

Appendix B

Development Capacity and Growth Projections

Introduction

The land use diagram of the General Plan was determined through a two-year land use alternatives process. The land use alternatives process analyzed six different alternatives as well as several additional variations thereof. The process included robust community engagement facilitated through meetings with the General Plan Advisory Committee (GPAC), online surveys, public workshops, and hearings with the Planning Commission and Town Council. On November 15, 2021, the Town Council selected a preferred land use alternative to be incorporated as the land use diagram for the Truckee 2040 General Plan. The resulting land use diagram includes new mixed use designations, changes in land use density and intensity, and removal of some plan areas. The land use designations are described in Table B-1 and the land use diagram is shown in Figure B-1.

To understand the development potential of the General Plan, full buildout capacity of the land use diagram was calculated and population and household growth projections were applied to estimate the amount of development anticipated during the planning horizon (through 2040). This document provides the methodology used to determine the development capacity and growth projections estimated for the Truckee 2040 General Plan Update.

Development Capacity Methodology

The development capacity assumes full buildout of all remaining developable land within Town limits. The methodology used to calculate capacity consists of the following steps, described in further detail below:

- ▶ Identify capacity under planned and approved projects
- ▶ Identify capacity under approved plans (e.g., specific plans, master plans)
- ▶ Identify remaining capacity of developable parcels under both the no project alternative (2025 General Plan) and the preferred alternative (Truckee 2040 General Plan)

Residential dwelling units were calculated based on the site acreage, the assumed density, and the assumed percentage of single family vs. multifamily. Non-residential capacity was calculated based on the site size (1 acre is equal to 43,560 square feet), the assumed floor area ratio (FAR) and distribution of use types (commercial, office, industrial, etc.).

In order to provide a basis for comparison and an estimate of total buildout capacity a baseline year must be established. Although the baseline year used for the General Plan Environmental Impact Report is 2019, consistent with publication of the Existing Conditions Report, the development capacity is calculated using 2018 as the baseline year. This aligns with the base year of the traffic model that was used to evaluate transportation impacts of the General Plan and is the year in which the Town initiated the General Plan.

Table B-1 Truckee 2040 General Plan Land Use Designations

Designation	Description of Allowed Land Uses	Density	Floor Area Ratio
Residential Designations			
Rural Residential	Rural residential homes on large parcels	10 acres per du	—
		5 acres per du	—
		1-2 acres per du	—
Very Low Density Residential	Detached single family homes	1-2 du/acre	—
Low Density Residential	Single family detached and attached housing types, including duplexes, halfplexes, and zero-lot-line homes	3-6 du/acre	—
Medium Density Residential	Single family and multifamily residential units, including small lot single family homes, townhouses, duplexes, and apartments	6-12 du/acre	—
Medium High Density Residential	Townhouses, duplexes, and apartments	12-18 du/acre	—
High Density Residential	Multifamily apartment complexes	18-24 du/acre	—
Commercial Designations			
Commercial	Commercial uses (i.e., retail, office, lodging, service commercial).	—	0.35 maximum
Neighborhood Mixed Use	Neighborhood serving commercial uses, such as restaurants and small retail, as well as multifamily residential	6-18 du/acre*	0.8 maximum
Riverfront Mixed Use	Industrial uses, retail, service commercial, and multifamily residential	6-18 du/acre*	1.0 maximum
Corridor Mixed Use	Multifamily residential, retail, office, service commercial, and public uses	12-24 du/acre, except for east of Frates Lane and north of Donner Pass Road where 12-32 du/acre is permitted*	1.25 maximum
<i>*Standalone residential is regulated by density. Residential as part of mixed-use products is regulated by FAR.</i>			
Industrial Designations			
Industrial	Industrial uses (i.e., manufacturing, processing, distribution, storage), supporting commercial uses, and work/live and workforce housing as part of industrial development	Up to 4 du/acre	0.35 maximum
Business Innovation	Flex industrial space, customer-serving industrial, service commercial (i.e., breweries, fitness centers), work/live, workforce housing	Up to 12 du/acre	0.5 maximum

Designation	Description of Allowed Land Uses	Density	Floor Area Ratio
Public/Quasi Public Designations			
Public	Public facilities, government offices, educational facilities, student and workforce housing.	12 -24 du/ acre	1.0 maximum
Public Hospital/Office	Medical and hospital facilities, as well as associated and related public and private offices and workforce housing	—	0.2 average
Open Space Designations			
Open Space Recreation	Public recreation uses, such as park and recreation facilities, libraries, and community centers	—	0.2 average (non-open space land)
Resource Conservation/ Open Space	Passive and active open space and resource management, including areas containing significant natural resources (i.e., forest land, rangeland, trails, environmental sensitive features, mineral resources)	—	—
Rail Transportation Corridor	Railroad operations and facilities.	—	0.2 average
Other Land Use Designations			
Plan Area	Specific Plan areas or other Plan areas that have been adopted.	Refer to applicable planning document for density standards	Plan Area

Notes: du/acre = dwelling unit per one acre

Source: Ascent 2021.

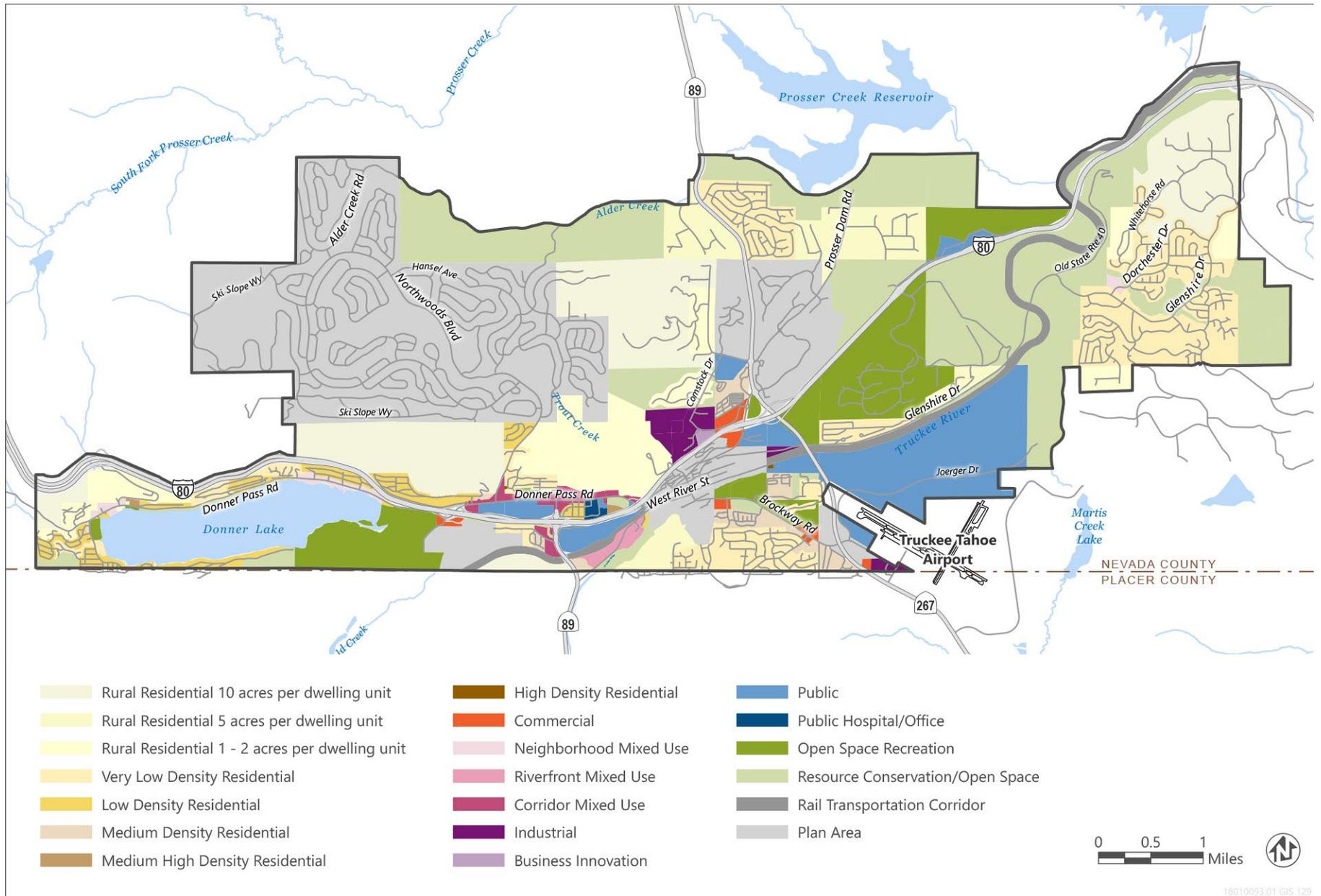


Figure B-1: Truckee 2040 Land Use Diagram

Capacity within Planned and Approved Projects

Buildout capacity for sites proposed for development under a planned or approved project is based on the development proposal. This approach is the same under both the no project alternative (2025 General Plan) and the preferred alternative (Truckee 2040 General Plan). Planned and approved projects were identified using the 2018 and 2019 Town of Truckee Community Development Department Annual Reports as well as the Town's current list of major development projects. Projects located within the Coldstream Specific Plan, Joerger Ranch Specific Plan, and Railyard Master Plan constructed after July 2018 were not included (see methodology for each plan area below). The following planned and approved projects were included in the development capacity for both alternatives:

- ▶ 10969 Industrial Way
- ▶ Benna Multifamily Project
- ▶ Boulders Condominiums (Phase IV)
- ▶ CHP Truckee Field Office
- ▶ Clever Minds
- ▶ Cottonwood Expansion - Hilltop
- ▶ Coyote Run II
- ▶ Crestwood Construction Industrial Building
- ▶ Donner Lake 6
- ▶ Downtown 76 Station
- ▶ Estates Meadow Housing
- ▶ Fast Lane Employee Housing
- ▶ Frishman Hollow II
- ▶ Golden Brands (DBI)
- ▶ Grocery Outlet
- ▶ Guest House Membership Organization
- ▶ High Altitude Fitness
- ▶ Hotel Avery II
- ▶ Marriott Springhill Suites, Coburn Crossing Hotel, Apartments
- ▶ Old Greenwood- Carson Range
- ▶ Old Greenwood- Miner's Trail
- ▶ Old Greenwood- The Villas
- ▶ Old Greenwood-Sutter's Trail
- ▶ Old Trestle Restaurant
- ▶ Palisades Townhomes
- ▶ Palisades Townhomes 2
- ▶ Pioneer Commerce Center Building H
- ▶ Pioneer Commerce Center Building K4
- ▶ Pioneer Commerce Center Building M
- ▶ Pioneer Industrial Park
- ▶ Residences at Jibboom
- ▶ Riverview Corp Yard
- ▶ RPL Multi-Family
- ▶ South of Historic Cemetery Site
- ▶ Spring Creek Subdivision
- ▶ The Rock Building F
- ▶ The Village at Gray's Crossing
- ▶ Town of Truckee Service Center-North
- ▶ Town of Truckee Service Center-South
- ▶ Trout Creek Recreation Center Addition
- ▶ TSD Vehicle Storage Expansion
- ▶ Waltman
- ▶ West River Cottages
- ▶ West River Street Park

Capacity within Plan Areas / Planned Communities

Development capacity within the approved plan areas (i.e., Tahoe Donner, Downtown Truckee Plan, Coldstream Specific Plan, and Joerger Ranch Specific Plan) was calculated as described below for both the preferred alternative (Truckee 2040 General Plan) and the no project alternative (2025 General Plan).

Tahoe Donner

Development capacity within Tahoe Donner was calculated using existing zoning on vacant and underutilized sites identified within the plan area. Underutilized sites were identified based on site and building conditions, Town staff knowledge, and property owner input. For example, for sites zoned RS-1.0, the site acreage was multiplied by a density of 1 unit per acre to determine residential buildout capacity. Based on the Town’s Development Code, sites zoned RR-X or RS-X cannot be further subdivided. Therefore, only 1 unit per lot was assumed on sites zoned RS-X. Development assumptions used for Tahoe Donner are shown in Table B-2.

Table B-2 Tahoe Donner Vacant and Underutilized Land Development Assumptions

Land Use Designation	Assumed Density	Assumed Floor Area Ratio	Percent Single Family	Percent Multifamily	Percent Commercial	Percent Office	Percent Industrial
RS-X [Single Family Residential]	1 unit/lot	-	100%	0%	0%	0%	0%
RS-1.0 [Single Family Residential]	1 unit/acre	-	100%	0%	0%	0%	0%
RM-15 [Multi-Family Residential]	15 units/acre	-	0%	100%	0%	0%	0%
CN [Neighborhood Commercial]	-	0.2	0%	0%	80%	20%	0%

Source: Ascent 2021.

Downtown Truckee Plan

The Downtown Specific Plan is currently being updated and replaced with the Downtown Truckee Plan. The plan update does not propose any increases in development beyond that previously approved in the Downtown Specific Plan. As such, development capacity in the Downtown under both the preferred alternative (Truckee 2040 General Plan) and the no project alternative (2025 General Plan) is the same. Development capacity for sites proposed for development under a planned or approved project was based on the development proposal. Six opportunity sites were identified in the Downtown Truckee Plan Update: Old County Corporation Yard and Dependable Tow, Truckee Beacon, Post Office Block, Truckee Tahoe Lumber, Caltrans Corporation Yard, and Hilltop. The development capacity for these sites was based on the concepts prepared in the Downtown Truckee Plan Update. On opportunity sites with existing development, the development capacity was reduced by 50 percent to factor in the likelihood of redevelopment on the underutilized sites. Development assumptions used for vacant and underutilized sites within the Downtown Truckee Plan are shown in Table B-3. A 50 percent reduction was applied to underutilized sites to consider the likelihood of redevelopment. Note that no additional residential development was assumed on vacant and underutilized land in the Downtown Mixed Use designation. Only 1.29 acres of vacant and underutilized land was identified in the Downtown Mixed Use designation; and, considering site size, market demand, and the residential development already assumed under planned or approved projects and the opportunity site concepts, there is limited potential for additional residential development to occur in these areas.

Development capacity within the Truckee Railyard Master Plan area reflects the adopted master plan and was based on 2014 future traffic model data previously vetted by Town Staff.

Table B-3 Downtown Truckee Plan Vacant and Underutilized Land Development Assumptions

Land Use Designation	Assumed Density	Assumed Floor Area Ratio	Percent Single Family	Percent Multifamily	Percent Commercial	Percent Office	Percent Industrial
Downtown Very Low Density Residential [DRS-4]	4	—	100%	0%	0%	0%	0%
Downtown Low Density Residential [DRS-10]	10	—	100%	0%	0%	0%	0%
Downtown Medium Density Residential [DRM-14]	14	—	50%	50%	0%	0%	0%
Downtown High Density Residential [DRH-24]	24	—	0%	100%	0%	0%	0%
Downtown Mixed Use [DMU]							
<i>North Downtown Residential Subarea</i>	—	1.0	0%	0%	0%	100%	0%
<i>Cemetery Subarea</i>	—	1.0	0%	0%	0%	100%	0%
<i>Downtown Commercial Core Subarea</i>	—	1.0	0%	0%	100%	0%	0%
<i>River Residential Subarea</i>	—	1.0	0%	0%	100%	0%	0%
Downtown Commercial	—	1.0	0%	0%	100%	0%	0%

Source: Ascent 2021.

Coldstream Specific Plan

Development capacity within the Coldstream Specific Plan reflects the adopted master plan and 2014 future traffic model data previously vetted by Town Staff.

Joerger Ranch Specific Plan

Development capacity within the Joerger Ranch Specific Plan was based on the adopted master plan and 2014 future traffic model data previously vetted by Town Staff.

Capacity on Vacant and Underutilized Land

Identification of Vacant and Underutilized Parcels

Town Staff maintains a database of vacant parcels within the town limits. This data was vetted and updated using aerial imagery to reflect all vacant parcels as of 2018. Underutilized sites were also identified in key areas anticipated for redevelopment (i.e., Donner Pass Road corridor and West River Street). These sites were identified based on site and building conditions, Town staff knowledge, and property owner input. Vacant and underutilized sites identified in the *Town of Truckee General Plan Update Non-Residential Market Analysis*, prepared by BAE Urban Economics in January 2020, were also reviewed and incorporated. The same vacant and underutilized parcels were identified for calculating capacity of both the preferred alternative (Truckee 2040 General Plan) and the no project alternative (2025 General Plan).

Development Assumptions

Development capacity for vacant parcels and nonvacant parcels is largely based on gross acreage. The Town allows for clustering of units on sites constrained by slopes or other environmental constraints. For sites impacted by the River Protection Overlay, developable acreage was determined and

used to calculate capacity. The development potential for vacant parcels was assumed at 100 percent. Underutilized parcels were studied to determine appropriate development potential based on market trends and site conditions. The assumed development potential for underutilized sites ranged from 10 percent to 100 percent. Where development potential was assumed at 100 percent for underutilized sites, the existing use was subtracted from the overall development capacity to determine the net new capacity. In addition, existing uses on several underutilized sites within the West River Focus Area were removed and are anticipated to be replaced with new uses. For all remaining underutilized sites, infill development is expected to provide for the expansion of existing uses rather than result in full replacement.

Development assumptions for each land use designation proposed under each alternative were used to calculate development capacity on vacant and underutilized sites. The development assumptions used in the preferred alternative were based on the development standards proposed for each land use designation in the 2040 General Plan Update. The development assumptions used in the no project alternative were based on the development standards adopted in the existing 2025 General Plan. The development assumptions for each alternative include an assumed density, assumed floor area ratio, as well as assumptions for the proportion of each development type (i.e., single family, multifamily, commercial, office, industrial, or other). In addition, sites zoned RR-X or RS-X cannot be further subdivided, and therefore, only 1 unit per lot was assumed on such sites, consistent with the Town’s Development Code. Development assumptions used to calculate the development capacity of vacant and underutilized sites under the preferred alternative are shown in Table B-4. Development assumptions used to calculate the development capacity of vacant and underutilized sites under the no project alternative are shown in Table B-5.

Table B-4 Truckee 2040 General Plan (Preferred Alternative) Vacant and Underutilized Land Development Assumptions

Land Use Designation	Assumed Floor Area Ratio	Assumed Density (units per acre)	Percent Single Family	Percent Multifamily	Percent Commercial	Percent Office	Percent Other/ Industrial
Focus Area 1 Donner Lake							
Rural Residential Cluster - 10 acres [RC-10]	—	0.1	100%	0%	0%	0%	0%
Rural Residential 0.5 - 1 du/acre	—	0.8	100%	0%	0%	0%	0%
Very Low Density Residential 1- 2 du/acre	—	1.5	100%	0%	0%	0%	0%
Low Density Residential 3 - 6 du/acre	—	5.0	100%	0%	0%	0%	0%
Neighborhood Mixed Use	0.6	12.0	10%	70%	15%	5%	0%
Focus Area 2 Donner Pass Road							
Rural Residential 0.5 - 1 du/acre	—	0.8	100%	0%	0%	0%	0%
Low Density Residential 3 - 6 du/acre	—	5.0	100%	0%	0%	0%	0%
Medium Density Residential 6 - 12 du/acre	—	10.0	50%	50%	0%	0%	0%
Medium High Density Residential 12 - 18 du/acre	—	16.0	0%	100%	0%	0%	0%
Corridor Mixed Use - east of Frates and north of DPR	1.0	24.0	0%	80%	15%	5%	0%

Land Use Designation	Assumed Floor Area Ratio	Assumed Density (units per acre)	Percent Single Family	Percent Multifamily	Percent Commercial	Percent Office	Percent Other/Industrial
Corridor Mixed Use - everywhere else	1.0	18.0	0%	80%	15%	5%	0%
Public Hospital/Office	0.20	15.0	0%	20%	0%	80%	0%
Public (Workforce Housing)	-	18.0	20%	80%	0%	0%	0%
Focus Area 3 N SR-89							
Rural Residential 0.5 - 1 du/acre	—	0.8	100%	0%	0%	0%	0%
Low Density Residential 3 - 6 du/acre	—	5.0	100%	0%	0%	0%	0%
Medium Density Residential 6 - 12 du/acre	—	10.0	50%	50%	0%	0%	0%
Neighborhood Mixed Use	0.6	12.0	10%	70%	15%	5%	0%
Commercial	0.2	0.0	0%	0%	75%	25%	0%
Industrial	0.3	4.0	0%	10%	0%	0%	90%
Business Innovation	0.4	4.0	0%	10%	20%	15%	55%
Public (Workforce Housing)	—	18	20%	80%	0%	0%	0%
Focus Area 4 West River							
Riverfront Mixed Use ¹	0.80	12.0	10%	70%	15%	5%	0%
Focus Area 5 Glenshire							
Rural Residential Cluster - 10 acres [RC-10]	—	0.1	100%	0%	0%	0%	0%
Rural Residential 0.5 - 1 du/acre	—	0.8	100%	0%	0%	0%	0%
Very Low Density Residential 1- 2 du/acre	—	1.5	100%	0%	0%	0%	0%
Neighborhood Mixed Use	0.4	12.0	10%	70%	15%	5%	0%
Open Space Recreation	0.0	0.0	0%	0%	0%	0%	0%
Outside Focus Areas							
Rural Residential Cluster - 5 acres [RC-5]	—	0.2	100%	0%	0%	0%	0%
Rural Residential Cluster - 10 acres [RC-10]	—	0.1	100%	0%	0%	0%	0%
Rural Residential 0.5 - 1 du/acre	—	0.8	100%	0%	0%	0%	0%

Land Use Designation	Assumed Floor Area Ratio	Assumed Density (units per acre)	Percent Single Family	Percent Multifamily	Percent Commercial	Percent Office	Percent Other/ Industrial
Very Low Density Residential 1- 2 du/acre	—	1.5	100%	0%	0%	0%	0%
Low Density Residential 3 - 6 du/acre	—	5.0	100%	0%	0%	0%	0%
Medium Density Residential 6 - 12 du/acre	—	10.0	50%	50%	0%	0%	0%
Commercial	0.2		0%	0%	60%	40%	0%
Industrial	0.2	4.0	0%	10%	0%	0%	90%
Open Space Recreation	0.1	0.1	10%	0%	0%	0%	0%
Public Workforce Housing	—	0	20%	80%	0%	0%	0%

Table B-5 Truckee 2025 General Plan (No Project Alternative) Vacant and Underutilized Land Development Assumptions

Land Use Designation	Assumed Floor Area Ratio	Assumed Density (units per acre)	Percent Single Family	Percent Multifamily	Percent Commercial	Percent Office	Percent Medical/Dental Office	Percent Industrial
Residential								
Rural Residential Cluster - 5 acres [RC-5]	—	0.20	100%	0%	0%	0%	0%	0%
Rural Residential Cluster - 10 acres [RC-10]	—	0.10	100%	0%	0%	0%	0%	0%
Rural Residential 0.5 - 1 du/acre	—	0.75	100%	0%	0%	0%	0%	0%
Very Low Density Residential 1- 2 du/acre	—	1.50	100%	0%	0%	0%	0%	0%
Low Density Residential 3 - 6 du/acre	—	5.00	100%	0%	0%	0%	0%	0%
Medium Density Residential 6 - 12 du/acre	—	10.0	50%	50%	0%	0%	0%	0%
Medium High Density Residential 12 - 18 du/acre	—	16.0	20%	80%	0%	0%	0%	0%
High Density Residential 18 - 24 du/acre	—	21.0	0%	100%	0%	0%	0%	0%
Commercial								
Commercial	0.20	8.0	5%	10%	60%	25%	0%	0%
Downtown Mixed Use (West River Focus Area)	1.0	18.0	0%	50%	35%	15%	0%	0%
Industrial								
Industrial	0.20	4.0	0%	10%	0%	0%	0%	90%
Open Space								
Open Space Recreation	0.1	0.1	10%	0%	0%	0%	0%	0%
Resource Conservation/Open Space	—	—	0%	0%	0%	0%	0%	0%
Public and Quasi-Public								
Public Hospital/Office	0.20	15	0%	20%	0%	0%	80%	0%

Source: Ascent 2021.

Summary of Development Capacity

Using the above methodology, the development capacity under both alternatives was calculated by geographic area and by land use designation. Table B-6 provides a summary of the development capacity calculated under the Truckee 2040 General Plan (preferred alternative) and the 2025 General Plan (no project alternative).

Table B-6 Summary of Development Capacity

Use Type	Truckee 2040 General Plan Capacity (Preferred Alternative)	2025 General Plan Capacity (No Project Alternative)
Single Family Dwelling Units	2,924	2,859
Multi-family Dwelling Units	3,027	2,299
<i>Total Dwelling Units</i>	<i>5,951</i>	<i>5,157</i>
Lodging (rooms)	393	393
Commercial (square feet)	877,000	871,000
Office (square feet)	390,000	383,000
Industrial (square feet)	227,000	219,000

Notes: Totals may not sum exactly due to independent rounding.

Source: Ascent 2021.

Growth Projections

The development capacity assumes full buildout, meaning every remaining vacant or underutilized parcel would be developed. However, the rate of development will vary depending on population and household growth and market trends. To more accurately reflect realistic development during the planning horizon, projected growth was calculated based on California Department of Finance (DOF) population and household data and data collected by BAE Urban Economics. In response to the coronavirus pandemic and its effect on population in Truckee, BAE Urban Economics conducted an analysis of pandemic-induced changes in population and household numbers. The analysis found that there was a substantial net increase in households in 2020 (estimated at 370, equivalent to 999 residents) but that there was also a net decrease in households in the first four months of 2021 (estimated at 202 households or 545 residents). Available data indicate that the flow of new residents into the area during the pandemic largely reversed and pre-pandemic growth projections remain representative of long-term growth (BAE 2021). Therefore, population projections are based on the observed population average annual growth rate (AAGR) of 0.9 percent between 2000 and 2019 (BAE 2021). Household projections are based on the 2000-2019 household AAGR of 1.0 percent through 2030 and then reduced to 0.9 percent after 2030, based on the assumption that the ratio of persons to occupied housing units will stabilize after 2030 (BAE 2020:48). Table B-7 presents the growth projections calculated for the Truckee 2040 planning horizon. Population and household projections through the planning horizon of the 2040 General Plan are lower than could be accommodated by full buildout of the 2040 General

Plan (Table B-6). Based on the magnitude of difference between the projections and the capacity with implementation of the 2040 General Plan, full buildout is unlikely to occur during the planning horizon.

Table B-7 Town of Truckee Growth Projections

Scenario	Population ¹	Households ²	Residential Dwelling Units ³	Commercial (sq. ft.) ⁴	Office (sq. ft.) ⁵	Industrial (sq. ft.) ⁵	Jobs ⁶
2018 (Existing Conditions)	16,400	6,600	13,400	1,073,000	604,000	931,000	7,600
2030 (CAP Target Year)	18,300	7,400	15,100	1,210,200	682,100	994,300	8,200
2040 (General Plan Horizon Year)	20,100	8,100	16,600	1,336,400	747,200	1,047,100	8,800
Growth (2018-2040)	3,700	1,500	3,200	263,400	143,200	116,100	1,200
2045 (CAP Target Year)	21,000	8,500	17,400	1,404,000	779,800	1,073,400	9,100
2050 (CAP Target Year)	22,000	8,800	18,200	1,474,600	812,300	1,099,800	9,400

Notes: Numbers rounded to the nearest 100.

¹ Existing population based on 2018 DOF estimates. Population projections based on the 2000-2019 population AAGR of 0.9 percent. Full buildout population is based on a household size of 2.48201.

² Existing households is based on 2018 DOF estimates. Household projections are based on the 2000-2019 household AAGR of 1.0 percent through 2030 and reduced to 0.9 percent after 2030 based on the assumption that the ratio of persons to occupied housing units will stabilize after 2030 (BAE 2020 and 2021). Full buildout households is estimated based on full buildout of 19,318 residential dwelling units.

³ Existing residential dwelling units based on the 2018 model land uses from LSC. Residential dwelling unit projections are calculated based on household projections, a 5 percent vacancy rate, and a second home market (seasonal/vacation use) demand equal to 49.5 percent of the housing stock. (American Community Survey; 5-year estimates; Table B25002 and Table B25004)

⁴ Existing commercial square footage is based on 2018 model land uses from LSC. Commercial projections are calculated using a per resident retail square foot demand of 48.46 and a 1.5 visitor spending factor.

⁵ Existing office and industrial square footage is based on 2018 model land uses from LSC. Office and industrial projections are calculated based on a 2040 new office square footage demand of 143,234 square feet and a 2040 new industrial square footage demand of 116,053 square feet (BAE 2020:Table 20).

⁶ Existing jobs is based on U.S. Census OnTheMap data. Job projections apply the following square footage per employee ratios to the new development capacity: 500 commercial sq ft per employee; 250 office sq ft per employee; 800 industrial sq ft per employee.

Source: Ascent 2022.

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