

Table 14. DESCRIPTORS OF FORECASTED EMPLOYMENT FOR COUNTIES

	Annual Percent Change in Employment				Ratio of Employment Per Capita to Regional Employment Per Cap.			
	1991-02	2002-10	2010-20	2020-30	2002	2010	2020	2030
Anson	-0.27%	1.37%	2.06%	2.31%	0.66	0.67	0.68	0.67
Cabarrus	3.48%	3.75%	2.98%	2.14%	0.86	0.90	0.90	0.89
Cleveland	0.22%	0.82%	0.88%	0.90%	0.74	0.72	0.68	0.65
Gaston	-0.46%	0.80%	0.90%	0.83%	0.73	0.71	0.70	0.68
Iredell	2.43%	3.49%	2.98%	2.30%	0.86	0.90	0.91	0.90
Lincoln	1.75%	2.89%	2.90%	2.42%	0.66	0.65	0.66	0.68
Mecklenburg	3.04%	2.33%	1.97%	1.51%	1.47	1.44	1.45	1.50
Rowan	1.34%	1.66%	1.49%	1.35%	0.77	0.76	0.75	0.73
Stanly	-0.19%	1.17%	1.55%	1.69%	0.69	0.68	0.67	0.67
Union	2.87%	4.50%	3.70%	2.69%	0.68	0.72	0.75	0.76
Cherokee	1.36%	1.72%	1.87%	1.82%	0.83	0.80	0.77	0.74
Chester	-0.51%	1.49%	2.09%	2.23%	0.70	0.68	0.68	0.67
Lancaster	0.62%	2.21%	2.51%	1.90%	0.64	0.66	0.69	0.68
Union, SC	-0.62%	0.42%	1.48%	2.21%	0.60	0.59	0.59	0.61
York	1.96%	2.77%	2.45%	1.77%	0.72	0.73	0.74	0.73
Region	2.17%	2.38%	2.14%	1.71%	1.00	1.00	1.00	1.00

The right-hand side of Table 14 looks at employment per capita, expressed as a ratio to regional employment per capita. For all of the past and future years in question, the only values above unity are those for Mecklenburg County, reflecting Mecklenburg’s enduring role as the region’s principal economic engine. The ratios for other counties express the extent to which they have functioned and will function as employment centers, as

opposed to bedroom communities.

The employment-per-capita ratios for the six outlying counties in Group I will tend to decline below their 2002 values, or else hold at low levels, and none will exceed 0.7 except the declining values for Cherokee County. Thus the Group I counties will be integrated into the urban complex as bedroom suburbs, at least initially. Declines will also prevail for

the three counties in Group II – Cleveland, Gaston and Rowan – due to economic restraints in the first two of these cases and the outlying location of Rowan.

Within Group III, which covers the five fast-growing counties adjacent to Mecklenburg, there is a difference that helps to explain the overall growth pattern forecasted for the region. The two southern counties in this group – Union and York – are historically low in employment per capita. Despite very fast job gains in Union, the future ratios in these cases are not expected to exceed 0.76. On the north side, low ratios will prevail in Lincoln County, but Cabarrus and Iredell already have employment-per-capita ratios of 0.86, and future values of around 0.9 are expected in these cases. Thus the northern zone will play a more prominent economic role than the south, especially if the former is defined to include north Mecklenburg. This fact is an important underlying cause of the expected northward tilt in regional development.

VI. Route 73 Corridor Results

The introductory section has already discussed the findings for the Route 73 Corridor in general terms. The present section gives the results in more detail and looks at the corridor's share of prospective growth in the relevant NCDOT planning divisions – thereby weighing in on the need for Route 73 improvements relative to other projects.

Regarding the detail provided here for the seven component areas of the corridor, the remarks in the first two sections about relative forecast reliability must be kept in mind. The smaller the areas under consideration, the more serious become the omissions of supply-side factors – especially those related to public policy – in the present variety of top-down forecasting. For land units of any size, demand-side forecasts convey important information and have value as starting points for supply-side adjustments, so it would have been fully legitimate to highlight the component-area forecasts and use them as the basis for establishing forecast ranges. However, the ranges for the smaller areas under consideration would have been very wide. Therefore we have retreated to a two-way partitioning of the corridor in order to stand firm on the ranges shown in Figure 4.

Population, Households and Employment

Table 15 on the next page presents the forecasts of population, households and total employment obtained for the Route 73 corridor and its component areas. (More detailed tables are provided later.) Figure 10 on the second following page shows the boundaries of the component areas and describes their expected population growth using the same measures employed at the district level in Figures 8 and 9.

Section I has already summarized the results for population. Any review of these and other forecasts should start with an acknowledgement of the gains already achieved in the corridor. Annual rates of change are presented in four columns on the right-hand side of Table 15, with the first column describing recent growth and the other columns addressing future years through 2030. In a majority of cases the rates of population growth during 1990-2000 were strikingly high: 9.6% per year in Area 3, 6.6% per year in Area 4, and 4.3% to 4.5% in areas 2 and 5. The corresponding figures for households were as high or higher. On the employment side, the annual gains during 1991-2002 were around 7% in areas 2 and 3, 4.8% in Area 4, and around 3% in areas 1 and 5. Against this background, the

prediction of very rapid development over the next three decades should not be surprising.

Future demographic and economic gains are expected to follow a geographic pattern that is already discernable. The epicenter of development will be the right-central portion of the corridor where it is crossed by I-77 (in Area 3). Growth will spread east and west from there, eventually reaching rates above 2% per year throughout the corridor while abating in percentage terms near the center. In Cabarrus County, regional growth forces will progressively overwhelm the negative effects of manufacturing losses in Kannapolis and Concord, while in Lincoln County a major growth impetus will result from the upgrading of Route 16 to a freeway.

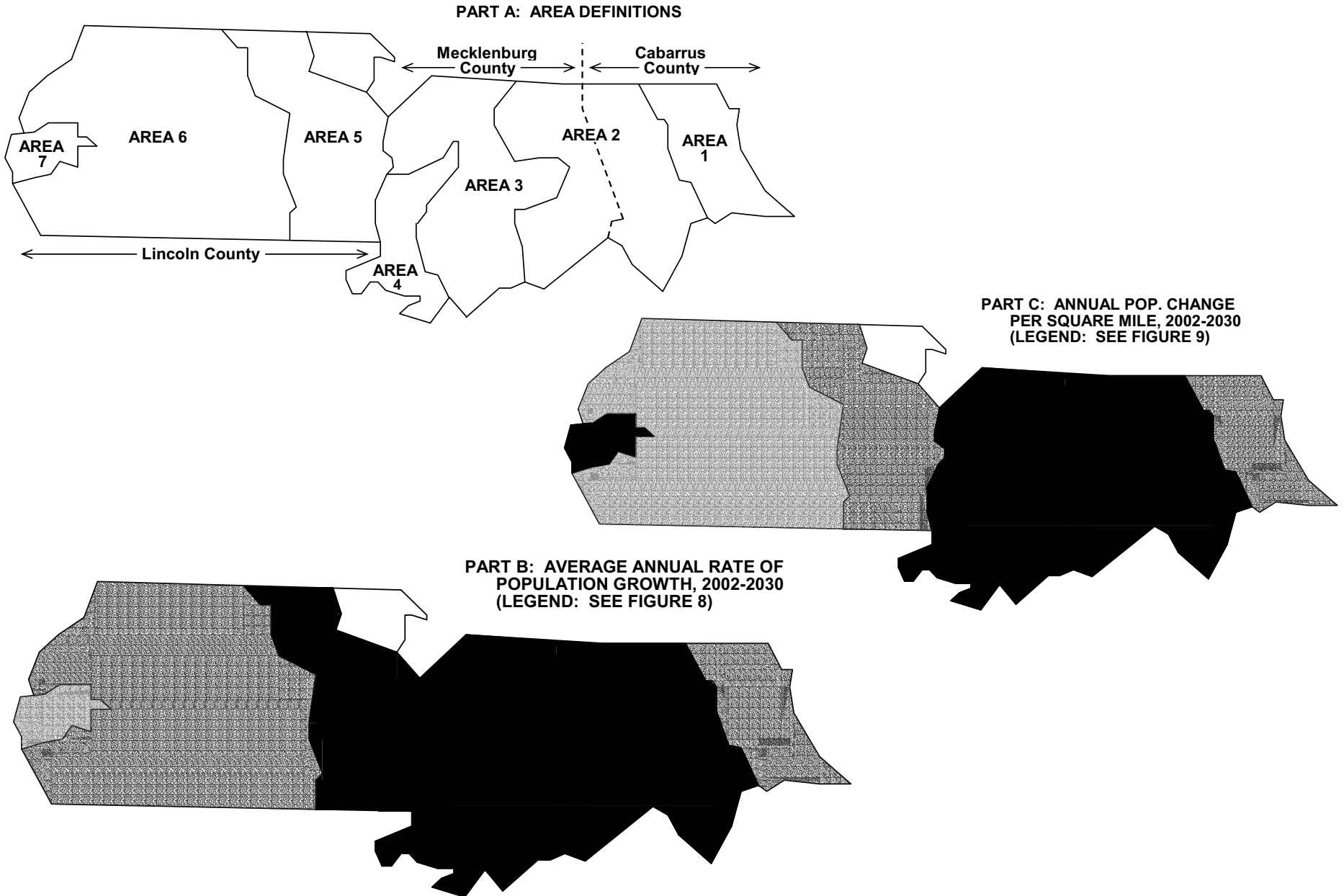
Table 15. SUMMARY OF FORECASTS, ROUTE 73 CORRIDOR

POPULATION	Number of Persons									Annual Compound Rate of Change			
	1990	2000	2002	2010	2015	2020	2025	2030	2035	90-00	00-10	10-20	20-30
Area 1	5,323	7,463	7,977	9,649	10,607	11,725	13,188	15,184	17,900	3.4%	2.6%	2.0%	2.6%
Area 2	9,136	14,141	15,215	24,971	34,545	46,044	58,843	72,320	85,849	4.5%	5.9%	6.3%	4.6%
Area 3	14,629	36,464	40,913	59,610	72,412	85,543	98,558	111,015	122,471	9.6%	5.0%	3.7%	2.6%
Area 4	1,857	3,523	3,864	5,954	7,891	10,047	12,202	14,133	15,618	6.6%	5.4%	5.4%	3.5%
Area 5	6,855	10,416	11,029	15,701	18,997	22,245	25,237	28,554	32,149	4.3%	4.2%	3.5%	2.5%
Area 6	19,601	24,405	25,275	30,198	33,959	38,295	43,123	48,144	53,413	2.2%	2.2%	2.4%	2.3%
Area 7	8,340	8,827	8,902	9,786	10,858	12,172	13,599	15,008	16,269	0.6%	1.0%	2.2%	2.1%
Corridor	65,741	105,239	113,175	155,869	189,269	226,071	264,750	304,357	343,669	4.8%	4.0%	3.8%	3.0%

HOUSEHOLDS	Number of Households									Annual Compound Rate of Change			
	1990	2000	2002	2010	2015	2020	2025	2030	2035	90-00	00-10	10-20	20-30
Area 1	1,956	2,788	2,993	3,554	3,903	4,325	4,884	5,641	6,659	3.6%	2.5%	2.0%	2.7%
Area 2	2,729	4,502	4,891	8,355	11,789	15,932	20,564	25,460	30,401	5.1%	6.4%	6.7%	4.8%
Area 3	5,595	14,024	15,766	23,376	28,446	33,596	38,693	43,601	48,186	9.6%	5.2%	3.7%	2.6%
Area 4	785	1,665	1,848	2,893	3,838	4,884	5,929	6,869	7,603	7.8%	5.7%	5.4%	3.5%
Area 5	2,594	4,029	4,279	6,063	7,347	8,625	9,811	11,126	12,548	4.5%	4.2%	3.6%	2.6%
Area 6	7,108	9,039	9,398	11,223	12,646	14,299	16,145	18,067	20,080	2.4%	2.2%	2.5%	2.4%
Area 7	3,286	3,399	3,415	3,739	4,156	4,669	5,224	5,763	6,231	0.3%	1.0%	2.2%	2.1%
Corridor	24,053	39,446	42,589	59,203	72,123	86,331	101,248	116,527	131,706	5.1%	4.1%	3.8%	3.0%

EMPLOYMENT	Number of Jobs									Annual Compound Rate of Change			
	1991	2002	2010	2015	2020	2025	2030	2035	91-02	02-10	10-20	20-30	
Area 1	2,974	4,148	5,953	7,424	9,045	10,737	12,436	14,042	3.1%	4.6%	4.3%	3.2%	
Area 2	3,383	7,019	11,949	16,293	21,083	25,898	30,326	33,933	6.9%	6.9%	5.8%	3.7%	
Area 3	10,578	22,452	30,814	35,852	40,751	45,540	50,240	54,864	7.1%	4.0%	2.8%	2.1%	
Area 4	1,217	2,028	3,637	5,144	6,869	8,677	10,433	12,003	4.8%	7.6%	6.6%	4.3%	
Area 5	3,729	5,008	7,533	9,400	11,387	13,389	15,300	17,032	2.7%	5.2%	4.2%	3.0%	
Area 6	4,619	5,385	6,198	7,038	8,080	9,274	10,562	11,904	1.4%	1.8%	2.7%	2.7%	
Area 7	6,222	7,221	8,824	9,979	11,170	12,323	13,327	14,166	1.4%	2.5%	2.4%	1.8%	
Corridor	32,723	53,261	74,908	91,131	108,385	125,839	142,624	157,943	4.5%	4.4%	3.8%	2.8%	

Figure 10. GROWTH DESCRIPTORS FOR THE ROUTE 73 CORRIDOR



Corridor Versus Non-Corridor Trends in NCDOT Divisions

The Route 73 corridor spans two of the geographic divisions used by the North Carolina Department of Transportation in planning and prioritizing transportation projects, namely Division 10 and Division 12. Table 16 gives forecasts of population and employment for the portions of these divisions located inside and outside the corridor. The present study has yielded all of the numbers shown except those for Alexander and Catawba counties. In these cases the table incorporates population projections from the State Data Center and employment forecasts linked to population.

Table 16 contends that the Route 73 corridor will account for disproportionate shares of future growth in both of the relevant NCDOT divisions. The portions of the corridor located in Division 10 contained only 6.6% of its total population in 2002, but will capture an estimated 18.4% of its population gain between 2002 and 2030. (The growth range established for the East Corridor in Figure 4 of Section 1 yields lower and upper limits of 14.0% and 20.4%.) In terms of employment, the Route 73 corridor accounted for 5.4% of the Division 10 total in 2002 but will supply 12.1% of the 2002-2030 gain.

Table 16. FORECASTED POPULATION IN NCDOT DIVISIONS, BY COUNTY

	Population (April 1)			Employment		
	2002	2030	Change	2002	2030	Change
DIVISION 10						
<u>Entire Division</u>						
Anson County	25,328	40,847	15,519	8,622	14,812	6,190
Cabarrus County	139,224	283,115	143,892	61,483	136,891	75,408
Mecklenburg County	733,665	1,157,311	423,646	556,842	945,591	388,749
Stanly County	58,589	87,366	28,777	20,851	31,567	10,716
Union County	137,731	312,147	174,416	48,158	128,494	80,336
Total	1,094,536	1,880,787	786,250	695,956	1,257,355	561,399
<u>Outside Rt. 73 Corridor</u>						
Cabarrus County	126,311	246,768	120,457	53,379	111,250	57,871
Mecklenburg County	678,609	981,008	302,399	529,300	867,796	338,497
Rest of Div. (same)	221,648	440,360	218,712	77,631	174,873	97,243
Total	1,026,568	1,668,135	641,568	660,309	1,153,920	493,611
<u>Inside Rt. 73 Corridor</u>						
Cabarrus County	12,913	36,347	23,435	8,104	25,641	17,537
Mecklenburg County	55,056	176,304	121,248	27,542	77,794	50,252
Total	67,969	212,651	144,683	35,647	103,435	67,788
Share of Division	6.6%		18.4%	5.4%		12.1%
DIVISION 12						
<u>Entire Division</u>						
Alexander County*	34,311	51,679	17,368	12,935	19,483	6,548
Catawba County*	146,134	214,315	68,181	97,623	143,171	45,548
Cleveland County	97,803	134,563	36,760	37,343	47,631	10,288
Gaston County	193,128	249,261	56,134	72,716	92,110	19,394
Iredell County	129,430	259,906	130,476	57,352	126,972	69,620
Lincoln County	66,254	128,857	62,603	22,373	47,503	25,130
Total	667,060	1,038,581	371,522	300,342	476,870	176,528
<u>Outside Rt. 73 Corridor</u>						
Lincoln County	21,048	37,151	16,104	4,759	8,314	3,555
Rest of Div. (same)	600,806	909,724	308,919	277,969	429,367	151,398
Total	621,853	946,876	325,022	282,728	437,680	154,952
<u>Inside Rt. 73 Corridor</u>						
Lincoln County	45,206	91,706	46,499	17,614	39,189	21,575
Share of Division	6.8%		12.5%	5.9%		12.2%

* Population forecast from SDC. Employment forecast based on pop. and current BEA empl.

In Division 12, the Lincoln County of the Route 73 corridor contained only 6.8% of the division's population in 2002, yet is expected to capture 12.5% of its 2002-2030 population increase. (The range in this case extends from 9.6% to 14.2%.) Equally disproportionate growth is expected for employment, where the corridor share of the Division 12 total in 2002 was 5.4% and the corridor's expected capture of divisional growth during 2002-2030 is 12.1%. These figures argue strongly that improving Route 73 should receive high priority in NCDOT plans for both Division 10 and Division 12.

The lower portion of each table gives a breakdown of each area's employment into 32 industry groups. A point of interest in this case is the ongoing shift of economic activity away from manufacturing. For the corridor as a whole, the manufacturing sector supplied 24% of all jobs in 1991 and 15% in 2002. By 2030 the manufacturing share of corridor employment will be down to 8%. Meanwhile, the service sector rose from a 23% share of employment in 1991 to a 26% share in 2002, and by 2030 will account for 34% of the corridor's jobs.

Detailed Results

Tables 17 through 23 on the next seven pages present more detailed data for individual areas of the Route 73 corridor. The upper portion of each table gives a breakdown of past and future households by relative income. The figures here refer to the positions of households within the regional income distribution. This has been divided into three equal groupings so that the classifications become: "upper third," "middle third" and "lower third."

Table 17. AREA 1 FORECAST

HOUSEHOLDS BY POSITION IN REGIONAL INCOME DISTRIBUTION										
	1990	2000	2005	2010	2015	2020	2025	2030	2035	
Lower Third	440	580	661	730	796	869	960	1,078	1,234	
Middle Third	532	940	1,222	1,466	1,651	1,802	1,946	2,108	2,315	
Upper Third	985	1,268	1,333	1,358	1,456	1,654	1,978	2,454	3,109	
Total Households	1,956	2,788	3,216	3,554	3,903	4,325	4,884	5,641	6,659	

EMPLOYMENT BY INDUSTRY								
	1991	2002	2010	2015	2020	2025	2030	2035
Farming	24	21	21	22	23	23	24	24
Agricultural serv., forestry & fish.	2	7	12	16	21	27	36	47
Mining	0	1	1	1	1	1	0	0
Construction	210	379	586	736	895	1,054	1,207	1,347
Manufacturing	1,246	1,061	1,207	1,274	1,326	1,365	1,399	1,425
Transportation, commun. & utilities:								
Transportation	341	809	1,152	1,337	1,496	1,632	1,744	1,830
Communication	3	9	15	22	32	44	58	75
Utilities	3	13	29	45	61	73	78	71
Wholesale trade	193	554	658	674	670	663	669	701
Retail trade:								
Food and lumber/hdwr./garden	12	13	42	70	103	137	171	201
GAFO (dept.-store type goods)	11	17	63	162	299	459	628	793
Automotive retailing	57	113	146	177	209	239	262	272
Eating & drinking places	83	120	235	385	574	785	1,003	1,213
Finance, insurance & real estate:								
Banks and credit agencies	9	9	26	42	60	79	98	115
Other finance	0	0	1	5	14	30	54	89
Insurance carriers	0	0	1	1	1	3	5	9
Insurance agents and services	2	4	19	32	47	62	77	91
Real estate	12	29	52	74	102	136	178	227
Services:								
Hotels & other lodging places	8	12	17	32	52	75	98	120
Personal services	3	6	12	22	35	50	65	80
Business services	56	129	341	545	782	1,035	1,289	1,525
Auto repair, services & parking	41	60	121	164	206	245	277	298
Miscellaneous repair services	46	28	27	27	28	29	30	30
Amusement & recreation serv.	100	83	124	165	213	265	316	362
Health services	10	23	61	128	225	350	504	683
Legal services	0	0	0	0	0	0	0	0
Educational services	3	1	2	3	4	6	8	11
Social serv., memb. org. & misc.	109	169	354	490	631	769	895	1,002
Engineering & mgmt. services	3	14	65	113	167	224	281	332
Government:								
Federal government (civilian)	0	0	0	0	0	0	0	0
State government	133	153	167	179	192	204	214	221
Local government	252	310	396	480	575	673	766	846
Total	2,974	4,148	5,953	7,424	9,045	10,737	12,436	14,042

Table 18. AREA 2 FORECAST

HOUSEHOLDS BY POSITION IN REGIONAL INCOME DISTRIBUTION									
	1990	2000	2005	2010	2015	2020	2025	2030	2035
Lower Third	613	917	1,047	1,222	1,441	1,719	2,075	2,526	3,089
Middle Third	883	1,117	1,386	2,133	3,267	4,691	6,309	8,025	9,745
Upper Third	1,234	2,468	3,420	4,999	7,081	9,522	12,179	14,909	17,567
Total Households	2,729	4,502	5,853	8,355	11,789	15,932	20,564	25,460	30,401

EMPLOYMENT BY INDUSTRY								
	1991	2002	2010	2015	2020	2025	2030	2035
Farming	79	68	67	67	67	67	66	65
Agricultural serv., forestry & fish.	30	110	163	229	305	376	429	451
Mining	5	8	11	13	14	16	17	19
Construction	113	302	545	841	1,195	1,564	1,906	2,178
Manufacturing	175	204	289	346	410	481	562	654
Transportation, commun. & utilities:								
Transportation	33	67	136	225	341	477	625	779
Communication	22	67	111	154	205	256	305	345
Utilities	22	55	76	89	105	125	151	183
Wholesale trade	149	419	640	864	1,134	1,435	1,752	2,069
Retail trade:								
Food and lumber/hdwr./garden	38	68	200	334	483	628	751	832
GAFO (dept.-store type goods)	734	1,547	2,272	2,645	2,949	3,179	3,331	3,400
Automotive retailing	46	138	362	508	649	780	892	980
Eating & drinking places	321	767	1,197	1,664	2,187	2,688	3,088	3,309
Finance, insurance & real estate:								
Banks and credit agencies	19	25	62	131	227	344	476	615
Other finance	1	8	54	90	131	179	234	296
Insurance carriers	0	0	0	1	1	2	4	7
Insurance agents and services	6	17	60	95	134	175	216	256
Real estate	39	121	207	296	396	491	568	611
Services:								
Hotels & other lodging places	7	29	91	176	280	390	494	579
Personal services	28	51	107	151	198	242	281	311
Business services	39	159	770	1,259	1,805	2,389	2,993	3,595
Auto repair, services & parking	18	35	67	103	153	217	298	397
Miscellaneous repair services	8	14	27	35	42	49	55	59
Amusement & recreation serv.	355	786	952	1,023	1,073	1,108	1,133	1,153
Health services	254	294	721	1,125	1,598	2,116	2,659	3,194
Legal services	1	3	7	13	20	29	40	51
Educational services	354	739	954	1,070	1,177	1,281	1,388	1,502
Social serv., memb. org. & misc.	178	274	575	809	1,059	1,308	1,541	1,740
Engineering & mgmt. services	39	166	341	462	590	723	861	1,003
Government:								
Federal government (civilian)	8	10	21	29	39	51	66	85
State government	0	0	18	310	676	999	1,161	1,044
Local government	262	470	844	1,136	1,440	1,731	1,984	2,173
Total	3,383	7,019	11,949	16,293	21,083	25,898	30,326	33,933

Table 19. AREA 3 FORECAST

HOUSEHOLDS BY POSITION IN REGIONAL INCOME DISTRIBUTION									
	1990	2000	2005	2010	2015	2020	2025	2030	2035
Lower Third	1,304	2,225	2,562	3,129	3,861	4,782	5,919	7,297	8,943
Middle Third	1,511	3,395	4,710	6,315	7,902	9,529	11,254	13,135	15,230
Upper Third	2,780	8,404	11,248	13,931	16,683	19,285	21,520	23,168	24,013
Total Households	5,595	14,024	18,520	23,376	28,446	33,596	38,693	43,601	48,186

EMPLOYMENT BY INDUSTRY									
	1991	2002	2010	2015	2020	2025	2030	2035	
Farming	76	65	62	61	60	59	57	54	
Agricultural serv., forestry & fish.	72	300	429	488	532	563	583	594	
Mining	9	14	19	22	25	30	34	39	
Construction	604	1,910	2,789	3,208	3,554	3,857	4,142	4,435	
Manufacturing	1,241	1,517	2,014	2,337	2,670	3,009	3,348	3,689	
Transportation, commun. & utilities:									
Transportation	573	916	1,263	1,479	1,682	1,861	2,007	2,108	
Communication	67	186	310	391	473	554	631	703	
Utilities	42	53	110	157	209	265	322	378	
Wholesale trade	846	2,178	3,124	3,587	3,949	4,207	4,360	4,408	
Retail trade:									
Food and lumber/hdwr./garden	174	690	1,072	1,244	1,381	1,499	1,611	1,732	
GAFO (dept.-store type goods)	248	952	1,324	1,503	1,659	1,805	1,958	2,130	
Automotive retailing	133	645	746	821	900	979	1,053	1,121	
Eating & drinking places	1,633	2,726	3,628	3,970	4,216	4,429	4,670	5,002	
Finance, insurance & real estate:									
Banks and credit agencies	153	662	1,104	1,390	1,668	1,925	2,150	2,329	
Other finance	70	495	508	541	583	628	668	698	
Insurance carriers	5	12	29	76	153	263	406	585	
Insurance agents and services	31	116	164	200	238	276	313	347	
Real estate	242	526	610	657	700	737	767	791	
Services:									
Hotels & other lodging places	188	338	543	647	738	820	897	974	
Personal services	192	336	414	468	523	573	617	649	
Business services	368	1,522	2,029	2,598	3,305	4,102	4,947	5,792	
Auto repair, services & parking	104	209	350	442	532	616	691	753	
Miscellaneous repair services	15	26	33	38	43	49	54	58	
Amusement & recreation serv.	325	987	1,252	1,373	1,470	1,549	1,620	1,690	
Health services	1,028	1,118	1,755	2,182	2,638	3,133	3,683	4,287	
Legal services	36	86	147	176	200	222	245	270	
Educational services	112	236	346	456	584	720	853	974	
Social serv., memb. org. & misc.	714	1,014	1,224	1,379	1,549	1,733	1,929	2,136	
Engineering & mgmt. services	156	519	738	915	1,112	1,323	1,540	1,754	
Government:									
Federal government (civilian)	83	90	151	187	222	254	285	313	
State government	0	0	0	0	0	0	0	0	
Local government	1,041	2,008	2,530	2,860	3,185	3,500	3,798	4,072	
Total	10,578	22,452	30,814	35,852	40,751	45,540	50,240	54,864	

Table 20. AREA 4 FORECAST

	HOUSEHOLDS BY POSITION IN REGIONAL INCOME DISTRIBUTION									
	1990	2000	2005	2010	2015	2020	2025	2030	2035	
Lower Third	133	210	238	291	359	445	551	679	832	
Middle Third	184	360	447	714	1,132	1,632	2,147	2,610	2,952	
Upper Third	468	1,096	1,466	1,888	2,347	2,807	3,231	3,580	3,818	
Total Households	785	1,665	2,152	2,893	3,838	4,884	5,929	6,869	7,603	
	EMPLOYMENT BY INDUSTRY									
	1991	2002	2010	2015	2020	2025	2030	2035		
Farming	25	21	22	22	22	23	23	23	23	
Agricultural serv., forestry & fish.	1	3	6	9	13	18	26	36	36	
Mining	0	0	0	0	0	0	0	0	0	
Construction	29	91	169	257	367	491	620	748	748	
Manufacturing	25	31	44	53	64	75	88	102	102	
Transportation, commun. & utilities:										
Transportation	14	22	48	76	116	172	244	337	337	
Communication	3	7	12	16	21	28	37	50	50	
Utilities	701	881	1,036	1,072	1,073	1,052	1,017	982	982	
Wholesale trade	19	48	103	212	360	533	717	897	897	
Retail trade:										
Food and lumber/hdwr./garden	1	4	9	39	81	130	179	221	221	
GAFO (dept.-store type goods)	8	31	87	190	321	464	599	708	708	
Automotive retailing	1	5	8	48	102	160	209	240	240	
Eating & drinking places	41	68	213	449	737	1,024	1,262	1,399	1,399	
Finance, insurance & real estate:										
Banks and credit agencies	7	29	92	149	213	280	342	395	395	
Other finance	3	25	76	100	118	133	145	155	155	
Insurance carriers	0	0	0	0	0	0	0	0	0	
Insurance agents and services	3	12	30	45	62	79	97	113	113	
Real estate	9	19	33	46	64	90	125	172	172	
Services:										
Hotels & other lodging places	0	0	0	0	0	0	0	0	0	
Personal services	3	5	9	15	24	37	53	73	73	
Business services	22	93	461	722	996	1,279	1,564	1,844	1,844	
Auto repair, services & parking	1	3	6	9	15	22	32	46	46	
Miscellaneous repair services	0	0	0	0	0	0	0	0	0	
Amusement & recreation serv.	50	151	262	333	399	458	504	534	534	
Health services	5	5	14	20	33	59	102	169	169	
Legal services	2	5	10	20	31	43	55	65	65	
Educational services	82	172	257	327	401	475	541	594	594	
Social serv., memb. org. & misc.	59	84	169	279	411	547	671	763	763	
Engineering & mgmt. services	11	36	124	183	244	307	372	437	437	
Government:										
Federal government (civilian)	5	6	10	13	17	22	28	36	36	
State government	0	0	1	2	3	5	7	10	10	
Local government	88	169	325	440	558	673	774	855	855	
Total	1,217	2,028	3,637	5,144	6,869	8,677	10,433	12,003	12,003	

Table 21. AREA 5 FORECAST

HOUSEHOLDS BY POSITION IN REGIONAL INCOME DISTRIBUTION										
	1990	2000	2005	2010	2015	2020	2025	2030	2035	
Lower Third	556	989	1,244	1,609	2,053	2,541	3,041	3,615	4,256	
Middle Third	856	1,226	1,424	1,751	2,169	2,628	3,077	3,559	4,045	
Upper Third	1,182	1,814	2,220	2,703	3,125	3,455	3,693	3,952	4,247	
Total Households	2,594	4,029	4,888	6,063	7,347	8,625	9,811	11,126	12,548	
EMPLOYMENT BY INDUSTRY										
	1991	2002	2010	2015	2020	2025	2030	2035		
Farming	43	37	38	39	41	42	42	42	43	
Agricultural serv., forestry & fish.	38	67	114	138	156	167	169	169	163	
Mining	6	24	25	25	25	25	26	26	25	
Construction	153	498	790	933	1,054	1,159	1,257	1,354		
Manufacturing	1,495	1,173	1,405	1,557	1,712	1,859	2,001	2,122		
Transportation, commun. & utilities:										
Transportation	146	168	240	305	376	448	514	514	569	
Communication	24	13	26	38	54	72	93	93	115	
Utilities	0	10	22	30	38	47	56	56	67	
Wholesale trade	148	233	365	481	609	740	863	863	968	
Retail trade:										
Food and lumber/hdwr./garden	239	244	361	423	478	529	576	576	622	
GAFO (dept.-store type goods)	131	148	314	440	569	688	784	784	844	
Automotive retailing	118	170	265	325	383	438	487	487	530	
Eating & drinking places	326	346	674	922	1,186	1,449	1,694	1,694	1,905	
Finance, insurance & real estate:										
Banks and credit agencies	91	86	220	309	400	492	583	583	670	
Other finance	0	3	24	40	58	74	87	87	96	
Insurance carriers	11	6	7	6	5	6	8	8	11	
Insurance agents and services	6	6	20	31	41	50	56	56	60	
Real estate	31	84	165	217	266	309	341	341	359	
Services:										
Hotels & other lodging places	0	0	0	0	0	0	0	0	0	
Personal services	40	28	45	57	70	82	93	93	101	
Business services	127	885	1,143	1,290	1,431	1,571	1,712	1,712	1,860	
Auto repair, services & parking	23	57	95	129	166	202	235	235	262	
Miscellaneous repair services	3	5	9	12	14	16	19	19	21	
Amusement & recreation serv.	81	79	86	110	145	189	239	239	294	
Health services	33	115	276	518	838	1,205	1,575	1,575	1,932	
Legal services	4	4	8	12	15	19	23	23	28	
Educational services	6	8	12	17	27	43	68	68	103	
Social serv., memb. org. & misc.	109	141	288	375	458	533	601	601	660	
Engineering & mgmt. services	6	18	52	95	148	205	261	261	311	
Government:										
Federal government (civilian)	16	17	29	44	65	89	112	112	135	
State government	0	0	2	2	1	1	1	1	0	
Local government	275	332	412	480	557	639	722	722	803	
Total	3,729	5,008	7,533	9,400	11,387	13,389	15,300	15,300	17,032	

Table 22. AREA 6 FORECAST

HOUSEHOLDS BY POSITION IN REGIONAL INCOME DISTRIBUTION							
	1990	2000	2005	2010	2015	2020	2035
Lower Third	2,356	3,197	3,617	4,110	4,694	5,357	6,069
Middle Third	2,702	3,518	3,939	4,402	4,880	5,367	5,843
Upper Third	2,050	2,324	2,463	2,711	3,072	3,575	4,233
Total Households	7,108	9,039	10,020	11,223	12,646	14,299	16,145
						18,067	20,080
EMPLOYMENT BY INDUSTRY							
	1991	2002	2010	2015	2020	2025	2035
Farming	99	84	86	88	91	93	93
Agricultural serv., forestry & fish.	27	31	35	45	60	78	120
Mining	4	11	11	11	11	11	10
Construction	156	289	395	512	655	815	1,139
Manufacturing	2,418	2,655	2,816	2,840	2,810	2,729	2,430
Transportation, commun. & utilities:							
Transportation	54	97	153	194	242	298	436
Communication	6	3	1	1	1	1	1
Utilities	0	0	0	0	1	2	7
Wholesale trade	130	187	219	235	252	274	344
Retail trade:							
Food and lumber/hdwr./garden	98	90	117	151	194	244	350
GAFO (dept.-store type goods)	283	288	389	485	601	731	1,010
Automotive retailing	77	97	112	136	169	205	279
Eating & drinking places	143	193	240	292	361	444	541
Finance, insurance & real estate:							
Banks and credit agencies	79	54	38	30	24	20	19
Other finance	0	1	1	3	9	18	31
Insurance carriers	4	1	0	0	0	0	0
Insurance agents and services	4	7	14	18	22	27	35
Real estate	18	36	48	60	75	92	132
Services:							
Hotels & other lodging places	4	5	14	23	41	76	132
Personal services	68	50	64	79	97	117	153
Business services	31	194	200	257	344	450	684
Auto repair, services & parking	13	25	35	41	49	61	77
Miscellaneous repair services	7	10	17	19	20	20	20
Amusement & recreation serv.	72	60	89	137	201	271	343
Health services	13	24	27	41	82	166	304
Legal services	0	0	0	0	0	0	0
Educational services	30	31	29	29	32	41	57
Social serv., memb. org. & misc.	165	150	249	340	445	557	777
Engineering & mgmt. services	9	18	17	17	22	35	59
Government:							
Federal government (civilian)	22	24	30	35	42	49	57
State government	0	0	3	79	177	269	326
Local government	586	669	752	841	953	1,081	1,219
Total	4,619	5,385	6,198	7,038	8,080	9,274	10,562
							11,904

Table 23. AREA 7 FORECAST

HOUSEHOLDS BY POSITION IN REGIONAL INCOME DISTRIBUTION							
	1990	2000	2005	2010	2015	2020	2035
Lower Third	1,361	1,570	1,683	1,808	1,940	2,072	2,412
Middle Third	1,073	1,091	1,079	1,115	1,215	1,366	2,010
Upper Third	852	738	714	816	1,001	1,231	1,809
Total Households	3,286	3,399	3,476	3,739	4,156	4,669	6,231

EMPLOYMENT BY INDUSTRY							
	1991	2002	2010	2015	2020	2025	2035
Farming	7	6	6	7	7	8	8
Agricultural serv., forestry & fish.	16	17	23	34	47	61	82
Mining	2	6	6	6	5	5	5
Construction	157	251	326	363	393	419	456
Manufacturing	1,338	1,468	1,554	1,569	1,557	1,521	1,383
Transportation, commun. & utilities:							
Transportation	25	48	75	101	133	169	245
Communication	75	31	42	47	52	60	86
Utilities	3	49	77	92	105	117	140
Wholesale trade	110	158	280	386	499	606	751
Retail trade:							
Food and lumber/hdwr./garden	261	239	305	343	379	410	453
GAFO (dept.-store type goods)	279	283	405	496	589	677	800
Automotive retailing	173	218	235	252	270	286	294
Eating & drinking places	355	481	608	713	817	903	952
Finance, insurance & real estate:							
Banks and credit agencies	156	106	110	113	114	115	109
Other finance	0	9	15	18	21	23	28
Insurance carriers	0	0	0	0	0	0	0
Insurance agents and services	44	30	35	36	38	42	62
Real estate	31	62	84	103	123	143	180
Services:							
Hotels & other lodging places	20	24	68	95	132	186	373
Personal services	275	139	119	112	108	106	106
Business services	41	206	306	377	464	575	896
Auto repair, services & parking	60	108	131	152	174	195	219
Miscellaneous repair services	9	11	15	17	18	19	18
Amusement & recreation serv.	43	31	34	52	79	114	199
Health services	534	1,016	1,347	1,591	1,835	2,051	2,266
Legal services	49	38	48	52	57	62	75
Educational services	2	2	2	2	2	3	9
Social serv., memb. org. & misc.	467	391	528	600	660	708	764
Engineering & mgmt. services	11	23	75	108	142	176	243
Government:							
Federal government (civilian)	49	53	67	78	91	103	123
State government	319	226	228	240	255	271	292
Local government	1,314	1,490	1,669	1,825	2,003	2,190	2,549
Total	6,222	7,221	8,824	9,979	11,170	12,323	14,166

Appendices

Backup data for Figure 3	A1
Land-based allocation of SDC county forecasts	A2
Graphs of final-demand relationships	A3-A15
Detailed regional employment forecasts	A16
District forecasts: total population	A17
District forecasts: household and GQ population	A18
District forecasts: population by age	A19-A26
District forecasts: households and housing units	A27-A28
District forecasts: households by number of persons	A29-A30
District forecasts: households by number of vehicles	A31-A32
District forecasts: median household income	A33
District forecasts: average value of owned housing units	A34
District forecasts: employment by trans.-relevant industry	A35-A42

SELECTION OF DISTRICTS IN THE CHARLOTTE REGION WITH HIGH FUTURE GROWTH POTENTIAL

County	District	Index of Pop./Empl. Density*	Annual Compound Rate of Change, 1991-2002		% of Households in Top 1/3 of Regional Income Distribution	Compliance with Criteria for Probable High Growth, in Same Order (See **)
			Population	Employment		
Anson	Total	56	0.7%	-0.3%	16.9%	●
Cabarrus	Central	977	3.9%	5.1%	35.5%	● ● ●
Cabarrus	NW	797	1.4%	0.3%	27.3%	● ● ●
Cabarrus	South	232	3.9%	3.5%	54.1%	● ● ●
Cabarrus	NE	126	1.5%	1.9%	38.5%	● ● ●
Cleveland	SE	339	2.0%	-0.3%	23.0%	● ● ●
Cleveland	Cent	558	-0.1%	1.0%	21.4%	● ● ●
Cleveland	NW	125	1.9%	-0.9%	20.1%	● ● ●
Gaston	E	578	0.8%	-1.8%	29.8%	● ● ●
Gaston	SW	955	0.8%	0.4%	27.0%	● ● ●
Gaston	NW	279	1.1%	-1.8%	24.9%	● ● ●
Iredell	South	581	4.4%	3.7%	42.3%	● ● ●
Iredell	S Central	263	4.1%	2.7%	32.6%	● ● ●
Iredell	N Central	362	1.6%	1.7%	24.1%	● ● ●
Iredell	North	74	2.3%	3.5%	24.9%	● ● ●
Lincoln	East	252	3.3%	3.0%	40.8%	● ● ●
Lincoln	Central	418	1.6%	1.4%	24.0%	● ● ●
Lincoln	West	126	2.8%	1.4%	23.7%	● ● ●
Mecklenburg	N	761	7.6%	6.8%	62.3%	● ● ●
Mecklenburg	NW	1,152	3.1%	2.9%	34.0%	● ● ●
Mecklenburg	NNE	1,970	11.0%	9.9%	53.2%	● ● ●
Mecklenburg	ENE	2,351	3.0%	1.8%	30.7%	● ● ●
Mecklenburg	E	1,834	2.5%	1.6%	31.6%	● ● ●
Mecklenburg	S	2,580	3.1%	2.2%	53.8%	● ● ●
Mecklenburg	SW	1,154	4.4%	4.5%	39.8%	● ● ●
Mecklenburg	Central	4,848	-0.1%	1.9%	25.4%	● ● ●
Rowan	S Cent	651	0.9%	2.6%	22.7%	● ● ●
Rowan	N Cent	961	1.0%	0.4%	23.0%	● ● ●
Rowan	East	214	2.9%	2.9%	26.0%	● ● ●
Rowan	West	117	1.9%	3.8%	30.5%	● ● ●
Stanly	North	252	0.7%	0.3%	22.4%	● ● ●
Stanly	South	131	1.3%	-0.9%	25.2%	● ● ●
Union	NW	497	6.9%	3.2%	50.5%	● ● ●
Union	Central	376	3.1%	3.2%	36.3%	● ● ●
Union	East	82	1.7%	-0.1%	27.3%	● ● ●
Union	South	98	3.1%	1.1%	31.6%	● ● ●
Catawba	SE Corner	160	3.1%	3.1%	36.8%	● ● ●
Cherokee	Total	165	1.5%	1.4%	19.2%	● ● ●
Chester	Total	70	0.5%	-0.5%	20.0%	● ● ●
Lancaster	North	124	2.2%	1.9%	29.5%	● ● ●
Lancaster	South	133	0.9%	0.5%	18.9%	● ● ●
Union, SC	Total	66	-0.3%	-0.6%	16.7%	● ● ●
York	North	319	2.3%	1.2%	36.9%	● ● ●
York	NE	591	3.8%	4.5%	47.0%	● ● ●
York	SE	585	1.8%	1.7%	31.2%	● ● ●
York	West	105	2.7%	1.5%	27.8%	● ● ●

* The index of population and employment density is computed as: (P+E/2)/L, where L is land area in square miles.
 ** The criteria for probable high future growth (in percentage terms) are: population/employment density index is below 1000; past population growth was 3% per year or above; past employment growth was 3% per year or above; and over 35% of all households occupy the top third of the regional income distribution.

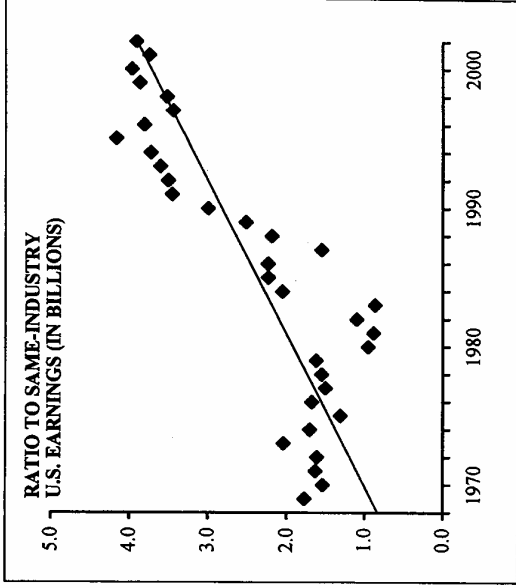
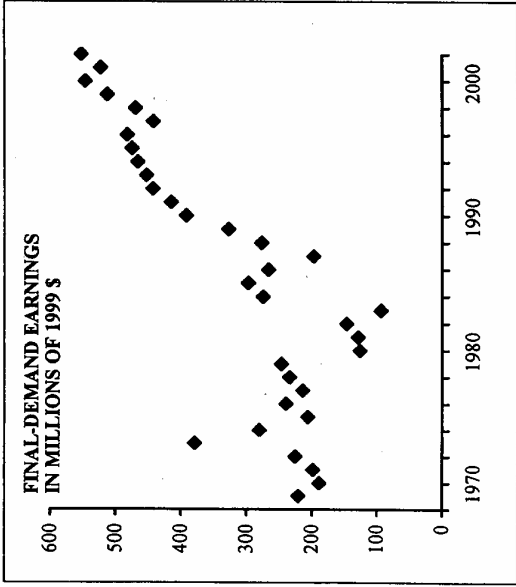
ALTERNATIVE FORECAST OF ROUTE 73 CORRIDOR POPULATION BASED ON AVAILABLE LAND AND SDC PROJECTIONS

	Popu- lation 2002	Employ- ment 2002	Land Area in Square Miles			Population		Alloc. of SDC Projection of 2000-30 Chg.	Resulting 2030 Pop. Forecast	Present 2030 Pop. Forecast
			Total	Est. Avail- able Land*	% of County Avail. Land	Actual 2000	2030, SDC Projection			
Cabarrus										
Area 1	7,977	4,148	23.0	19.9	6.4%	7,463		7,351	14,814	
Area 2 (part)	4,935	3,956	31.0	28.8	9.2%	4,681		10,641	15,322	
Rest of co.	126,311	53,379	311.0	263.9	84.4%	118,919		97,585	216,504	
Total	139,224	61,483	365.0	312.6	100.0%	131,063	246,640	115,577	246,640	
Mecklenburg										
Area 2 (part)	10,280	3,063	34.0	30.3	10.7%	9,460		66,403	75,863	
Area 3	40,913	22,452	43.0	28.7	10.1%	36,464		62,941	99,405	
Area 4	3,864	2,028	14.0	12.5	4.4%	3,523		27,333	30,856	
Rest of co.	678,609	529,300	436.4	212.3	74.8%	646,007		465,607	1,111,614	
Total	733,665	556,842	527.4	283.8	100.0%	695,454	1,317,738	622,284	1,317,738	
Lincoln										
Area 5	11,029	5,008	39.0	34.7	12.7%	10,416		5,260	15,676	
Area 6	25,275	5,385	106.0	97.1	35.4%	24,405		14,697	39,102	
Area 7	8,902	7,221	8.0	4.7	1.7%	8,827		719	9,546	
Rest of co.	21,048	4,759	145.6	138.0	50.3%	20,132		20,895	41,027	
Total	66,254	22,373	298.6	274.6	100.0%	63,780	105,351	41,571	105,351	
Rt. 73 Corridor										
Area 1						7,463			14,814	15,184
Area 2						14,141			91,184	72,320
Area 3						36,464			99,405	111,015
Area 4						3,523			30,856	14,133
Area 5						10,416			15,676	28,554
Area 6						24,405			39,102	48,144
Area 7						8,827			9,546	15,008
Total Corridor						105,239			300,583	304,357

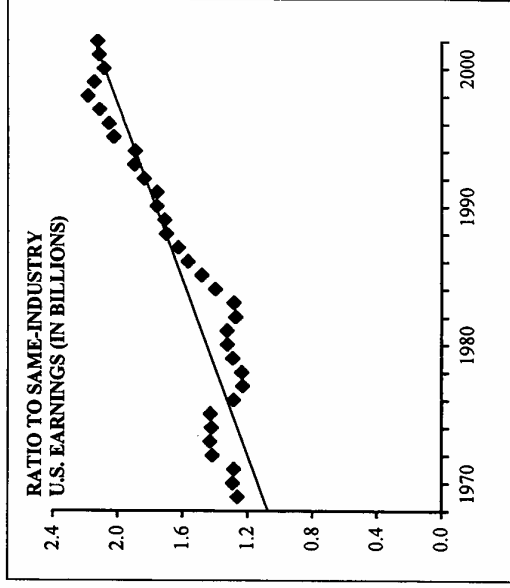
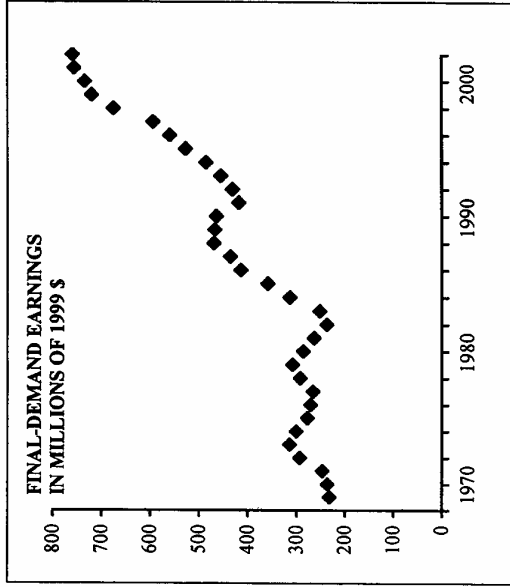
* The share of land available for development is estimated as: $\text{Exp}(-(\text{P}+\text{E}/2)/\text{LK})$, where P is population, E is employment, L is total land area and K is a parameter. (Values of P and E for 2002 are used here because the small-area employment data obtained in the study pertained to 2002.) This formula has been employed in various forecasting projects with K-values ranging from 2400 to 4000. High values are more realistic at high existing development densities, whereas low values are more realistic at low densities. The above computations are based on an intermediate K-value of 3000. Other values in the realistic range would have yielded alternative forecasts as follows: 286,688 when K=4000; 292,518 when K=3500; and 315,500 when K=2400.

Relationships Between Regional Final Demand and National Earnings -- Part 1

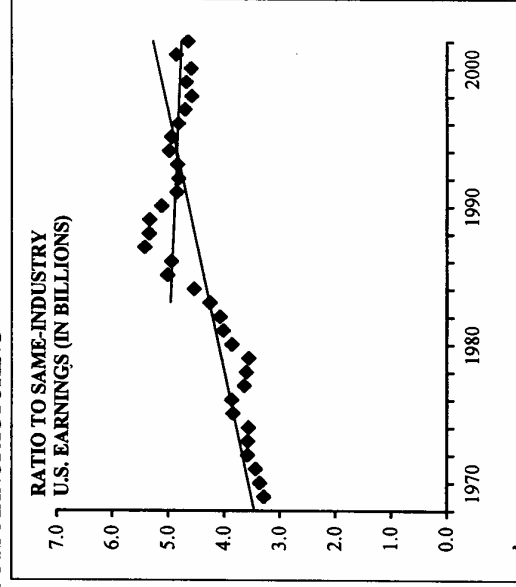
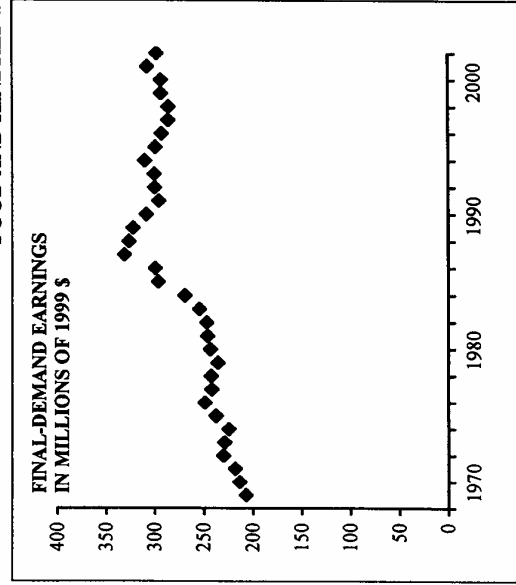
FARMING, AG. SERVICES, FORESTRY, FISHING & MINING



CONSTRUCTION

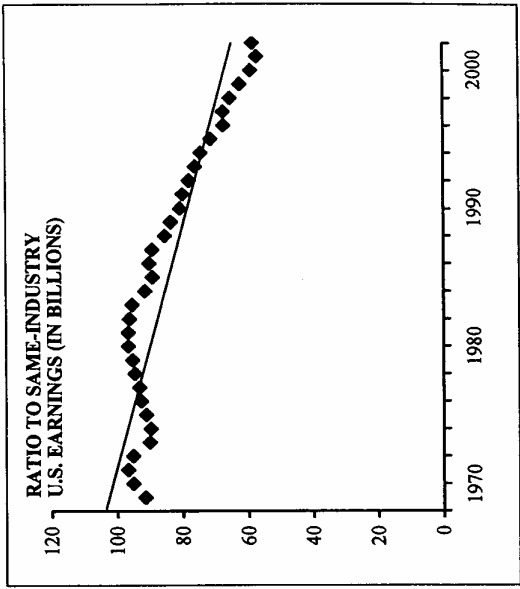
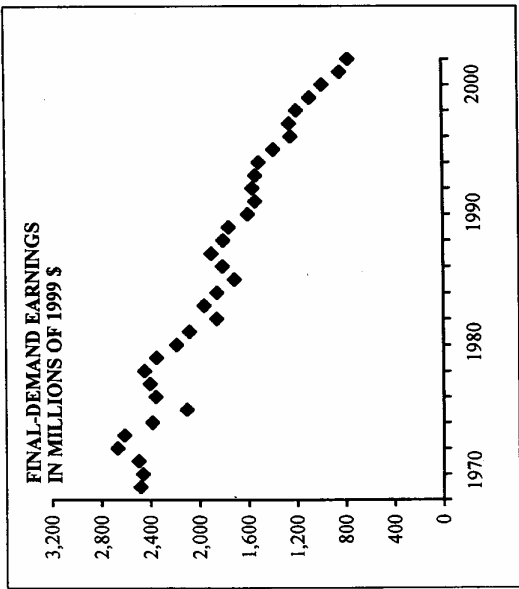


FOOD AND KINDRED PRODUCTS MANUFACTURING

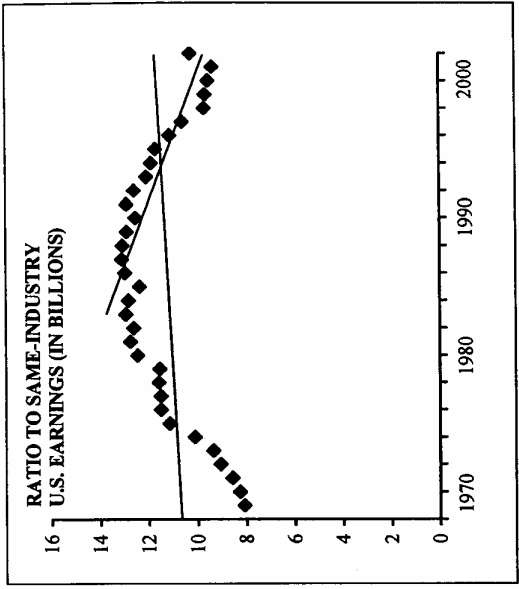
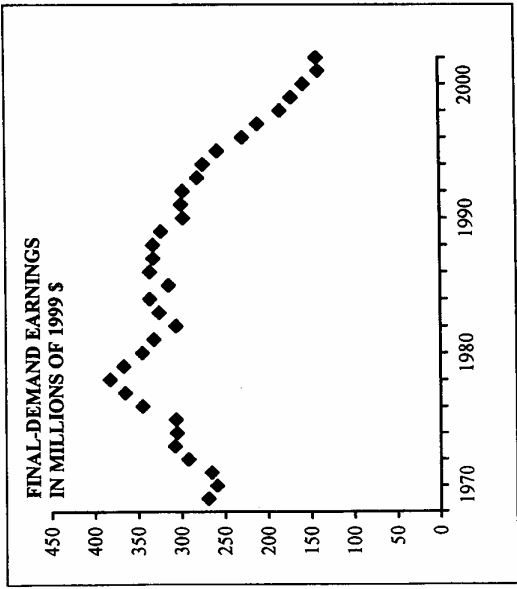


Relationships Between Regional Final Demand and National Earnings -- Part 2

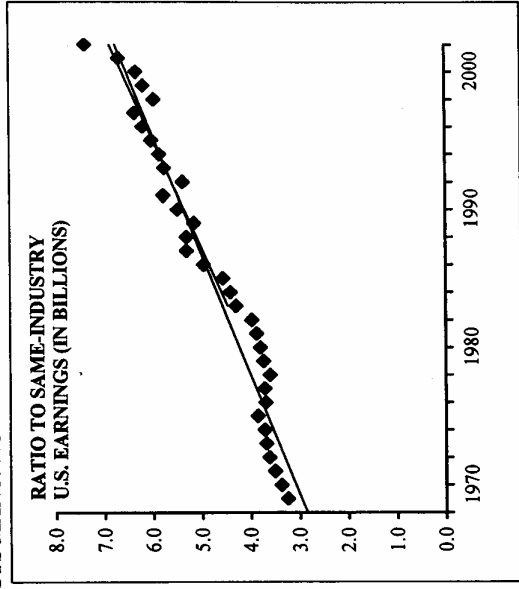
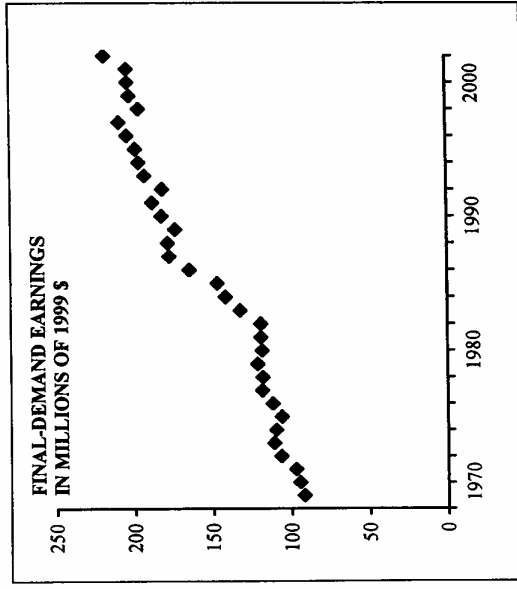
TEXTILE MILL PRODUCTS MANUFACTURING



APPAREL AND OTHER FABRICATED TEXTILE PRODUCTS MFG.

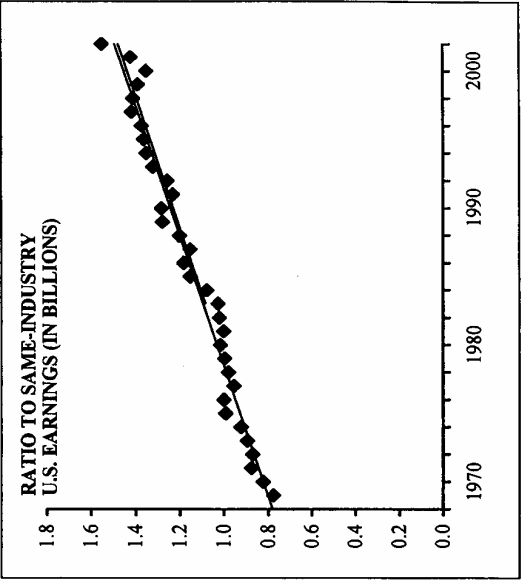
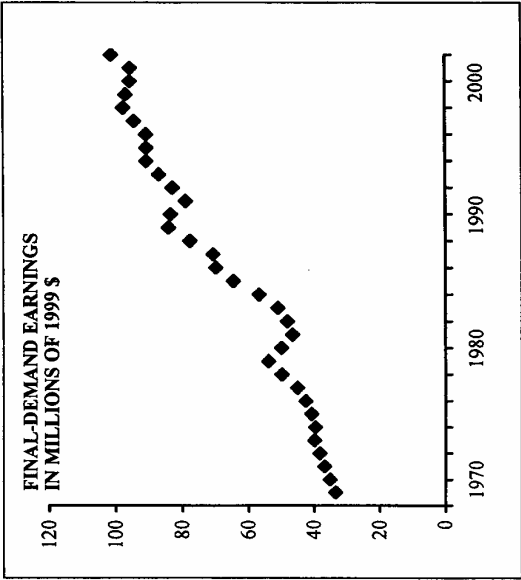


PAPER AND PAPER PRODUCTS MANUFACTURING

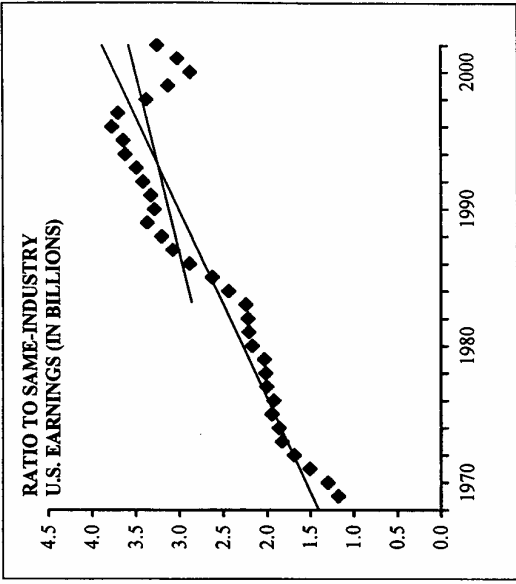
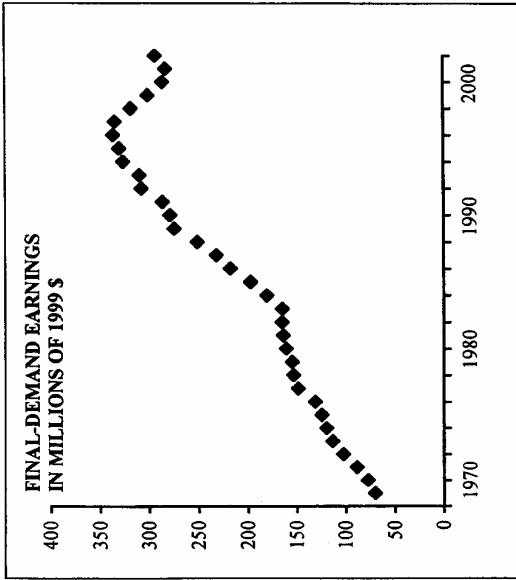


Relationships Between Regional Final Demand and National Earnings -- Part 3

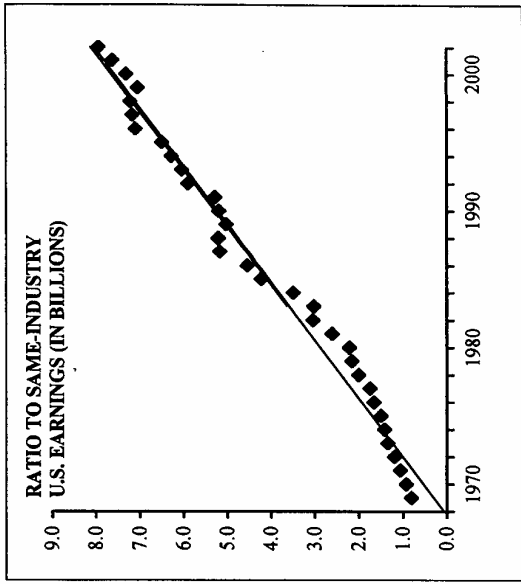
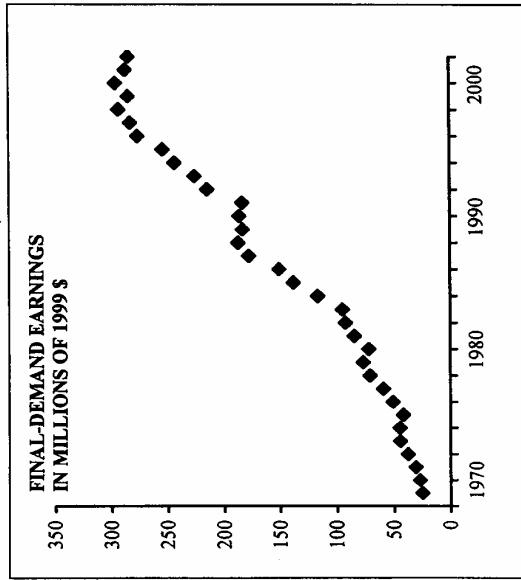
PRINTING AND PUBLISHING



CHEMICALS AND PETROLEUM & COAL PRODUCTS MFG.

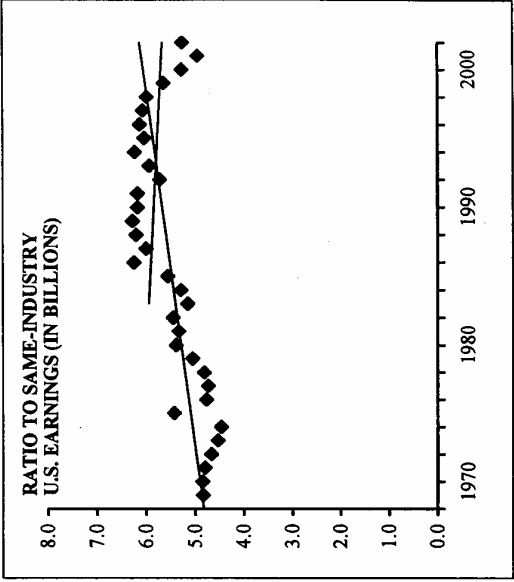
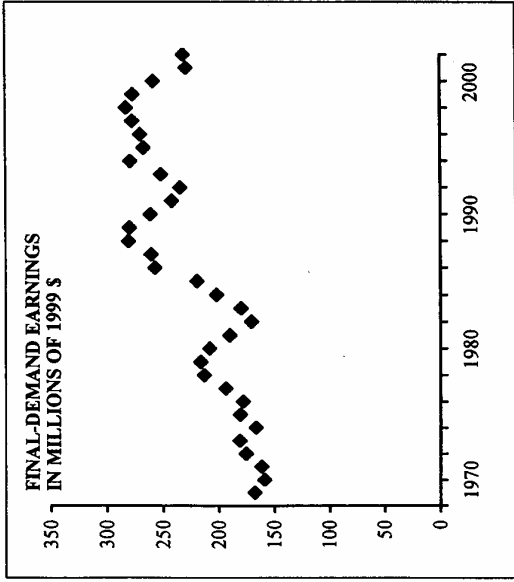


RUBBER, PLASTIC AND LEATHER PRODUCTS MANUFACTURING

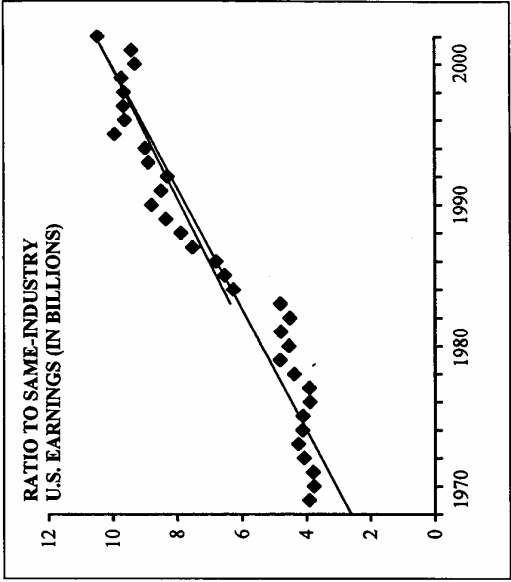
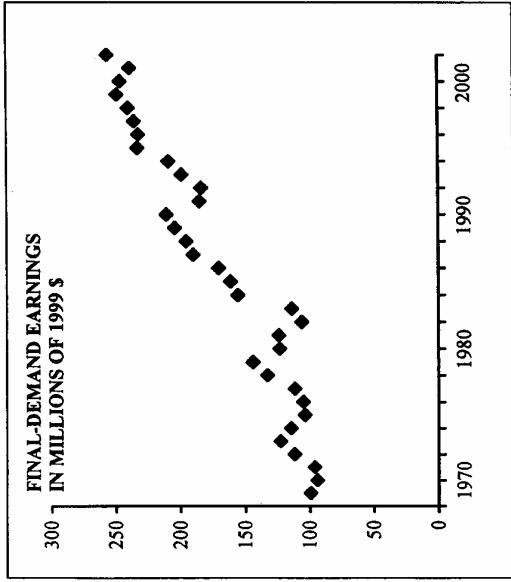


Relationships Between Regional Final Demand and National Earnings -- Part 4

FURNITURE AND OTHER LUMBER & WOOD PRODUCTS MFG.



STONE, CLAY AND GLASS PRODUCTS MANUFACTURING



PRIMARY METAL PRODUCTS MANUFACTURING

