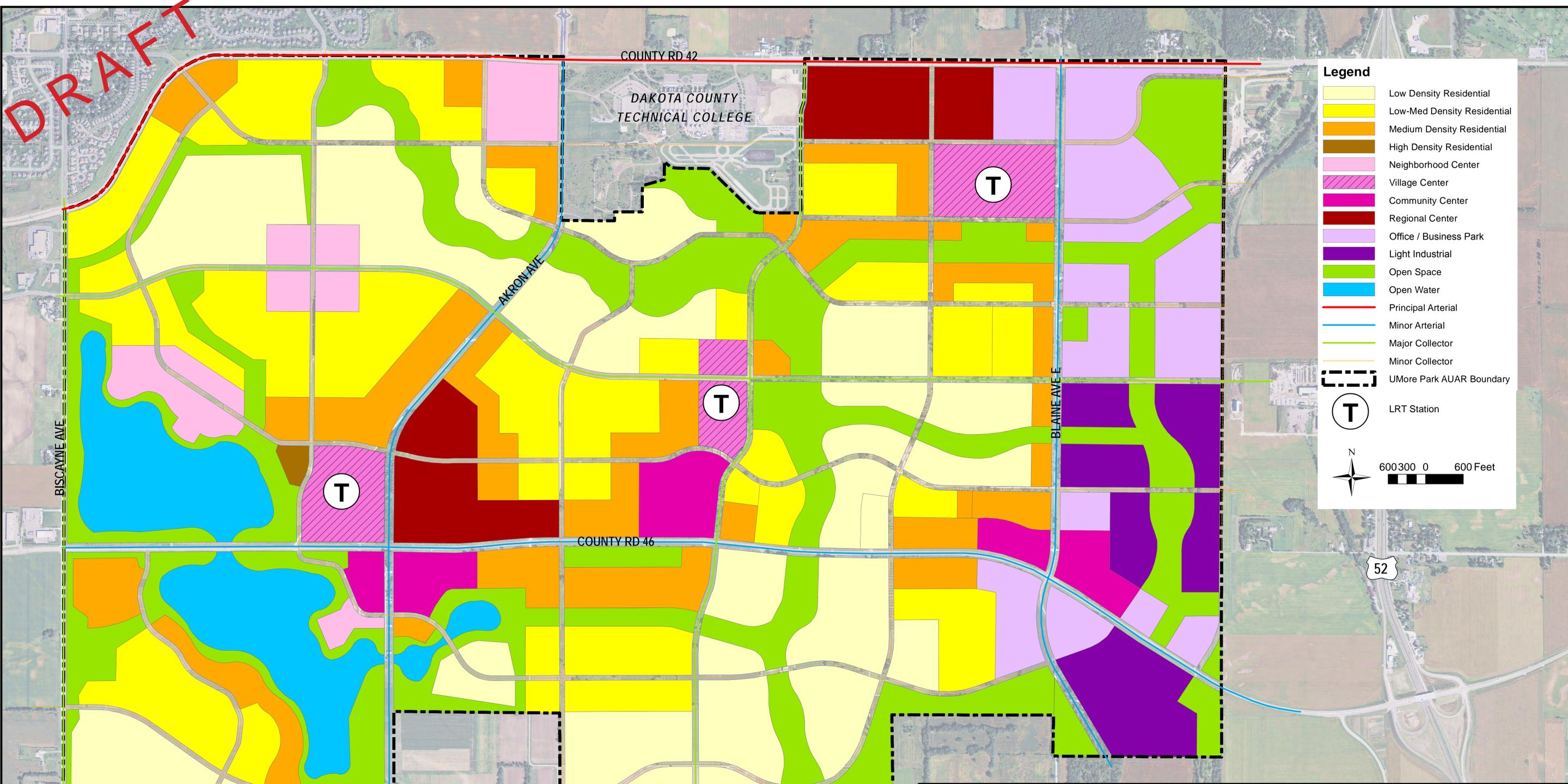


**DRAFT**



**Legend**

- Low Density Residential
- Low-Med Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Center
- Village Center
- Community Center
- Regional Center
- Office / Business Park
- Light Industrial
- Open Space
- Open Water
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- UMore Park AUAR Boundary
- T LRT Station

600 300 0 600 Feet

**UMore Park AUAR**  
*Land Use Concept 1*  
 04 August 2011



CONCEPT 1				NET ACREAGE*	UNITS	POPULATION**	EMPLOYEES***
LAND USE	GROSS ACREAGE	%					
LOW DENSITY RESIDENTIAL (1.5-3 DU/AC) 1*	1014.3	20.7%		811.4	2,840	9,089	
LOW-MED DENSITY RESIDENTIAL (3.5-6 DU/AC) 2*	739.2	15.1%		591.4	3,548	8,516	
MEDIUM DENSITY RESIDENTIAL (6-12 DU/AC) 3*	485.1	9.5%		372.1	4,465	10,716	
HIGH DENSITY RESIDENTIAL (12-24 DU/AC) 4*	5.9	0.1%		4.7	113	168	
NEIGHBORHOOD CENTER							
15% Low-Med Density Residential (3.5-6 DU/AC) 2*	19.2	0.4%		15.4	77	185	
50% Medium Density Residential (6-12 DU/AC) 3*	64.1	1.3%		51.3	513	1,231	
25% High Density Residential (12-24 DU/AC) 4*	32.1	0.7%		25.6	615	862	
10% Retail/Commercial/Office (3 FAR)	12.8	0.3%		10.3			447
VILLAGE CENTER							
35% Medium Density Residential (6-12 DU/AC) 3*	44.0	0.9%		35.2	352	845	
40% High Density Residential (12-24 DU/AC) 4*	50.3	1.0%		40.2	966	1,352	
25% Retail/Commercial/Office (3 FAR)	31.4	0.6%		25.1			1,565
COMMUNITY CENTER							
15% Medium Density Residential (6-12 DU/AC) 3*	17.2	0.3%		13.7	137	330	
10% High Density Residential (12-24 DU/AC) 4*	11.4	0.2%		9.2	220	308	
75% Retail/Commercial/Office (2.5 FAR)	85.9	1.7%		68.7			2,137
REGIONAL CENTER							
5% Medium Density Residential (6-12 DU/AC) 3*	8.2	0.2%		6.6	66	158	
5% High Density Residential (12-24 DU/AC) 4*	8.2	0.2%		6.6	158	221	
90% Retail/Commercial (1.25 FAR)	147.8	3.0%		118.3			3,680
OFFICE / BUSINESS PARK (3 FAR)	284.0	5.8%		227.2			8,247
LIGHT INDUSTRIAL (4 FAR)	189.2	3.7%		149.2			2,166
OPEN SPACE	938.5	19.1%		938.5			
OPEN WATER	289.2	5.3%		289.2			
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)	491.9	10.0%		491.9			
LOCAL STREETS RIGHT-OF-WAY & NEIGHBORHOOD PARKS	644.3			644.3			
<b>TOTAL</b>	<b>4911.0</b>	<b>100.0%</b>		<b>4,911.0</b>	<b>14,070</b>	<b>33,968</b>	<b>18,242</b>

**NOTES / ASSUMPTIONS:**

\*Net Acreage calculated by subtracting 20% (for local ROW, neighborhood parks, municipal and institutional uses) off of all land uses except Open Space, Open Water and Collector/Arterial Right-of-Way

\*\*Population calculated at an average rate of:  
 Low Density Residential: 3.2 persons per household  
 Low-Med Density Residential: 2.4 persons per household  
 Medium Density Residential: 2.4 persons per household  
 High Density Residential: 1.4 persons per household

\*\*\*Average Employee assumptions:  
 Centers: 1 employee per 350 sq. ft. floor area  
 Office / Business Park: 1 employee per 360 sq. ft. floor area  
 Light Industrial: 1 employee per 1,160 sq. ft. floor area

\*Residential Densities used for Concept 1:  
 Low Density Residential: 1.5 DU/AC.  
 Low-Med Density Residential: 6 DU/AC.  
 Medium Density Residential: 12 DU/AC.  
 High Density Residential: 24 DU/AC.

Workforce	
Population (65% of Population)	22,079
Jobs/Workforce	
Population Ratio:	.831

**CONCEPT 1**

LAND USE	GROSS ACREAGE	%
LOW DENSITY RESIDENTIAL (1-3.5 DU/AC.)^	1014.3	20.7%
LOW-MED DENSITY RESIDENTIAL (3.5-6 DU/AC.)^	739.2	15.1%
MEDIUM DENSITY RESIDENTIAL (6-12 DU/AC.)^	465.1	9.5%
HIGH DENSITY RESIDENTIAL (12-24 DU/AC.)^	5.9	0.1%
<b>NEIGHBORHOOD CENTER</b>		
15% Low-Med Density Residential (3.5-6 DU/AC.)^	19.2	0.4%
50% Medium Density Residential (6-12 DU/AC.)^	64.1	1.3%
25% High Density Residential (12-24 DU/AC.)^	32.1	0.7%
10% Retail/Commercial/Office (.35 FAR)	12.8	0.3%
<b>VILLAGE CENTER</b>		
35% Medium Density Residential (6-12 DU/AC.)^	44.0	0.9%
40% High Density Residential (12-24 DU/AC.)^	50.3	1.0%
25% Retail/Commercial/Office (.5 FAR)	31.4	0.6%
<b>COMMUNITY CENTER</b>		
15% Medium Density Residential (6-12 DU/AC.)^	17.2	0.3%
10% High Density Residential (12-24 DU/AC.)^	11.4	0.2%
75% Retail/Commercial/Office (.25 FAR)	85.9	1.7%
<b>REGIONAL CENTER</b>		
5% Medium Density Residential (6-12 DU/AC.)^	8.2	0.2%
5% High Density Residential (12-24 DU/AC.)^	8.2	0.2%
90% Retail/Commercial (.25 FAR)	147.8	3.0%
OFFICE / BUSINESS PARK (.3 FAR)	284.0	5.8%
LIGHT INDUSTRIAL (.4 FAR)	180.2	3.7%
OPEN SPACE	938.5	19.1%
OPEN WATER	259.2	5.3%
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)	491.9	10.0%
<b>LOCAL STREETS RIGHT-OF-WAY &amp; NEIGHBORHOOD PARKS</b>		
<b>TOTAL</b>	<b>4911.0</b>	<b>100.0%</b>

NET ACREAGE*	UNITS	POPULATION**	EMPLOYEES***
811.4	2,840	9,088	
591.4	3,548	8,516	
372.1	4,465	10,716	
4.7	113	158	
15.4	77	185	
51.3	513	1,231	
25.6	615	862	
10.3			447
35.2	352	845	
40.2	966	1,352	
25.1			1,565
13.7	137	330	
9.2	220	308	
68.7			2,137
6.6	66	158	
6.6	158	221	
118.3			3,680
227.2			8,247
144.2			2,166
938.5			
259.2			
491.9			
644.3			
<b>4,911.0</b>	<b>14,070</b>	<b>33,968</b>	<b>18,242</b>

**NOTES / ASSUMPTIONS:**

\*Net Acreage calculated by subtracting 20% (for local ROW, neighborhood parks, municipal and institutional uses) off of all land uses except Open Space, Open Water and Collector/Arterial Right-of-Way

\*\*Population calculated at an average rate of:

- Low Density Residential: 3.2 persons per household
- Low-Med Density Residential: 2.4 persons per household
- Medium Density Residential: 2.4 persons per household
- High Density Residential: 1.4 persons per household

\*\*\*Average Employee assumptions:

- Centers: 1 employee per 350 sq. ft. floor area
- Office / Business Park: 1 employee per 360 sq. ft. floor area
- Light Industrial: 1 employee per 1,160 sq. ft. floor area

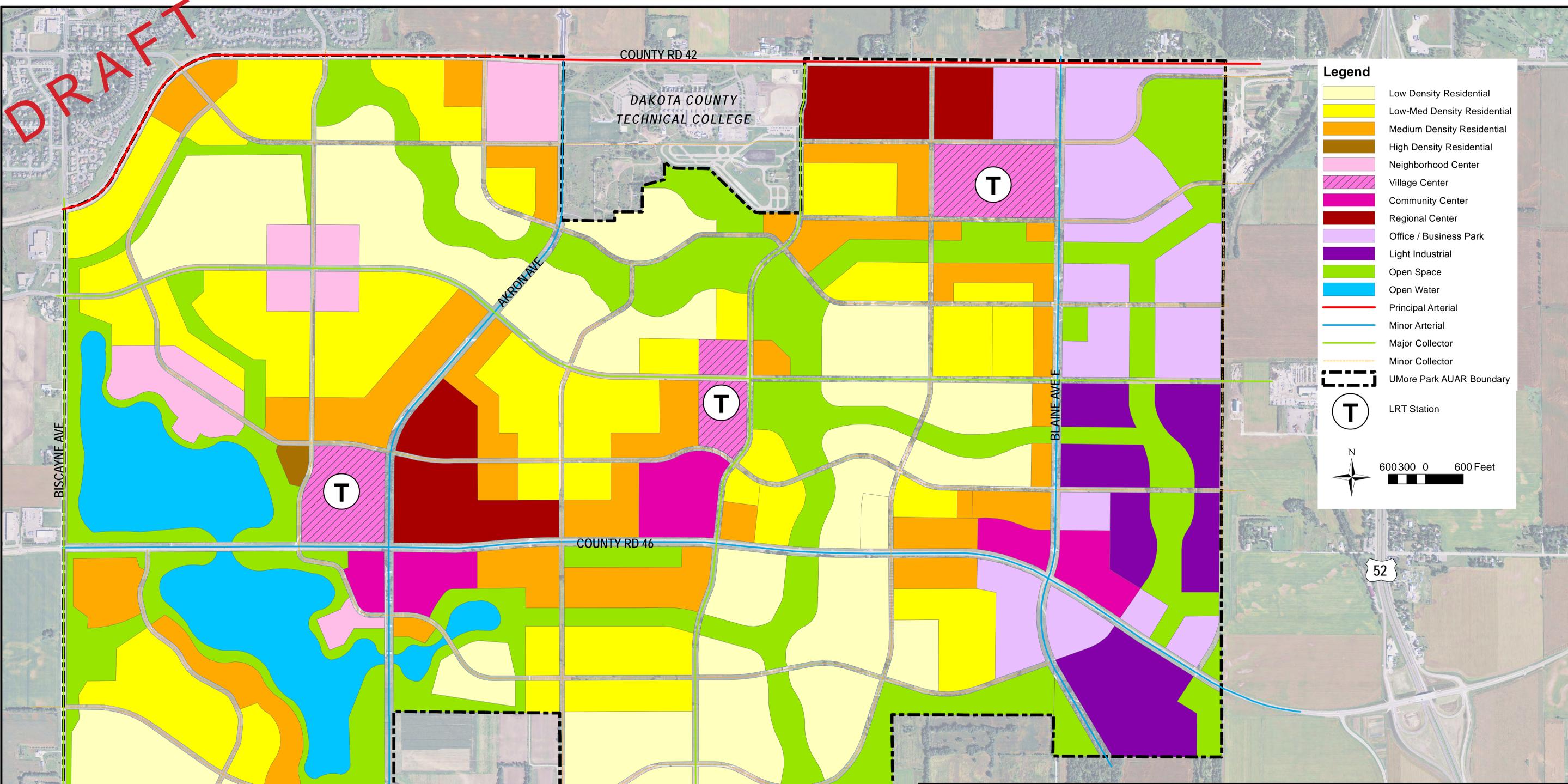
^Residential Densities used for Concept 1:

- Low Density Residential: 3.5 DU/AC.
- Low-Med Density Residential: 6 DU/AC.
- Medium Density Residential: 12 DU/AC.
- High Density Residential: 24 DU/AC.

Workforce Population (65% of Population):	22,079
Jobs/Workforce Population Ratio:	.83:1



**DRAFT**



**Legend**

- Low Density Residential
- Low-Med Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Center
- Village Center
- Community Center
- Regional Center
- Office / Business Park
- Light Industrial
- Open Space
- Open Water
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- UMore Park AUAR Boundary
- T LRT Station

600 300 0 600 Feet

CONCEPT 2		LAND USE	GROSS ACREAGE	%	NET ACREAGE*	UNITS	POPULATION**	EMPLOYEES***
		LOW DENSITY RESIDENTIAL (1-3.5 DU/AC)†	1014.3	20.7%	811.4	1,826	5,842	
		LOW-MED DENSITY RESIDENTIAL (3.5-6 DU/AC)†	739.2	15.1%	591.4	2,629	6,742	
		MEDIUM DENSITY RESIDENTIAL (6-12 DU/AC)†	465.1	9.5%	372.1	3,349	8,037	
		HIGH DENSITY RESIDENTIAL (12-24 DU/AC)†	5.9	0.1%	4.7	85	118	
		<b>NEIGHBORHOOD CENTER</b>						
		15% Low-Med Density Residential (3.5-6 DU/AC)†	19.2	0.4%	15.4	73	175	
		50% Medium Density Residential (6-12 DU/AC)†	64.1	1.3%	51.3	462	1,108	
		25% High Density Residential (12-24 DU/AC)†	32.1	0.7%	25.8	462	646	
		10% Retail/Commercial/Office (1.35 FAR)	12.8	0.3%	10.3			447
		<b>VILLAGE CENTER</b>						
		35% Medium Density Residential (6-12 DU/AC)†	44.0	0.9%	35.2	317	780	
		40% High Density Residential (12-24 DU/AC)†	50.3	1.0%	40.2	724	1,014	
		25% Retail/Commercial/Office (1.5 FAR)	31.4	0.6%	25.1			1,565
		<b>COMMUNITY CENTER</b>						
		15% Medium Density Residential (6-12 DU/AC)†	17.2	0.3%	13.7	124	297	
		10% High Density Residential (12-24 DU/AC)†	11.4	0.2%	9.2	165	231	
		75% Retail/Commercial/Office (1.25 FAR)	85.9	1.7%	68.7			2,137
		<b>REGIONAL CENTER</b>						
		5% Medium Density Residential (6-12 DU/AC)†	8.2	0.2%	6.6	59	142	
		5% High Density Residential (12-24 DU/AC)†	8.2	0.2%	6.6	118	166	
		90% Retail/Commercial (1.25 FAR)	147.9	3.0%	118.3			3,680
		<b>OFFICE / BUSINESS PARK (1.3 FAR)</b>	284.0	5.8%	227.2			8,247
		<b>LIGHT INDUSTRIAL (4 FAR)</b>	180.2	3.7%	144.2			2,166
		OPEN SPACE	938.5	19.1%	938.5			
		OPEN WATER	299.2	6.1%	299.2			
		RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)	491.9	10.0%	491.9			
		LOCAL STREETS RIGHT-OF-WAY & NEIGHBORHOOD PARKS	644.3		644.3			
		<b>TOTAL</b>	<b>4911.0</b>	<b>100.0%</b>	<b>4,911.0</b>	<b>10,571</b>	<b>25,278</b>	<b>18,242</b>

**NOTES / ASSUMPTIONS:**

\*Net Acreage calculated by subtracting 20% (for local ROW, neighborhood parks, municipal and institutional uses) off of all land uses except Open Space, Open Water and Collector/Arterial Right-of-Way

\*\*Population calculated at an average rate of:  
 Low Density Residential: 3.2 persons per household  
 Low-Med Density Residential: 2.4 persons per household  
 Medium Density Residential: 2.4 persons per household  
 High Density Residential: 1.4 persons per household

\*\*\*Average Employee assumptions:  
 Centers: 1 employee per 350 sq. ft. floor area  
 Office / Business Park: 1 employee per 350 sq. ft. floor area  
 Light Industrial: 1 employee per 1,160 sq. ft. floor area

†Residential Densities used for Concept 2:  
 Low Density Residential: 2.25 DU/AC  
 Low-Med Density Residential: 4.75 DU/AC  
 Medium Density Residential: 9 DU/AC  
 High Density Residential: 18 DU/AC

Workforce Population (65% of Population):	16,431
Jobs/Workforce Population Ratio:	1.11:1

# UMore Park AUAR

## Land Use Concept 2

04 August 2011



**CONCEPT 2**

LAND USE		GROSS ACREAGE	%	NET ACREAGE*	UNITS	POPULATION**	EMPLOYEES***
	LOW DENSITY RESIDENTIAL (1-3.5 DU/AC.)^	1014.3	20.7%	811.4	1,826	5,842	
	LOW-MED DENSITY RESIDENTIAL (3.5-6 DU/AC.)	739.2	15.1%	591.4	2,809	6,742	
	MEDIUM DENSITY RESIDENTIAL (6-12 DU/AC.)^	465.1	9.5%	372.1	3,349	8,037	
	HIGH DENSITY RESIDENTIAL (12-24 DU/AC.)^	5.9	0.1%	4.7	85	118	
	<b>NEIGHBORHOOD CENTER</b>						
	15% Low-Med Density Residential (3.5-6 DU/AC.)^	19.2	0.4%	15.4	73	175	
	50% Medium Density Residential (6-12 DU/AC.)^	64.1	1.3%	51.3	462	1,108	
	25% High Density Residential (12-24 DU/AC.)^	32.1	0.7%	25.6	462	646	
	10% Retail/Commercial/Office (.35 FAR)	12.8	0.3%	10.3			447
	<b>VILLAGE CENTER</b>						
	35% Medium Density Residential (6-12 DU/AC.)^	44.0	0.9%	35.2	317	760	
	40% High Density Residential (12-24 DU/AC.)^	50.3	1.0%	40.2	724	1,014	
	25% Retail/Commercial/Office (.5 FAR)	31.4	0.6%	25.1			1,565
	<b>COMMUNITY CENTER</b>						
	15% Medium Density Residential (6-12 DU/AC.)^	17.2	0.3%	13.7	124	297	
	10% High Density Residential (12-24 DU/AC.)^	11.4	0.2%	9.2	165	231	
	75% Retail/Commercial/Office (.25 FAR)	85.9	1.7%	68.7			2,137
	<b>REGIONAL CENTER</b>						
	5% Medium Density Residential (6-12 DU/AC.)^	8.2	0.2%	6.6	59	142	
	5% High Density Residential (12-24 DU/AC.)^	8.2	0.2%	6.6	118	166	
	90% Retail/Commercial (.25 FAR)	147.8	3.0%	118.3			3,680
	OFFICE / BUSINESS PARK (.3 FAR)	284.0	5.8%	227.2			8,247
	LIGHT INDUSTRIAL (.4 FAR)	180.2	3.7%	144.2			2,166
	OPEN SPACE	938.5	19.1%	938.5			
	OPEN WATER	259.2	5.3%	259.2			
	RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)	491.9	10.0%	491.9			
	LOCAL STREETS RIGHT-OF-WAY & NEIGHBORHOOD PARKS			644.3			
	<b>TOTAL</b>	<b>4911.0</b>	<b>100.0%</b>	<b>4,911.0</b>	<b>10,571</b>	<b>25,278</b>	<b>18,242</b>

**NOTES / ASSUMPTIONS:**

\*Net Acreage calculated by subtracting 20% (for local ROW, neighborhood parks, municipal and institutional uses) off of all land uses except Open Space, Open Water and Collector/Arterial Right-of-Way

\*\*Population calculated at an average rate of:

- Low Density Residential: 3.2 persons per household
- Low-Med Density Residential: 2.4 persons per household
- Medium Density Residential: 2.4 persons per household
- High Density Residential: 1.4 persons per household

\*\*\*Average Employee assumptions:

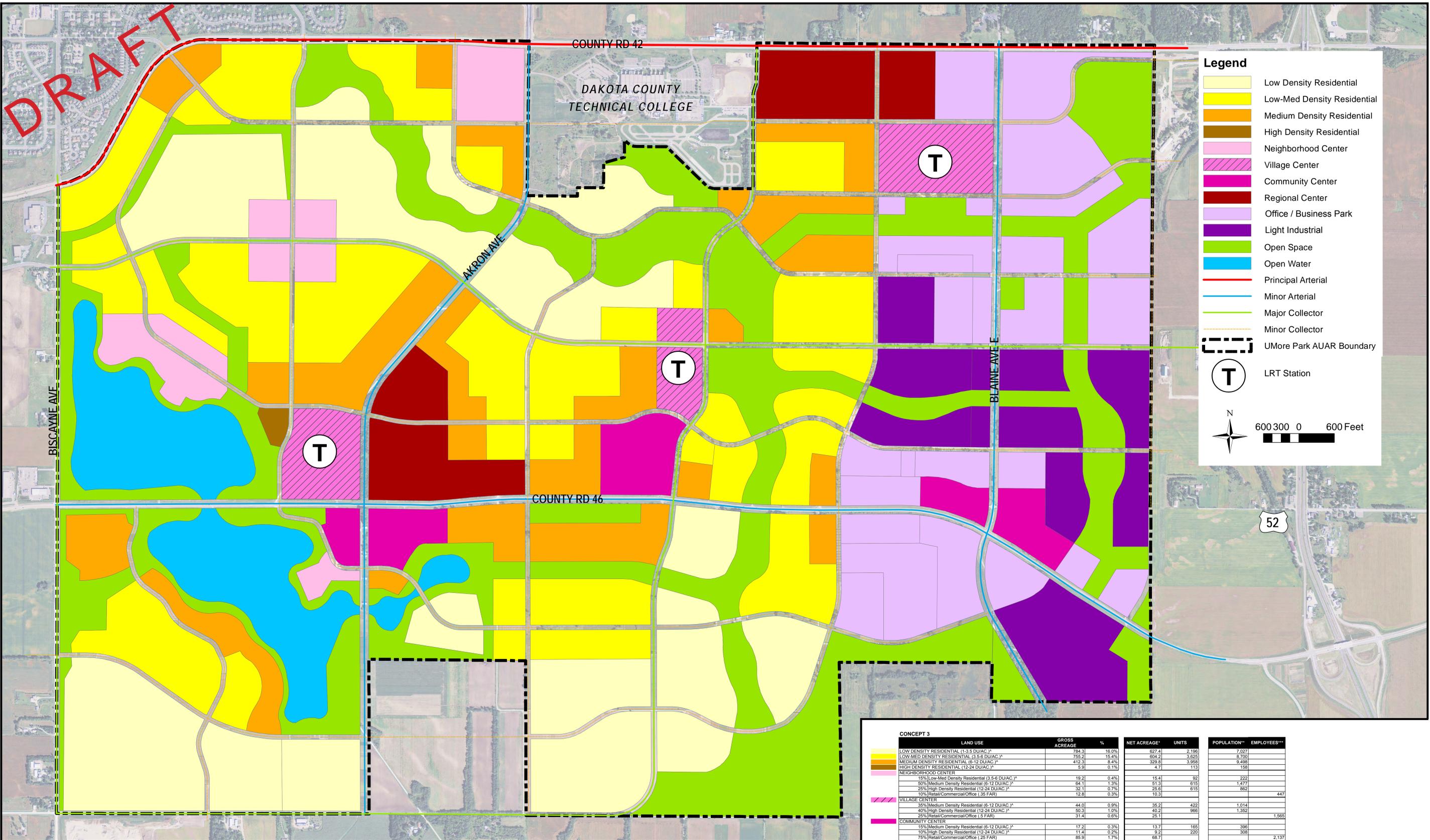
- Centers: 1 employee per 350 sq. ft. floor area
- Office / Business Park: 1 employee per 360 sq. ft. floor area
- Light Industrial: 1 employee per 1,160 sq. ft. floor area

^Residential Densities used for Concept 2:

- Low Density Residential: 2.25 DU/AC.
- Low-Med Density Residential: 4.75 DU/AC.
- Medium Density Residential: 9 DU/AC.
- High Density Residential: 18 DU/AC.

<b>Workforce Population (65% of Population):</b>	<b>16,431</b>
<b>Jobs/Workforce Population Ratio:</b>	<b>1.11:1</b>





# UMore Park AUAR

## Land Use Concept 3

04 August 2011



CONCEPT 3				NET ACREAGE*	UNITS	POPULATION**	EMPLOYEES***
LAND USE	GROSS ACREAGE	%					
LOW DENSITY RESIDENTIAL (1-3.5 DU/AC, 1/2")	784.3	16.0%		627.4	2,190	7,027	
LOW-MED DENSITY RESIDENTIAL (3.5-6 DU/AC, 1/2")	755.2	15.4%		604.2	3,025	8,700	
MEDIUM DENSITY RESIDENTIAL (6-12 DU/AC, 1/2")	412.3	8.4%		329.8	3,958	9,498	
HIGH DENSITY RESIDENTIAL (12-24 DU/AC, 1/2")	5.9	0.1%		4.7	113	188	
NEIGHBORHOOD CENTER							
15% Low-Med Density Residential (3.5-6 DU/AC, 1/2")	19.2	0.4%		15.4	82	222	
50% Medium Density Residential (6-12 DU/AC, 1/2")	64.1	1.3%		51.3	615	1,477	
25% High Density Residential (12-24 DU/AC, 1/2")	32.1	0.7%		25.8	615	862	
10% Retail/Commercial/Office (1.25 FAR)	12.8	0.3%		10.3			447
VILLAGE CENTER							
35% Medium Density Residential (6-12 DU/AC, 1/2")	44.0	0.9%		35.2	422	1,014	
40% High Density Residential (12-24 DU/AC, 1/2")	52.3	1.1%		40.2	866	1,352	
25% Retail/Commercial/Office (1.5 FAR)	31.4	0.6%		25.1			1,565
COMMUNITY CENTER							
15% Medium Density Residential (6-12 DU/AC, 1/2")	17.2	0.3%		13.7	165	396	
10% High Density Residential (12-24 DU/AC, 1/2")	11.4	0.2%		9.2	220	308	
75% Retail/Commercial/Office (2.5 FAR)	85.5	1.7%		68.7			2,137
REGIONAL CENTER							
5% Medium Density Residential (6-12 DU/AC, 1/2")	8.2	0.2%		6.6	79	189	
5% High Density Residential (12-24 DU/AC, 1/2")	8.2	0.2%		6.6	221	158	
90% Retail/Commercial (1.25 FAR)	147.8	3.0%		118.3			3,680
OFFICE / BUSINESS PARK (1.3 FAR)	462.2	9.4%		369.7			13,421
LIGHT INDUSTRIAL (4 FAR)	269.0	5.5%		215.2			3,233
OPEN SPACE	638.5	13.1%		638.5			
OPEN WATER	259.2	5.3%		259.2			
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)	491.9	10.0%		491.9			
LOCAL STREETS RIGHT-OF-WAY & NEIGHBORHOOD PARKS	54.3			54.3			
<b>TOTAL</b>	<b>4911.0</b>	<b>100.0%</b>		<b>4,911.0</b>	<b>13,224</b>	<b>31,422</b>	<b>24,483</b>

**NOTES / ASSUMPTIONS:**

\*Net Acreage calculated by subtracting 20% for local ROW, neighborhood parks, municipal and institutional uses off of all land uses except Open Space, Open Water and Collector/Arterial Right-of-Way

\*\*Population calculated at an average rate of:  
 Low Density Residential: 3.2 persons per household  
 Low-Med Density Residential: 2.4 persons per household  
 Medium Density Residential: 2.4 persons per household  
 High Density Residential: 1.4 persons per household

\*\*\*Average Employee assumptions:  
 Centers: 1 employee per 350 sq. ft. floor area  
 Office / Business Park: 1 employee per 360 sq. ft. floor area  
 Light Industrial: 1 employee per 1,160 sq. ft. floor area

\*\*Residential Densities used for Concept 3:  
 Low Density Residential: 3.5 DU/AC  
 Low-Med Density Residential: 6 DU/AC  
 Medium Density Residential: 12 DU/AC  
 High Density Residential: 24 DU/AC

Workforce Population (65% of Population):	20,424
Jobs/Workforce Population Ratio:	1.20:1

**CONCEPT 3**

LAND USE	GROSS ACREAGE	%	NET ACREAGE*	UNITS	POPULATION**	EMPLOYEES***
LOW DENSITY RESIDENTIAL (1-3.5 DU/AC.)^	784.3	16.0%	627.4	2,196	7,027	
LOW-MED DENSITY RESIDENTIAL (3.5-6 DU/AC.)^	755.2	15.4%	604.2	3,625	8,700	
MEDIUM DENSITY RESIDENTIAL (6-12 DU/AC.)^	412.3	8.4%	329.8	3,958	9,498	
HIGH DENSITY RESIDENTIAL (12-24 DU/AC.)^	5.9	0.1%	4.7	113	158	
<b>NEIGHBORHOOD CENTER</b>						
15% Low-Med Density Residential (3.5-6 DU/AC.)^	19.2	0.4%	15.4	92	222	
50% Medium Density Residential (6-12 DU/AC.)^	64.1	1.3%	51.3	615	1,477	
25% High Density Residential (12-24 DU/AC.)^	32.1	0.7%	25.6	615	862	
10% Retail/Commercial/Office (.35 FAR)	12.8	0.3%	10.3			447
<b>VILLAGE CENTER</b>						
35% Medium Density Residential (6-12 DU/AC.)^	44.0	0.9%	35.2	422	1,014	
40% High Density Residential (12-24 DU/AC.)^	50.3	1.0%	40.2	966	1,352	
25% Retail/Commercial/Office (.5 FAR)	31.4	0.6%	25.1			1,565
<b>COMMUNITY CENTER</b>						
15% Medium Density Residential (6-12 DU/AC.)^	17.2	0.3%	13.7	165	396	
10% High Density Residential (12-24 DU/AC.)^	11.4	0.2%	9.2	220	308	
75% Retail/Commercial/Office (.25 FAR)	85.9	1.7%	68.7			2,137
<b>REGIONAL CENTER</b>						
5% Medium Density Residential (6-12 DU/AC.)^	8.2	0.2%	6.6	79	189	
5% High Density Residential (12-24 DU/AC.)^	8.2	0.2%	6.6	158	221	
90% Retail/Commercial (.25 FAR)	147.8	3.0%	118.3			3,680
OFFICE / BUSINESS PARK (.3 FAR)	462.2	9.4%	369.7			13,421
LIGHT INDUSTRIAL (.4 FAR)	269.0	5.5%	215.2			3,233
OPEN SPACE	938.5	19.1%	938.5			
OPEN WATER	259.2	5.3%	259.2			
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)	491.9	10.0%	491.9			
LOCAL STREETS RIGHT-OF-WAY & NEIGHBORHOOD PARKS			644.3			
<b>TOTAL</b>	<b>4911.0</b>	<b>100.0%</b>	<b>4,911.0</b>	<b>13,224</b>	<b>31,422</b>	<b>24,483</b>

**NOTES / ASSUMPTIONS:**

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\*\*Population calculated at an average rate of:

- Low Density Residential: 3.2 persons per household
- Low-Med Density Residential: 2.4 persons per household
- Medium Density Residential: 2.4 persons per household
- High Density Residential: 1.4 persons per household

\*\*\*Average Employee assumptions:

- Centers: 1 employee per 350 sq. ft. floor area
- Office / Business Park: 1 employee per 360 sq. ft. floor area
- Light Industrial: 1 employee per 1,160 sq. ft. floor area

^Residential Densities used for Concept 3:

- Low Density Residential: 3.5 DU/AC.
- Low-Med Density Residential: 6 DU/AC.
- Medium Density Residential: 12 DU/AC.
- High Density Residential: 24 DU/AC.

<b>Workforce Population (65% of Population):</b>	<b>20,424</b>
<b>Jobs/Workforce Population Ratio:</b>	<b>1.20:1</b>

