

**Appendix B**  
**South Fulton Parkway Transit Feasibility Study**  
**Detailed Methodology on Development of Intensive Development Scenario**

To translate the Parkway South plan into population and employment projections for the intensive development scenario the following methodology and assumptions were employed.

For each land use category, planners estimated a reasonable distribution of development types. Each development type was assigned an average coverage of square-feet per acre or units per acre, based on the sketches provided and typical lot coverage for that development type.

**B-1 Land Use and Development Base Assumptions**

	Office	Flex	Industrial	Retail	Res-Multi	Res-TH	Res-SF	Inst	Total
Typical Lot Coverage (SF/Units per Acre)	20,000	15,000	10,000	10,000	30	12	6	10,000	
<b>Distribution of Development Type by Land Use Category</b>									
Corp Campus	150%								150%*
Retail				100%					100%
Inst								100%	100%
MU-Res	5%			10%	30%	30%	25%		100%
MU-Office	60%	20%		20%					100%
MU-Indus		20%	75%	5%					100%
MU-Village	10%		0%	25%	30%	20%	15%		100%
Res					10%	30%	60%		100%

\* Corporate center land coverage is increased to represent higher FAR of high-rise buildings.

Source: Bleakly Advisory Group, Parkway South

Based on these assumptions and estimates of land coverage by land-use type in each node's land use plan, land use distribution for each activity node was estimated as follows:

**B-2 Land Coverage by Land Use for Each Development Node (Acres)**

Node	Corp Campus	Retail	Institution	MU-Res	MU-Office	MU-Indus	MU-Village	Residential	Total Acres
Rivertown Business Pk			60		24	90			174
Village at Rivertown							176		176
Town Center@Parkway South						287	274	168	729
Stonewall Tell Corp. Ctr.					-	340		90	430
Accolades		34	-	90	45	-	-	56	225
Thompson Park	90		30	150	180		60		510
<b>Total</b>	<b>258</b>	<b>34</b>	<b>90</b>	<b>240</b>	<b>249</b>	<b>520</b>	<b>510</b>	<b>146</b>	<b>2,047</b>

Source: Bleakly Advisory Group, Parkway South

Using the above assumptions, the total quantity of each development type (SF or Units) was estimated for each node.

### B-3 Total Development (SF or DU) by Type by Development Node

Node	Office	Flex	Industrial	Retail	Res-Multi	Res-TH	Res-SF	Inst
Rivertown Business Pk	288,000	342,000	675,000	93,000	-	-	-	600,000
Village at Rivertown	352,000	-	-	440,000	1,584	422	158	-
Town Center@Parkway South	5,588,000	270,000	675,000	730,000	2,466	658	247	-
Stonewall Tell Corp. Ctr.	-	1,020,000	2,550,000	170,000	270	324	324	-
Accolades	630,000	135,000	-	517,500	979	527	338	-
Thompson Park	5,130,000	540,000	-	660,000	1,890	684	279	300,000
<b>Total</b>	<b>11,988,000</b>	<b>2,307,000</b>	<b>3,900,000</b>	<b>2,610,500</b>	<b>7,189</b>	<b>2,615</b>	<b>1,346</b>	<b>900,000</b>

Source: Bleakly Advisory Group, Parkway South

Employment estimates were generated by summarizing all commercial development into four development categories: Office, Retail, Industrial and Institutional. Typical ratios of employment were used to derive estimates of employment in each employment class for each node:

### B-4 Commercial SF and Employment Estimates by Development Node

Node	Commercial Inventory by SF				Corresponding Estimated Employment			
	Office	Indust.	Retail	Inst.	Office	Indust.	Retail	Inst.
SF per employee					250	600	400	300
Rivertown Business Pk	630,000	675,000	93,000	600,000	2,520	1,125	233	2,000
Village at Rivertown	352,000	-	440,000	-	1,408	-	1,100	-
Town Center@Parkway South	5,858,000	675,000	730,000	-	23,432	1,125	1,825	-
Stonewall Tell Corp. Ctr.	1,020,000	2,550,000	170,000	-	4,080	4,250	425	-
Accolades	765,000	-	517,500	-	3,060	-	1,294	-
Thompson Park	5,670,000	-	660,000	300,000	22,680	-	1,650	1,000
<b>Total</b>	<b>14,295,000</b>	<b>3,900,000</b>	<b>2,610,500</b>	<b>900,000</b>	<b>57,180</b>	<b>6,500</b>	<b>6,526</b>	<b>3,000</b>

Source: Bleakly Advisory Group, Parkway South

Population estimates were generated by multiplying the estimated total number of dwelling units by the average number of people per unit for the study area derived from the ARC model 2030 estimates, 2.47 people per household.

### B-5 Residential Dwelling Unit and Population Estimates by Node

Node	Residential Dwelling Units	Population
Rivertown Business Pk (1)	0	0
Village at Rivertown (2)	2,165	5,347
Town Center @Parkway South (3)	3,370	8,324
Thompson Park (4)	2,853	7,047
Stonewall Tell Corp. Ctr. (5)	918	2,267
Accolades (6)	1,843	4,552
<b>Total</b>	<b>11,149</b>	<b>27,537</b>

Source: Bleakly Advisory Group, Parkway South

Employment and Population was then assigned to TAZs based on the proportional spatial distribution of each activity node in relation to its TAZs. The nodes numbered below correspond to labels identified in B-5.

### B-6 Distribution of Jobs and Population by TAZ

TRACT	TAZ	Node	Employment	Population	HH
103.01	353	4	8,865	2,466	998
103.01	354	2	251	535	217
103.01	355	2,3	3,906	4,032	1,632
103.04	380	5	878	1,871	758
104.00	395	1	1,597	-	-
105.13	430	5,6	6,981	4,552	1,843
105.14	438	3	7,747	4,630	1,874
105.14	440	4	16,465	4,581	1,855
105.14	445	2	251	535	217
105.14	446	1	1,756	3,743	1,515
106.04	450	7	780	1,692	685
106.04	451	7	780	1,692	685

Source: Bleakly Advisory Group, Jordan, Jones and Goulding, Parkway South

As a final step to derive the Intensive Development Scenario's population and employment forecasts, these estimated forecasts were applied on top of the Trend Scenario forecasts, to approximate a future scenario which includes nodal development as described in the Parkway South plan. In addition to the six development nodes in the Parkway south plan a seventh was added at Old National Highway. To maintain consistency with the methodology used for the other six, the same assumptions were used. Since the area is expected to develop with a residential focus the Mixed-Use Residential Focus land use was assumed to approximate the development mix. The typical dimensions for a TOD were used of a quarter of a mile radius to

determine the likely acreage. After this they were allocated to the appropriate TAZ based on geography. This is shown in Table B-6, listed as node 7.

Tables B-7 through B-9 below provide detailed population and employment projections by TAZ within the study area for all three land use scenarios tested.

**B-7 SCENARIO 1: 2005-2030 ARC MODEL POPULATION AND EMPLOYMENT FORECASTS BY TAZ**

		ARC/PBSJ Model											
		Model2005			Model 2030			Net Gain	Net Gain	05-30Rate	05-30Rate	05-30Rate	
TRACT	CENTROID	EMP	POP	HSULD	EMP	POP	HSULD	POP	HH	EMP	POP	HSULD	
75.00	104	338	1,936	1,044	329	2,074	1,185	138	141	-0.1%	0.3%	0.5%	
75.00	1667	1,114	1,585	731	1,717	1,698	806	113	75	1.75%	0.3%	0.4%	
77.02	112	248	1,285	508	689	2,519	1,115	1,234	607	4.2%	2.7%	3.2%	
77.02	113	1,266	3,509	1,318	1,723	4,941	1,969	1,432	651	1.2%	1.4%	1.6%	
77.02	114	1,363	660	219	1,694	901	320	241	101	0.9%	1.3%	1.5%	
77.02	115	340	2,630	1,185	554	3,524	1,624	894	439	2.0%	1.2%	1.3%	
103.01	348	13	1,478	551	81	2,528	1,007	1,050	456	7.6%	2.2%	2.4%	
103.01	349	14	182	69	36	439	177	257	108	3.9%	3.6%	3.8%	
103.01	350	123	526	281	224	1,019	548	493	267	2.4%	2.7%	2.7%	
103.01	351	3	92	38	27	276	123	184	85	9.2%	4.5%	4.8%	
103.01	352	148	1,193	456	306	2,087	853	894	397	2.9%	2.3%	2.5%	
103.01	353	23	426	148	74	763	289	337	141	4.8%	2.4%	2.7%	
103.01	354	90	484	193	215	1,066	459	582	266	3.5%	3.2%	3.5%	
103.01	355	6	182	75	34	439	190	257	115	7.2%	3.6%	3.8%	
103.01	356	10	795	278	56	1,399	524	604	246	7.1%	2.3%	2.6%	
103.01	357	4	290	115	32	596	243	306	128	8.7%	2.9%	3.0%	
103.01	358	1	76	32	9	171	78	95	46	9.2%	3.3%	3.6%	
103.01	359	15	608	239	126	1,521	653	913	414	8.9%	3.7%	4.1%	
103.01	360	44	449	185	118	979	426	530	241	4.0%	3.2%	3.4%	
103.04	371	273	832	305	1,867	1,737	696	905	391	8.0%	3.0%	3.4%	
103.04	372	41	178	61	606	481	187	303	126	11.4%	4.1%	4.6%	
103.04	373	6	758	280	217	1,168	454	410	174	15.4%	1.7%	2.0%	
103.04	374	406	851	309	1,861	1,399	539	548	230	6.3%	2.0%	2.3%	
103.04	375	27	915	323	724	1,622	619	707	296	14.1%	2.3%	2.6%	
103.04	376	25	497	178	580	932	368	435	190	13.4%	2.5%	2.9%	
103.04	377	22	553	207	550	1,012	408	459	201	13.7%	2.4%	2.8%	
103.04	378	13	137	51	272	305	118	168	67	12.9%	3.3%	3.4%	
103.04	379	37	895	335	917	1,664	664	769	329	13.7%	2.5%	2.8%	
103.04	380	25	405	157	824	907	372	502	215	15.0%	3.3%	3.5%	
103.04	381	3	25	10	83	64	13	39	3	14.2%	3.8%	1.1%	
104.00	382	22	170	61	427	598	245	428	184	12.6%	5.2%	5.7%	
104.00	383	8	237	85	140	477	177	240	92	12.1%	2.8%	3.0%	

		ARC/PBSJ Model											
		Model2005				Model 2030			Net Gain	Net Gain HH	05-30Rate	05-30Rate	05-30Rate
TRACT	CENTROID	EMP	POP	HSHLD	EMP	POP	HSHLD	POP	HH	EMP	POP	HSHLD	
104.00	384	42	124	49	428	482	202	358	153	9.7%	5.6%	5.8%	
104.00	385	7	231	76	116	442	155	211	79	11.9%	2.6%	2.9%	
104.00	386	50	269	98	393	647	260	378	162	8.6%	3.6%	4.0%	
104.00	387	26	308	112	421	768	307	460	195	11.8%	3.7%	4.1%	
104.00	388	23	93	36	439	445	197	352	161	12.5%	6.5%	7.0%	
104.00	389	4	29	14	58	88	34	59	20	11.3%	4.5%	3.6%	
104.00	390	18	248	102	289	595	257	347	155	11.7%	3.6%	3.8%	
104.00	391	11	122	48	161	302	122	180	74	11.3%	3.7%	3.8%	
104.00	392	13	170	63	205	407	162	237	99	11.7%	3.6%	3.9%	
104.00	393	19	224	70	218	502	182	278	112	10.3%	3.3%	3.9%	
104.00	394	15	177	58	271	470	181	293	123	12.3%	4.0%	4.7%	
104.00	395	5	179	63	77	333	130	154	67	11.6%	2.5%	2.9%	
104.00	396	5	108	44	92	232	97	124	53	12.4%	3.1%	3.2%	
104.00	397	67	667	217	320	1,111	391	444	174	6.5%	2.1%	2.4%	
104.00	398	29	762	285	305	1,305	546	543	261	9.9%	2.2%	2.6%	
104.00	399	10	294	95	80	488	174	194	79	8.7%	2.0%	2.5%	
104.00	400	6	112	32	98	246	83	134	51	11.8%	3.2%	3.9%	
104.00	401	261	256	92	586	465	176	209	84	3.3%	2.4%	2.6%	
104.00	402	548	2,249	876	1,377	3,355	1,367	1,106	491	3.8%	1.6%	1.8%	
105.07	403	1,272	4,820	1,862	2,508	6,444	2,622	1,624	760	2.8%	1.2%	1.4%	
105.07	405	233	2,685	898	547	3,410	1,209	725	311	3.5%	1.0%	1.2%	
105.08	404	631	3,551	1,189	1,071	4,078	1,443	527	254	2.1%	0.6%	0.8%	
105.09	413	348	6,198	2,071	436	7,906	2,850	1,708	779	0.9%	1.0%	1.3%	
105.09	414	18	820	276	63	1,141	442	321	166	5.1%	1.3%	1.9%	
105.09	415	71	96	35	107	156	59	60	24	1.7%	2.0%	2.1%	
105.09	416	3	364	111	34	520	191	156	80	10.2%	1.4%	2.2%	
105.09	417	160	940	304	251	1,289	475	349	171	1.8%	1.3%	1.8%	
105.09	418	484	1,008	681	636	1,442	996	434	315	1.1%	1.4%	1.5%	
105.10	406	500	5,267	1,734	1,717	5,723	2,016	456	282	5.1%	0.3%	0.6%	
105.10	407	858	955	474	1,956	1,032	522	77	48	3.4%	0.3%	0.4%	
105.10	408	105	834	307	719	917	353	83	46	8.0%	0.4%	0.6%	
105.10	409	152	319	134	1,378	368	165	49	31	9.2%	0.6%	0.8%	
105.10	410	2,555	611	436	10,994	667	521	56	85	6.0%	0.4%	0.7%	
105.10	411	257	851	311	1,961	941	359	90	48	8.5%	0.4%	0.6%	
105.10	412	430	789	297	2,799	895	362	106	65	7.8%	0.5%	0.8%	

		ARC/PBSJ Model											
		Model2005				Model 2030			Net Gain	Net Gain HH	05-30Rate	05-30Rate	05-30Rate
TRACT	CENTROID	EMP	POP	HSHLD	EMP	POP	HSHLD	POP	HH	EMP	POP	HSHLD	
105.11	419	218	3,018	1,096	667	4,490	1,707	1,472	611	4.6%	1.6%	1.8%	
105.11	420	1,091	112	43	1,274	198	70	86	27	0.6%	2.3%	2.0%	
105.11	421	1,278	169	64	1,848	362	145	193	81	1.5%	3.1%	3.3%	
105.11	422	2,198	3,096	1,072	2,822	4,713	1,765	1,617	693	1.0%	1.7%	2.0%	
105.12	423	640	1,908	802	934	2,471	1,154	563	352	1.5%	1.0%	1.5%	
105.12	424	859	3,624	1,547	1,201	4,607	1,971	983	424	1.3%	1.0%	1.0%	
105.12	425	988	356	117	1,329	476	205	120	88	1.2%	1.2%	2.3%	
105.13	426	369	884	326	707	1,349	533	465	207	2.6%	1.7%	2.0%	
105.13	427	7	32	14	46	70	24	38	10	7.8%	3.2%	2.2%	
105.13	428	609	353	148	1,180	743	330	390	182	2.7%	3.0%	3.3%	
105.13	429	169	10	8	583	25	12	15	4	5.1%	3.7%	1.6%	
105.13	430	367	1,964	750	1,185	3,092	1,243	1,128	493	4.8%	1.8%	2.0%	
105.13	431	260	3,947	1,374	1,015	5,679	2,109	1,732	735	5.6%	1.5%	1.7%	
105.13	432	1,700	3,687	1,431	2,065	5,036	2,042	1,349	611	0.8%	1.3%	1.4%	
105.14	433	760	1,592	598	982	2,277	880	685	282	1.0%	1.4%	1.6%	
105.14	434	1,382	272	98	2,064	462	178	190	80	1.6%	2.1%	2.4%	
105.14	435	8	160	57	25	268	106	108	49	4.7%	2.1%	2.5%	
105.14	436	77	147	61	129	244	93	97	32	2.1%	2.0%	1.7%	
105.14	437	45	137	49	71	227	85	90	36	1.8%	2.0%	2.2%	
105.14	438	27	579	206	74	938	383	359	177	4.1%	1.9%	2.5%	
105.14	439	6	132	49	16	216	88	84	39	4.0%	2.0%	2.4%	
105.14	440	26	274	101	61	467	194	193	93	3.5%	2.2%	2.6%	
105.14	441	457	2,829	953	584	4,066	1,456	1,237	503	1.0%	1.5%	1.7%	
105.14	442	175	681	233	211	1,017	394	336	161	0.8%	1.6%	2.1%	
105.14	443	426	448	173	557	676	269	228	96	1.1%	1.7%	1.8%	
105.14	444	7	251	88	15	389	170	138	82	3.1%	1.8%	2.7%	
105.14	445	12	309	110	38	505	215	196	105	4.7%	2.0%	2.7%	
105.14	446	8	166	59	18	270	111	104	52	3.3%	2.0%	2.6%	
106.01	447	643	3,791	1,504	987	5,393	2,295	1,602	791	1.7%	1.4%	1.7%	
106.03	448	776	392	151	1,271	800	359	408	208	2.0%	2.9%	3.5%	
106.03	449	744	4,407	1,827	1,986	6,207	2,675	1,800	848	4.0%	1.4%	1.5%	
106.04	450	147	2,366	763	217	2,365	830	(1)	67	1.6%	0.0%	0.3%	
106.04	451	3,160	2,776	1,215	4,686	2,768	1,277	(8)	62	1.6%	0.0%	0.2%	
107.00	1673	2,894	2,166	916	6,073	2,856	1,267	690	351	3.0%	1.1%	1.3%	
109.00	1672	3,446	733	276	5,091	1,278	506	545	230	1.6%	2.2%	2.5%	

		ARC/PBSJ Model											
		Model2005			Model 2030			Net Gain	Net Gain HH	05-30Rate	05-30Rate	05-30Rate	
TRACT	CENTROID	EMP	POP	HSGLD	EMP	POP	HSGLD	POP	HH	EMP	POP	HSGLD	
110.00	455	3,504	4,086	1,372	4,248	5,338	1,946	1,252	574	0.8%	1.1%	1.4%	
111.00	456	1,356	2,723	1,101	1,538	3,444	1,481	721	380	0.5%	0.9%	1.2%	
112.01	457	711	5,444	2,104	3,960	6,528	2,715	1,084	611	7.1%	0.7%	1.0%	
112.02	458	1,481	5,849	2,199	1,946	8,246	3,313	2,397	1,114	1.1%	1.4%	1.7%	
113.01	459	751	5,107	1,954	1,371	5,912	2,438	805	484	2.4%	0.6%	0.9%	
113.03	461	632	7,304	2,686	3,283	9,564	3,737	2,260	1,051	6.8%	1.1%	1.3%	
113.04	460	28	1,716	789	69	1,961	881	245	92	3.7%	0.5%	0.4%	
113.04	462	2	80	30	1	92	36	12	6	-2.7%	0.6%	0.7%	
113.04	463	579	3,203	1,183	965	3,663	1,342	460	159	2.1%	0.5%	0.5%	
113.04	464	1,565	3,597	1,437	4,999	4,115	1,617	518	180	4.8%	0.5%	0.5%	
<b>Total/Average</b>		<b>51,895</b>	<b>148,446</b>	<b>56,711</b>	<b>114,615</b>	<b>206,781</b>	<b>83,704</b>	<b>58,335</b>	<b>26,993</b>	<b>3.220%</b>	<b>1.335%</b>	<b>1.9%</b>	



**B-8 SCENARIO 2: 2005-2030 CURRENT DEVELOPMENT TREND POPULATION AND EMPLOYMENT FORECASTS BY TAZ**

		ARC/PBSJModel			BAGTrendBaseline2030						
		Model2005			05-30Rate	05-30Rate	Total	Total	Total	NetGain	NetGainHH
TRACT	CENTROID	EMP	POP	HSHLD	EMP	POP	EMP	POP	HSHLD	POP	HH
75.00	104	338	1,936	1,044	0.9%	1.3%	427	2,691	1,090	755	46
75.00	1667	1,114	1,585	731	2.8%	1.3%	2,228	2,204	892	619	161
77.02	112	248	1,285	508	7.0%	5.5%	1,347	4,925	1,994	3,640	1,486
77.02	113	1,266	3,509	1,318	3.1%	3.2%	2,697	7,735	3,131	4,226	1,813
77.02	114	1,363	660	219	2.6%	3.0%	2,596	1,381	559	721	340
77.02	115	340	2,630	1,185	3.7%	2.9%	838	5,333	2,159	2,703	974
103.01	348	13	1,478	551	10.1%	4.6%	145	4,513	1,827	3,035	1,276
103.01	349	14	182	69	7.3%	7.0%	81	988	400	806	331
103.01	350	123	526	281	5.2%	5.4%	435	1,977	800	1,451	519
103.01	351	3	92	38	13.4%	8.5%	70	713	289	621	251
103.01	352	148	1,193	456	5.4%	4.7%	555	3,782	1,531	2,589	1,075
103.01	353	23	426	148	7.4%	4.9%	136	1,405	569	979	421
103.01	354	90	484	193	6.7%	6.3%	454	2,251	911	1,767	718
103.01	355	6	182	75	10.7%	7.0%	76	984	398	802	323
103.01	356	10	795	278	9.7%	4.8%	102	2,545	1,030	1,750	752
103.01	357	4	290	115	13.0%	7.0%	85	1,574	637	1,284	522
103.01	358	1	76	32	14.2%	8.0%	27	520	211	444	179
103.01	359	15	608	239	12.3%	7.0%	273	3,300	1,336	2,692	1,097
103.01	360	44	449	185	7.2%	6.3%	248	2,054	831	1,605	646
103.04	371	273	832	305	11.1%	6.0%	3,806	3,541	1,433	2,709	1,128
103.04	372	41	178	61	15.4%	7.8%	1,463	1,162	470	984	409
103.04	373	6	758	280	17.8%	3.8%	361	1,944	787	1,186	507
103.04	374	406	851	309	8.7%	4.3%	3,235	2,432	984	1,581	675
103.04	375	27	915	323	16.8%	4.8%	1,324	2,966	1,200	2,051	877
103.04	376	25	497	178	16.3%	5.2%	1,101	1,769	716	1,272	538
103.04	377	22	553	207	16.6%	5.0%	1,027	1,890	765	1,337	558
103.04	378	13	137	51	16.4%	6.4%	579	649	263	512	212
103.04	379	37	895	335	16.6%	5.1%	1,731	3,141	1,271	2,246	936
103.04	380	25	405	157	18.5%	6.5%	1,760	1,937	784	1,532	627
103.04	381	3	25	10	18.1%	7.4%	193	149	60	124	50
104.00	382	22	170	61	17.4%	9.7%	1,222	1,712	693	1,542	632
104.00	383	8	237	85	15.3%	5.7%	279	949	384	712	299

		ARC/PBSJModel			BAGTrendBaseline2030						
		Model2005			05-30Rate	05-30Rate	Total	Total	Total	NetGain	NetGainHH
TRACT	CENTROID	EMP	POP	HSHLD	EMP	POP	EMP	POP	HSHLD	POP	HH
104.00	384	42	124	49	14.7%	10.4%	1,306	1,471	595	1,347	546
104.00	385	7	231	76	14.9%	5.4%	223	850	344	619	268
104.00	386	50	269	98	12.2%	7.0%	880	1,448	586	1,179	488
104.00	387	26	308	112	15.6%	7.2%	965	1,760	712	1,452	600
104.00	388	23	93	36	18.3%	11.9%	1,527	1,548	627	1,455	591
104.00	389	4	29	14	15.6%	8.6%	151	229	93	200	79
104.00	390	18	248	102	15.4%	6.9%	646	1,329	538	1,081	436
104.00	391	11	122	48	15.1%	7.2%	367	689	279	567	231
104.00	392	13	170	63	15.3%	6.9%	457	908	368	738	305
104.00	393	19	224	70	16.4%	9.0%	839	1,932	782	1,708	712
104.00	394	15	177	58	17.7%	9.0%	880	1,526	618	1,349	560
104.00	395	5	179	63	18.6%	9.0%	357	1,544	625	1,365	562
104.00	396	5	108	44	18.8%	9.0%	369	931	377	823	333
104.00	397	67	667	217	8.9%	4.4%	561	1,948	789	1,281	572
104.00	398	29	762	285	12.4%	4.6%	545	2,332	944	1,570	659
104.00	399	10	294	95	11.1%	4.4%	140	854	346	560	251
104.00	400	6	112	32	15.2%	6.3%	207	519	210	407	178
104.00	401	261	256	92	5.9%	5.0%	1,089	864	350	608	258
104.00	402	548	2,249	876	5.8%	3.6%	2,242	5,462	2,211	3,213	1,335
105.07	403	1,272	4,820	1,862	4.5%	2.9%	3,790	9,737	3,942	4,917	2,080
105.07	405	233	2,685	898	5.0%	2.5%	798	4,975	2,014	2,290	1,116
105.08	404	631	3,551	1,189	3.4%	1.8%	1,458	5,552	2,248	2,001	1,059
105.09	413	348	6,198	2,071	2.5%	2.5%	638	11,569	4,683	5,371	2,612
105.09	414	18	820	276	7.0%	3.1%	98	1,772	717	952	441
105.09	415	71	96	35	3.9%	4.2%	185	269	109	173	74
105.09	416	3	364	111	12.2%	3.3%	54	822	333	458	222
105.09	417	160	940	304	3.6%	3.0%	386	1,982	802	1,042	498
105.09	418	484	1,008	681	3.0%	3.3%	1,006	2,282	924	1,274	243
105.10	406	500	5,267	1,734	6.2%	1.4%	2,250	7,500	3,036	2,233	1,302
105.10	407	858	955	474	4.5%	1.4%	2,554	1,347	545	392	71
105.10	408	105	834	307	9.2%	1.5%	950	1,212	490	378	183
105.10	409	152	319	134	10.6%	1.8%	1,882	503	203	184	69
105.10	410	2,555	611	436	7.2%	1.5%	14,454	877	355	266	(81)
105.10	411	257	851	311	9.7%	1.5%	2,601	1,248	505	397	194
105.10	412	430	789	297	9.1%	1.7%	3,779	1,208	489	419	192

		ARC/PBSJModel			BAGTrendBaseline2030							
		Model2005			05-30Rate	05-30Rate	Total	Total	Total	NetGain	NetGainHH	
TRACT	CENTROID	EMP	POP	HSHLD	EMP	POP	EMP	POP	HSHLD	POP	HH	
105.11	419	218	3,018	1,096	6.6%	3.6%	1,084	7,296	2,953	4,278	1,857	
105.11	420	1,091	112	43	3.1%	4.8%	2,325	361	146	249	103	
105.11	421	1,278	169	64	4.5%	6.1%	3,832	751	304	582	240	
105.11	422	2,198	3,096	1,072	3.0%	3.8%	4,657	7,778	3,149	4,682	2,077	
105.12	423	640	1,908	802	3.1%	2.6%	1,381	3,654	1,479	1,746	677	
105.12	424	859	3,624	1,547	2.9%	2.5%	1,753	6,726	2,723	3,102	1,176	
105.12	425	988	356	117	2.9%	2.9%	2,008	719	291	363	174	
105.13	426	369	884	326	4.7%	3.8%	1,169	2,230	903	1,346	577	
105.13	427	7	32	14	11.1%	6.3%	97	147	60	115	46	
105.13	428	609	353	148	5.7%	6.0%	2,419	1,523	616	1,170	468	
105.13	429	169	10	8	8.6%	7.2%	1,338	57	23	47	15	
105.13	430	367	1,964	750	7.0%	4.0%	2,001	5,220	2,113	3,256	1,363	
105.13	431	260	3,947	1,374	7.6%	3.4%	1,612	9,021	3,652	5,074	2,278	
105.13	432	1,700	3,687	1,431	2.5%	3.0%	3,166	7,722	3,126	4,035	1,695	
105.14	433	760	1,592	598	2.9%	3.3%	1,554	3,602	1,458	2,010	860	
105.14	434	1,382	272	98	4.0%	4.5%	3,667	821	332	549	234	
105.14	435	8	160	57	7.1%	4.4%	44	472	191	312	134	
105.14	436	77	147	61	4.4%	4.4%	226	427	173	280	112	
105.14	437	45	137	49	4.1%	4.3%	124	397	161	260	112	
105.14	438	27	579	206	6.4%	4.2%	127	1,614	654	1,035	448	
105.14	439	6	132	49	6.3%	4.3%	28	374	152	242	103	
105.14	440	26	274	101	5.9%	4.5%	109	832	337	558	236	
105.14	441	457	2,829	953	2.9%	3.4%	927	6,454	2,613	3,625	1,660	
105.14	442	175	681	233	2.7%	3.6%	344	1,657	671	976	438	
105.14	443	426	448	173	3.1%	3.7%	914	1,109	449	661	276	
105.14	444	7	251	88	5.2%	3.9%	25	650	263	399	175	
105.14	445	12	309	110	7.0%	4.2%	66	874	354	565	244	
105.14	446	8	166	59	5.6%	4.2%	31	466	189	300	130	
106.01	447	643	3,791	1,504	3.6%	3.3%	1,556	8,501	3,441	4,710	1,937	
106.03	448	776	392	151	4.9%	5.8%	2,552	1,607	650	1,215	499	
106.03	449	744	4,407	1,827	5.9%	3.2%	3,109	9,718	3,934	5,311	2,107	
106.04	450	147	2,366	763	2.4%	0.9%	268	2,925	1,184	559	421	
106.04	451	3,160	2,776	1,215	2.4%	0.8%	5,786	3,418	1,383	642	168	
107.00	1673	2,894	2,166	916	4.7%	2.8%	9,091	4,275	1,731	2,109	815	
109.00	1672	3,446	733	276	4.0%	4.7%	9,205	2,311	935	1,578	659	

		ARC/PBSJModel			BAGTrendBaseline2030						
		Model2005			05-30Rate	05-30Rate	Total	Total	Total	NetGain	NetGainHH
TRACT	CENTROID	EMP	POP	HSILD	EMP	POP	EMP	POP	HSILD	POP	HH
110.00	455	3,504	4,086	1,372	2.4%	2.7%	6,319	7,940	3,214	3,854	1,842
111.00	456	1,356	2,723	1,101	2.0%	2.5%	2,238	5,011	2,028	2,288	927
112.01	457	711	5,444	2,104	8.6%	2.1%	5,554	9,156	3,707	3,712	1,603
112.02	458	1,481	5,849	2,199	2.9%	3.2%	3,049	12,919	5,230	7,070	3,031
113.01	459	751	5,107	1,954	3.7%	1.9%	1,877	8,094	3,276	2,987	1,322
113.03	461	632	7,304	2,686	8.5%	2.7%	4,891	14,248	5,768	6,944	3,082
113.04	460	28	1,716	789	4.9%	1.8%	94	2,661	1,077	945	288
113.04	462	2	80	30	-1.5%	1.8%	1	125	51	45	21
113.04	463	579	3,203	1,183	3.3%	1.8%	1,310	4,973	2,013	1,770	830
113.04	464	1,565	3,597	1,437	6.0%	1.8%	6,788	5,588	2,262	1,991	825
<b>Total/Average</b>		<b>51,895</b>	<b>148,446</b>	<b>56,711</b>	<b>5.2%</b>	<b>3.3%</b>	<b>182,250</b>	<b>332,539</b>	<b>134,610</b>	<b>184,093</b>	<b>77,899</b>

**B-9 SCENARIO 3: 2005-2030 INTENSIVE DEVELOPMENT TREND POPULATION AND EMPLOYMENT FORECASTS BY TAZ**

		ParkwaySouthLandUse2030								
			Total Build-Out			Total	Total	Total	NetGain	NetGain
TRACT	CENTROID	Node	Total Emp	Population	HH	EMP	POP	HSHLD	POP	HH
75.00	104					427	2,691	1,090	755	46
75.00	1667					2,228	2,204	892	619	161
77.02	112					1,347	4,925	1,994	3,640	1,486
77.02	113					2,697	7,735	3,131	4,226	1,813
77.02	114					2,596	1,381	559	721	340
77.02	115					838	5,333	2,159	2,703	974
103.01	348					145	4,513	1,827	3,035	1,276
103.01	349					81	988	400	806	331
103.01	350					435	1,977	800	1,451	519
103.01	351					70	713	289	621	251
103.01	352					4,454	5,192	2,102	3,999	1,646
103.01	353	4	8,865	2,466	988	9,001	3,871	1,567	3,445	1,419
103.01	354	2	251	535	217	705	2,786	1,128	2,302	935
103.01	355	2, 3	3,906	4,032	1,632	3,982	5,016	2,031	4,834	1,956
103.01	356					102	2,545	1,030	1,750	752
103.01	357					85	1,574	637	1,284	522
103.01	358					27	520	211	444	179
103.01	359					273	3,300	1,336	2,692	1,097
103.01	360					248	2,054	831	1,605	646
103.04	371					3,806	3,541	1,433	2,709	1,128
103.04	372					1,463	1,162	470	984	409
103.04	373					361	1,944	787	1,186	507
103.04	374					3,235	2,432	984	1,581	675
103.04	375					1,324	2,966	1,200	2,051	877
103.04	376					1,101	1,769	716	1,272	538
103.04	377					1,027	1,890	765	1,337	558
103.04	378					579	649	263	512	212
103.04	379					1,731	3,141	1,271	2,246	936
103.04	380	5	6,129	918	372	7,889	2,855	1,156	2,450	999
103.04	381					193	149	60	124	50
104.00	382					1,222	1,712	693	1,542	632
104.00	383					279	949	384	712	299

ParkwaySouthLandUse2030										
TRACT	CENTROID	Node	Total Build-Out		HH	Total	Total	Total	NetGain	NetGain
			Total Emp	Popu- lation		EMP	POP	HSGLD	POP	HH
104.00	384					1,306	1,471	595	1,347	546
104.00	385					223	850	344	619	268
104.00	386					880	1,448	586	1,179	488
104.00	387					965	1,760	712	1,452	600
104.00	388					1,527	1,548	627	1,455	591
104.00	389					151	229	93	200	79
104.00	390					646	1,329	538	1,081	436
104.00	391					367	689	279	567	231
104.00	392					457	908	368	738	305
104.00	393					839	1,932	782	1,708	712
104.00	394					880	1,526	618	1,349	560
104.00	395	1	1,597	-	-	1,954	1,544	625	1,365	562
104.00	396					369	931	377	823	333
104.00	397					561	1,948	789	1,281	572
104.00	398					545	2,332	944	1,570	659
104.00	399					140	854	346	560	251
104.00	400					207	519	210	407	178
104.00	401					1,089	864	350	608	258
104.00	402					2,242	5,462	2,211	3,213	1,335
105.07	403					3,790	9,737	3,942	4,917	2,080
105.07	405					798	4,975	2,014	2,290	1,116
105.08	404					1,458	5,552	2,248	2,001	1,059
105.09	413					638	11,569	4,683	5,371	2,612
105.09	414					98	1,772	717	952	441
105.09	415					185	269	109	173	74
105.09	416					54	822	333	458	222
105.09	417					386	1,982	802	1,042	498
105.09	418					1,006	2,282	924	1,274	243
105.10	406					2,250	7,500	3,036	2,233	1,302
105.10	407					2,554	1,347	545	392	71
105.10	408					950	1,212	490	378	183
105.10	409					1,882	503	203	184	69
105.10	410					14,454	877	355	266	(81)
105.10	411					2,601	1,248	505	397	194
105.10	412					3,779	1,208	489	419	192

ParkwaySouthLandUse2030										
TRACT	CENTROID	Node	Total Build-Out		HH	Total	Total	Total	NetGain	NetGain
			Total Emp	Popu- lation		EMP	POP	HSGLD	POP	HH
105.11	419					1,084	7,296	2,953	4,278	1,857
105.11	420					2,325	361	146	249	103
105.11	421					3,832	751	304	582	240
105.11	422					4,657	7,778	3,149	4,682	2,077
105.12	423					1,381	3,654	1,479	1,746	677
105.12	424					1,753	6,726	2,723	3,102	1,176
105.12	425					2,008	719	291	363	174
105.13	426					1,169	2,230	903	1,346	577
105.13	427					97	147	60	115	46
105.13	428					2,419	1,523	616	1,170	468
105.13	429					1,338	57	23	47	15
105.13	430	5, 6	6,981	4,552	1,843	8,9825	9,772	3,956	7,808	3,206
105.13	431					1,612	9,021	3,652	5,074	2,278
105.13	432					3,166	7,722	3,126	4,035	1,695
105.14	433					1,554	3,602	1,458	2,010	860
105.14	434					3,667	821	332	549	234
105.14	435					44	472	191	312	134
105.14	436					226	427	173	280	112
105.14	437					124	397	161	260	112
105.14	438	3	7,747	4,630	1,874	7,874	6,244	2,528	5,665	2,322
105.14	439					28	374	152	242	103
105.14	440	4	16,465	4,581	1,855	16,574	5,413	2,191	5,139	2,090
105.14	441					927	6,454	2,613	3,625	1,660
105.14	442					344	1,657	671	976	438
105.14	443					914	1,109	449	661	276
105.14	444					25	650	263	399	175
105.14	445	21	251	535	217	317	1,409	571	1,100	461
105.14	446	2	1,756	3,743	1,515	1,787	4,209	1,704	4,043	1,645
106.01	447					1,556	8,501	3,441	4,710	1,937
106.03	448					2,552	1,607	650	1,215	499
106.03	449					3,109	9,718	3,934	5,311	2,107
106.04	450	7	780	1,692	685	268	2,925	1,184	559	421
106.04	451	7	780	1,692	685	5,786	3,418	1,383	642	168
107.00	1673					9,091	4,275	1,731	2,109	815
109.00	1672					9,205	2,311	935	1,578	659

		ParkwaySouthLandUse2030								
			Total Build-Out			Total	Total	Total	NetGain	NetGain
TRACT	CENTROID	Node	Total Emp	Popu- lation	HH	EMP	POP	HSHLD	POP	HH
110.00	455					6,319	7,940	3,214	3,854	1,842
111.00	456					2,238	5,011	2,028	2,288	927
112.01	457					5,554	9,156	3,707	3,712	1,603
112.02	458					3,049	12,919	5,230	7,070	3,031
113.01	459					1,877	8,094	3,276	2,987	1,322
113.03	461					4,891	14,248	5,768	6,944	3,082
113.04	460					94	2,661	1,077	945	288
113.04	462					1	125	51	45	21
113.04	463					1,310	4,973	2,013	1,770	830
113.04	464					6,788	5,588	2,262	1,991	825
<b>Total/Average</b>			<b>55,508</b>	<b>29,376</b>	<b>11,893</b>	<b>237,758</b>	<b>361,915</b>	<b>146,503</b>	<b>213,469</b>	<b>89,792</b>