens Stable	22,129	22,617	488	2.2%	24,070	1,941	8.8%	24,706	2,577	11.6%	242	258	4.1	3.9
MIN Empl Dens Trend	22,129	22,686	557	2.5%	24,305	2,176	9.8%	25,017	2,888	13.1%	242	261	4.1	3.8
MAX Empl Dens Stable	22,129	22,725	596	2.7%	24,329	2,200	9.9%	25,035	2,906	13.1%	242	261	4.1	3.8
MAX Empl Dens Trend	22,129	22,769	640	2.9%	24,583	2,454	11.1%	25,387	3,258	14.7%	242	265	4.1	3.8
Professional/Service/Business														
Pop Density Stable	6,400	6,444	44	0.7%	6,628	228	3.6%	6,702	302	4.7%	70	70	14.3	14.3
Pop Density Trend	6,400	6,677	277	4.3%	7,824	1,424	22.3%	8,289	1,889	29.5%	70	87	14.3	11.6
MIN Empl Dens Stable	6,400	6,539	139	2.2%	6,869	469	7.3%	7,023	623	9.7%	70	73	14.3	13.6
MIN Empl Dens Trend	6,400	6,537	137	2.1%	6,863	463	7.2%	7,015	615	9.6%	70	73	14.3	13.7
MAX Empl Dens Stable	6,400	6,593	193	3.0%	6,966	566	8.8%	7,140	740	11.6%	70	75	14.3	13.4
MAX Empl Dens Trend	6,400	6,554	154	2.4%	6,920	520	8.1%	7,091	691	10.8%	70	74	14.3	13.5
Industrial														
Pop Density Stable	6,356	6,400	44	0.7%	6,582	226	3.6%	6,656	300	4.7%	70	69	14.4	14.4
Pop Density Trend	6,356	6,691	335	5.3%	8,076	1,720	27.1%	8,638	2,282	35.9%	70	90	14.4	11.1
MIN Empl Dens Stable	6,356	6,471	115	1.8%	6,744	388	6.1%	6,871	515	8.1%	70	72	14.4	13.9
MIN Empl Dens Trend	6,356	6,528	172	2.7%	6,937	581	9.1%	7,127	771	12.1%	70	74	14.4	13.4
MAX Empl Dens Stable	6,356	6,503	147	2.3%	6,853	497	7.8%	7,016	660	10.4%	70	73	14.4	13.7
MAX Empl Dens Trend	6,356	6,577	221	3.5%	7,101	745	11.7%	7,345	989	15.6%	70	77	14.4	13.0
Street/Rail														
w/Res Stable														
Pop Density Stable	9,373	9,438	65	0.7%	9,707	334	3.6%	9,815	442	4.7%	102	102	9.8	9.8
Pop Density Trend	9,373	9,572	199	2.1%	10,397	1,024	10.9%	10,731	1,358	14.5%	102	112	9.8	8.9
MIN Empl Dens Stable	9,373	9,480	107	1.1%	9,810	437	4.7%	9,953	580	6.2%	102	104	9.8	9.6
MIN Empl Dens Trend	9,373	9,495	122	1.3%	9,858	485	5.2%	10,016	643	6.9%	102	105	9.8	9.6
MAX Empl Dens Stable	9,373	9,503	130	1.4%	9,863	490	5.2%	10,020	647	6.9%	102	105	9.8	9.6
MAX Empl Dens Trend	9,373	9,511	138	1.5%	9,915	542	5.8%	10,092	719	7.7%	102	105	9.8	9.5
w/Res Trend														
Pop Density Stable	9,373	9,564	191	2.0%	10,354	981	10.5%	10,674	1,301	13.9%	102	111	9.8	9.0
Pop Density Trend	9,373	9,698	325	3.5%	11,044	1,671	17.8%	11,589	2,216	23.6%	102	121	9.8	8.3
MIN Empl Dens Stable	9,373	9,607	234	2.5%	10,457	1,084	11.6%	10,812	1,439	15.3%	102	113	9.8	8.9
MIN Empl Dens Trend	9,373	9,621	248	2.6%	10,505	1,132	12.1%	10,875	1,502	16.0%	102	114	9.8	8.8
MAX Empl Dens Stable	9,373	9,629	256	2.7%	10,510	1,137	12.1%	10,879	1,506	16.1%	102	114	9.8	8.8
MAX Empl Dens Trend	9,373	9,638	265	2.8%	10,562	1,189	12.7%	10,951	1,578	16.8%	102	114	9.8	8.7
POP. PROJECTIONS	91,453	92,087	634	0.7%	94,708	3,255	3.6%	95,771	4,318	4.7%				

Sources: OMPG 425T1_99.XLS & 424T1_99.XLS (Oct-2000); OMPG 425T1_92.WB1 (Jan-1994); Comp. Plan LUPROJ4.WR1 (Feb-1990)