

MEMORANDUM

To: Heidi Tschudin, *Tschudin Consulting Group*

From: Georgette Lorenzen, Allison Shaffer, and Shanna Wasserman

Subject: Roadway Constrained 6-Lane "Plus" Alternative; EPS# 11470 - Task 3

Date: October 15, 2002

The following memo describes the Roadway Constrained 6-Lane "Plus" Alternative, summarizes the results of the Roadway Constrained 6-Lane "Plus" Alternative, and outlines the general methodology used to calculate the Roadway Constrained 6-Lane "Plus" Alternative as part of the El Dorado County General Plan Update process.

DESCRIPTION OF ROADWAY CONSTRAINED 6-LANE "PLUS" ALTERNATIVE

The Roadway Constrained 6-Lane "Plus" Alternative is a land use forecast that models the potential development at buildout and at 2025 for El Dorado County, assuming Highway 50 is expanded to no more than six lanes. This Alternative assumes that parcels which currently do not have approved development agreements or tentative subdivision maps will be allowed to buildout at a maximum density of four units per parcel. In other words, except where existing commitments allow otherwise, subdividing a parcel to four lots is the maximum allowable subdivision under the Roadway Constrained 6-Lane "Plus" Alternative.

ROADWAY CONSTRAINED 6-LANE "PLUS" ALTERNATIVE RESULTS

RESIDENTIAL

Tables 1 and 2 identify the residential dwelling unit allocation by market area for the Roadway Constrained 6-Lane "Plus" Alternative.

The results of the Roadway Constrained 6-Lane "Plus" Alternative indicate a reduction in the total buildout capacity to approximately 42,000 units, as compared to the 1996 General Plan Alternative (approximately 79,000 units). Buildout under the Roadway

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Table 1
El Dorado County Land Use Forecasts
Roadway Constrained 6-Lane "Plus" Alternative
Total New Housing Units Summary[1]

Roadway Constrained 6-Lane "Plus" Alternative
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Market #	Market Area	Total Capacity (Buildout)	% of Total	Total Adjusted Supply	% of Total	Total 2025 Demand	% of Total	2025 Demand as % of Total Capacity (Buildout)
# 01	El Dorado Hills	15,018	36%	15,018	36%	14,827	57%	99%
# 02	Cameron Park / Shingle Springs / Rescue	6,059	15%	6,059	15%	3,957	15%	65%
# 03	Diamond Springs	1,961	5%	1,961	5%	884	3%	45%
# 04	Placerville / Camino	2,379	6%	2,379	6%	1,925	7%	81%
# 05	Coloma / Gold Hill	1,053	3%	1,053	3%	640	2%	61%
# 06	Pollock Pines	2,184	5%	2,184	5%	547	2%	25%
# 07	Pleasant Valley	1,861	4%	1,861	4%	608	2%	33%
# 08	Latrobe	787	2%	787	2%	733	3%	93%
# 09	Somerset	1,207	3%	1,207	3%	307	1%	25%
# 10	Cool / Pilot Hill	2,045	5%	2,045	5%	479	2%	23%
# 11	Georgetown / Garden Valley	3,287	8%	3,285	8%	375	1%	11%
# 13	American River	2,671	6%	2,660	6%	243	1%	9%
# 14	Mosquito	1,140	3%	1,139	3%	314	1%	28%
TOTAL [2]		41,652	100%	41,638	100%	25,839	100%	62%

"mkt_alloc_1996GP"

Source: El Dorado County and EPS

[1] Excludes Tahoe Basin.

[2] Totals may not exactly match those in other Tables due to rounding.

Table 2
El Dorado County Land Use Forecasts
Roadway Constrained 6-Lane "Plus" Alternative
2025 Absorption/Allocation Summary--Housing Units [1]

**Roadway Constrained
6-Lane "Plus" Alternative**

Market Area		Buildout	Under-Utilized	Second Units	Total Capacity	Total Adj Supply	2025	Adjusted	Travel Time/	Oversupply/	2025	2025 Housing Units
							Absorption (Existing Commit.)	Supply Remaining Capacity	Infrastructure Factor [3]	Development Potential Factor	Absorption (Remaining Capacity)	
		A	B	C	A+B+C=D	E+F	E	F	G	H	F*G*H=I	E+I
# 01	El Dorado Hills	14,256	260	502	15,018	15,018	11,424	3,594	<i>Varies</i>	100%	3,403	14,827
# 02	Cameron Park / Shingle Springs / Rescue	5,398	492	169	6,059	6,059	2,096	3,963	<i>Varies</i>	50%	1,861	3,957
# 03	Diamond Springs	1,561	359	41	1,961	1,961	127	1,834	<i>Varies</i>	50%	757	884
# 04	Placerville / Camino	1,926	421	32	2,379	2,379	505	1,874	<i>Varies</i>	100%	1,420	1,925
# 05	Coloma / Gold Hill	878	145	30	1,053	1,053	34	1,019	<i>Varies</i>	100%	606	640
# 06	Pollock Pines	1,832	292	60	2,184	2,184	24	2,160	<i>Varies</i>	100%	523	547
# 07	Pleasant Valley	1,490	322	49	1,861	1,861	40	1,821	<i>Varies</i>	100%	568	608
# 08	Latrobe	757	2	28	787	787	154	633	<i>Varies</i>	100%	579	733
# 09	Somerset	1,072	100	35	1,207	1,207	34	1,173	<i>Varies</i>	100%	273	307
# 10	Cool - Pilot Hill	1,607	382	56	2,045	2,045	51	1,994	<i>Varies</i>	50%	428	479
# 11	Georgetown / Garden Valley	2,658	537	92	3,287	3,285	44	3,241	<i>Varies</i>	50%	331	375
# 13	American River	2,510	71	90	2,671	2,660	22	2,638	<i>Varies</i>	50%	221	243
# 14	Mosquito	1,054	48	38	1,140	1,139	10	1,129	<i>Varies</i>	100%	304	314
TOTAL [2]		36,999	3,431	1,222	41,652	41,638	14,565	27,073			11,274	25,839

"TAZ_Alloc_Sum_1996GP"

Source: El Dorado County and EPS

[1] Excludes Tahoe Basin.

[2] Totals may not exactly match those in other Tables due to rounding.

[3] The travel time infrastructure factor varies by TAZ within market areas.

Constrained 6-Lane "Plus" Alternative is higher than the buildout capacity under the No Project Alternative (approximately 30,000 units).

Under the Roadway Constrained 6-Lane "Plus" Alternative, demand by 2025 is estimated at approximately 26,000 units. This is lower than the 1996 General Plan Alternative demand forecast of approximately 32,000 units and higher than the No Project demand forecast of approximately 21,000 units.

While there is capacity for approximately 42,000 units at buildout under the Roadway Constrained 6-Lane "Plus" Alternative, demand is reduced below the 32,000 unit 2025 forecast because of an assumed decline in absorption rates due to limitations on subdivision. The decline in absorption is assumed based on two reasons:

- *Large Lot Parcels:* Under the Roadway Constrained 6-Lane "Plus" Alternative, a maximum of four units per parcel are allowed. This assumption limits the extent to which master developers will assemble parcels and develop subdivisions because of limited densities. Therefore, development is anticipated to occur at a much more incremental pace than compared to the 1996 General Plan Alternative.
- *Small Lot Parcels and Parcels in Outlying TAZs:* Under the Roadway Constrained 6-Lane "Plus" Alternative, the capacity available for single family residential parcels has increased when compared to the No Project Alternative. However, smaller parcels and parcels in outlying areas may not see a proportional increase in absorption, as not all owners will choose to subdivide their parcels. As a result the likely absorption under the Roadway Constrained 6-Lane "Plus" Alternative is expected to be lower than the 1996 General Plan, but still higher than the No Project Alternative.

EMPLOYMENT

Based on the reduced housing and subsequently household projection for 2025, the Roadway Constrained 6-Lane "Plus" Alternative yields approximately 34,000 employees by 2025 in El Dorado County. Consistent with the No Project Alternative, adjustments to the 2025 employment estimate for Missouri Flat and the El Dorado Business Park were made.

The non-residential buildout for the Roadway Constrained 6-Lane "Plus" Alternative, at 87,000 employees, is equivalent to the 1996 General Plan Alternative, as no assumptions regarding non-residential buildout have changed under the Roadway Constrained 6-Lane "Plus" Alternative. **Table 3** shows the employment forecast at buildout and at 2025 for the Roadway Constrained 6-Lane "Plus" Alternative.

Table 3
El Dorado County Land Use Forecast
Employment Forecast - Roadway Constrained 6-Lane "Plus" [1]
Based on the 1996 General Plan Alternative

Roadway Constrained 6-Lane "Plus" Alternative
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Market #	Market Area	Estimated Total New Jobs at Buildout	2025 Projected Households [2]	Jobs/ Households Factor	Projected New Jobs by 2025	% of New Jobs at Buildout	Projected New Retail Jobs	Projected New Service Jobs	Projected New "Other" Jobs
# 01	El Dorado Hills	35,847	14,086	1.69	23,789	66%	4,053	11,880	7,856
# 02	Cameron Park / Shingle Springs / Rescue	20,423	3,759	1.10	4,085	20%	1,224	1,883	978
# 03	Diamond Springs	7,016	840	1.39	1,143	16%	544	355	244
# 04	Placerville / Camino	7,676	1,829	2.14	3,871	50%	2,311	590	970
# 05	Coloma / Gold Hill	1,932	608	0.27	157	8%	39	71	47
# 06	Pollock Pines	1,066	520	0.48	238	22%	59	108	71
# 07	Pleasant Valley	448	578	0.45	251	56%	60	115	76
# 08	Latrobe	3,572	696	0.21	143	4%	35	65	43
# 09	Somerset	1,298	292	0.50	137	11%	33	63	41
# 10	Cool / Pilot Hill	2,419	455	0.76	335	14%	83	152	100
# 11	Georgetown / Garden Valley	4,603	356	0.43	140	3%	33	65	42
# 13	American River	173	231	0.16	26	15%	6	13	7
# 14	Mosquito	215	298	0.47	140	65%	35	63	42
	TOTAL	86,688	24,547	1.40	34,455	40%	8,515	15,423	10,517

"gp_emp_forecast"

Source: El Dorado County and EPS

[1] Excludes Tahoe Basin.

[2] Assumes households occupy 95% of dwelling units.

METHODOLOGY

The following assumptions were used to generate the buildout and 2025 demand forecast under the Roadway Constrained 6-Lane "Plus" Alternative.

TOTAL CAPACITY ASSUMPTIONS

- The 1996 General Plan Alternative parcel database and land use designations were used as the basis for the Roadway Constrained 6-Lane "Plus" Alternative.
- Buildout under the Roadway Constrained 6-Lane "Plus" Alternative was calculated by applying density assumptions to 1996 General Plan land use designations and capping buildout to a maximum of four units per parcel for single-family and multi-family land uses.
- Under the Roadway Constrained 6-Lane "Plus" Alternative, units resulting from underutilized parcels were calculated using a similar methodology as applied in the 2001 Project and 1996 General Plan Alternatives. However, under the Roadway Constrained 6-Lane "Plus" Alternative, the total capacity on an underutilized parcel was capped at a maximum of four units.
- Under the Roadway Constrained 6-Lane "Plus" Alternative, second units were calculated in accordance with the methodology used in the 2001 Project, No Project, and 1996 General Plan Alternatives by assuming 3.6 percent of single family units would build a second unit on site.
- No reductions were applied to the Roadway Constrained 6-Lane "Plus" Alternative to account for slope constraints.
- Under the Roadway Constrained 6-Lane "Plus" Alternative, as was done under the other alternatives, parcels within the Bass Lake Hills Specific Plan area for which no development agreements have been signed were treated as remaining capacity rather than existing commitments.

EXISTING COMMITMENT ASSUMPTIONS

- The same existing commitments database applied in the 2001 Project, No Project, and 1996 General Plan Alternatives was used in the Roadway Constrained 6-Lane "Plus" Alternative.

2025 DEMAND ASSUMPTIONS

- The same oversupply/development potential factors applied in the 2001 Project, the No Project, and the 1996 General Plan Alternatives were applied to the Roadway Constrained 6-Lane “Plus” Alternative.
- Because of expectations that absorption will be slower under the Roadway Constrained 6-Lane “Plus” Alternative, 26,000 units, or approximately 1,000 units per year, are anticipated to be developed by 2025. The distribution of these units in the County was determined by applying the following absorption factors in each travel time/infrastructure zone.

Travel Time/ Infrastructure Zone	Absorption Factor
1	95%
2	95%
3	30%
4	20%

- In estimating 2025 employment under the Roadway Constrained 6-Lane “Plus” Alternative, adjustments to Missouri Flat and the El Dorado Hills Business Park were made consistent with the No Project Alternative.

Table 4 identifies the allocation of households to TAZ and **Table 5** shows the allocation of employment by TAZ.

Table 4
Roadway Constrained 6-Lane "Plus" - Residential

2025 DEMAND										CAPACITY									
1999 Existing Households			New Households			Total Households			Existing Households			New Households			Total Households				
TAZ	SF	MF	MH	SF	MF	MH	SF	MF	MH	TAZ	SF	MF	MH	SF	MF	MH	SF	MF	MH
1101	2	1	1	21	0	0	23	1	1	1101	2	1	1	47	1	0	49	2	1
1102	66	4	1	7	0	0	73	4	1	1102	66	4	1	46	2	0	112	6	1
1103	180	5	30	218	7	0	398	12	30	1103	180	5	30	450	14	0	630	19	30
1104	67	3	25	30	0	0	97	3	25	1104	67	3	25	203	7	0	270	10	25
1105	102	6	7	27	0	0	129	6	7	1105	102	6	7	168	5	0	270	11	7
1106	166	0	13	32	0	0	198	0	13	1106	166	0	13	232	6	0	398	6	13
1107	349	0	8	37	3	0	386	3	8	1107	349	0	8	254	26	0	603	26	8
1108	207	3	7	42	0	0	249	3	7	1108	207	3	7	292	7	0	499	10	7
1109	274	0	1	32	0	0	306	0	1	1109	274	0	1	180	6	0	454	6	1
1110	107	4	18	8	0	0	115	4	18	1110	107	4	18	72	2	0	179	6	18
1111	195	16	14	67	2	0	262	18	14	1111	195	16	14	478	14	0	673	30	14
1112	480	0	0	60	2	0	540	2	0	1112	480	0	0	125	5	0	605	5	0
1113	50	3	7	10	0	0	60	3	7	1113	50	3	7	50	2	0	100	5	7
1114	248	4	93	29	0	0	277	4	93	1114	248	4	93	193	6	0	441	10	93
1115	65	0	8	5	0	0	70	0	8	1115	65	0	8	38	1	0	103	1	8
1116	68	2	2	3	0	0	71	2	2	1116	68	2	2	15	0	0	83	2	2
1117	78	1	33	16	0	0	94	1	33	1117	78	1	33	120	4	0	198	5	33
1118	68	6	33	15	0	0	83	6	33	1118	68	6	33	94	3	0	162	9	33
1119	143	18	14	19	0	0	162	18	14	1119	143	18	14	143	5	0	286	23	14
1120	100	21	5	6	0	0	106	21	5	1120	100	21	5	34	4	0	134	25	5
1121	224	17	39	35	0	0	259	17	39	1121	224	17	39	335	9	0	559	26	39
1122	71	6	8	10	0	0	81	6	8	1122	71	6	8	120	3	0	191	9	8
1123	93	14	7	8	0	0	101	14	7	1123	93	14	7	67	10	0	160	24	7
1124	70	5	8	25	0	0	95	5	8	1124	70	5	8	242	7	0	312	12	8
1125	28	13	10	17	0	0	45	13	10	1125	28	13	10	203	7	0	231	20	10
1126	22	2	8	14	0	0	36	2	8	1126	22	2	8	143	5	0	165	7	8
1127	32	3	1	9	0	0	41	3	1	1127	32	3	1	105	4	0	137	7	1
1128	106	14	5	10	1	0	116	15	5	1128	106	14	5	92	21	0	198	35	5
1129	122	22	25	13	0	0	135	22	25	1129	122	22	25	132	4	0	254	26	25
1130	137	2	18	8	0	0	145	2	18	1130	137	2	18	77	3	0	214	5	18
1131	82	32	10	18	0	0	100	32	10	1131	82	32	10	134	4	0	216	36	10
1132	77	14	21	11	0	0	88	14	21	1132	77	14	21	117	4	0	194	18	21
1133	233	8	7	194	6	0	427	14	7	1133	233	8	7	697	24	0	930	32	7
1134	8	7	2	7	0	0	15	7	2	1134	8	7	2	56	3	0	64	10	2
1135	47	1	1	21	0	0	68	1	1	1135	47	1	1	212	7	0	259	8	1
1136	1297	15	3	514	16	0	1,811	31	3	1136	1,297	15	3	537	17	0	1,834	32	3
1137	264	1	0	993	33	0	1,257	34	0	1137	264	1	0	1,007	35	0	1,271	36	0
1138	362	0	0	68	184	0	430	184	0	1138	362	0	0	72	185	0	434	185	0
1139	272	20	0	90	57	0	362	77	0	1139	272	20	0	91	61	0	363	81	0
1140	671	2	0	59	1	0	730	3	0	1140	671	2	0	62	2	0	733	4	0

Roadway Constrained 6-Lane "Plus" - Residential

2025 DEMAND

CAPACITY

TAZ	1999 Existing Households			New Households			Total Households			TAZ	Existing Households			New Households			Total Households		
	SF	MF	MH	SF	MF	MH	SF	MF	MH		SF	MF	MH	SF	MF	MH	SF	MF	MH
1141	72	0	0	206	7	0	278	7	0	1141	72	0	0	208	8	0	280	8	0
1142	11	2	0	316	10	0	327	12	0	1142	11	2	0	321	11	0	332	13	0
1143	1	0	0	0	0	0	1	0	0	1143	1	0	0	0	0	0	1	0	0
1144	10	0	0	24	0	0	34	0	0	1144	10	0	0	26	0	0	36	0	0
1145	10	0	1	17	4	0	27	4	1	1145	10	0	1	18	5	0	28	5	1
1146	42	5	5	86	2	0	128	7	5	1146	42	5	5	89	3	0	131	8	5
1147	30	0	0	469	19	0	499	19	0	1147	30	0	0	479	21	0	509	21	0
1148	2	0	0	780	26	0	782	26	0	1148	2	0	0	780	28	0	782	28	0
1149	25	9	4	273	10	0	298	19	4	1149	25	9	4	287	10	0	312	19	4
1150	195	10	7	276	7	0	471	17	7	1150	195	10	7	291	8	0	486	18	7
1151	56	14	4	36	1	0	92	15	4	1151	56	14	4	75	3	0	131	17	4
1152	182	39	3	84	1	0	266	40	3	1152	182	39	3	115	4	0	297	43	3
1153	382	27	20	51	19	0	433	46	20	1153	382	27	20	103	41	0	485	68	20
1154	236	5	7	50	1	0	286	6	7	1154	236	5	7	105	4	0	341	9	7
1155	345	143	0	8	0	0	353	143	0	1155	345	143	0	14	0	0	359	143	0
1156	519	64	2	412	29	0	931	93	2	1156	519	64	2	622	63	0	1,141	127	2
1157	20	145	0	116	51	0	136	196	0	1157	20	145	0	116	109	0	136	254	0
1158	185	75	0	8	5	0	193	80	0	1158	185	75	0	14	11	0	199	86	0
1159	293	174	0	48	14	0	341	188	0	1159	293	174	0	97	30	0	390	204	0
1160	698	43	0	72	13	0	770	56	0	1160	698	43	0	144	29	0	842	72	0
1161	257	214	0	20	10	0	277	224	0	1161	257	214	0	39	24	0	296	238	0
1162	237	289	165	374	32	0	611	321	165	1162	237	289	165	505	69	0	742	358	165
1163	447	41	5	167	17	0	614	58	5	1163	447	41	5	291	35	0	738	76	5
1164	135	11	34	121	12	0	256	23	34	1164	135	11	34	160	28	0	295	39	34
1165	227	10	9	54	0	0	281	10	9	1165	227	10	9	109	2	0	336	12	9
1166	224	9	8	30	0	0	254	9	8	1166	224	9	8	63	2	0	287	11	8
1167	240	79	13	68	8	0	308	87	13	1167	240	79	13	113	15	0	353	94	13
1168	20	1	0	8	0	0	28	1	0	1168	20	1	0	14	1	0	34	2	0
1169	12	6	0	0	12	0	12	18	0	1169	12	6	0	0	27	0	12	33	0
1170	21	5	4	9	0	0	30	5	4	1170	21	5	4	20	0	0	41	5	4
1171	0	2	0	4	0	0	4	2	0	1171	0	2	0	4	0	0	4	2	0
1172	44	0	7	4	1	0	48	1	7	1172	44	0	7	7	4	0	51	4	7
1173	109	8	1	48	1	0	157	9	1	1173	109	8	1	98	3	0	207	11	1
1174	136	0	5	41	1	0	177	1	5	1174	136	0	5	81	3	0	217	3	5
1175	183	8	4	24	0	0	207	8	4	1175	183	8	4	48	1	0	231	9	4
1176	34	2	2	29	0	0	63	2	2	1176	34	2	2	56	2	0	90	4	2
1177	448	7	7	85	2	0	533	9	7	1177	448	7	7	294	10	0	742	17	7
1178	111	1	2	7	0	0	118	1	2	1178	111	1	2	25	0	0	136	1	2
1179	157	7	9	132	4	0	289	11	9	1179	157	7	9	139	5	0	296	12	9
1180	70	5	5	10	0	0	80	5	5	1180	70	5	5	40	1	0	110	6	5
1181	168	9	5	18	0	0	186	9	5	1181	168	9	5	62	2	0	230	11	5
1182	343	3	5	244	8	0	587	11	5	1182	343	3	5	257	9	0	600	12	5

Roadway Constrained 6-Lane "Plus" - Residential

2025 DEMAND

CAPACITY

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TAZ	1999 Existing Households			New Households			Total Households			TAZ	Existing Households			New Households			Total Households		
	SF	MF	MH	SF	MF	MH	SF	MF	MH		SF	MF	MH	SF	MF	MH	SF	MF	MH
1183	80	8	6	72	0	0	152	8	6	1183	80	8	6	75	1	0	155	9	6
1184	46	0	0	14	10	0	60	10	0	1184	46	0	0	15	11	0	61	11	0
1185	6	2	1	8	0	0	14	2	1	1185	6	2	1	9	0	0	15	2	1
1186	12	2	0	10	0	0	22	2	0	1186	12	2	0	10	0	0	22	2	0
1187	257	4	8	55	0	0	312	4	8	1187	257	4	8	110	2	0	367	6	8
1188	151	9	3	51	0	0	202	9	3	1188	151	9	3	104	2	0	255	11	3
1189	170	2	5	15	0	0	185	2	5	1189	170	2	5	50	1	0	220	3	5
1190	184	15	109	74	1	0	258	16	109	1190	184	15	109	77	2	0	261	17	109
1191	290	273	2	95	1	0	385	274	2	1191	290	273	2	100	2	0	390	275	2
1192	46	4	2	13	0	0	59	4	2	1192	46	4	2	14	0	0	60	4	2
1193	159	94	0	27	0	0	186	94	0	1193	159	94	0	27	0	0	186	94	0
1194	89	7	2	0	0	0	89	7	2	1194	89	7	2	0	0	0	89	7	2
1195	55	37	0	0	0	0	55	37	0	1195	55	37	0	0	0	0	55	37	0
1196	65	11	0	0	0	0	65	11	0	1196	65	11	0	0	0	0	65	11	0
1197	60	46	0	0	0	0	60	46	0	1197	60	46	0	0	0	0	60	46	0
1198	23	33	0	0	0	0	23	33	0	1198	23	33	0	0	0	0	23	33	0
1199	244	27	7	51	1	0	295	28	7	1199	244	27	7	53	2	0	297	29	7
1200	52	31	128	21	46	0	73	77	128	1200	52	31	128	22	47	0	74	78	128
1201	25	5	0	18	0	0	43	5	0	1201	25	5	0	20	0	0	45	5	0
1202	7	1	0	0	0	0	7	1	0	1202	7	1	0	0	0	0	7	1	0
1203	1	2	0	0	0	0	1	2	0	1203	1	2	0	0	0	0	1	2	0
1204	1	2	0	0	0	0	1	2	0	1204	1	2	0	0	0	0	1	2	0
1205	94	15	1	28	0	0	122	15	1	1205	94	15	1	29	0	0	123	15	1
1206	125	104	0	0	0	0	125	104	0	1206	125	104	0	0	0	0	125	104	0
1207	103	37	1	0	0	0	103	37	1	1207	103	37	1	0	0	0	103	37	1
1208	28	0	3	38	0	0	66	0	3	1208	28	0	3	40	1	0	68	1	3
1209	14	2	2	6	0	0	20	2	2	1209	14	2	2	17	0	0	31	2	2
1210	77	1	1	31	0	0	108	1	1	1210	77	1	1	32	1	0	109	2	1
1211	122	4	1	33	0	0	155	4	1	1211	122	4	1	34	0	0	156	4	1
1212	39	41	0	0	0	0	39	41	0	1212	39	41	0	0	0	0	39	41	0
1213	176	23	0	29	0	0	205	23	0	1213	176	23	0	30	0	0	206	23	0
1214	81	15	0	0	0	0	81	15	0	1214	81	15	0	0	0	0	81	15	0
1215	104	0	1	12	0	0	116	0	1	1215	104	0	1	13	0	0	117	0	1
1216	93	128	0	0	0	0	93	128	0	1216	93	128	0	0	0	0	93	128	0
1217	28	1	0	2	0	0	30	1	0	1217	28	1	0	3	0	0	31	1	0
1218	13	63	1	0	0	0	13	63	1	1218	13	63	1	0	0	0	13	63	1
1219	118	43	1	16	0	0	134	43	1	1219	118	43	1	17	0	0	135	43	1
1220	59	4	2	41	0	0	100	4	2	1220	59	4	2	43	1	0	102	5	2
1221	87	2	1	24	0	0	111	2	1	1221	87	2	1	26	0	0	113	2	1
1222	163	11	8	22	0	0	185	11	8	1222	163	11	8	66	1	0	229	12	8
1223	49	0	2	7	0	0	56	0	2	1223	49	0	2	8	0	0	57	0	2
1224	55	1	0	21	0	0	76	1	0	1224	55	1	0	23	0	0	78	1	0

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CAPACITY

TAZ	1999 Existing Households			New Households			Total Households			TAZ	Existing Households			New Households			Total Households		
	SF	MF	MH	SF	MF	MH	SF	MF	MH		SF	MF	MH	SF	MF	MH	SF	MF	MH
1225	102	9	1	26	0	0	128	9	1	1225	102	9	1	28	0	0	130	9	1
1226	58	12	0	23	0	0	81	12	0	1226	58	12	0	24	0	0	82	12	0
1227	0	0	0	0	0	0	0	0	0	1227	0	0	0	0	0	0	0	0	0
1229	13	8	0	0	0	0	13	8	0	1229	13	8	0	0	0	0	13	8	0
1230	2	2	0	0	0	0	2	2	0	1230	2	2	0	0	0	0	2	2	0
1231	17	16	0	0	0	0	17	16	0	1231	17	16	0	0	0	0	17	16	0
1232	1	27	0	0	0	0	1	27	0	1232	1	27	0	0	0	0	1	27	0
1233	0	0	0	0	0	0	0	0	0	1233	0	0	0	0	0	0	0	0	0
1234	0	0	0	0	0	0	0	0	0	1234	0	0	0	0	0	0	0	0	0
1235	40	27	0	0	0	0	40	27	0	1235	40	27	0	0	0	0	40	27	0
1236	44	55	0	0	0	0	44	55	0	1236	44	55	0	0	0	0	44	55	0
1237	38	8	0	0	0	0	38	8	0	1237	38	8	0	0	0	0	38	8	0
1238	80	31	0	0	0	0	80	31	0	1238	80	31	0	0	0	0	80	31	0
1239	2	5	0	0	0	0	2	5	0	1239	2	5	0	0	0	0	2	5	0
1240	80	33	0	0	0	0	80	33	0	1240	80	33	0	0	0	0	80	33	0
1241	4	6	0	0	0	0	4	6	0	1241	4	6	0	0	0	0	4	6	0
1242	218	49	1	211	253	0	429	302	1	1242	218	49	1	213	267	0	431	316	1
1243	35	14	0	0	0	0	35	14	0	1243	35	14	0	0	0	0	35	14	0
1244	62	85	0	2	0	0	64	85	0	1244	62	85	0	3	0	0	65	85	0
1245	78	2	34	74	0	0	152	2	34	1245	78	2	34	77	1	0	155	3	34
1246	67	2	2	29	0	0	96	2	2	1246	67	2	2	30	0	0	97	2	2
1247	25	0	1	33	0	0	58	0	1	1247	25	0	1	35	0	0	60	0	1
1248	55	0	2	26	0	0	81	0	2	1248	55	0	2	27	0	0	82	0	2
1249	50	0	0	12	0	0	62	0	0	1249	50	0	0	13	0	0	63	0	0
1250	44	36	0	0	0	0	44	36	0	1250	44	36	0	0	0	0	44	36	0
1251	63	2	4	37	0	0	100	2	4	1251	63	2	4	39	1	0	102	3	4
1252	64	5	0	31	0	0	95	5	0	1252	64	5	0	32	1	0	96	6	0
1253	254	18	43	105	1	0	359	19	43	1253	254	18	43	267	7	0	521	25	43
1254	213	8	2	21	0	0	234	8	2	1254	213	8	2	79	2	0	292	10	2
1255	61	7	12	13	0	0	74	7	12	1255	61	7	12	48	1	0	109	8	12
1256	207	23	3	23	0	0	230	23	3	1256	207	23	3	78	3	0	285	26	3
1257	191	32	2	10	0	0	201	32	2	1257	191	32	2	37	2	0	228	34	2
1258	101	6	3	8	0	0	109	6	3	1258	101	6	3	30	1	0	131	7	3
1259	79	0	5	17	1	0	96	1	5	1259	79	0	5	59	5	0	138	5	5
1260	371	27	5	40	1	0	411	28	5	1260	371	27	5	145	5	0	516	32	5
1261	59	21	70	4	2	0	63	23	70	1261	59	21	70	15	8	0	74	29	70
1262	128	3	0	13	0	0	141	3	0	1262	128	3	0	49	1	0	177	4	0
1263	203	4	132	36	1	0	239	5	132	1263	203	4	132	131	4	0	334	8	132
1264	161	39	53	9	5	0	170	44	53	1264	161	39	53	31	20	0	192	59	53
1265	187	49	110	32	1	0	219	50	110	1265	187	49	110	119	4	0	306	53	110
1266	124	78	124	5	14	0	129	92	124	1266	124	78	124	20	53	0	144	131	124
1267	77	5	2	7	0	0	84	5	2	1267	77	5	2	26	0	0	103	5	2

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CAPACITY

TAZ	1999 Existing Households			New Households			Total Households			TAZ	Existing Households			New Households			Total Households		
	SF	MF	MH	SF	MF	MH	SF	MF	MH		SF	MF	MH	SF	MF	MH	SF	MF	MH
1268	248	19	10	29	0	0	277	19	10	1268	248	19	10	100	3	0	348	22	10
1269	98	13	5	21	0	0	119	13	5	1269	98	13	5	75	2	0	173	15	5
1270	129	13	7	37	1	0	166	14	7	1270	129	13	7	129	4	0	258	17	7
1271	147	10	9	66	2	0	213	12	9	1271	147	10	9	230	10	0	377	20	9
1272	453	9	6	106	3	0	559	12	6	1272	453	9	6	386	11	0	839	20	6
1273	136	0	13	37	0	0	173	0	13	1273	136	0	13	130	2	0	266	2	13
1274	431	3	7	139	4	0	570	7	7	1274	431	3	7	495	16	0	926	19	7
1275	481	10	3	64	1	0	545	11	3	1275	481	10	3	352	10	0	833	20	3
1276	119	7	4	19	0	0	138	7	4	1276	119	7	4	61	1	0	180	8	4
1277	125	4	4	25	0	0	150	4	4	1277	125	4	4	77	2	0	202	6	4
1278	291	7	11	71	2	0	362	9	11	1278	291	7	11	257	8	0	548	15	11
1279	2	0	0	2	0	0	4	0	0	1279	2	0	0	13	0	0	15	0	0
1280	186	8	2	25	0	0	211	8	2	1280	186	8	2	131	5	0	317	13	2
1281	276	1	1	42	1	0	318	2	1	1281	276	1	1	154	6	0	430	7	1
1282	26	12	4	32	1	0	58	13	4	1282	26	12	4	117	4	0	143	16	4
1283	49	9	5	21	0	0	70	9	5	1283	49	9	5	72	3	0	121	12	5
1284	169	2	31	61	1	0	230	3	31	1284	169	2	31	212	7	0	381	9	31
1285	67	14	14	44	1	0	111	15	14	1285	67	14	14	143	5	0	210	19	14
1286	36	0	4	25	0	0	61	0	4	1286	36	0	4	110	4	0	146	4	4
1287	57	2	18	6	0	0	63	2	18	1287	57	2	18	29	1	0	86	3	18
1288	95	13	11	9	0	0	104	13	11	1288	95	13	11	31	1	0	126	14	11
1289	49	0	6	3	0	0	52	0	6	1289	49	0	6	11	0	0	60	0	6
1290	64	0	44	15	0	0	79	0	44	1290	64	0	44	86	3	0	150	3	44
1291	61	0	8	10	0	0	71	0	8	1291	61	0	8	58	2	0	119	2	8
1292	44	11	4	1	0	0	45	11	4	1292	44	11	4	5	0	0	49	11	4
1293	18	0	4	10	0	0	28	0	4	1293	18	0	4	119	4	0	137	4	4
1294	44	4	6	18	0	0	62	4	6	1294	44	4	6	56	1	0	100	5	6
1295	47	3	8	9	0	0	56	3	8	1295	47	3	8	29	1	0	76	4	8
1296	28	10	2	5	0	0	33	10	2	1296	28	10	2	14	0	0	42	10	2
1297	45	5	8	10	0	0	55	5	8	1297	45	5	8	64	1	0	109	6	8
1298	40	11	9	16	0	0	56	11	9	1298	40	11	9	82	3	0	122	14	9
1299	263	0	15	145	5	0	408	5	15	1299	263	0	15	1,618	57	0	1,881	57	15
1300	45	3	5	10	0	0	55	3	5	1300	45	3	5	106	3	0	151	6	5
1301	22	6	1	12	0	0	34	6	1	1301	22	6	1	122	4	0	144	10	1
1302	8	7	0	4	0	0	12	7	0	1302	8	7	0	46	2	0	54	9	0
1303	8	4	0	16	0	0	24	4	0	1303	8	4	0	169	7	0	177	11	0
1304	136	5	8	17	0	0	153	5	8	1304	136	5	8	116	4	0	252	9	8
1305	68	54	2	35	2	0	103	56	2	1305	68	54	2	64	5	0	132	59	2
1306	70	1	2	16	0	0	86	1	2	1306	70	1	2	34	1	0	104	2	2
1307	113	13	6	10	0	0	123	13	6	1307	113	13	6	63	2	0	176	15	6
1308	0	0	0	7	0	0	7	0	0	1308	0	0	0	27	1	0	27	1	0
1309	209	5	4	50	1	0	259	6	4	1309	209	5	4	103	3	0	312	8	4

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CAPACITY

TAZ	1999 Existing Households			New Households			Total Households			TAZ	Existing Households			New Households			Total Households		
	SF	MF	MH	SF	MF	MH	SF	MF	MH		SF	MF	MH	SF	MF	MH	SF	MF	MH
1310	32	0	5	7	0	0	39	0	5	1310	32	0	5	48	1	0	80	1	5
1311	265	23	293	81	11	0	346	34	293	1311	265	23	293	171	25	0	436	48	293
1312	657	118	83	79	32	0	736	150	83	1312	657	118	83	162	68	0	819	186	83
1313	193	20	14	69	1	0	262	21	14	1313	193	20	14	145	4	0	338	24	14
1314	80	11	2	8	0	0	88	11	2	1314	80	11	2	48	2	0	128	13	2
1315	285	28	14	39	0	0	324	28	14	1315	285	28	14	127	3	0	412	31	14
1316	22	2	1	10	0	0	32	2	1	1316	22	2	1	21	1	0	43	3	1
1317	58	4	1	6	0	0	64	4	1	1317	58	4	1	13	0	0	71	4	1
1318	170	22	62	62	15	0	232	37	62	1318	170	22	62	126	33	0	296	55	62
1319	35	3	2	2	0	0	37	3	2	1319	35	3	2	5	0	0	40	3	2
1320	43	18	2	3	0	0	46	18	2	1320	43	18	2	7	0	0	50	18	2
1321	41	15	0	1	0	0	42	15	0	1321	41	15	0	3	0	0	44	15	0
1322	74	140	2	8	0	0	82	140	2	1322	74	140	2	16	0	0	90	140	2
1323	12	2	0	0	1	0	12	3	0	1323	12	2	0	0	4	0	12	6	0
1324	120	58	3	35	59	0	155	117	3	1324	120	58	3	67	112	0	187	170	3
1325	54	2	2	38	0	0	92	2	2	1325	54	2	2	40	1	0	94	3	2
1326	156	13	65	88	1	0	244	14	65	1326	156	13	65	92	2	0	248	15	65
1327	784	16	0	909	31	0	1,693	47	0	1327	784	16	0	936	33	0	1,720	49	0
1328	149	35	0	15	0	0	164	35	0	1328	149	35	0	15	1	0	164	36	0
1329	88	2	1	18	0	0	106	2	1	1329	88	2	1	34	1	0	122	3	1
1330	24	6	2	4	0	0	28	6	2	1330	24	6	2	14	0	0	38	6	2
1331	8	0	0	0	0	0	8	0	0	1331	8	0	0	0	0	0	8	0	0
1332	1	1	0	29	0	0	30	1	0	1332	1	1	0	29	1	0	30	2	0
1333	1	0	0	0	0	0	1	0	0	1333	1	0	0	0	0	0	1	0	0
1334	0	0	0	0	0	0	0	0	0	1334	0	0	0	0	0	0	0	0	0
1335	214	3	2	1,101	38	0	1,315	41	2	1335	214	3	2	1,125	41	0	1,339	44	2
1336	55	0	0	10	0	0	65	0	0	1336	55	0	0	19	1	0	74	1	0
1337	7	2	3	238	7	0	245	9	3	1337	7	2	3	241	8	0	248	10	3
1338	59	249	0	117	25	0	176	274	0	1338	59	249	0	123	53	0	182	302	0
1339	418	0	2	523	10	0	941	10	2	1339	418	0	2	606	21	0	1,024	21	2
1340	183	0	21	289	10	0	472	10	21	1340	183	0	21	296	11	0	479	11	21
1341	136	11	84	55	1	0	191	12	84	1341	136	11	84	92	4	0	228	15	84
1342	200	0	12	48	2	0	248	2	12	1342	200	0	12	73	6	0	273	6	12
1343	20	1	0	262	4	0	282	5	0	1343	20	1	0	280	10	0	300	11	0
1344	4	0	0	843	29	0	847	29	0	1344	4	0	0	843	30	0	847	30	0
1345	10	0	1	16	0	0	26	0	1	1345	10	0	1	17	0	0	27	0	1
1346	45	0	103	2,879	98	0	2,924	98	103	1346	45	0	103	2,882	104	0	2,927	104	103
1347	192	0	50	168	4	0	360	4	50	1347	192	0	50	174	5	0	366	5	50
1348	72	4	1	10	0	0	82	4	1	1348	72	4	1	11	0	0	83	4	1
1349	111	14	4	36	0	0	147	14	4	1349	111	14	4	77	1	0	188	15	4
1350	63	3	119	19	8	0	82	11	119	1350	63	3	119	42	16	0	105	19	119
1351	271	70	5	30	42	0	301	112	5	1351	271	70	5	57	44	0	328	114	5

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2025 DEMAND										CAPACITY									
1999 Existing Households			New Households			Total Households			Existing Households			New Households			Total Households				
TAZ	SF	MF	MH	SF	MF	MH	SF	MF	MH	TAZ	SF	MF	MH	SF	MF	MH	SF	MF	MH
1352	132	19	35	20	1	0	152	20	35	1352	132	19	35	36	4	0	168	23	35
1353	132	1	0	1,093	36	0	1,225	37	0	1353	132	1	0	1,099	39	0	1,231	40	0
1354	97	11	5	31	0	0	128	11	5	1354	97	11	5	64	1	0	161	12	5
1355	38	6	136	0	15	0	38	21	136	1355	38	6	136	0	32	0	38	38	136
1356	73	10	9	19	0	0	92	10	9	1356	73	10	9	68	2	0	141	12	9
1357	8	5	0	3	0	0	11	5	0	1357	8	5	0	17	1	0	25	6	0
1358	7	0	2	2,069	71	0	2,076	71	2	1358	7	0	2	2,070	75	0	2,077	75	2
1359	134	0	0	163	5	0	297	5	0	1359	134	0	0	164	6	0	298	6	0
1360	289	23	6	76	4	0	365	27	6	1360	289	23	6	160	9	0	449	32	6
1361	146	7	5	30	0	0	176	7	5	1361	146	7	5	59	1	0	205	8	5
1362	68	8	4	96	3	0	164	11	4	1362	68	8	4	350	12	0	418	20	4
1363	85	5	0	9	0	0	94	5	0	1363	85	5	0	29	0	0	114	5	0
1364	124	0	0	15	0	0	139	0	0	1364	124	0	0	15	1	0	139	1	0
1365	26	0	0	56	0	0	82	0	0	1365	26	0	0	56	2	0	82	2	0
1366	489	10	0	251	4	0	740	14	0	1366	489	10	0	283	10	0	772	20	0
1367	688	0	0	10	0	0	698	0	0	1367	688	0	0	10	0	0	698	0	0
1368	0	0	0	270	9	0	270	9	0	1368	0	0	0	270	10	0	270	10	0
TOTAL	34,430	4,930	3,219	22,984	1,579	0	57,414	6,509	3,219		34,430	4,930	3,219	36,909	2,687	0	71,339	7,617	3,219

"_1996gp_hh"

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Table 5
Roadway Constrained 6-Lane "Plus" - Jobs

TAZ	2025 DEMAND									CAPACITY									
	1999 Existing Jobs			New Jobs			Total Jobs			1999 Existing Jobs			New Jobs			Total Jobs			
	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	
2101	38	138	45	8	15	10	46	153	55	2101	38	138	45	59	107	71	97	245	116
2102	0	0	2	9	17	11	9	17	13	2102	0	0	2	69	124	82	69	124	84
2103	1	22	3	7	13	9	8	35	12	2103	1	22	3	54	97	64	55	119	67
2104	0	1	6	1	2	1	1	3	7	2104	0	1	6	11	20	13	11	21	19
2105	7	11	2	0	0	0	7	11	2	2105	7	11	2	0	0	0	7	11	2
2106	1	0	3	32	58	38	33	58	41	2106	1	0	3	227	409	272	228	409	275
2107	13	24	20	26	47	31	39	71	51	2107	13	24	20	185	333	222	198	357	242
2108	1	2	3	0	0	0	1	2	3	2108	1	2	3	0	0	0	1	2	3
2109	3	11	7	0	0	0	3	11	7	2109	3	11	7	0	0	0	3	11	7
2110	1	0	9	0	0	0	1	0	9	2110	1	0	9	7	13	9	8	13	18
2111	30	58	113	8	15	10	38	73	123	2111	30	58	113	264	475	316	294	533	429
2112	0	10	11	0	0	0	0	10	11	2112	0	10	11	0	0	0	0	10	11
2113	0	0	0	0	0	0	0	0	0	2113	0	0	0	0	0	0	0	0	0
2114	0	12	9	0	0	0	0	12	9	2114	0	12	9	0	0	0	0	12	9
2115	20	69	19	0	0	0	20	69	19	2115	20	69	19	5	9	6	25	78	25
2116	4	10	10	0	0	0	4	10	10	2116	4	10	10	0	0	0	4	10	10
2117	0	3	0	0	0	0	0	3	0	2117	0	3	0	0	0	0	0	3	0
2118	2	0	0	0	0	0	2	0	0	2118	2	0	0	4	8	5	6	8	5
2119	13	30	20	1	3	2	14	33	22	2119	13	30	20	56	102	68	69	132	88
2120	3	16	15	0	0	0	3	16	15	2120	3	16	15	3	5	3	6	21	18
2121	2	10	75	1	2	1	3	12	76	2121	2	10	75	34	62	41	36	72	116
2122	0	0	4	19	35	23	19	35	27	2122	0	0	4	596	1,072	715	596	1072	719
2123	68	58	16	0	1	0	68	59	16	2123	68	58	16	19	34	22	87	92	38
2124	25	77	51	3	6	4	28	83	55	2124	25	77	51	103	186	124	128	263	175
2125	0	3	6	0	0	0	0	3	6	2125	0	3	6	0	0	0	0	3	6
2126	0	0	0	0	0	0	0	0	0	2126	0	0	0	0	0	0	0	0	0
2127	0	4	0	0	0	0	0	4	0	2127	0	4	0	0	0	0	0	4	0
2128	31	144	32	1	3	2	32	147	34	2128	31	144	32	54	98	65	85	242	97
2129	15	16	101	0	0	0	15	16	101	2129	15	16	101	0	0	0	15	16	101
2130	0	1	7	0	0	0	0	1	7	2130	0	1	7	0	0	0	0	1	7
2131	2	7	14	0	0	0	2	7	14	2131	2	7	14	0	0	0	2	7	14
2132	9	19	11	0	0	0	9	19	11	2132	9	19	11	5	9	6	14	28	17
2133	2	4	18	0	0	0	2	4	18	2133	2	4	18	0	0	0	2	4	18
2134	9	66	35	0	0	0	9	66	35	2134	9	66	35	0	0	0	9	66	35
2135	0	23	3	4	8	5	4	31	8	2135	0	23	3	24	43	29	24	66	32
2136	84	273	30	14	35	21	98	308	51	2136	84	273	30	21	53	32	105	326	62
2137	25	12	14	90	226	136	115	238	150	2137	25	12	14	136	341	204	161	353	218
2138	3	35	20	0	0	0	3	35	20	2138	3	35	20	0	0	0	3	35	20
2139	38	72	54	20	52	31	58	124	85	2139	38	72	54	31	78	47	69	150	101
2140	10	209	49	0	0	0	10	209	49	2140	10	209	49	0	0	0	10	209	49
2141	0	251	0	0	0	0	0	251	0	2141	0	251	0	0	0	0	0	251	0
2142	0	60	0	14	35	21	14	95	21	2142	0	60	0	21	53	31	21	113	31

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Table 5
Roadway Constrained 6-Lane "Plus" - Jobs

TAZ	2025 DEMAND										CAPACITY								
	1999 Existing Jobs			New Jobs			Total Jobs			1999 Existing Jobs			New Jobs			Total Jobs			
	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	TAZ	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs
2143	37	0	18	471	1179	707	508	1179	725	2143	37	0	18	710	1,776	1,065	747	1776	1083
2144	0	0	0	15	38	22	15	38	22	2144	0	0	0	23	57	34	23	57	34
2145	0	0	2	1	3	2	1	3	4	2145	0	0	2	42	75	50	42	75	52
2146	1	2	1	0	0	0	1	2	1	2146	1	2	1	0	0	0	1	2	1
2147	0	2	25	36	1826	1826	36	1828	1851	2147	0	2	25	42	2,122	2,122	42	2124	2147
2148	8	1707	294	1780	4452	2671	1788	6159	2965	2148	8	1707	294	2,936	7,342	4,405	2944	9049	4699
2149	20	32	57	30	55	37	50	87	94	2149	20	32	57	752	1,354	903	772	1386	960
2150	9	14	18	0	0	0	9	14	18	2150	9	14	18	0	0	0	9	14	18
2151	0	3	6	0	0	0	0	3	6	2151	0	3	6	0	0	0	0	3	6
2152	1	6	4	0	1	0	1	7	4	2152	1	6	4	3	5	3	4	11	7
2153	3	89	47	0	0	0	3	89	47	2153	3	89	47	2	4	2	5	93	49
2154	2	3	9	0	0	0	2	3	9	2154	2	3	9	0	0	0	2	3	9
2155	1	24	8	6	11	7	7	35	15	2155	1	24	8	32	57	38	33	81	46
2156	1	7	17	0	0	0	1	7	17	2156	1	7	17	0	0	0	1	7	17
2157	60	58	6	15	27	18	75	85	24	2157	60	58	6	76	137	91	136	195	97
2158	3	10	0	0	0	0	3	10	0	2158	3	10	0	0	0	0	3	10	0
2159	67	192	113	41	75	50	108	267	163	2159	67	192	113	207	372	248	274	564	361
2160	12	133	18	0	0	0	12	133	18	2160	12	133	18	0	0	0	12	133	18
2161	20	157	28	38	68	45	58	225	73	2161	20	157	28	190	342	228	210	499	256
2162	30	147	43	52	94	63	82	241	106	2162	30	147	43	261	469	313	291	616	356
2163	33	82	77	51	93	62	84	175	139	2163	33	82	77	258	464	309	291	546	386
2164	400	265	26	36	64	43	436	329	69	2164	400	265	26	179	322	214	579	587	240
2165	8	101	19	0	0	0	8	101	19	2165	8	101	19	0	0	0	8	101	19
2166	7	314	14	22	40	27	29	354	41	2166	7	314	14	112	202	135	119	516	149
2167	30	97	365	165	298	198	195	395	563	2167	30	97	365	899	1,618	1,078	929	1715	1443
2168	292	305	23	11	19	13	303	324	36	2168	292	305	23	54	98	65	346	403	88
2169	218	182	132	92	167	111	310	349	243	2169	218	182	132	461	830	553	679	1012	685
2170	0	89	0	14	26	17	14	115	17	2170	0	89	0	73	132	88	73	221	88
2171	9	42	55	1	2	1	10	44	56	2171	9	42	55	8	14	9	17	56	64
2172	46	17	12	0	0	0	46	17	12	2172	46	17	12	1	2	1	47	19	13
2173	11	4	1	2	5	3	13	9	4	2173	11	4	1	14	26	17	25	30	18
2174	2	6	11	0	0	0	2	6	11	2174	2	6	11	0	0	0	2	6	11
2175	35	38	13	153	276	184	188	314	197	2175	35	38	13	839	1,510	1,006	874	1548	1019
2176	0	0	0	0	0	0	0	0	0	2176	0	0	0	0	0	0	0	0	0
2177	5	18	50	1	1	1	6	19	51	2177	5	18	50	12	22	15	17	40	65
2178	2	3	33	1	1	1	3	4	34	2178	2	3	33	12	22	14	14	25	47
2179	5	110	6	3	6	4	8	116	10	2179	5	110	6	42	75	50	47	185	56
2180	33	182	40	0	0	0	33	182	40	2180	33	182	40	0	0	0	33	182	40
2181	3	22	14	25	46	30	28	68	44	2181	3	22	14	302	543	362	305	565	376
2182	2	7	25	9	17	11	11	24	36	2182	2	7	25	115	208	138	117	215	163
2183	0	222	2	0	0	0	0	222	2	2183	0	222	2	0	0	0	0	222	2
2184	1	79	4	0	0	0	1	79	4	2184	1	79	4	0	0	0	1	79	4

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Table 5
Roadway Constrained 6-Lane "Plus" - Jobs

TAZ	2025 DEMAND									CAPACITY									
	1999 Existing Jobs			New Jobs			Total Jobs			1999 Existing Jobs			New Jobs			Total Jobs			
	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	
2185	0	0	0	116	19	58	116	19	58	2185	0	0	0	228	38	114	228	38	114
2186	450	39	9	431	0	0	881	39	9	2186	450	39	9	777	0	0	1227	39	9
2187	3	18	26	0	0	0	3	18	26	2187	3	18	26	0	0	0	3	18	26
2188	0	44	4	412	412	0	412	456	4	2188	0	44	4	1,388	1,388	694	1388	1432	698
2189	2	2	38	0	0	0	2	2	38	2189	2	2	38	0	0	0	2	2	38
2190	10	6	18	0	0	0	10	6	18	2190	10	6	18	0	0	0	10	6	18
2191	5	142	36	2	0	1	7	142	37	2191	5	142	36	5	0	2	10	142	38
2192	3	2	0	0	0	0	3	2	0	2192	3	2	0	0	0	0	3	2	0
2193	5	41	2	0	0	0	5	41	2	2193	5	41	2	0	0	0	5	41	2
2194	25	37	13	56	9	28	81	46	41	2194	25	37	13	112	18	56	137	55	69
2195	0	150	1	84	14	42	84	164	43	2195	0	150	1	167	27	83	167	177	84
2196	0	0	2	0	0	0	0	0	2	2196	0	0	2	0	0	0	0	0	2
2197	0	8	0	0	0	0	0	8	0	2197	0	8	0	0	0	0	0	8	0
2198	0	0	0	0	0	0	0	0	0	2198	0	0	0	0	0	0	0	0	0
2199	1	0	7	0	0	0	1	0	7	2199	1	0	7	0	0	0	1	0	7
2200	43	299	61	30	5	15	73	304	76	2200	43	299	61	60	10	30	103	309	91
2201	138	167	38	13	2	6	151	169	44	2201	138	167	38	26	4	13	164	171	51
2202	436	140	835	0	0	0	436	140	835	2202	436	140	835	0	0	0	436	140	835
2203	120	90	70	552	92	276	672	182	346	2203	120	90	70	1,087	181	543	1207	271	613
2204	38	36	35	11	1	5	49	37	40	2204	38	36	35	22	3	11	60	39	46
2205	0	164	93	0	0	0	0	164	93	2205	0	164	93	0	0	0	0	164	93
2206	2	48	5	0	0	0	2	48	5	2206	2	48	5	1	0	0	3	48	5
2207	3	58	12	1	0	0	4	58	12	2207	3	58	12	2	0	1	5	58	13
2208	0	3	0	0	0	0	0	3	0	2208	0	3	0	0	0	0	0	3	0
2209	0	0	1	0	0	0	0	0	1	2209	0	0	1	0	0	0	0	0	1
2210	0	0	1	0	0	0	0	0	1	2210	0	0	1	0	0	0	0	0	1
2211	0	4	2	0	0	0	0	4	2	2211	0	4	2	0	0	0	0	4	2
2212	0	0	0	0	0	0	0	0	0	2212	0	0	0	0	0	0	0	0	0
2213	0	38	213	66	11	33	66	49	246	2213	0	38	213	131	21	65	131	59	278
2214	0	14	0	7	13	8	7	27	8	2214	0	14	0	14	25	17	14	39	17
2215	0	5	0	0	0	0	0	5	0	2215	0	5	0	0	0	0	0	5	0
2216	0	13	0	7	1	3	7	14	3	2216	0	13	0	13	2	6	13	15	6
2217	0	0	0	0	0	0	0	0	0	2217	0	0	0	0	0	0	0	0	0
2218	0	72	0	0	0	0	0	72	0	2218	0	72	0	0	0	0	0	72	0
2219	5	11	5	181	30	90	186	41	95	2219	5	11	5	357	59	178	362	70	183
2220	0	5	0	0	0	0	0	5	0	2220	0	5	0	0	0	0	0	5	0
2221	20	7	8	0	0	0	20	7	8	2221	20	7	8	0	0	0	20	7	8
2222	0	7	69	0	0	0	0	7	69	2222	0	7	69	0	0	0	0	7	69
2223	0	4	3	0	0	0	0	4	3	2223	0	4	3	0	0	0	0	4	3
2224	0	0	0	0	0	0	0	0	0	2224	0	0	0	0	0	0	0	0	0
2225	50	220	221	35	5	17	85	225	238	2225	50	220	221	70	11	35	120	231	256
2226	99	54	5	35	5	17	134	59	22	2226	99	54	5	70	11	35	169	65	40

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Table 5
Roadway Constrained 6-Lane "Plus" - Jobs

TAZ	2025 DEMAND									CAPACITY									
	1999 Existing Jobs			New Jobs			Total Jobs			1999 Existing Jobs			New Jobs			Total Jobs			
	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	
2227	93	51	7	4	0	2	97	51	9	2227	93	51	7	9	1	4	102	52	11
2229	40	1	0	4	0	2	44	1	2	2229	40	1	0	9	1	4	49	2	4
2230	1	3	2	0	0	0	1	3	2	2230	1	3	2	0	0	0	1	3	2
2231	10	189	10	3	0	1	13	189	11	2231	10	189	10	6	1	3	16	190	13
2232	321	232	118	9	1	4	330	233	122	2232	321	232	118	18	3	9	339	235	127
2233	40	121	105	0	0	0	40	121	105	2233	40	121	105	0	0	0	40	121	105
2234	1	11	7	3	0	1	4	11	8	2234	1	11	7	7	1	3	8	12	10
2235	33	77	34	8	1	4	41	78	38	2235	33	77	34	16	2	8	49	79	42
2236	73	111	7	6	1	3	79	112	10	2236	73	111	7	12	2	6	85	113	13
2237	0	4	0	0	0	0	0	4	0	2237	0	4	0	0	0	0	0	4	0
2238	16	1201	107	3	0	1	19	1201	108	2238	16	1201	107	7	1	3	23	1202	110
2239	295	76	26	3	0	1	298	76	27	2239	295	76	26	7	1	3	302	77	29
2240	0	50	1	12	2	6	12	52	7	2240	0	50	1	25	4	12	25	54	13
2241	47	93	59	3	0	1	50	93	60	2241	47	93	59	7	1	3	54	94	62
2242	0	30	12	7	1	3	7	31	15	2242	0	30	12	15	2	7	15	32	19
2243	180	77	26	35	5	17	215	82	43	2243	180	77	26	69	11	34	249	88	60
2244	43	55	15	0	0	0	43	55	15	2244	43	55	15	0	0	0	43	55	15
2245	6	16	14	7	1	3	13	17	17	2245	6	16	14	13	2	6	19	18	20
2246	0	0	5	0	0	0	0	0	5	2246	0	0	5	0	0	0	0	0	5
2247	0	2	0	0	0	0	0	2	0	2247	0	2	0	0	0	0	0	2	0
2248	0	0	0	0	0	0	0	0	0	2248	0	0	0	0	0	0	0	0	0
2249	2	3	0	0	0	0	2	3	0	2249	2	3	0	0	0	0	2	3	0
2250	1	91	8	0	0	0	1	91	8	2250	1	91	8	0	0	0	1	91	8
2251	0	0	0	0	0	0	0	0	0	2251	0	0	0	0	0	0	0	0	0
2252	20	0	26	91	15	45	111	15	71	2252	20	0	26	180	30	90	200	30	116
2253	21	110	17	64	115	77	85	225	94	2253	21	110	17	126	227	151	147	337	168
2254	28	7	33	0	0	0	28	7	33	2254	28	7	33	0	0	0	28	7	33
2255	84	19	411	124	224	149	208	243	560	2255	84	19	411	276	497	331	360	516	742
2256	39	16	51	0	0	0	39	16	51	2256	39	16	51	0	0	0	39	16	51
2257	44	18	137	0	0	0	44	18	137	2257	44	18	137	0	0	0	44	18	137
2258	0	5	2	0	0	0	0	5	2	2258	0	5	2	0	0	0	0	5	2
2259	0	1	2	0	0	0	0	1	2	2259	0	1	2	0	0	0	0	1	2
2260	20	11	4	7	13	9	27	24	13	2260	20	11	4	33	60	40	53	71	44
2261	10	11	5	1	3	2	11	14	7	2261	10	11	5	7	13	8	17	24	13
2262	2	3	2	0	0	0	2	3	2	2262	2	3	2	0	0	0	2	3	2
2263	75	54	8	3	5	3	78	59	11	2263	75	54	8	14	25	17	89	79	25
2264	11	21	5	21	38	25	32	59	30	2264	11	21	5	92	166	111	103	187	116
2265	59	88	22	4	7	4	63	95	26	2265	59	88	22	17	31	21	76	119	43
2266	190	83	33	7	13	9	197	96	42	2266	190	83	33	32	58	39	222	141	72
2267	0	2	4	0	0	0	0	2	4	2267	0	2	4	0	0	0	0	2	4
2268	31	66	18	18	34	22	49	100	40	2268	31	66	18	33	60	40	64	126	58
2269	0	5	1	0	0	0	0	5	1	2269	0	5	1	0	0	0	0	5	1

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Table 5
Roadway Constrained 6-Lane "Plus" - Jobs

TAZ	2025 DEMAND									CAPACITY									
	1999 Existing Jobs			New Jobs			Total Jobs			1999 Existing Jobs			New Jobs			Total Jobs			
	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	
2270	0	0	6	0	0	0	0	0	6	2270	0	0	6	0	0	0	0	0	6
2271	2	90	56	0	0	0	2	90	56	2271	2	90	56	0	0	0	2	90	56
2272	16	92	48	6	11	7	22	103	55	2272	16	92	48	27	48	32	43	140	80
2273	6	1	68	18	33	22	24	34	90	2273	6	1	68	32	58	39	38	59	107
2274	2	9	20	0	0	0	2	9	20	2274	2	9	20	0	0	0	2	9	20
2275	0	5	7	0	0	0	0	5	7	2275	0	5	7	0	0	0	0	5	7
2276	6	46	13	17	32	21	23	78	34	2276	6	46	13	31	56	37	37	102	50
2277	22	23	17	1	3	2	23	26	19	2277	22	23	17	3	5	3	25	28	20
2278	3	35	23	5	10	7	8	45	30	2278	3	35	23	10	18	12	13	53	35
2279	0	0	0	0	0	0	0	0	0	2279	0	0	0	0	0	0	0	0	0
2280	3	20	84	10	18	12	13	38	96	2280	3	20	84	44	79	52	47	99	136
2281	4	23	30	0	0	0	4	23	30	2281	4	23	30	0	0	0	4	23	30
2282	0	0	0	0	0	0	0	0	0	2282	0	0	0	0	0	0	0	0	0
2283	0	0	0	0	0	0	0	0	0	2283	0	0	0	0	0	0	0	0	0
2284	0	98	6	0	0	0	0	98	6	2284	0	98	6	1	2	1	1	100	7
2285	0	0	1	0	0	0	0	0	1	2285	0	0	1	0	0	0	0	0	1
2286	15	0	0	10	18	12	25	18	12	2286	15	0	0	92	165	110	107	165	110
2287	7	2	0	0	0	0	7	2	0	2287	7	2	0	0	0	0	7	2	0
2288	2	1	5	0	0	0	2	1	5	2288	2	1	5	0	0	0	2	1	5
2289	5	1	12	0	0	0	5	1	12	2289	5	1	12	0	0	0	5	1	12
2290	1	8	9	0	0	0	1	8	9	2290	1	8	9	0	0	0	1	8	9
2291	20	25	11	11	21	14	31	46	25	2291	20	25	11	107	192	128	127	217	139
2292	0	0	0	0	0	0	0	0	0	2292	0	0	0	0	0	0	0	0	0
2293	0	0	2	0	0	0	0	0	2	2293	0	0	2	0	0	0	0	0	2
2294	2	6	18	3	5	3	5	11	21	2294	2	6	18	27	49	32	29	55	50
2295	15	10	40	1	2	1	16	12	41	2295	15	10	40	10	18	12	25	28	52
2296	3	9	0	0	0	0	3	9	0	2296	3	9	0	0	0	0	3	9	0
2297	0	2	0	1	3	2	1	5	2	2297	0	2	0	16	28	19	16	30	19
2298	0	0	0	0	0	0	0	0	0	2298	0	0	0	0	0	0	0	0	0
2299	2	26	23	0	1	0	2	27	23	2299	2	26	23	4	7	4	6	33	27
2300	1	8	19	0	0	0	1	8	19	2300	1	8	19	0	0	0	1	8	19
2301	13	33	5	2	3	2	15	36	7	2301	13	33	5	10	19	12	23	52	17
2302	0	0	0	0	1	0	0	1	0	2302	0	0	0	3	6	4	3	6	4
2303	0	503	1	0	0	0	0	503	1	2303	0	503	1	2	4	2	2	507	3
2304	5	1	3	0	0	0	5	1	3	2304	5	1	3	0	0	0	5	1	3
2305	18	34	27	9	17	11	27	51	38	2305	18	34	27	58	104	69	76	138	96
2306	6	5	7	4	8	5	10	13	12	2306	6	5	7	29	53	35	35	58	42
2307	1	3	7	0	0	0	1	3	7	2307	1	3	7	0	0	0	1	3	7
2308	0	0	0	0	0	0	0	0	0	2308	0	0	0	0	0	0	0	0	0
2309	6	12	0	0	0	0	6	12	0	2309	6	12	0	0	0	0	6	12	0
2310	0	2	2	0	0	0	0	2	2	2310	0	2	2	0	0	0	0	2	2
2311	24	185	29	7	12	8	31	197	37	2311	24	185	29	42	76	51	66	261	80

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Table 5
Roadway Constrained 6-Lane "Plus" - Jobs

TAZ	2025 DEMAND									CAPACITY									
	1999 Existing Jobs			New Jobs			Total Jobs			1999 Existing Jobs			New Jobs			Total Jobs			
	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	
2312	32	107	110	14	25	17	46	132	127	2312	32	107	110	86	155	103	118	262	213
2313	1	3	5	0	0	0	1	3	5	2313	1	3	5	0	0	0	1	3	5
2314	0	3	5	0	0	0	0	3	5	2314	0	3	5	0	0	0	0	3	5
2315	6	7	69	0	0	0	6	7	69	2315	6	7	69	0	0	0	6	7	69
2316	8	22	40	0	0	0	8	22	40	2316	8	22	40	0	0	0	8	22	40
2317	0	4	0	0	0	0	0	4	0	2317	0	4	0	0	0	0	0	4	0
2318	63	91	82	11	19	13	74	110	95	2318	63	91	82	66	120	80	129	211	162
2319	50	26	2	9	1	1	59	27	3	2319	50	26	2	31	23	23	81	49	25
2320	89	141	647	88	29	29	177	170	676	2320	89	141	647	355	266	266	444	407	913
2321	0	0	2	10	2	1	10	2	3	2321	0	0	2	34	26	26	34	26	28
2322	0	468	0	186	37	24	186	505	24	2322	0	468	0	900	300	300	900	768	300
2323	36	46	89	42	77	51	78	123	140	2323	36	46	89	258	465	310	294	511	399
2324	19	39	84	6	12	8	25	51	92	2324	19	39	84	40	73	48	59	112	132
2325	1	2	17	0	0	0	1	2	17	2325	1	2	17	0	0	0	1	2	17
2326	18	10	1	1	3	2	19	13	3	2326	18	10	1	3	5	3	21	15	4
2327	12	32	2	46	116	69	58	148	71	2327	12	32	2	70	175	105	82	207	107
2328	7	86	158	0	0	0	7	86	158	2328	7	86	158	0	0	0	7	86	158
2329	9	4	2	10	19	13	19	23	15	2329	9	4	2	54	97	65	63	101	67
2330	0	0	0	7	14	9	7	14	9	2330	0	0	0	72	130	87	72	130	87
2331	35	0	1	102	17	51	137	17	52	2331	35	0	1	100	134	100	135	134	101
2332	0	0	0	0	0	0	0	0	0	2332	0	0	0	0	0	0	0	0	0
2333	32	20	7	196	0	0	228	20	7	2333	32	20	7	335	0	0	367	20	7
2334	149	92	5	35	89	53	184	181	58	2334	149	92	5	54	135	81	203	227	86
2335	2	13	27	0	0	0	2	13	27	2335	2	13	27	0	0	0	2	13	27
2336	0	0	0	0	0	0	0	0	0	2336	0	0	0	0	0	0	0	0	0
2337	0	0	0	0	0	0	0	0	0	2337	0	0	0	0	0	0	0	0	0
2338	10	192	2	21	38	25	31	230	27	2338	10	192	2	105	189	126	115	381	128
2339	0	11	2	37	67	44	37	78	46	2339	0	11	2	184	332	221	184	343	223
2340	1	9	12	4	7	4	5	16	16	2340	1	9	12	99	178	119	100	187	131
2341	82	69	49	0	0	0	82	69	49	2341	82	69	49	0	0	0	82	69	49
2342	34	22	27	1	3	2	35	25	29	2342	34	22	27	11	19	13	45	41	40
2343	0	0	0	38	69	46	38	69	46	2343	0	0	0	190	342	228	190	342	228
2344	195	442	369	1277	3192	1915	1472	3634	2284	2344	195	442	369	1,923	4,809	2,885	2118	5251	3254
2345	0	0	0	0	0	0	0	0	0	2345	0	0	0	0	0	0	0	0	0
2346	1	3	0	72	182	109	73	185	109	2346	1	3	0	109	274	164	110	277	164
2347	6	34	22	0	0	0	6	34	22	2347	6	34	22	0	0	0	6	34	22
2348	0	7	0	0	0	0	0	7	0	2348	0	7	0	0	0	0	0	7	0
2349	20	41	164	45	81	54	65	122	218	2349	20	41	164	272	489	326	292	530	490
2350	9	53	3	6	11	7	15	64	10	2350	9	53	3	38	69	46	47	122	49
2351	1	19	30	0	0	0	1	19	30	2351	1	19	30	0	0	0	1	19	30
2352	26	34	152	20	4	2	46	38	154	2352	26	34	152	101	33	33	127	67	185
2353	4	78	15	30	75	45	34	153	60	2353	4	78	15	45	113	68	49	191	83

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Table 5
Roadway Constrained 6-Lane "Plus" - Jobs

TAZ	2025 DEMAND									CAPACITY									
	1999 Existing Jobs			New Jobs			Total Jobs			1999 Existing Jobs			New Jobs			Total Jobs			
	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	Retail Jobs	Service Jobs	Other Jobs	
2354	6	8	2	0	0	0	6	8	2	2354	6	8	2	2	4	3	8	12	5
2355	81	135	42	86	17	11	167	152	53	2355	81	135	42	417	139	139	498	274	181
2356	0	0	0	0	0	0	0	0	0	2356	0	0	0	0	0	0	0	0	0
2357	0	7	0	0	0	0	0	7	0	2357	0	7	0	0	0	0	0	7	0
2358	0	1	0	153	383	230	153	384	230	2358	0	1	0	231	577	346	231	578	346
2359	0	0	2	0	0	0	0	0	2	2359	0	0	2	0	0	0	0	0	2
2360	1	80	19	7	12	8	8	92	27	2360	1	80	19	35	63	42	36	143	61
2361	0	2	2	0	0	0	0	2	2	2361	0	2	2	0	0	0	0	2	2
2362	2	3	3	35	63	42	37	66	45	2362	2	3	3	54	97	64	56	100	67
2363	0	2	2	0	0	0	0	2	2	2363	0	2	2	0	0	0	0	2	2
2364	32	126	8	0	0	0	32	126	8	2364	32	126	8	0	1	0	32	127	8
2365	0	2	0	0	0	0	0	2	0	2365	0	2	0	0	0	0	0	2	0
2366	2	10	4	0	0	0	2	10	4	2366	2	10	4	0	0	0	2	10	4
2367	1	7	10	0	0	0	1	7	10	2367	1	7	10	0	0	0	1	7	10
2368	0	0	0	0	0	0	0	0	0	2368	0	0	0	0	0	0	0	0	0
TOTAL	6,464	15,425	8,545	8,515	15,423	10,517	14,979	30,848	19,062		6,464	15,425	8,545	23,027	37,748	25,913	29,491	53,173	34,458

"_1996gp_jobs"