

APPENDIX F

EXISTING AND PLANNED ROADWAY NETWORK PRESENT WITHIN THE TAA

Table 1: Roadway Facility Inventory

Facility	Segment	Length	Area Type	Functional Classification	Existing	Posted Speed (mph)
		(Miles)			No. Lane	
Everglades Blvd	52nd Ave SE to Golden Gate Blvd	6.1	Rural	Rural Minor Collector	2LU	45
	Golden Gate Blvd to CR 846 (Immokalee Rd)	9.3	Rural	Rural Minor Collector	2LU	45
SR 29	I-75 to CR 858 (Oil Well Road)	10.2	Rural	Rural Principal Arterial Other	2LU	60
	CR 858 (Oil Well Road) to 13th St.	9	Rural	Rural Principal Arterial Other	2LU	60
	13th St. to 15T St	1.1	Urban	Rural Principal Arterial Other	4LD	45
	1st St. to S 9th St.	0.5	Urban	Rural Principal Arterial Other	4LD	35
	9th St. to Immokalee Dr	0.9	Urban	Rural Principal Arterial Other	4LD	40
	Immokalee Dr to Lk Trafford Rd	0.5	Urban	Rural Principal Arterial Other	2LU	40
	Lk Trafford Rd to CR 29A	0.6	Urban	Rural Principal Arterial Other	2LU	45
	CR 29A to SR 82	3	Rural	Rural Principal Arterial Other	2LU	60
	SR 82 to Hendry Co Line	2.1	Rural	Rural Principal Arterial Other	2LU	60
	Collier Co Line to CR 832 (Keri Rd)	5.5	Rural	Rural Principal Arterial Other	2LU	60
	CR 832 (Keri Rd) to Sears Rd	3.5	Rural	Rural Principal Arterial Other	2LU	60
	Sears Rd to Helms Rd	5.9	Rural	Rural Principal Arterial Other	2LU	55
CR 846	Helms Rd to Truck Route 29/80A	0.9	Rural	Rural Principal Arterial Other	2LU	55
	I-75 to Orange Tree Blvd.	9.6	Rural	Urban Minor Arterial	6LD	45/50
	Orange Tree Blvd. to 39th Ave NE	1.3	Rural	Urban Minor Arterial	4LD	45
	39th Ave NE to Seminole Crossing Trail	17.7	Rural	Urban Minor Arterial	2LU	45
	Seminole Crossing Trail to SR 29	1.3	Urban	Urban Minor Arterial	2LU	45
	SR 29 to Airport Blvd.	0.4	Urban	Rural Major Collector	2LU	45
	SR 29 to Hendry County Line	8.1	Rural	Rural Major Collector	2LU	45
CR 858 (Oil Well Road)	Collier County Line to CR 833	11.2	Rural	Rural Major Collector	2LU	45
	CR 846 to Everglades Blvd. N	3.1	Urban	Rural Minor Arterial	4LD	45
	Everglades Blvd. N to Oil Well Grades Rd.	3.9	Rural	Rural Minor Arterial	2LU	45
	Oil Well Grades Rd. to Ave Maria Blvd.	3.1	Rural	Rural Minor Arterial	4LD	45
	Ave Maria Blvd. to SR 29	5.7	Rural	Rural Minor Arterial	2LU	45
Camp Keais Road	SR 29 to Hendry Co Line	4.7	Rural	Rural Minor Collector	2LU	45
	CR 858 (Oil Well Road) to Pope John Paul II Blvd	3	Rural	Rural Minor Collector	2LU	55
	CR 858 (Oil Well Rd) to Useppa Dr.	2.2	Rural	Rural Minor Collector	4LD	45
	Useppa Dr. to Unsigned	4.4	Rural	Rural Minor Collector	2LU	45
Pope John Paul II Boulevard/Ave Maria Boulevard	Unsigned to CR 846 (Immokalee Rd)	0.4	Rural	Rural Minor Collector	4LD	45
	Stoney Brook Golf Blvd to Alico Rd	5	Urban	Rural Major Collector	2LU	45
	Alico Rd to Corkscrew (County Line)	8	Rural	Rural Major Collector	2LU	55
Corkscrew Road	Corkscrew Rd to Wildcat Dr	1.6	Rural	Rural Major Collector	2LU	55
	Lee County Line To SR 82	3.7	Rural	Rural Major Collector	2LU	55
Alico Road	I-75 to Corkscrew Rd	7.6	Rural	Rural Minor Arterial	2LU	55
SR 82	I-75 to Buckingham Rd	1.7	Urban	Rural Principal Arterial Other	6LD	50
	Buckingham Rd to CR 884	0.7	Urban	Rural Principal Arterial Other	6LD	50
	CR 884 to Gateway Blvd.	1	Urban	Rural Principal Arterial Other	2LU	55
	Gateway Blvd. to Griffin Dr	1.4	Urban	Rural Principal Arterial Other	2LU	55
	Griffin Dr to Daniels Pkwy	1.8	Urban	Rural Principal Arterial Other	2LU	60
	Daniels Pkwy to Unsigned	3.6	Urban	Rural Principal Arterial Other	2LU	60
	Unsigned to Mine Ent	4.2	Urban	Rural Principal Arterial Other	2LU	60
	Mine Ent to Hendry Co Line	2.6	Urban	Rural Principal Arterial Other	2LU	60
	Lee Co Line to Collier Co Line	1.3	Rural	Rural Principal Arterial Other	2LU	60
	Hendry County Line to CR 850 (Corkscrew Blvd)	1.7	Rural	Rural Principal Arterial Other	2LU	60
	CR 850 (Corkscrew Blvd) to SR 29	5.4	Rural	Rural Principal Arterial Other	2LU	60
Church Rd	Collier Co Ln to SR 29	8.9	Rural	Rural Minor Collector	2LU	45
CR 832 (Keri Rd)	SR 29 to CR 833	20.1	Rural	Rural Major Collector	2LU	55

Table 2: Existing Traffic Factors

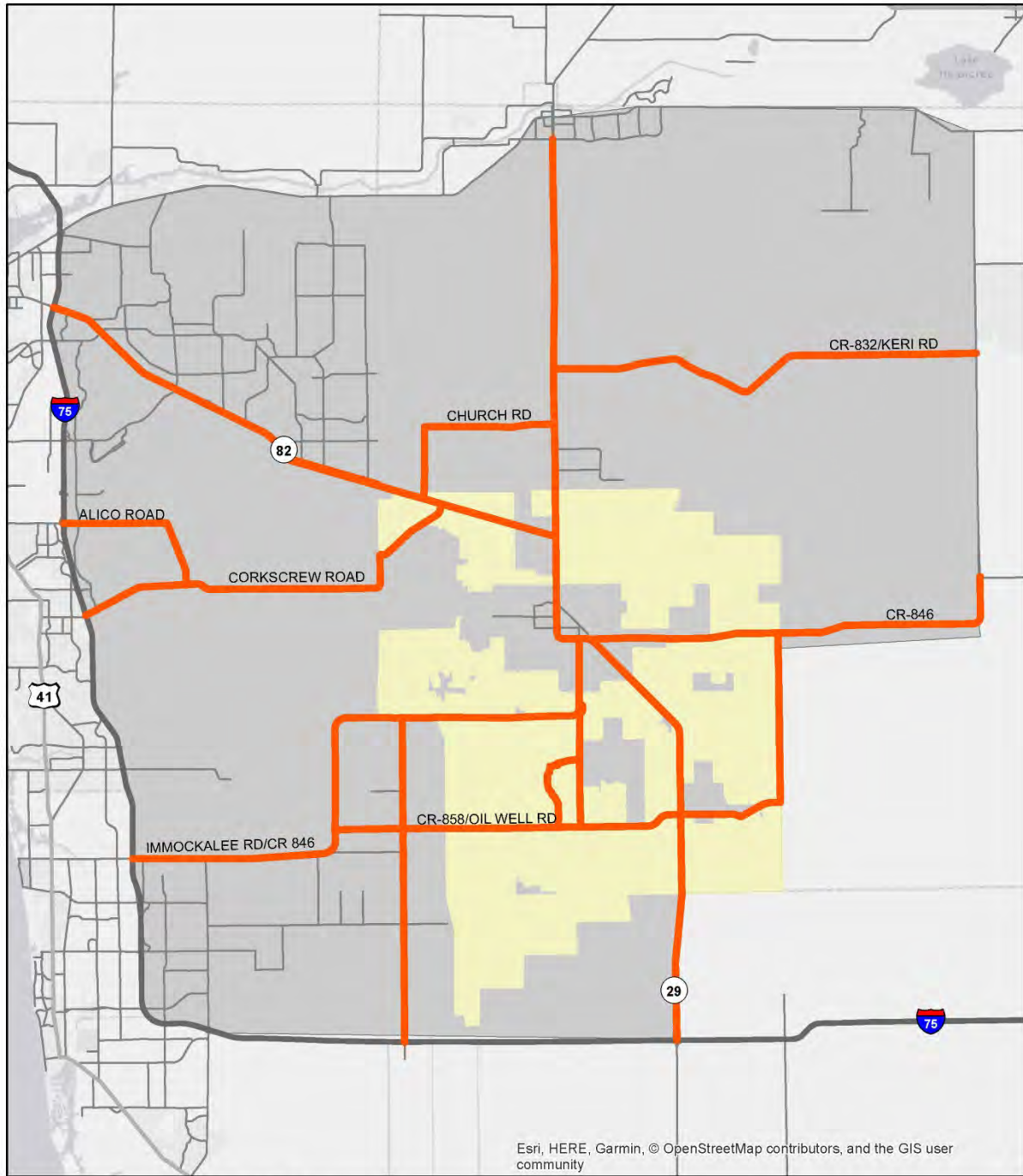
Facility	Segment	FDOT Count Station	AADT	K Factor (%)	D Factor (%)	T ₂₄ factor
Everglades Blvd	52nd Ave SE to Golden Gate Blvd	030050	5,000	9	56.8	8.8
	Golden Gate Blvd to CR 846 (Immokalee Rd)	030052	5,200	9	56.8	8.8
SR 29	I-75 to CR 858 (Oil Well Road)	030182	3,000	9.5	58.2	26.1
	CR 858 (Oil Well Road) to 13th St.	030205	7,500	9	58.2	17.1
	13th St. to 1ST St	30002	8,100	9	58.2	18.3
	1st St. to S 9th St.	30029	17,800	9	58.2	6.3
	9th St. to Immokalee Dr	30029	17,800	9	58.2	6.3
	Immokalee Dr to Lk Trafford Rd	30038	17,700	9	58.2	6
	Lk Trafford Rd to CR 29A	30001	13,800	9	58.2	6.6
	CR 29A to SR 82	30143	17,355	9.5	58.2	10.5
	SR 82 to Hendry Co Line	30184	6,200	9.5	58.2	22.8
	Collier Co Line to CR 832 (Keri Rd)	70008	5,600	9.5	58.2	20
	CR 832 (Keri Rd) to Sears Rd	70025	5,500	9.5	58.2	22
	Sears Rd to Helms Rd	70024	5,600	9.5	58.2	19.6
	Helms Rd to Truck Route 29/80A	70022	11,000	9	58.2	15.6
CR 846	I-75 to Orange Tree Blvd.	34655	29,500	9	56.8	4.5
	Orange Tree Blvd. to 39th Ave NE	34203	7,400	9.5	56.8	6.6
	39th Ave NE to Seminole Crossing Trail	34203	7,400	9.5	56.8	6.6
	Seminole Crossing Trail to SR 29	34203	7,400	9.5	56.8	6.6
	SR 29 to Airpark Blvd.	34129	1,900	9	56.8	7.4
	SR 29 to Hendry County Line	34129	1,900	9	56.8	7.4
	Collier County Line to CR 833	74130	1,100	9.5	56.8	27.4
CR 858 (Oil Well Road)	CR 846 to Everglades Blvd. N	34187	5,100	9.5	56.8	18.1
	Everglades Blvd. N to Oil Well Grades Rd.	34187	5,100	9.5	56.8	18.1
	Oil Well Grades Rd. to Ave Maria Blvd.	34187	5,100	9.5	56.8	18.1
	Ave Maria Blvd. to SR 29	34187	5,100	9.5	56.8	18.1
	SR 29 to Hendry Co Line	34172	500	9.5	56.8	7.4
Camp Keais Road	CR 858 (Oil Well Road) to Pope John Paul II Blvd	30061	1,350	9	56.8	10
Pope John Paul II Boulevard/Ave Maria Boulevard	CR 858 (Oil Well Rd) to Useppa Dr.	34157	1,300	9.5	56.8	7.4
	Useppa Dr. to Unsigned	34157	1,300	9.5	56.8	7.4
	Unsigned to CR 846 (Immokalee Rd)	34157	1,300	9.5	56.8	7.4
Corkscrew Road	Stoney Brook Golf Blvd to Alico Rd	124250	3,600	9.5	53.2	4.1
	Alico Rd to Corkscrew(County Line)	124250	3,600	9.5	53.2	4.1
	Corkscrew Rd to Wildcat Dr	34126	3,400	9.5	56.8	11.8
	Lee County Line To SR 82	34139	3,500	9.5	56.8	11.8
Alico Road	I-75 to Corkscrew Rd	120118	7,400	9	54.9	52.7
SR 82	I-75 to Buckingham Rd	126068	32,000	9	55.4	7.3
	Buckingham Rd to CR 884	120021	32,000	9	58.2	7.5
	CR 884 to Gateway Blvd.	120077	31,500	9	58.2	6
	Gateway Blvd. to Griffin Dr	120107	20,500	9	58.2	8
	Griffin Dr to Daniels Pkwy	120108	18,300	9	58.2	7.7
	Daniels Pkwy to Unsigned	126021	28,500	9	65.1	7.3
	Unsigned to Mine Ent	120068	12,200	9	58.2	11.2
	Mine Ent to Hendry Co Line	125074	12,900	9	58.2	11.5
	Lee Co Line to Collier Co Line	70040	13,600	9.5	55.4	9.4
	Hendry County Line to CR 850 (Corkscrew Blvd)	30183	13,200	9.5	58.2	11.2
	CR 850 (Corkscrew Blvd) to SR 29	30200	14,200	9.5	58.2	12.6
Church Rd	Collier Co Ln to SR 29	74105	450	9.5	56.8	10.8
CR 832 (Keri Rd)	SR 29 to CR 833	74131	600	9.5	56.8	18.7

Table 3: Existing Year (2016) Traffic Conditions in the Transportation Analysis Area

Facility	Segment	Existing No. Lane	FDOT LOS Standard	Peak Hr. Maximum Service	2017 Peak Hour Directional	Volume to Capacity	LOS ³
Everglades Blvd	52nd Ave SE to Golden Gate Blvd	2LU	D	920	260	0.28	B
	Golden Gate Blvd to CR 846 (Immokalee Rd)	2LU	D	920	270	0.29	B
SR 29	I-75 to CR 858 (Oil Well Road)	2LU	D	920	170	0.18	B
	CR 858 (Oil Well Road) to 13th St.	2LU	D	920	390	0.42	B
	13th St. to 15T St	4LD	D	1790	420	0.23	C
	1st St. to S 9th St.	4LD	D	1790	930	0.52	C
	9th St to Immokalee Dr	4LD	D	1790	930	0.52	C
	Immokalee Dr to Lk Trafford Rd	2LU	D	690	930	1.35	E
	Lk Trafford Rd to CR 29A	2LU	D	690	720	1.04	E
	CR 29A to SR 82	2LU	D	920	960	1.04	F
	SR 82 to Hendry Co Line	2LU	D	920	340	0.37	B
	Collier Co Line to CR 832 (Keri Rd)	2LU	D	920	310	0.34	B
	CR 832 (Keri Rd) to Sears Rd	2LU	D	920	300	0.33	B
	Sears Rd to Helms Rd	2LU	D	920	310	0.34	B
	Helms Rd to Truck Route 29/80A	2LU	D	920	580	0.63	B
CR 846	I-75 to Orange Tree Blvd.	6LD	D	2511	1510	0.60	C
	Orange Tree Blvd. to 39th Ave NE	4LD	D	1656	400	0.24	C
	39th Ave NE to Seminole Crossing Trail	2LU	D	828	400	0.48	B
	Seminole Crossing Trail to SR 29	2LU	D	621	400	0.64	D
	SR 29 to Airpark Blvd.	2LU	D	621	100	0.16	C
	SR 29 to Hendry County Line	2LU	D	828	100	0.12	B
CR 858 (Oil Well Road)	Collier County Line to CR 833	2LU	D	828	60	0.07	B
	CR 846 to Everglades Blvd. N	4LD	D	1611	280	0.17	D
	Everglades Blvd. N to Oil Well Grades Rd.	2LU	D	828	280	0.34	B
	Oil Well Grades Rd. to Ave Maria Blvd.	4LD	D	1656	280	0.17	C
	Ave Maria Blvd. to SR 29	2LU	D	828	280	0.34	B
Camp Keais Road	SR 29 to Hendry Co Line	2LU	D	828	30	0.04	B
	CR 858 (Oil Well Road) to Pope John Paul II Blvd	2LU	D	828	70	0.08	B
Pope John Paul II Boulevard/Ave Maria Boulevard	CR 858 (Oil Well Rd) to Useppa Dr.	4LD	D	1656	70	0.04	C
	Useppa Dr. to Unsigned	2LU	D	828	70	0.08	B
	Unsigned to CR 846 (Immokalee Rd)	4LD	D	1656	70	0.04	C
Corkscrew Road	Stoney Brook Golf Blvd to Alico Rd	2LU	D	621	180	0.29	C
	Alico Rd to Corkscrew(County Line)	2LU	D	828	180	0.22	B
	Corkscrew Rd to Wildcat Dr	2LU	D	828	180	0.22	B
	Lee County Line To SR 82	2LU	D	828	190	0.23	B
Alico Road	I-75 to Corkscrew Rd	2LU	D	828	370	0.45	B
SR 82	I-75 to Buckingham Rd	6LD	D	2690	1600	0.59	C
	Buckingham Rd to CR 884	6LD	D	2690	1680	0.62	C
	CR 884 to Gateway Blvd.	2LU	D	690	1650	2.39	F
	Gateway Blvd. to Griffin Dr	2LU	D	690	1070	1.55	F
	Griffin Dr to Daniels Pkwy	2LU	D	690	960	1.39	F
	Daniels Pkwy to Unsigned	2LU	D	690	1670	2.42	F
	Unsigned to Mine Ent	2LU	D	690	640	0.93	D
	Mine Ent to Hendry Co Line	2LU	D	690	680	0.99	D
	Lee Co Line to Collier Co Line	2LU	D	1656	720	0.43	C
	Hendry County Line to CR 850 (Corkscrew Blvd)	2LU	D	1656	730	0.44	C
Church Rd	CR 850 (Corkscrew Blvd) to SR 29	2LU	D	1656	790	0.48	C
	Collier Co Ln to SR 29	2LU	D	1656	20	0.01	C
CR 832 (Keri Rd)	SR 29 to CR 833	2LU	D	1656	30	0.02	C

Table 4: Proposed Roadway Improvement Projects

L RTP ID	Facility	Limit From	Limit To	Proposed Improvement	Length (miles)
6	SR 29	Immokalee Dr.	New Market Road North	Expand from 2-Lane Undivided with center turn lane to 4-Lane Divided Arterial	2.222
8	SR 29 By-Pass	SR 29 (north of New Market Rd)	SR-29/CR-846 Intersection	New 4-lane Divided Arterial	2.5
11	SR 29	New Market Road North	North of SR-82	Expand from 2-Lane Undivided to 4-Lane Divided Arterial	3.1
19	Critical Needs Intersection	Immokalee Road and Randall Boulevard	-	Phase 1 - Maximum at-grade improvements to accommodate a future flyover Interchange	0
20	Immokalee Road	Camp Keais Road	Carver Street	Expand from 2-Lane Undivided to 4-Lane Divided Arterial	2.5
22	Critical Needs Intersection	I-75 (SR-93) and Everglades Boulevard	-	New Interchange	0
25	Oil Well Road / CR 858	Everglades Boulevard	Oil Well Grade Road	2-Lane Roadway to 4 Lanes divided	3.9
26	Everglades Boulevard	Golden Gate Blvd	Vanderbilt Bch Rd Ext	Expand from 2-Lane Undivided to 4-Lane Divided Arterial	2.2
28	SR 29	9th St	Immokalee Dr.	Expand from 2-Lane Undivided with center turn lane to 4-Lane Divided Arterial	0.9
32	Immokalee Road (CR 846)	SR 29	Airpark Boulevard	Expand from 2-Lane Undivided to 4-Lane Divided Arterial	0.4
34	Camp Keais Road	Pope John Paul Blvd	Immokalee Road	Expand from 2-Lane Undivided to 4-Lane Divided Arterial	2.6
35	SR 82	SR 29	Collier/Hendry County Line	Expand from 2-Lane Undivided to 6-Lane Divided Arterial	7
43	SR 29	North of SR-82	Collier/Hendry County Line	Expand from 2-Lane Undivided to 4-Lane Divided Arterial	2.4
45	Everglades Boulevard	I-75 (SR-93)	Golden Gate Blvd	Expand from 2-Lane Undivided to 4-Lane Divided Arterial	5.3
46	SR 29	Oil Well Road	Immokalee Road (CR 846)	Expand from 2-Lane Undivided to 4-Lane Divided Arterial	9.4
49	Oil Well Road / CR 858	Ave Maria Entrance	Camp Keais Road	Expand from 2-Lane Undivided to 6-Lane Divided Arterial	1
50	Everglades Boulevard	Vanderbilt Bch Rd Ext	South of Oil Well Road	Expand from 2-Lane Undivided to 4-Lane Divided Arterial	2.2
52	Everglades Boulevard	Oil Well Road	Immokalee Road	Expand from 2-Lane Undivided to 4-Lane Divided Arterial	5
54	Westclox Street Extension	Little League Road	West of Carson Road	New 2-Lane Road	0.9
58	Camp Keais Road	Oil Well Road	Pope John Paul Blvd	Expand from 2-Lane Undivided to 4-Lane Divided Arterial	2.6
60	SR 29	I-75 (SR-93)	Oil Well Road	Expand from 2-Lane Undivided to 4-Lane Divided Arterial	10.2
73	Little League Road Extension	SR-82	Westclox Street	New 2-Lane Road	3.7
Total Miles					69.8



Eastern Collier MSHCP
Traffic Analysis Area

0 5 10
Miles



Legend

- Subject Roadway
- HCP Area
- Traffic Analysis Area
- Interstate
- US Highway
- Local Roadway

Figure 1. Traffic Analysis Area

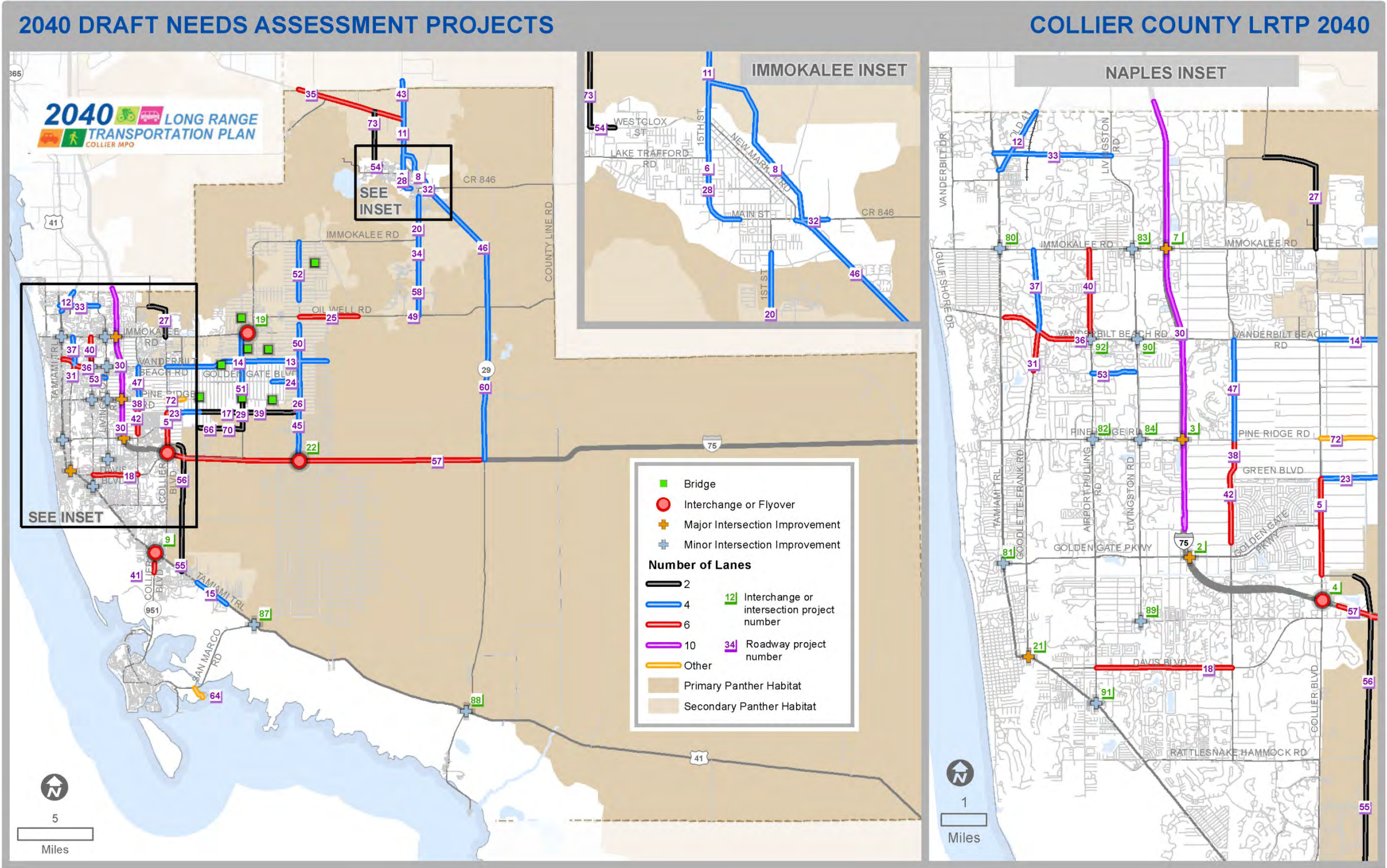


Figure 2: 2040 Needs Plan, Collier County LRTP

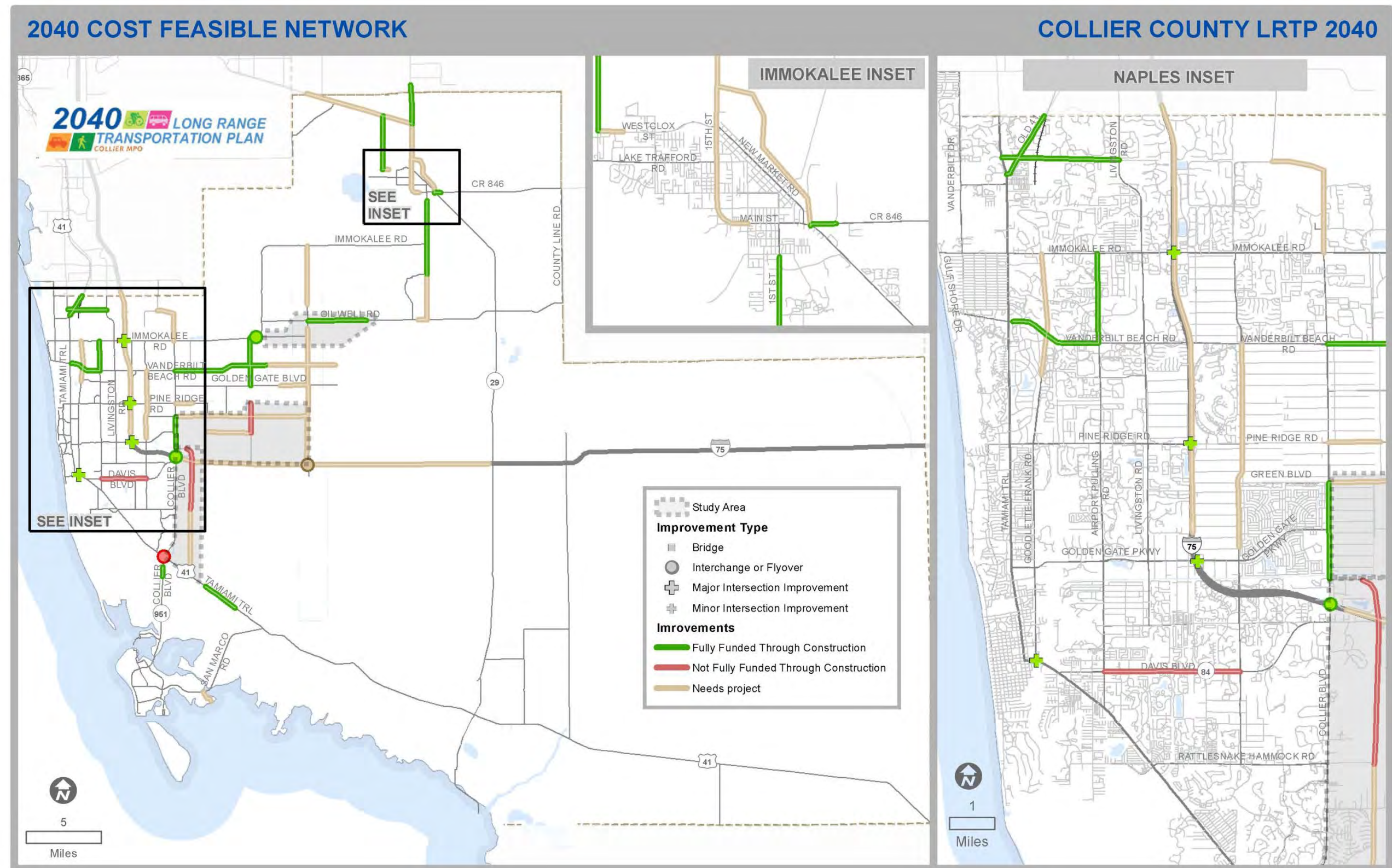


Figure 3: 2040 Cost Feasible Plan, Collier County LRTP

BASE ZONING SCENARIO

This scenario applies a low density development scenario that evaluates development at 1 unit per 5 acres within the MSHCP boundary. The socio-economic attributes for the area inside the MSHCP boundary outside of ECPO control were derived from assumptions in the 2040 Regional Planning Model.

Methodology:

1. Define the development area
 - Base Zoning Development: Density of 1 unit per 5 acres
 - Non-Interference area: Model density
2. Match the defined development area with TAZ boundaries
 - Calculate the percentage of each TAZ allocated to base zoning area (plan area) and the remaining as non-interference area percentage (model area)
3. Calculate the following attributes, differentiating for the base zoning and non-interference area based on the set of assumptions and the area percentage of each one. The following table lists the assumptions for each of the areas related to Base zoning plan and Model density.
 - Dwelling Unit (single-family and multi-family units)
 - Population (single-family and multi-family population)
 - Employment (Industry, commercial, and service employment)
 - Vacancy percentage
 - Residential household
 - Residential population
 - Worker

Attribute	Plan Assumption	Model Assumption
Dwelling Unit	Density of 1 unit per 5 acres (all falls into Single family category)	2040 Model DU for the Model area %
Population	Average POP/DU =2 (Slightly lower than Ave Maria POP/DU)	2040 Model POP/DU
Employment	Average EMP/POP for IND, COMM, SERV as 0.0005, 0.01,0.02 respectively (These are 70% lower than the equivalence ratios in Ave Maria)	2040 Model EMP for the Model area %
Vacancy Percentage	20% (10% lower than the vacancy rate in Ave Maria)	2040Model vacancy rate
Residential Household	- Weighted average vacancy rate of Plan and Model area - Model2040 Household/DU ratio (If=0, then=1)	
Residential Population	Model2040 Population/Household ratio (If=0, then=2)	
Worker	Model2040 Workers/Household ratio (If=0, then=1)	

Developed Land within RLSA
Boundary

Plan area:	Clip Developed land with HCP Boundary (To exclude the Non-ECPO lands)		
Plan area percentage:	Intersect TAZ with Plan area and calculate the % of each TAZ allocates to Plan area		
Dwelling Unit:	Plan DU Update: Plan area% × 1/5× TAZ area	+	Model DU Update: Mode area%× Model #DU
Population:	Plan POP Update: Plan DU Update × 2	+	Model POP Update: Model DU Update × Model Pop/DU
Employment:	Plan EMP Update: Plan POP Update × 30% of Ave Maria EMP/POP	+	Model EMP Update: Model area% × Model# EMP
Vacancy Percentage	Plan VNP Update: Plan area% × 20%	+	Model Vacancy Update: Model area% × Model vacancy%
Residential Household	(Plan DU Update+ Model DU Update)×(1-Vacancy PCT)× Model HH/DU		
Residential Population	Residential Household × Model POP/HH		
Workers	Residential Household × Model Workers/HH		

PROPOSED MSHCP SCENARIO

This scenario applies a development density similar to Ave Maria density for the majority of the developed area within the HCP boundary (50,200 Acres). Small areas are planned to develop with lower densities (2,400 acres as base zoning, and 2,100 acres as very low density development). 97,000 acres are designated as preserve. The socio-economic attributes for the area inside the MSHCP boundary not controlled by ECPO were derived by assumptions in the 2040 Regional Planning Model.

Methodology:

1. Define the development area
 - Ave Maria Density Development: Ave Maria Average Density (Average of 6 TAZs in the 2018 Model)
 - Base Zoning Development: Density of 1 unit per 5 acres
 - Very Low Density Development: Density of 1 unit per 50 acres
 - Preserve Area: No development
 - Non-Interference area: Model density
2. Match the defined development area with TAZ boundaries
 - Calculate the percentage of each TAZ allocates to the 4 categories in the Plan area (Ave Maria density, very low density, base zoning density, and preserved) and the remaining as Non-interference area percentage (Model area)
3. Calculate the following attributes, differentiating for the interference and non-interference area based on the set of assumptions and the area percentage of each one. Table below lists the assumptions for interference and on-interference areas.
 - Dwelling Unit (single-family and multi-family units)
 - Population (single-family and multi-family population)
 - Employment (Industry, commercial, and service employment)
 - Vacancy percentage
 - Residential household
 - Residential population
 - Worker

Attribute	Plan Assumption	Model Assumption
Dwelling Unit	<ul style="list-style-type: none"> - Ave Maria density of 1.4 units per acre (0.9 for single-family and 0.5 for multi-family units) - Base density of 1 units per 5 acres (considered only as single-family units) - Very Low density of 1 units per 50 acres (considered only as single-family units) - Preserve area with no development 	2040 Model DU for the Model area %
Population	- Ave Maria POP/DU=2.11	2040 Model POP/DU
Employment	Ave Maria average EMP/POP for IND, COMM, SERV as 0.002, 0.05, 0.09 respectively	2040 Model EMP for the Model area %
Vacancy Percentage	20% (10% lower than the vacancy rate in Ave Maria)	2040 Model vacancy rate
Residential Households	<ul style="list-style-type: none"> - Weighted average vacancy rate of Plan and Model area - Model 2040 Household/DU ratio (If=0, then=1) 	
Residential Population	Model 2040 Population/Household ratio (If=0, then=2)	
Workers	Model 2040 Workers/Household ratio (If=0, then=1)	

HCP Land Designation

Plan area percentage:	Intersect TAZ with Plan area and calculate the % of each 4 Plan categories from TAZ area	
Dwelling Unit:	Plan DU Update: $\text{Ave Maria density area\%} \times 1.4$ $\text{Base zoning area\%} \times 1/5$ $\text{Low density area\%} \times 1/50$ $\text{Preserve area\%} \times 0$	Model DU Update: $\text{Mode area\%} \times \text{Model \#DU}$
Population:	Plan POP Update: $\text{Plan DU Update} \times 2.11$	Model POP Update: $\text{Model DU Update} \times \text{Model}$
Employment:	Plan EMP Update: $\text{Plan POP Update} \times 0.002 \text{ (INDEMP)}$ $\text{Plan POP Update} \times 0.05 \text{ (COMMEMP)}$ $\text{Plan POP Update} \times 0.09 \text{ (SERVEMP)}$	Model EMP Update: $\text{Model area\%} \times \text{Model\# EMP}$
Vacancy Percentage	Plan VNP Update: $\text{Plan area\%} \times 20\%$	Model Vacancy Update: $\text{Model area\%} \times \text{Model vacancy\%}$
Residential Household	$(\text{Plan DU Update} + \text{Model DU Update}) \times (1 - \text{Vacancy PCT}) \times \text{Model HH/DU}$	
Residential Population	$\text{Residential Household} \times \text{Model POP/HH}$	
Workers	$\text{Residential Household} \times \text{Model Workers/HH}$	