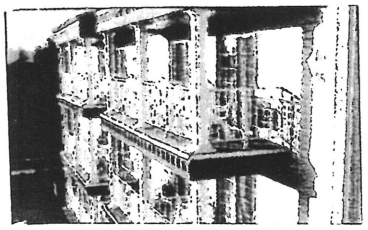

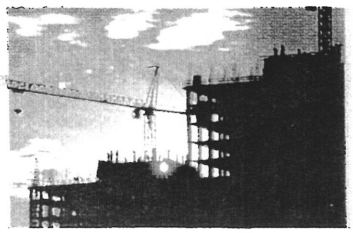

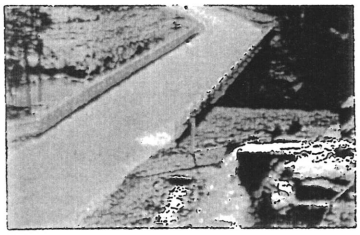

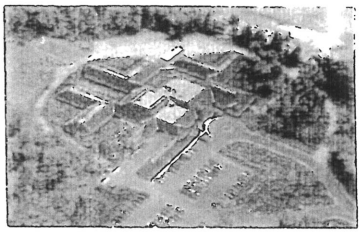

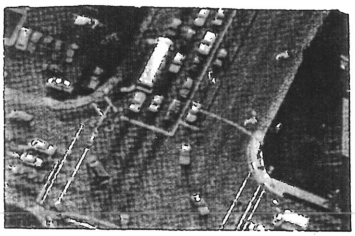

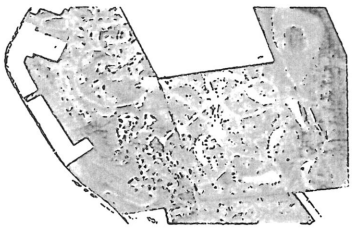

Economic And Land Use Projections

Dover Master Plan Analysis

September 1997

applied economic research aer

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DOVER MASTER PLAN ANALYSIS: ECONOMIC AND LAND USE PROJECTIONS

This analysis presents projections of Dover's future economic activity and the resulting land requirements through the year 2005. The report was prepared by Applied Economic Research as a part of its responsibilities in assisting the city to update its Master Plan.

Methodology

The methodology incorporated into this analysis includes the following major steps:

- A projection of regional activity;
- A projection of Dover's share of regional activity based on various assumptions;
- Calculation of the resulting Dover economic activity based on its share of projected regional activity;
- Estimation of land use requirements based on the estimated economic activity and historic development densities in Dover;
- Contrasting the projected land use requirements to the preliminary estimates of available land by zoning classification.

Because of the data necessary to complete the economic component of the projections, 1995 is used as the base year of the analysis. As such, the projections portray anticipated activity for the 1995-2005 period. Should subsequent Master Plan requirements dictate a different timeframe, average annual change can be computed and applied to the targeted timeframe.

Regional Growth Projections

As noted in a previous section of this report, the seacoast regional economy has been performing exceptionally well despite the major challenges imposed by the loss of Pease Air Force Base and continuing cutbacks at the Naval Shipyard. Particularly encouraging has been a recent uptick (since 1991) in the region's manufacturing employment base.

This rise in manufacturing employment has been complemented by continuing strong growth within the nonmanufacturing employment sectors.

The prospects for the seacoast economy are favorable:

- The region's major infrastructure (its highway system, sewer, water, etc.), have the capacity to accommodate growth. This is not the case in other parts of the state, the Nashua region for example.

- The region offers a diversity of attractive lifestyle opportunities. As the economy becomes more footloose and more amenity-oriented, this diversity becomes an important selling point anchoring the region's economic future. The cultural diversity of downtown Portsmouth, ocean-front seacoast living in Rye, Hampton and Seabrook, college-town living in Durham and Exeter, small-city living in Dover and Rochester and abundant rural lifestyle opportunities throughout the region provide "something for everyone." In the summer of 1997, *Money* magazine identified the seacoast region as the fifth most livable area in the nation, reflecting a variety of economic and lifestyle factors.

- The region has excellent accessibility to Boston, including the high-tech Routes 128 and 495 corridors. This places Boston's cultural amenities and its airport within easy striking distance of the New Hampshire seacoast.

- The Pease International Tradeport has achieved a healthy development pace. The resolution of land transfer issues promises that the Authority will have sufficient land resources to accommodate considerable growth over the next decade. Pease is frequently cited as the nation's premier example of successful base deregulation.

Based on these favorable factors, the outlook for the seacoast's regional economy is exceptionally bright. Like the rest of New Hampshire and New England, the seacoast suffered through a pronounced recession between 1989 and 1992. A repeat of this recession appears extremely unlikely. The region no longer has too many eggs in the defense, or any other single basket, and has replaced its defense jobs with a variety of major manufacturing and nonmanufacturing employment opportunities that are less vulnerable to a downturn in any one industry.

As of the early fall of 1997, the major possible curb on the region's opportunities is labor force availability. Currently, the region's unemployment rate is 3.2 percent. During the post-recession recovery, the region has managed to add jobs without experiencing a pronounced increase in housing development. Today, most of the inventory of unsold housing units has been absorbed and future growth will require a commitment on the part of the region's communities to accept higher levels of residential development and the higher school enrollment that necessarily follows. Although no clear pattern has emerged, anecdotal evidence strongly suggests that the region's communities, like communities elsewhere in the state, are concerned about the fiscal impact of new residential growth. Widespread adoption of stringent growth control measures region-wide could have the effect of blunting the region's employment growth and the prospects for nonresidential growth generally.

Table 1 sets forth projections of regional employment, population, housing and retail sales. The basic premise of this projection is that the region will experience somewhat stronger employment growth over the next ten years than during the past ten (which included the pronounced recession). Population growth and housing growth are expected to follow the pattern established in the overall 1985-95 period.

A note about projected employment growth is in order. Nonmanufacturing employment growth is expected to occur at about the same pace as that experienced during the long-term 1985-95 period. Manufacturing employment growth, however, is expected to reverse past losses and register a net gain over the next ten years. The principal reasons for this are that during the past decade, the region passed through a significant manufacturing employment transition, in which manufacturers of mini-computers and defense-related contractors experienced a sharp downturn in demand and a resultant reduction in employment. As noted above, the region's manufacturing employment base is more diverse today and less vulnerable to single industry declines. The second element supporting higher future manufacturing growth is the successful performance of the Pease International Tradeport. Pease now has considerable land resources (approaching 1,000 acres) available for future employment growth. The PDA staff is committed to bringing in higher-paying manufacturing and related jobs, and we believe this effort will be successful.

In fact, between 1991 and 1995, the region experienced a growth of 2,625 manufacturing jobs, more than reversing the earlier losses that were registered between 1985 and 1991. We have projected future manufacturing growth at the 1991-95 pace for the region, resulting in higher overall job growth than over the past decade.

Table 1: Regional Growth Projections

	Trends		Change 85-95		Projected	Change	%
	1985	1995	Number	Percent	2005	1995-05	Change
Covered Employment	61,200	79,550	18,350	30%	111,258	31,708	40%
Manufacturing	20,550	18,200	(2,350)	-11%	24,758	6,558	36%
Nonmanufacturing	43,500	61,350	17,850	41%	86,500	25,150	41%
Office/Service	33,873	41,114	7,241	21%	49,900	8,786	21%
Population	175,000	190,200	15,200	9%	206,700	16,500	9%
Total Housing Units	67,300	82,900	15,600	23%	102,100	19,200	23%
Owner Occupied	39,450	47,150	7,700	20%	61,900	14,750	31%
Renter Occupied	23,700	26,000	2,300	10%	30,400	4,400	17%
Subtotal: Occupied Units	63,150	73,150	10,000	16%	92,300	19,150	26%
	1982	1992			2005		
Retail Sales ($000)	1,009,293	2,253,795	1,244,502	123%	5,032,800	2,779,005	123%

Note: Regional long term trend of declining manufacturing employment has been reversed by more recent, 1991-95 trend, during which regional manufacturing employment expanded by 2,625 jobs, a 17% increase--see employment trends data in AER's Economic Trends Resource Materials, September 1996. Also, occupied housing units will grow slightly faster than the trend, because the trend was influenced by excessive inventory vacancy.

The central point of these projections is that the seacoast economy will remain vibrant and will probably outperform the state over the next ten years.

Dover's Historic Performance

Dover has performed exceptionally well within its regional economic setting. Table 2 examines recent growth trends in Dover and the city's share of the previously-cited regional activity (set forth in Table 1).

During the 1985-95 period, Dover:

- Experienced a slightly faster rate of employment growth than the region has a whole.
- Experienced a slightly faster rate of population growth than the region.
- Experienced a slightly faster rate of growth in total housing units than the region, particularly for multifamily units.

The city underperformed the region in two significant categories. First, the city's share of regional retail activity dropped from 14.6 percent in 1982 to 10.9 percent in 1992 (the most recent year data is available). The city's share of retail sales growth (7.9%) lagged its share of the region's population growth (16.4%). This is attributable to the proliferation of new shopping opportunities in Newington, Portsmouth and Somersworth. In contrast, there has been relatively little major new retail construction in Dover. Consequently, Dover is exporting more of its resident shopper dollars to other seacoast communities today, than was the case ten years ago. This has a negative effect on the city's nonresidential tax base and will be addressed in the Economic Policy Section of this Master Plan update. Secondly, Dover's share of single family home construction was low.

In projecting future economic activity in Dover, AER has modified recent trends to develop a "Modified Current Trend Scenario." In doing so, Dover's share of regional activity has been held constant at its 1985-1995 share with the following exceptions:

- We expect that Dover will have strong manufacturing employment growth, but that its share of regional activity will drop slightly because part of the region's growth will be driven by development of recently transferred land at the Pease International Tradeport.

Table 2: Dover's Growth Trends and Share of Regional Activity

	Trends		Change 85-95	
	1985	1995	Number	Percent
Covered Employment	10,800	14,100	3,300	31%
Manufacturing	3,900	3,300	(600)	-15%
Nonmanufacturing	6,900	10,800	3,900	57%
Office/Service	5,900	9,750	3,850	65%
Population	23,450	25,950	2,500	11%
Total Housing Units	8,759	11,300	2,541	29%
Owner Occupied	5,000	5,450	450	9%
Renter Occupied	4,400	5,350	950	22%
Subtotal: Occupied Housing Units	9,400	10,800	1,400	15%
Persons per Unit	2.49	2.40		
	1982	**1992**		
Retail Sales	147,687	245,852	98,165	66%

Dover Share of Regional Activity

	1985	1995	Share of 1985-1995 Growth
Covered Employment	17.6%	17.7%	18.0%
Manufacturing	19.0%	18.1%	25.5%
Nonmanufacturing	15.9%	17.6%	21.8%
Office/Service	17.4%	23.7%	53.2%
Population	13.4%	13.6%	16.4%
Total Housing Units	13.0%	13.6%	16.3%
Owner Occupied	12.7%	11.6%	5.8%
Renter Occupied	18.6%	20.6%	41.3%
Subtotal: Occupied Housing Units	14.9%	14.8%	14.0%
	1982	**1992**	
Retail Sales	14.6%	10.9%	7.9%

- We have reduced Dover's share of the region's retail sales growth, reflecting the increasing pace at which new inventory is being added outside of Dover. The recent opening of a Wal-Mart in Rochester and the redevelopment of the Newington Mall are examples of this phenomenon.

Table 3 sets forth the economic and housing projections for the city of Dover under the terms of this scenario. The following observations are significant:

- Dover will experience strong job growth during the decade, with a 47 percent increase in jobs.

- Dover's population growth during the decade will total 11 percent.

- This population growth results from an anticipated addition of 3,100 new housing units during the next decade (an average of 310 new units a year). This is in contrast to an average pace of residential development of just over 250 units a year during the 1985-95 period. As to the mix of housing units, a combination of available land resources and shifting demographics will tip Dover's future housing production towards a higher share of the region's owner-occupied units as measured against recent trends.

Projected Residential Land Absorption

Table 4 sets forth projected residential development activity and residential land requirements based on the pace of development activity discussed above.

A significant shift in residential development patterns has occurred in Dover. This is partly the result of the city's Master Planning efforts in 1988. At that time, the city was experiencing a disproportionate share of the region's multifamily development activity and the city took steps to enhance its appeal to single family residential units and to slow down the pace of multifamily construction activity. These efforts by the city were aided by market trends which brought the pace of multifamily development activity (including both rental units and condo) virtually to a halt. During the 1980s, 22 percent of the city's housing units added were single family detached units. Since 1990, single family units represent 69 percent of the city's new units added.

Table 3: Dover Growth: Modified Current Trends Scenario

	Trends 1985	Trends 1995	Projected 2005	Growth 1995-05	% Change 1995-05
Covered Employment	10,800	14,100	20,700	6,600	47%
Manufacturing	3,900	3,300	4,400	1,100	33%
Nonmanufacturing	6,900	10,800	16,300	5,500	51%
Office/Service	5,900	9,750	14,400	4,650	48%
Population	23,450	25,950	28,700	2,750	11%
Total Housing Units	8,759	11,600	14,700	3,100	27%
Owner Occupied	5,000	5,450	7,300	1,850	34%
Renter Occupied	4,400	5,350	6,300	950	18%
Subtotal: Occupied Housing Units	9,400	10,800	13,600	2,800	26%
	1982	**1992**			
Retail Sales ($000)	147,687	245,852	392,100	146,248	59%

Table 4 Projected Residental Development Activity and Residential Land Requirements

Trends by Unit Type

	1980	1990	Estimated 1995	Change 1980-95		Change 1990-95	
				Units	Share of Change	Units	Share of Change
Single Family Detached	4,203	4,649	4,850	647	22%	201	69%
Single Family Attached	110	536	575	465	16%	39	13%
Mobile Home	8	369	375	367	13%	6	2%
Duplex	1,006	1,145	1,150	144	5%	5	2%
Multi-Family	3,384	4,608	4,650	1,266	44%	42	14%
Total Year-Round Units	**8,711**	**11,307**	**11,600**	**2,889**	**100%**	**293**	**100%**

Projected Growth By Unit Type

	1995	2005	Share of Growth	Growth 1995-2005
Single Family Detached	4,850	6,300	45%	1,450
Single Family Attached	575	1,000	15%	425
Mobile Home	375	600	7%	225
Duplex	1,150	1,300	3%	150
Multi-Family	4,650	5,600	29%	950
			100%	
Total Year-Round Units	11,600	14,700	3,100	3,200

Projected Land Absorption

	Units Added, 1995 2005	Units per acre	Acres Required
Single Family Detached	1,450	0.54	2,685
Single Family Attached	425	5.0	85
Mobile Home	225	6.0	38
Duplex	150	4.0	38
Multi-Family	950	9.0	106
Total	**3,200**	**1.08**	**2,951**

Single FamilyAbsorption By Residential Zone (Includes Mobile Homes)

	% of Units	Units Added	Units per Acred	Acres Required	Acres Available	% Utilized
R-12	30%	490	0.92	535	546	98%
R-20	12%	200	0.85	236	517	46%
R-40	49%	820	0.40	2,036	3,140	65%
RM-10	2%	30	0.82	37	29	125%
RM12	7%	120	0.50	239	212	113%
Total		**1,660**		**3,082**	**4,444.25**	

Note: Acres available includes potentially buildable upland acres, including land with very low density single family homes

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The future distribution of Dover's new housing activity is not expected to be as strongly multifamily as in the past, because of demographic changes that are occurring in the marketplace. Furthermore, the city now has policies that will probably discourage as fast a pace of multifamily development as occurred in the 1980s. With this in mind, we have distributed the expected 3,100 new housing units to be built in Dover over the next decade, based on the average distribution during the 1980s as compared to the 1990s. That is, we believe there will be a resurgence of multifamily activity in Dover, but not to the same level as occurred during the 1980s.

Land absorption has been projected based on the density experienced by the city during the 1988-95 period. Information as to the density experienced by the city is contained in Table A-1 at the end of this analysis.

On an overall basis, the units added between 1995 and the year 2005 will require about 3,000 acres of land. Distributing this development activity by current zoning classification and the amount of vacant land in each zoning classification indicates that presuming the distribution of new single family residential activity by zoning category continues at the same distribution as experienced between 1988 and 1995, the city will use up nearly all of its R-12 vacant land and all of its RM-10 and RM-12 vacant land. If development were to occur similarly to the pattern experienced between 1988 and 1995, the city would have an excess supply of R-20 and R-40 land.

The actual distribution of development activity by zoning classification will be structured by the city's policies. These figures are offered at this stage of the analysis merely to provide a yardstick demonstrating the ability of the city's existing single family zoning categories to accommodate anticipated growth *presuming that growth is distributed among zoning districts similarly to that pattern which occurred between 1988 and 1995.* On an overall basis, this pattern of growth suggests an absorption of around 3,100 acres of land during the next ten years. The amount of land available in the city's current residential districts is sufficient to accommodate this growth.

Projected Nonresidential Land Requirements

Table 5 sets forth a projection of nonresidential land requirements. For industrial and office uses, an employment-based estimate is derived. For retail uses, a sales growth model is applied. In each case, density requirements set forth in the Dover Zoning Ordinance have been tempered with the density of development typically occurring in

Table 5: Projected Office,Industrial and Retail Land Absorption

Employment Growth

			Growth: 1995-2005	
	1995	**2005**	**Number**	**Percent**
Manufacturing Employment	3,300	4,400	1,100	33%
Warehouse Employment	500	725	225	45%
Office /Institutional Employment	9,750	14,400	4,650	48%

Sqaure Feet of Building Space per Employee

Manufacturing Employment	750
Warehouse Employment	2000
Office /Institutional Employment	300

Square Feet of Building Required To Support Growth

Manufacturing Employment	825,000
Warehouse Employment	450,000
Office /Institutional Employment	1,395,000

Square feet of Building per Acre

Manufacturing	7,000
Warehouse	8,500
Office /Institutional	10,000

Acres Required To Accommodate Growth

Manufacturing	120
Warehouse	50
Subtotal: Industrial	170
Office /Institutional	140
Total: Industrial and Office	310

Retail Land Requirements

Retail Sales Growth ($000)	$	146,248
% to Existing Merchants/inflation		50%
Available to Support Growth (000)	$	73,124
Average Sales/SF	$	250.00
Square Feet Supportable		292,000
Square Feet per Acre		5,000
Acres Required		60

AER's experience. The resulting acreage requirements to accommodate Dover's nonresidential development expected over the next decade are:

Industrial Land	170 acres
Office/Institutional Land	140 acres
Retail/Commercial Land	60 acres

Land Requirements Contrasted to Currently Available Upland

The city of Dover has estimated the amount of upland acreage falling into four principal categories (see Table A-4):

- Vacant Land
- SFA with Acreage, which consists of residentially-zoned parcels developed at extremely low densities such that additional development can occur on the parcel.
- Nonconforming land--which consists of nonresidential land currently developed with residential properties.
- Buildable current use, which consists of land that is now in current use, but could possibly be converted to development land in the future.

Table 6 contrasts land requirements with potentially buildable land in each zoning category by land use.

Contrasting requirements with the vacant land narrowly defined indicates that projected growth will absorb much of the vacant land in all categories. Adopting the broader definition of vacant land indicates that there is enough residentially-zoned land to accommodate growth, but there may not be enough commercial and industrial land available to adequately accommodate growth given the need to provide an adequate supply of land to accommodate the specific needs of users. This will be addressed in a subsequent component of the analysis.

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Table 6: Land Requirements and Available Land

	Acres Required	Vacant Acres	Total Acres Available	% of Vacant Projected to Be Used	% of Total Acres Available
Residential	3,082	968	4,203	318%	73%
Multi-Family	143	199	386	72%	37%
Commercial	60	36	304	166%	20%
Office	140		See: Commercial/Industrial		
Industrial	170	181	302	94%	56%
Total	**3,595**		**5,195**	**69%**	69%

Note: Office uses are allowed in most commercial and industrial zones.

Table A-1 Unit Density By Zone: City of Dover
1988-1995 Subdivisions

	Units	Acres	Units per Acre	% of Units
R-12	148	161.49	0.92	30%
R-20	61	72.08	0.85	12%
R-40	246	610.67	0.40	49%
RM-10	9	10.99	0.82	2%
RM12	37	73.61	0.50	7%
Total	501	928.84	0.54	100%

Table A-2: Dover's 1988-95 Nonresidential Land Absorption

Zone	LotArea	Acres	BuildingSize	Building Area/Acre
B-1 Total	220	0.01	3,320	657,360
B-2 Total	108,055	2.48	28,223	11,377
B-3 Total	394,119	9.05	53,774	5,943
B-3,I-2 Total	44,415	1.02	6,232	6,112
B4 Total	2,129	0.05	52,000	1,063,936
CWD Total	39,057	0.90	14,508	16,181
ETP Total	10,907,925	250.41	131,012	523
I-1 Total	858,738	19.71	468,906	23,786
I-2 Total	379,038	8.70	472,095	54,254
I-4 Total	438,306	10.06	143,730	14,284
OFFICE Total	33,821	0.78	8,533	10,990
R-12 Total	16,573	0.38	40,370	106,107
R-20 Total	32,692	0.75	25,848	34,441
R-40 Total	130,302	2.99	90,535	30,266
RM-10 Total	22,351	0.51	704	1,372
RM-12 Total	63,227	1.45	36,516	25,158
RM-6 Total	43,560	1.00	15,350	15,350
RM-8 Total	51,525	1.18	16,772	14,179
	27,080,581	621.68	3,200,084	5,147

Table A-3: Nonresidential projects by Zoning District

Projects1ID	FileNumber	Date	Map Lot	Zone	LotArea	BuildingSize	PavedArea
28	P89-59	1989	M-24	B-1	220	3,320	6,000
3	P88-16	1988	3-23,24,25,40,41	B-2	11,720	2,285	6,964
17	P89-08	1988	4-16,17,18,18A	B-2	8,356	3,956	11,452
1	P88-19	1988	4-16,17,18,18A	B-2	8,356	3,956	11,452
39	P95-46	1995	9-104	B-2	8,049	1,350	-
27	P89-55	1989	31-24,25,26	B-2	43,560	4,516	-
8	P88-31	1988	4-29	B-2	6,228	3,560	1,435
11	P88-74	1988	6-32,40,41,42	B-2	21,786	8,600	10,638
51	P89-48	1989	38-11B	B-3	68,656	2,700	37,300
56	P90-34	1990	38-25M	B-3	13,408	1,628	13,148
46	P88-65	1988	6-A-2	B-3	726	15,077	710,324
65	P94-05	1994	38-10	B-3	48,005	4,000	13,780
16	P89-02	1989	40-20,21A	B-3	128,118	6,431	6,224
41	P96-08	1996	28-19,19B	B-3	46,639	11,288	30,150
29	P90-05	1990	40-43	B-3	88,567	12,650	53,405
10	P88-46	1988	26-12	B-3,I-2	44,415	6,232	8,400
55	P90-29	1990	H35,34	B4	2,129	52,000	8,712
20	P89-18	1989	24-115B	CWD	39,057	14,508	2,444
40	P96-03	1996		ETP	9,766,000	-	-
44	P96-20	1996	E-33,33A	ETP	5,445	12,277	52,818
59	P91-31	1991	E33,33A	ETP	5,445	11,089	53,350
15	P89-01	1989	E-32-1	ETP	602,970	4,096	18,455
23	P89-25	1989	E-32	ETP	522,720	95,000	216,110
54	P90-28	1990	E33,33A	ETP	5,345	8,550	38,325
36	P95-24	1995	15-66	I-1	62,625	14,872	147,753
26	P89-46	1989	G-3C,3B	I-1	450,061	64,595	52,708
14	P88-92	1988	H-35C-4	I-1	7,260	1,500	192,100
33	P91-26	1990	G-1C	I-1	198,022	7,000	-
49	P89-43	1989	G-32A	I-1	8,188	55,415	37,030
42	P96-09	1996	26-6,7	I-1	2,722	291,000	259,225
6	P88-29	1988	E-33,33A	I-1	43,560	7,924	22,096
7	P88-30	1988	H-35C-3	I-1	86,300	26,600	41,950
68	P94-29	1994	H-35C-4	I-2	6,817	9,228	126,552
38	P95-45	1995	G-6C	I-2	1,089	149,000	100,000
21	P89-19	1989	26-6,7	I-2	2,722	233,867	312,452
74	95-47	1995	6-3C	I-2	368,410	80,000	43,813
4	P88-21	1988	H-35C,3-B	I-4	89,567	9,000	22,460
70	P95-10	1995	D-11-3	I-4	8	38,000	63,000
45	P96-23	1996	D-14-3	I-4	17	3,780	-
60	P93-07	1993	D-1,D-11A,52A	I-4	21,780	25,200	25,700
35	P95-10	1995	D-11-3	I-4	8,031	38,000	63,000
62	P93-28	1993	D-13-1	I-4	318,903	29,750	33,191
19	P89-17	1989	9-44	OFFICE	16,600	1,978	7,200
52	P90-02	1990	30-11-6	OFFICE	10,021	1,932	5,989
30	P90-16	1990	29-24	OFFICE	-	3,381	5,419
22	P89-21	1989	37-62	OFFICE	7,200	1,242	1,398
73	P95-42	1995	13-23	R-12	3,935	17,470	129,000
72	P95-32	1995	38-32D	R-12	8,700	900	3,500
53	P90-22	1990	13-23	R-12	3,938	22,000	87,000
18	P89-13	1989	M-56B	R-20	10,912	4,608	26,064
2	P88-09	1988	H-12	R-20	21,780	21,240	23,000
24	P89-41	1989	N-15	R-40	294	4,368	-
43	P96-10	1996	K-11A	R-40	119,844	59,167	80,673
5	P88-26	1988	45,46A,47A	R-40	1,452	17,000	16,000
71	P95-25	1995	F-9	R-40	8,712	10,000	-

Table A-4: Vacant Land Inventory

ZONE	*VACANT*	*SFH WITH ACREAGE*	*NON CONFORMING*	*BUILDABLE CURRENT USE*	Total
R-40	642.3	1789.7		708.1	3140.1
R-20	147.3	308.35		61.5	517.15
R-12	178.5	312.2		55.2	545.9
RM-20	43.3	49.6		3	95.9
RM-12	105.9	106		7.8	219.7
RM-10	8.4	20.8			29.2
RM-8	41.1				41.1
RM-6	0				
OFFICE	0		13.5		13.5
B-1	0.5		6.5		7
B-2	0		3.2		3.2
B-3	9.3		15.2	20.1	44.6
B-4	25.3		36.5	24.1	85.9
B-5	1		10.5		11.5
I-1	8.1				8.1
I-2	42.7		56.2	50.2	149.1
I-4	129.7		9	6.5	145.2
ETP			49.3	88.6	137.9
CWD					
UMUD					
TOTAL	1383.4	2586.65	199.9	1025.1	5195.05
RESIDENTIAL	968.1	2410.25	0	824.8	4203.15
MULTI-FAMILY	198.7	176.4	0	10.8	385.9
COMMERCIAL	36.1	0	134.7	132.8	303.6
INDUSTRIAL	180.5	0	65.2	56.7	302.4
MIXED-USE	0	0	0	0	0

9	P88-45	1988	20-61	RM-10	22,351	704	-
69	P94-34	1994	L-50	RM-12	3,227	21,840	48,943
13	P88-88	1990	I-6C	RM-12	60,000	14,676	12,000
34	P93-17	1993	I-37,38,44	RM-6	43,560	15,350	16,530
12	P88-83	1988	31-4A	RM-8	32,070	10,200	-
25	P89-42	1989	33-2	RM-8	-	2,128	220
48	P89-05	1989	4-59	RM-8	19,455	4,444	6,577
			Total		13,566,053	1,608,428	3,323,429