

**Appendix A
NCTCOG Population and Employment
Forecast Methodology**

March 22, 2002

2030 Demographic Forecast

**North Central Texas
Council of Governments**

Research and Information Services

2030 Demographic Forecast

NCTCOG Forecast Process

- I. 2001 - Research forecast methods, update land use, Development Monitoring**
- II. 2002 - Demographic Forecast**
 - I. Establish regional controls**
 - II. District forecast**
 - III. TSZ allocations**
 - IV. Local review**
- III. January 2003 - Executive Board approval**

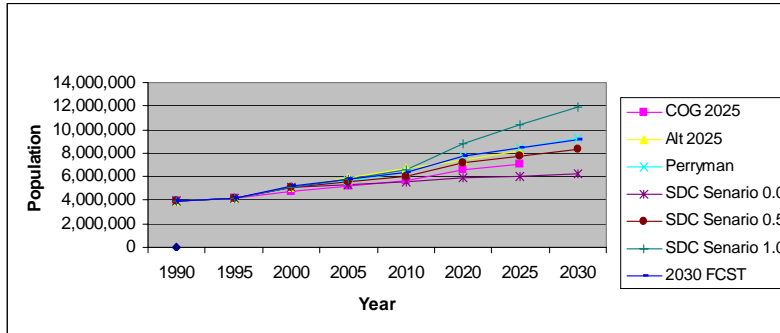
 *Research and Information Services*

Appendix A (continued)

Population Research

2030 Demographic Forecast

	2000	2010	2020	2030
SDC Scenario 0.0	5,079,600	5,576,147	5,924,157	6,150,687
SDC Scenario 0.5	5,079,600	6,075,653	7,172,447	8,403,478
SDC Scenario 1.0	5,079,600	6,670,036	8,937,884	12,132,893
The Perryman Group	5,079,600	6,336,947	7,728,399	9,216,601
Draft 2030 Forecast	5,154,300	6,391,300	7,733,400	9,125,400



Research and Information Services

Regional Growth Rates

2030 Demographic Forecast

30-Year	% Change
SDC Scenario 1.0	138.90%
Census 1960 - 1990	126.30%
Census 1970 - 2000	114.20%
Perryman 2000-2030	81.40%
Draft 2030	77.00%
2025 Forecast	68.00%
SDC Scenario 0.5	65.40%
SDC Scenario 0.0	21.10%

	1960-1970	1970-1980	1980-1990	1990-2000
Regional Growth	36.9%	24.7%	32.6%	30.2%

	2000-2010	2010-2020	2020-2030
SDC Scenario 0.0	9.77%	6.24%	3.82%
SDC Scenario 0.5	19.61%	18.05%	17.16%
SDC Scenario 1.0	31.31%	34.00%	35.75%
The Perryman Group	24.75%	21.96%	19.26%
Draft 2030 Forecast	24.00%	21.00%	18.00%



Research and Information Services

Appendix A (continued)

Employment Research

2030 Demographic Forecast

2030 Draft Non-Construction Employment Projection:

- **The Perryman Group’s 2000-2030 Employment Forecast**
 - Includes total employment, accounting for workers who may not be “wage and salary” or covered by unemployment insurance (UI).
 - Draft population forecast closely resembles the Perryman population forecast and the two are interrelated
- **Texas Workforce Commission’s 2000 estimates of construction**
 - TWC construction estimates only include workers covered by unemployment insurance.
- **Assumptions**
 - Previous research revealed that approximately half of all construction employees are not covered by UI.
 - Construction jobs as a share of the total employment remains constant throughout the forecast

2000 Base Employment = 2000 Perryman – (TWC const * 2)
 2030 Employment = 2030 Perryman – (PctConst * 2030 Perryman)



Employment Research

2030 Demographic Forecast

Population Employment Ratios (P/E)

- **Employment Forecasts follow expected trends, after rapidly decreasing for decades the P/E ratio has started to stabilize and rise**
 - P/E ratio will continue to increase as a large number of baby boomers begin to leave the labor force – TWC Labor market review
 - By 2025 this group will comprise almost 25% of the total population
 - The 25-44 age group with traditionally high labor force participation is expected to decline.
- **Increased wealth has allowed workers leave the workforce sooner or postpone entering. – TWC Labor market review**
- **The negative effect on the labor participation rate will be most significant after 2010**

	2000	2005	2010	2020	2030
Total Population	5,154,300	5,772,800	6,391,300	7,733,400	9,125,400
Total Employment	3,152,500	3,536,800	3,897,100	4,658,700	5,399,700
P/E Ratios	1.63	1.63	1.64	1.66	1.69



Appendix B LBJ Contact List

Organization	Contact	Title	Phone Number
Addison, Town of	Carmen Moran Ron Whitehead	Director of Dev. Services City Manager	972-450-7018 972-450-7027
Carrollton, City of	Leonard Martin Brad Mink John Webb	City Manager Economic Development Director Director of Long-Range Planning	972-466-3001 972-466-3390 972-466-3042
Coppell, City of	Andrea Roy Gary Seib	Economic Development Director Director of Planning	972-304-3677 972-304-3678
Dallas, City of	Bill Sproull Teresa O'Donnell Peer Chacko Hammond Perot	Greater Dallas Chamber Director of Planning Planning Manager Economic Development	214-746-6735 214-670-4127 214-670-3972 214-670-1686
DART	Jack Wierzinski	AVP Planning and Economic Development	214-749-2881
Farmers Branch, City of	Norma Nichols	Economic Development Corporation	972-919-2512 or 214-244-9077 (C)
Garland, City of	Neil Montgomery Anita Russelman Greg Sims	Director of Planning Assistant Director of Planning Vice President, Garland Economic Development Partnership	972-205-2447 972-272-7551 972-205-2449
Irving, City of	Steve McCullough Ed Barry Steve Reed James Briggs	City Manager Director of Community Development Manager of Current Planning Economic Development Director, Irving Chamber of Commerce	972 721-2521 972-721-2424 972-721-2424 972-253-8484
Mesquite, City of	Tom Palmer	Economic Development Director	972-216-6340
Richardson, City of	Dan Johnson Kent Pfeil Monica Heid Ron Robinson	City Manager Treasurer Planning Director Director, Richardson Chamber of Commerce	972-744-4209 972-744-4142 972-744-4243 972-234-4141
Sunnyvale, Town of	Larry Graves Ronnie Cox	City Manager Director of Development Services	972-226-7177 (main #)
University of Texas at Dallas	Bob Lovell		972-8302213

Appendix C

Employment to Population Ratio

	Population by County			1990-2000 Average
	1990	1995	2000	
Collin	264,036	348,400	491,675	368,037
Dallas	1,852,810	1,931,150	2,218,899	2,000,953
Denton	273,525	320,400	432,976	342,300
Ellis	85,167	91,700	111,360	96,076
Kaufman	52,220	56,750	71,313	60,094
Rockwall	25,604	31,050	43,080	33,245
Total	2,553,362	2,779,450	3,369,303	2,900,705

	Jobs by County					
	1990	1990 Emp/Pop Ratio	1995	1995 Emp/Pop Ratio	2000	2000 Emp/Pop Ratio
Collin	93,729	2.817	119,978	2.904	204,051	2.410
Dallas	1,254,974	1.476	1,348,340	1.432	1,745,109	1.271
Denton	75,817	3.608	94,744	3.382	152,818	2.833
Ellis	27,789	3.065	32,674	2.807	49,071	2.269
Kaufman	17,174	3.041	21,302	2.664	31,027	2.298
Rockwall	7,492	3.418	10,890	2.851	17,025	2.530
Total	1,476,975	1.729	1,627,928	1.707	2,199,101	1.532

	1990-2000 Average	1990-2000 Emp/Pop Ratio
Collin	139,253	2.643
Dallas	1,449,474	1.380
Denton	107,793	3.176
Ellis	36,511	2.631
Kaufman	23,168	2.594
Rockwall	11,802	2.817
Total	1,768,001	1.641

Appendix D

Real Estate Market Overview

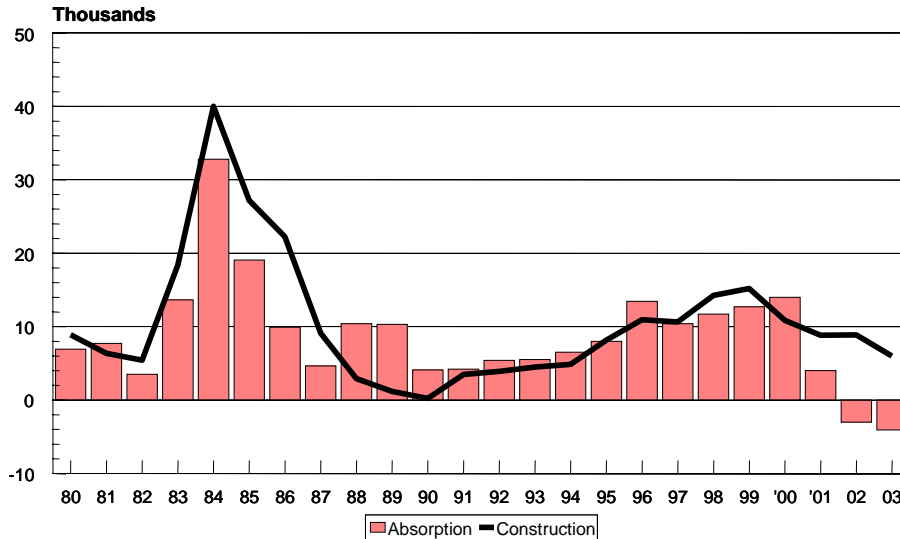
Historic Real Estate Market Performance:

The following Figures and Tables illustrate the construction and absorption of new space on a year to year basis from 1980 through 2003, providing parallel confirmation of the rate of business activity, employment and new construction which reinforces the previously provided business cycle analysis.

The black line in the Figures which follow track the amount of construction taking place annually in the Dallas PMSA, stated as thousands of units of commercial construction of multi-family investment property, or as millions of square feet of office, retail or industrial property. This line tracks the economic cycles of the availability of capital, a lagging indicator of economic performance and lending confidence in the business climate.

The solid bars in these Figures illustrate the market performance, or annual absorption of units or square feet. These bars reflect actual business activity as “occupancy” of business property, also reflecting a leading indicator of overbuilding or underbuilding the market demand, a further refinement of economic cycle analysis and business performance.

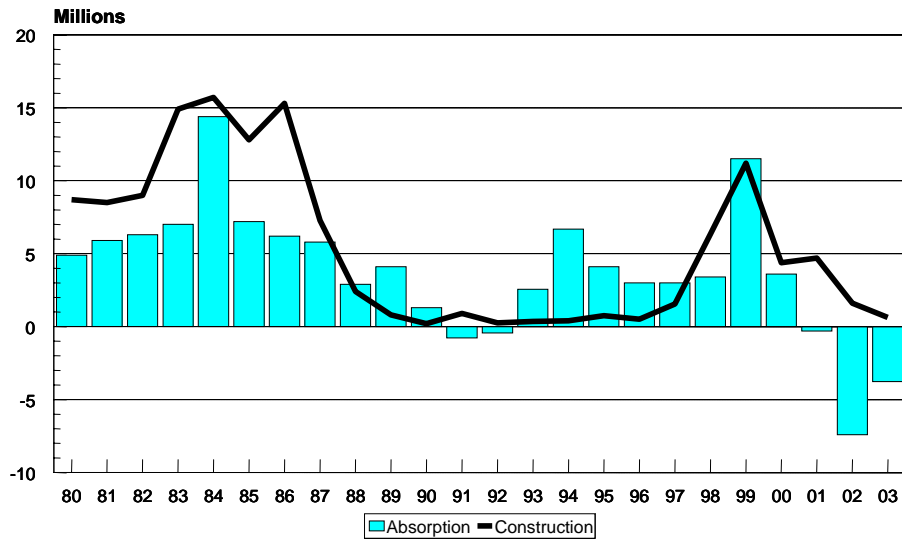
**Dallas PMSA
Multi-Family Absorption and Construction
1980 - 2003**



**MULTI-FAMILY
ABSORPTION TO CONSTRUCTION
DALLAS PMSA**

YEAR	TOTAL UNITS	OCC UNITS	OCC %	ABSORBED	VACANT	CONSTRUCTION
1980	136,317	129,188	95%	6,921	7,129	8,894
1981	142,688	136,914	96%	7,726	5,774	6,371
1982	148,127	140,433	95%	3,519	7,694	5,439
1983	166,519	154,057	93%	13,624	12,462	18,392
1984	206,527	186,858	90%	32,801	19,669	40,008
1985	233,743	205,921	88%	19,063	27,822	27,216
1986	256,005	215,846	84%	9,925	40,159	22,262
1987	265,127	220,480	83%	4,634	44,647	9,122
1988	268,058	230,880	86%	10,400	37,178	2,931
1989	269,258	241,180	90%	10,300	28,078	1,200
1990	269,483	245,280	91%	4,100	24,203	225
1991	272,983	249,480	91%	4,200	23,503	3,500
1992	276,883	254,880	92%	5,400	22,003	3,900
1993	281,383	260,380	93%	5,500	21,003	4,500
1994	286,257	266,880	93%	6,500	19,377	4,874
1995	294,419	274,880	93%	8,000	19,539	8,162
1996	305,352	288,330	94%	13,450	17,022	10,933
1997	315,997	298,730	95%	10,400	17,267	10,645
1998	330,245	310,430	94%	11,700	19,815	14,248
1999	345,450	323,130	94%	12,700	22,320	15,205
2000	356,317	337,130	95%	14,000	19,187	10,867
2001	365,161	341,130	93%	4,000	24,031	8,844
2002	374,051	338,130	90%	(3,000)	35,921	8,890
2003	380,052	334,066	87.9%	(4,065)	45,986	6,001

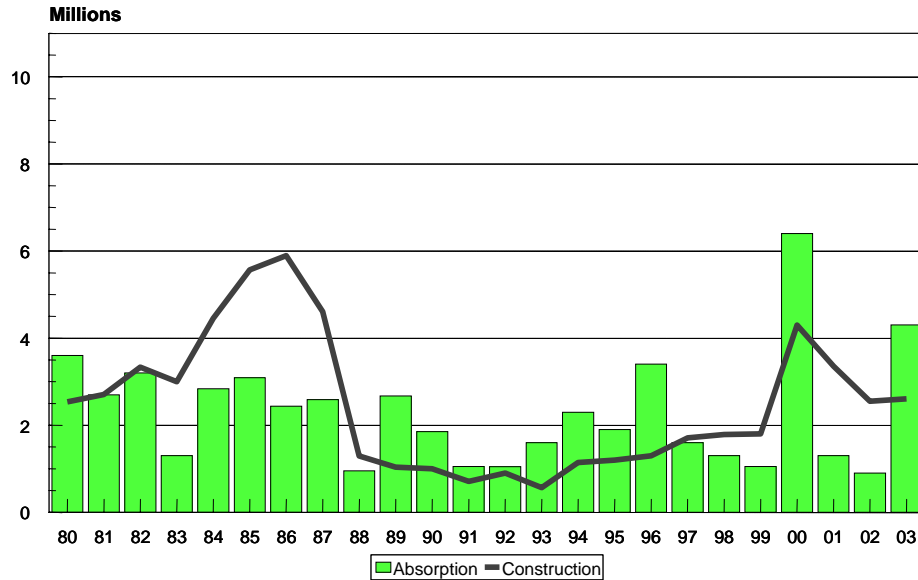
**Dallas PMSA
Office Absorption and Construction
1980 - 2003**



**OFFICE (MULTI-TENANT)
ABSORPTION TO CONSTRUCTION
DALLAS PMSA**

YEAR	TOTAL S.F.	OCC. S.F.	OCC %	ABSORBED	VACANT	CONSTRUCTION
1980	18,406,900	15,075,752	82%	4,900,000	3,331,148	8,700,000
1981	26,906,900	20,975,752	78%	5,900,000	5,931,148	8,500,000
1982	35,906,900	27,275,752	76%	6,300,000	8,631,148	9,000,000
1983	50,806,900	34,275,752	67%	7,000,000	16,531,148	14,900,000
1984	66,506,900	48,675,752	73%	14,400,000	17,831,148	15,700,000
1985	79,306,900	55,875,752	70%	7,200,000	23,431,148	12,800,000
1986	94,606,900	62,075,752	66%	6,200,000	32,531,148	15,300,000
1987	101,879,700	67,875,752	67%	5,800,000	34,003,948	7,272,800
1988	104,279,700	70,775,752	68%	2,900,000	33,503,948	2,400,000
1989	105,079,700	74,875,752	71%	4,100,000	30,203,948	800,000
1990	105,279,700	76,175,752	72%	1,300,000	29,103,948	200,000
1991	106,179,700	75,405,752	71%	(770,000)	30,773,948	900,000
1992	106,429,700	74,975,702	70%	(430,050)	31,453,998	250,000
1993	106,779,700	77,537,952	73%	2,562,250	29,241,748	350,000
1994	107,179,700	84,211,952	79%	6,674,000	22,967,748	400,000
1995	107,929,700	88,306,952	82%	4,095,000	19,622,748	750,000
1996	108,429,700	91,306,952	84%	3,000,000	17,122,748	500,000
1997	109,977,400	94,306,952	86%	3,000,000	15,670,448	1,547,700
1998	116,317,800	97,706,952	84%	3,400,000	18,610,848	6,340,400
1999	127,517,800	109,206,952	86%	11,500,000	18,310,848	11,200,000
2000	131,898,564	112,806,952	86%	3,600,000	19,091,612	4,380,764
2001	136,598,564	112,506,952	82%	(300,000)	24,091,612	4,700,000
2002	138,198,564	105,106,952	76%	(7,400,000)	33,091,612	1,600,000
2003	138,824,728	101,342,051	73%	(3,764,901)	37,482,677	626,164

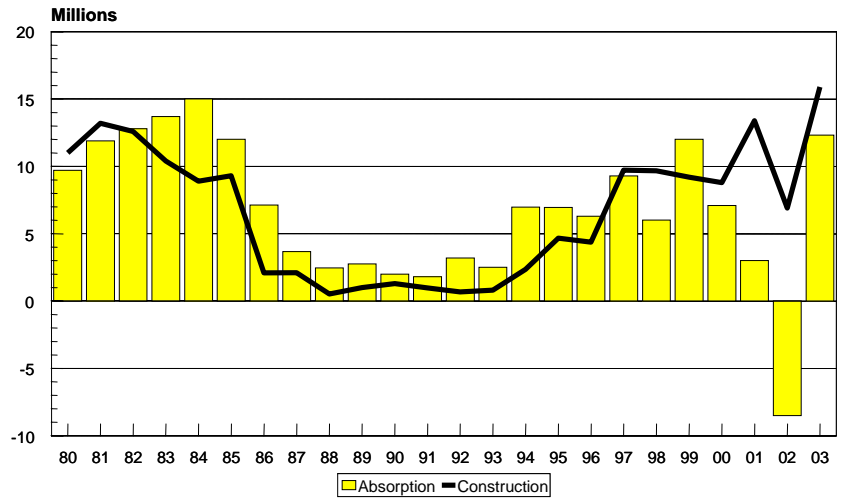
**Dallas PMSA
Retail Absorption and Construction
1980 - 2003**



**RETAIL (MULTI-TENANT)
ABSORPTION TO CONSTRUCTION
DALLAS PMSA**

YEAR	TOTAL S.F.	OCC S.F.	OCC %	ABSORBED	VACANT	CONSTRUCTION
1980	41,005,200	36,293,140	89%	3,600,000	4,712,060	2,536,700
1981	43,709,600	38,993,140	89%	2,700,000	4,716,460	2,704,400
1982	47,041,400	42,193,140	90%	3,200,000	4,848,260	3,331,800
1983	50,043,900	43,493,140	87%	1,300,000	6,550,760	3,002,500
1984	54,498,800	46,330,240	85%	2,837,100	8,168,560	4,454,900
1985	60,067,300	49,418,340	82%	3,088,100	10,648,960	5,568,500
1986	65,964,000	51,854,840	79%	2,436,500	14,109,160	5,896,700
1987	70,574,200	54,443,440	77%	2,588,600	16,130,760	4,610,200
1988	71,868,900	55,393,440	77%	950,000	16,475,460	1,294,700
1989	72,907,200	58,066,238	80%	2,672,798	14,840,962	1,038,300
1990	73,907,200	59,916,238	81%	1,850,000	13,990,962	1,000,000
1991	74,618,200	60,966,238	82%	1,050,000	13,651,962	711,000
1992	75,520,200	62,013,438	82%	1,047,200	13,506,762	902,000
1993	76,086,700	63,613,438	84%	1,600,000	12,473,262	566,500
1994	77,232,100	65,913,438	85%	2,300,000	11,318,662	1,145,400
1995	78,432,100	67,813,438	86%	1,900,000	10,618,662	1,200,000
1996	79,732,100	71,213,438	89%	3,400,000	8,518,662	1,300,000
1997	81,444,100	72,813,438	89%	1,600,000	8,630,662	1,712,000
1998	83,234,200	74,113,438	89%	1,300,000	9,120,762	1,790,100
1999	85,034,200	75,163,438	88%	1,050,000	9,870,762	1,800,000
2000	89,334,200	81,563,438	91%	6,400,000	7,770,762	4,300,000
2001	92,690,607	82,863,438	89%	1,300,000	9,827,169	3,356,407
2002	95,243,369	83,763,438	88%	900,000	11,479,931	2,552,762
2003	97,850,089	88,065,080	90%	4,301,642	9,785,009	2,606,720

**Dallas PMSA
Industrial Absorption and Construction
1980 - 2003**







**INDUSTRIAL (WAREHOUSE & FLEX)
ABSORPTION TO CONSTRUCTION
DALLAS PMSA**

YEAR	TOTAL S.F.	OCC S.F.	OCC %	ABSORBED	VACANT	CONSTRUCTION
1980	168,403,113	117,348,696	70%	9,700,000	51,054,417	11,000,000
1981	181,603,113	129,248,696	71%	11,900,000	52,354,417	13,200,000
1982	194,203,113	142,048,696	73%	12,800,000	52,154,417	12,600,000
1983	204,603,113	155,748,696	76%	13,700,000	48,854,417	10,400,000
1984	213,503,113	170,748,696	80%	15,000,000	42,754,417	8,900,000
1985	222,803,113	182,748,696	82%	12,000,000	40,054,417	9,300,000
1986	224,890,013	189,879,696	84%	7,131,000	35,010,317	2,086,900
1987	226,986,654	193,559,696	85%	3,680,000	33,426,958	2,096,641
1988	227,511,900	196,019,696	86%	2,460,000	31,492,204	525,246
1989	228,511,900	198,775,396	87%	2,755,700	29,736,504	1,000,000
1990	229,811,900	200,775,396	87%	2,000,000	29,036,504	1,300,000
1991	230,789,200	202,575,396	88%	1,800,000	28,213,804	977,300
1992	231,460,800	205,775,396	89%	3,200,000	25,685,404	671,600
1993	232,274,200	208,275,396	90%	2,500,000	23,998,804	813,400
1994	234,632,400	215,255,396	92%	6,980,000	19,377,004	2,358,200
1995	239,300,900	222,205,396	93%	6,950,000	17,095,504	4,668,500
1996	243,677,300	228,505,396	94%	6,300,000	15,171,904	4,376,400
1997	253,397,700	237,796,396	94%	9,291,000	15,601,304	9,720,400
1998	263,079,600	243,796,396	93%	6,000,000	19,283,204	9,681,900
1999	272,279,600	255,796,396	94%	12,000,000	16,483,204	9,200,000
2000	281,079,600	262,896,396	94%	7,100,000	18,183,204	8,800,000
2001	294,465,394	265,896,396	90%	3,000,000	28,568,998	13,385,794
2002	301,365,394	257,396,396	85%	(8,500,000)	43,968,998	6,900,000
2003	317,260,380	269,713,248	85%	12,316,852	47,547,132	15,894,986

Appendix E
Five Year Increment Estimates of
Direct Population and Employment Additions
Major Development Forecast
LBJ Study Area

Legend

-  - Significant project, out of area but an influence
-  - Insufficient data
-  - Added project, new to COG
-  - COG had project in baseline

Appendix E (Continued)

	City/County	Project Description	Year	Use Type(s)	Square Feet	Emp. Impact	Pop. Impact	TSZ
1	Coppell/Dallas	Industrial/Office Parks	2005	Industrial	3,220,165	400		6235
			2010	Office	870,000	2,600		
			2010	Industrial	2,220,277	278		
			2015	Office	600,000	1,800		
2	Irving/Dallas	LaVillita - 250 acres NE Corner of Royal and O'Connor	2005	Single-Family	200 Units			6435
			2005	Multi-Family	475 Units	9	855	
			2005	Office	20,000	60		
			2005	Retail	20,000	40		
3	Irving/Dallas	Freeport Business Park Located at Freeport and Regent 40 acres of office/whse	2010	Office/Whse	435,600	174		6237
4	Irving/Dallas	183 Improvements						
5	Irving/Dallas	Las Colinas Urban Center Stadium 85,000 seats, practice field, hotel, related retail Located 348, O'Conner, Hackberry						
6	Irving/Dallas	DART 1 - Lake Carolyn Community Mid Density	2010	Retail	30,000	60		
			2015					
			2010	Multi-Family	300	6	540	
2015								
7	Irving/Dallas	DART 2 - Urban Center Community Mid Density	2010	Retail	30,000	60		
			2015					
			2010	Multi-Family	300	6	540	
2015								
8	Irving/Dallas	DART 3 - University of Dallas Community Mid Density	2010	Retail	30,000	60		6750
			2015					
			2010	Multi-Family	300	6	540	
			2015					
9	Irving/Dallas	114 at Tom Braniff - University of Dallas Business Center	2010	Office	200,000	600		6750
10	Carrollton/Dallas	PGBT Extension - Phase 4	2010	Retail	476,000	952		6016
			2010	Office	778,221	2,337		6013
			2010	Lt. Industrial	3,924,800	3,568		6085

Appendix E (Continued)

	City/County	Project Description	Year	Use Type(s)	Square Feet	Emp. Impact	Pop. Impact	TSZ
11	Carrollton/Dallas	DART Station - Belt Line & I-35	2010	Retail	182,000	364		6158
			2010	Lt. Industrial	70,000	9		
			2015	Retail	23,000	46		
			2015	Office	26,000	78		
			2015	Multi-Family	150 Units	2	270	
			2020	Retail	83,000	166		
			2020	Lt. Industrial	95,000	12		
			2020	Multi-Family	128 Units	2	230	
			2025	Lt. Industrial	148,000	19		
			2025	Office	283,000	850		
12	Carrollton/Dallas	Mary Kay Distribution Center SE of I-35 and Frankford	2005	Whse/Dist.	45,000	18		2450
13	Farmers Branch/ Dallas	Mercer Crossing	2005	Office	1,900,000	5,706		6439
			2005	Retail	65,000	130		
			2005	Hotel	400 Rms	100		
			2005	Multi-Family	1600 Units	32	2,880	
			2010	Office	1,886,000	5,664		
			2010	Retail	82,500	165		
			2010	Hotel	700 Rms	175		
			2010	Multi-Family	1600 Units	32	2,880	
			2015	Office	1,804,000	5,417		
			2015	Retail	42,500	128		
			2015	Multi-Family	1400 Units	28	2,520	
			2020	Office	429,000	1,288		
			2020	Hotel	150 Rms	38		
			2020	Multi-Family	400 Units	8	720	
14	Farmers Branch/ Dallas	Stadium						
15	Farmers Branch/ Dallas	Shops at Willowbend - May be converted to a Collin County Community College						
16	Dallas/Dallas	DART Station - LBJ/Central Regional High Density	2010	Retail	60,000	120		6382
			2015					
			2010	Multi-Family	600	12	1,080	
			2015					
17	Dallas/Dallas	DART Station - Skillman Regional High Density	2010	Retail	60,000	120		6489
			2015					
			2010	Multi-Family	600	12	1,080	
			2015					

Appendix E (Continued)

	City/County	Project Description	Year	Use Type(s)	Square Feet	Emp. Impact	Pop. Impact	TSZ	
18	Dallas/Dallas	DART Station - Park Lane Regional High Density	2010					6793	
			2015	Retail	60,000	120			
			2010						
			2015	Multi-Family	600	12	1,080		
19	Dallas/Dallas	DART Station - Royal/Denton Community Mid Density	2010					6555	
			2015	Retail	30,000	60			
			2010						
			2015	Multi-Family	300	6	540		
20	Dallas/Dallas	DART Station - Walnut Hill/Denton Community Mid Density	2010					6655	
			2015	Retail	30,000	60			
			2010						
			2015	Multi-Family	300	6	540		
21	Dallas/Dallas	Arcon Former Prestonwood Mall location Redevelopment or mixed used						6182	
22	Dallas/Dallas	Valley View Mall Redevelopment						6368	
23	Dallas/Dallas	Hillcrest and Coit - Former site of Lambert Landscape						6376	
24	Dallas/Dallas	Harry Hines Corridor Redevelopment							
25	Richardson/Dallas	Project Emmitt Texas Instruments Wafer Fabrication Plant							
		Phase 1	2010	Mfg - Basic	1,200,000	1,000			
		Phase 2	2015	Mfg - Basic	1,200,000	1,000			
26	Richardson/Dallas	DART Passenger Rail Station Spring Valley and Greenville Development repeated in 2005, 2010, 2015, 2020		Office	75,000	225		6201	
				Retail/Rest.	25,000	50			
				Hotel - Svc	44 Rooms	18			
				Multi-Family	100 Units	2	180		
27	Richardson/Dallas	DART Passenger Rail Station Galatyn Station - Lookout/Central						6052	
28	Richardson/Dallas	DART Passenger Rail Station Belt Line at Greenville (Jackson) Development repeated in 2005, 2010, 2015, 2020.		Office	75,000	225		6206	
			2005	Retail/Rest.	18,750	38			
			2010	Hotel	44 Rooms	18			
			2015						
			2020	Multi-Family	100 Units	2	180		

Appendix E (Continued)

	City/County	Project Description	Year	Use Type(s)	Square Feet	Emp. Impact	Pop. Impact	TSZ
29	Richardson/Dallas	DART Passenger Rail Station Arapaho at Greenville Development repeated in 2005, 2010, 2015, 2020.		Office	87,500	263		6120
				Retail/Rest.	8,750	18		
				Hotel	100 Rms.	40		
				Multi-Family	100 Units	2	180	
30	Richardson/Dallas	MF Development Jupiter and Arapaho	2005	Multi-Family	395 Units	8	711	6217
31	Richardson/Dallas	Cisco Campus PGBT between Renner and Jupiter	2010	Office	1,000,000	3,000		3433
32	Richardson/Dallas	UTD Master Plan						
33	Richardson/Dallas	Lennox Property Campbell at Coit	2005	Office	200,000	600		6041
			2010	Office	600,000	1,800		
34	Richardson/Dallas	Crescent Property - Palisades N. of Campbell, S. of Renner						
35	Richardson/Dallas	Blue Cross/Blue Shield Additional zoning SE corner of Central and SV	2010	Office	925,000	2,778		6294
36	Richardson/Dallas	Harwood International NE corner of Central and Belt Line		Office - 2010	200,000	600		6206
				Retail - 2010	300,000	600		
				Office - 2015	300,000	900		
37	Richardson/Dallas	Fobare Property SE corner of Campbell at Central	2010	Office	400,000	1,200		6123
			2015	Office	400,000	1,200		
38	Garland/Dallas	New retail office Demolition of 800 MF Eastgate Village: Construction of 350K retail NW Corner of Saturn & Jupiter Construction in 2004	2005	Retail	350,000	700	-1,440	6821
39	Garland/Dallas	Garland TIF - Segment A Major retailer, general retail, restaurants, hotel	2005	Restaurant	44,500	95		6839
			2010	Retail	144,000	288		
			2010	Hotel	200 Rms	80		
40	Garland/Dallas	Garland TIF - Segment B	2010	Office	25,000	42		6944
			2015	Office	125,000	458		
			2015	Retail	75,000	150		
41	Garland/Dallas	Garland TIF - Segment C Ice Arena - 85,000 sf Estimated 73,000 visitors per yr.	2010	Retail	620,000	1,240		6941
			2010	Restaurant	21,000	72		
			2010	Ice Rink	100,000	10		
			2010	Office	50,000	167		
			2015	Retail		60		

Appendix E (Continued)

	City/County	Project Description	Year	Use Type(s)	Square Feet	Emp. Impact	Pop. Impact	TSZ
42	Garland/Dallas	Garland TIF - Segment D Sam's Club I-30 and Broadway Construction in 2004	2005	Restaurant	7,000	4		6939
	2010		Restaurant	14,000	38			
	2010		Retail	130,000	260			
43	Garland/Dallas	DART Passenger Rail Station Forest and Jupiter	2010	Retail	100,000	200		6497
	Office			55,000	165			
	Multi-Family			200 Units	4	360		
44	Mesquite/Dallas	Falcon's Lair Business Park - 500 acres Both sides of I-20 at 190/Loop 9 East of Lawson at intersection						
45	Mesquite/Dallas	Residential Development North of Cartwright at Lawson up to Berry and Lawson						
46	Mesquite/Dallas	Lucas Farms - 1400 acres						
47	Mesquite/Dallas	Mesquite Metro Airport 400 acre rail-served industrial park	2010					7913
48	Mesquite/Dallas	East corner of US80 and LBJ Retail Development 13 acres north, 40 acres south	2005	Retail	100,000	200		7435
	2005		Retail	400,000	800		7436	
49	Mesquite/Dallas	Mesquite Rodeo - Scyene at LBJ Added retail, entertainment, ice rink	2015	Retail	75,000	150		7889
50	Mesquite/Dallas	I-30 at Republic Drive - 55 acres for commercial use	2020	Office	300,000	900		7052
51	Mesquite/Dallas	Skyline at Peachtree - 1M SF for industrial development	2010	Industrial	1,000,000	125		7755
52	Mesquite/Dallas	West side of Town East at LBJ 45 acres for residential use	2005	Townhomes	450 Units	8	810	7305

Appendix F
Low, Probable and High Forecasts of Population and Employment
Added to the NCTCOG Database

Added Direct & Indirect Employment from IRC Update						
	2005	2010	2015	2020	2025	2030
High	(1,212)	27,549	34,509	37,423	37,423	37,423
Probable	(1,166)	26,490	33,182	35,984	35,984	35,984
Low	(1,145)	26,013	32,584	35,336	35,336	35,336

Added Population Impact from Direct and Indirect Employment Update						
	2005	2010	2015	2020	2025	2030
High	(1,989)	45,199	56,618	61,399	61,399	61,399
Probable	(1,913)	43,461	54,440	59,037	59,037	59,037
Low	(1,878)	42,678	53,460	57,974	57,974	57,974

Added Direct Employment from IRC Update						
	2005	2010	2015	2020	2025	2030
High	(2,785)	16,550	21,139	23,012	23,012	23,012
Probable	(2,678)	15,913	20,326	22,127	22,127	22,127
Low	(2,630)	15,627	19,960	21,729	21,729	21,729

Added Population Impact from Direct Only Employment Update						
	2005	2010	2015	2020	2025	2030
High	(4,569)	27,152	34,682	37,755	37,755	37,755
Probable	(4,394)	26,108	33,348	36,303	36,303	36,303
Low	(4,315)	25,638	32,748	35,650	35,650	35,650