

MINUTES
OF THE
WILLIAMSON COUNTY COMMISSIONERS' COURT

MAY 9, 2000

STATE OF TEXAS)(

COUNTY OF WILLIAMSON)(

BE IT REMEMBERED that at 9:30 a.m. on this the 9th day of May, A.D., 2000, there was begun and held a REGULAR SESSION of the Commissioners Court of Williamson County, Texas, the following members being present, to-wit:

JOHN C. DOERFLER, County Judge
MICHAEL L. HEILIGENSTEIN, Commissioner, Precinct 1
GREGORY W. BOATRIGHT, Commissioner, Precinct 2
DAVID HAYS, Commissioner, Precinct 3
FRANKIE LIMMER, Commissioner, Precinct 4
ABSENT.....EUGENE D. TAYLOR, County Attorney
NANCY E. RISTER, County Clerk
DAVID U. FLORES, County Auditor

AGENDA 1

Hear any interested person and consider forming the next agenda or adding items to today's agenda

Joe Vining, Director of Planning for the City of Round Rock, Tom Word, and Peggy Smith gave the court an update on forecasts of increases in population growth and numbers of trips per household that have outgrown the projections that were used in previous models of Greenlawn Boulevard Influence Area.

<Clerk Copy Here>

MEMORANDUM

To: Tom Word
Traffic Engineer
City of Round Rock

CC: Frank Smith
Pamela Bailey Campbell
Hagler Bailly

FROM: Matteson Scott
David Earley
Hagler Bailly

DATE: May 2, 2000

SUBJECT: Forecasts of Jobs, Households and Population and Associated Trip Productions and Attractions: Greenlawn Boulevard Influence Area

INTRODUCTION

This memo and the attachments respond to your request for Hagler Bailly to provide estimates of current and future development activity and related vehicle trip productions and attractions in a critical area that would be served by Greenlawn Boulevard. The purpose is document the very rapid economic growth that has already taken place; producing jobs and housing in the area in 2000 that are far greater in number then previously anticipated. The second purpose is to prepare amended forecasts based on a close examination of prospective development activity.

The summarized results of the work were distributed at a meeting with Senator Odgen and others in the Transportation Working Group on April 20. Since then, we have made refinements to include among other things, additional information concerning the LaFrontera project and further confirmation of current employment levels and the employment outlook at the Dell campus.

With one exception, these refinements produced minor adjustments to the Summary distributed on April 20. However, LaFrontera has materially downsized the development program planned for the so-called "Wedge" parcel that is located south of the planned SH45/Loop 1 alignment and west of the present SH1325 alignment. The program change, responding to impervious cover restrictions in the City of Austin, reduces "Wedge" development (assumed to occur between 2007 and 2015) to 200,000 square feet

of retail space, 250,000 of office space and 300 multi-family units; eliminating 5,200 of 6,400 on-site jobs (about 11% of 48,275 jobs associated with project based adjustments in the influence area). This adjustment has been off set to some extent by completion of the entire La Frontera program by 2007 in accord with the developer's present expectations.

METHODOLOGY

The small area forecasting methodology employed by Hagler Bailly has been utilized since 1991 in support of traffic and revenue projections for project planning and capital structuring. \$2.1 billion of successful toll highway financings in the United States have made use of this approach. These projects were capitalized through non-recourse tax exempt or taxable debt secured solely by toll revenues. The most recent application is the \$321 million E-470 Public Highway Authority Senior Revenue Bond offering that was priced on April 26, 2000; the proceeds of which will be used to construct Segment IV of that Denver area toll highway project.

The approach has been accepted by the major rating agencies, Moody's Investors Service, Standard & Poors and Fitch IBCA and by bond insurers such as MBIA. It has been used to evaluate credit worthiness and has been mentioned as a contributing factor to the assignment of investment grade ratings.

Major steps include:

1. Review the most recent metropolitan planning agency small area household, employment and population projections (CAMPO's, in this instance).
2. Identify areas (down to the Traffic Serial Zone) where CAMPO forecasts are inconsistent with regional or sub-regional growth rates and/or with on-the-ground commercial and residential development. The latter being determined through field investigations into real estate market operations as evidenced by current and proposed commercial/residential projects.
3. Compare regional forecasts from other published sources to establish a consensus "top-down" forecast for regional development and major regional sub-markets where appropriate.
4. Using information generated in Steps 1-3, prepare amended forecasts of households and at-place employment for stated years.

5. For purposes of illustration only, standardized vehicle trip production and attraction rates have been applied to projected jobs and households. "Raw" productions and attractions are shown. Refined values will be developed through traffic modeling to be completed by qualified traffic forecasting firms.

OBSERVATIONS

In this case, particular focus was placed on 12 TSZs that are further described in the attachments. The area covered by the TSZs includes portions of Round Rock, Williamson County, City of Austin and Pflugerville. Developments here that include commercial, residential and basic industries will attract or produce vehicle trips that will directly impact the road network including Greenlawn Boulevard and the proposed Loop 1/SH 45 toll highway and interchange at I-35.

In the normal course, CAMPO forecasts are updated only infrequently and depend on information provided by member units of government. The greatest differences occur where very current market activities have not, as yet, been incorporated in the CAMPO estimates. Or, where local government information on which CAMPO depends fails to anticipate current market conditions or where local land use policies on which local forecasts were based are not successfully implemented.

Differences occur where regional or local economic conditions change swiftly and radically. The last has particular applicability within the Greenlawn influence area. The Austin economy has continued to grow at higher than expected rates. Dell Computer's employment at the Dell Campus has doubled and is twice what Round Rock anticipated in the City's Transportation Plan. The initial stages of LaFrontera East are proceeding on an accelerated schedule in response to stronger than expected economic performance (measured by new jobs, new households and higher incomes) within the market area served by the project.

Much of what we have observed within the "influence area" correlates closely with other suburban communities in California, Virginia and Colorado that are home to concentrations of technology firms; firms, whose rapid growth could not be reasonably anticipated. That said, the unmet transportation needs associated with such growth now require swift, effective responses to sustain and nurture long term economic benefits to the metropolitan community.

The attachments cover a defined influence area and reflect a subset of a larger interactive land use forecasting model that covers 78 TSZs.

The model has been prepared for the City of Round Rock as part of our on-going assignment.

**An Analysis of the Total Vehicle Trips Generated in the Greenlawn Boulevard Influence Area
for the Years 2007, 2015, and 2025**

Table of Contents

Exhibit	Description
	Summary Memorandum on Methodology and Observations
1	Vehicle Trip Forecasts for Greenlawn Boulevard Influence Area
2	Summary Charts of Demographic Projections
3	Projections of Employment by Type and Households for 2000, 2007, 2015 and 2025
	Table 1 Baseline Demographic Data
	Table 2 Adjustments for Development Activity
	Table 3 Employment and Household Projections
	Table 4 Population Projections
4	Detail Development Information to Support Projections of Employment and Households
5	Supporting Calculations for Vehicle Trip Projections
6	Conceptual Map of Greenlawn Boulevard Influence Area



Prepared
May 2, 2000

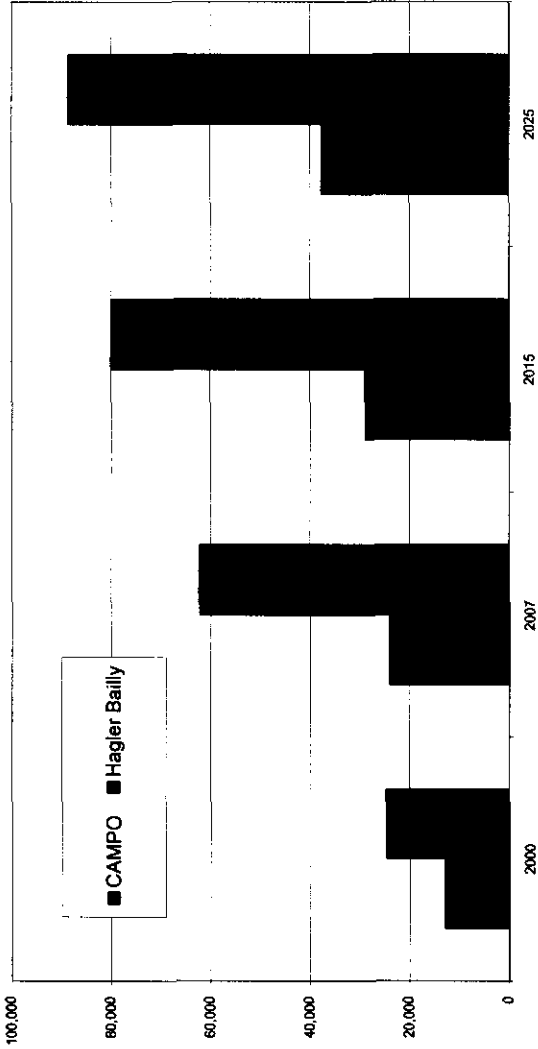
Comparative At-Place Employment, Population, and Household Forecasts and Vehicle Trip Projections
Greenlawn Blvd. Influence Area (1)

EMPLOYMENT AND HOUSEHOLDS	2000			2007			2015			2025		
	Empl	Pop	HH	Empl	Pop	HH	Empl	Pop	HH	Empl	Pop	HH
CAMPO 2025 Plan (2)	12,895	11,316	4,130	23,991	18,034	6,515	28,913	28,475	10,233	37,562	46,276	16,527
Hagler Bailly (3)	24,634	13,878	4,966	62,171	29,706	10,481	79,982	43,542	15,449	88,631	61,094	21,743

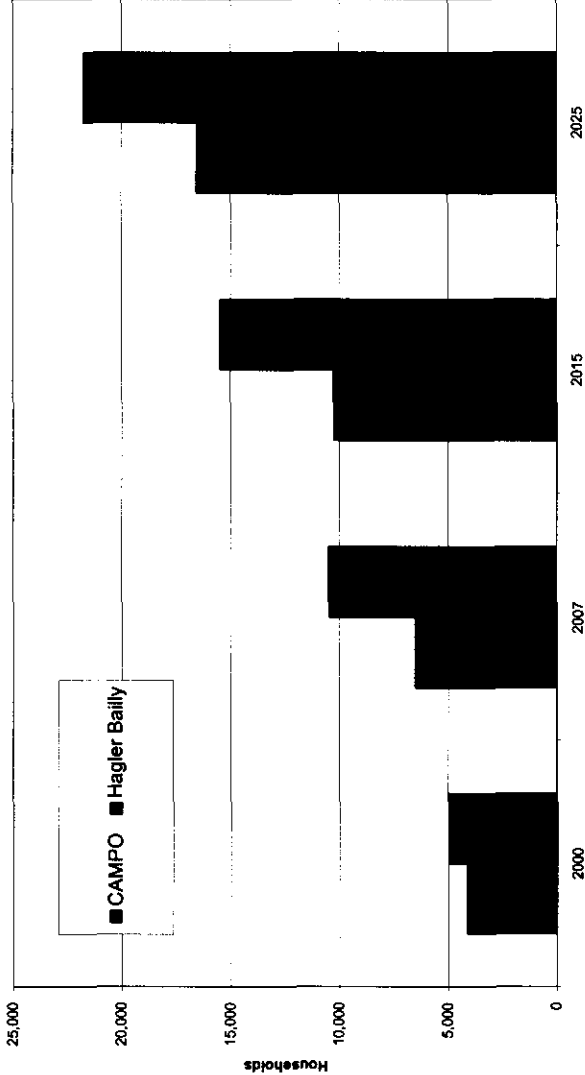
VEHICLE TRIPS (4)	2000			2007			2015			2025		
	Productions	CAMPO 2025 Plan	Hagler Bailly	Attractions	CAMPO 2025 Plan	Hagler Bailly	Productions	CAMPO 2025 Plan	Hagler Bailly	Attractions	CAMPO 2025 Plan	Hagler Bailly
Productions												
CAMPO 2025 Plan	N/A			79,999			116,437			178,453		
Hagler Bailly	N/A			153,477			213,972			275,988		
Attractions												
CAMPO 2025 Plan	N/A			71,682			96,866			145,913		
Hagler Bailly	N/A			203,759			260,747			309,794		
Total Vehicle Trips CAMPO 2025 Plan	N/A			151,681			213,303			324,366		
Total Vehicle Trips Hagler Bailly Forecast												
Comparison of Hagler Bailly to CAMPO Projections (%)	N/A			357,236			474,719			585,782		
	-			236%			223%			181%		

(1) 12 Traffic Serial Zones, centering on the FM 1325/Louis Henna/I-35 Intersection from Gattis School Roadon the north to Merrill Town Drive/Royston Lane/Pflugerville Loop on the south.
(2) Population and Employment forecasts adopted in May 1999 for the CAMPO 2025 Transportation Plan. CAMPO 2000 figures are interpolated from 1997 and 2007 forecasts.
(3) Baseline data from CAMPO 2025 Plan adjusted on the basis of development inventories prepared in February/March 2000 by Hagler Bailly.
(4) Estimated by Hagler Bailly on the basis of standard trip generation factors for households and types of jobs represented in the Influence Area.

Employment Projections
Greenlawn Boulevard Influence Area



Household Projections
Greenlawn Boulevard Influence Area

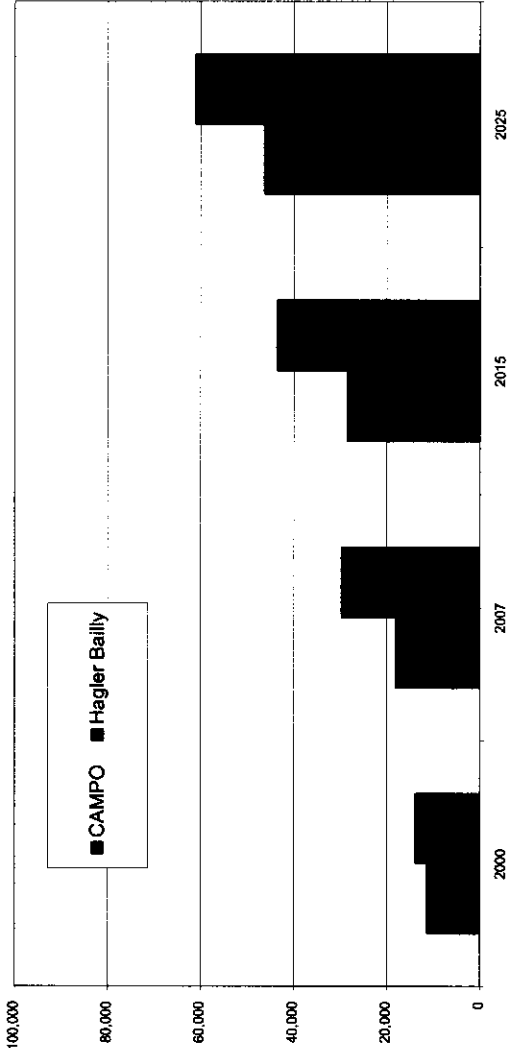


2000

2015

2025

Population Projections
Greenlawn Boulevard Influence Area



Population Projections
Greenlawn Boulevard Influence Area

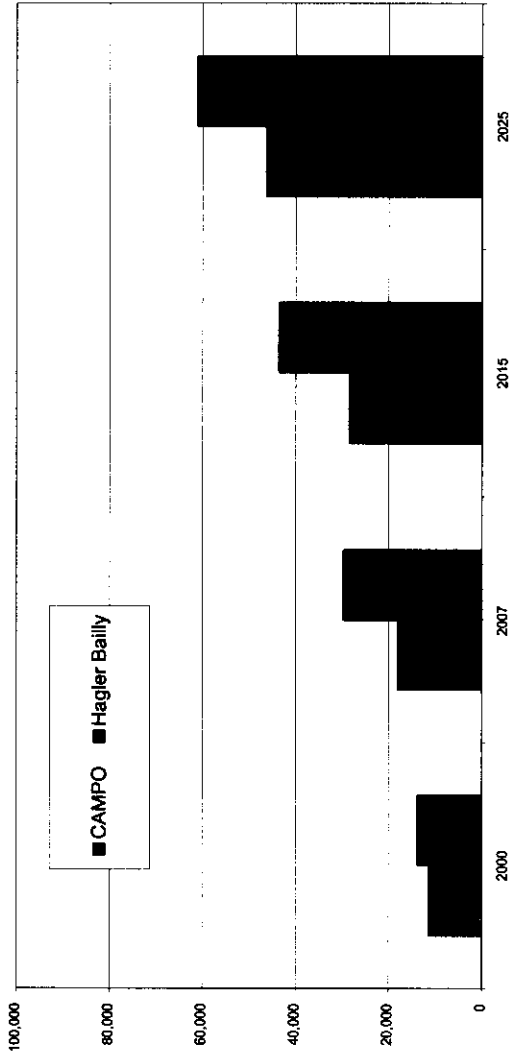


Table 1 - Baseline Data from CAMPO 2025 Transportation Plan (adopted May 1999))

CAMPO		1997				2000 (Calculated)				2007				2015				2025									
Rust/TSZ	TSZ	Acres	Basic	Retail	Service	Tot Jobs	HH	Basic	Retail	Service	Tot Jobs	HH	Basic	Retail	Service	Tot Jobs	HH	Basic	Retail	Service	Tot Jobs	HH					
39	147	192	-	-	-	-	16	-	-	-	-	22	-	-	-	-	48	-	-	-	-	103	77				
40	148	305	-	150	-	150	140	-	191	-	335	316	-	532	-	-	499	-	1,627	-	-	1,627	730				
41	149	428	457	68	4,645	5,170	481	469	89	8,199	6,757	484	500	169	12,155	12,824	491	500	171	12,337	13,008	506	523				
150	150	1,050	25	15	13	53	221	32	19	17	68	311	56	33	29	118	688	88	53	46	188	1,334	2,853				
44	156	837	-	-	-	-	1	-	-	-	-	2	-	-	-	-	15	-	-	-	-	154	620				
45	157	1,133	937	71	243	1,251	1,001	1,018	105	341	1,464	1,174	1,236	263	753	2,252	1,701	1,522	446	1,240	3,208	2,222	2,805				
45	158	718	1,286	27	293	1,606	297	1,356	48	546	1,950	372	1,533	185	2,328	4,046	629	1,767	335	1,113	3,215	819	1,050				
47	159	1,716	452	180	338	980	514	518	230	435	1,183	594	712	357	782	1,851	831	1,011	549	1,292	2,852	1,168	1,702				
46	194	827	15	8	6	29	242	27	15	16	58	294	105	66	160	331	462	215	137	348	700	706	1,062				
48	575	323	108	8	624	740	72	137	10	794	941	86	241	18	1,383	1,652	132	383	28	2,212	2,823	238	390				
31	583	1,761	34	5	10	49	176	44	9	20	73	220	83	37	94	214	373	299	149	384	802	643	1,170				
150	1051	911	118	6	41	165	284	150	8	52	210	382	263	13	92	368	829	1,276	65	444	1,785	1,677	3,007				
Total Area		10,199	3,432	548	6,213	10,193	3,445	3,751	724	8,420	12,885	4,130	4,729	1,476	17,786	23,991	6,515	7,022	2,465	19,426	28,913	10,233	10,191	4,690	22,681	37,562	16,527
Growth Rate from Prior Period			n/a	n/a	n/a	n/a	n/a	3.0%	9.7%	10.7%	8.2%	6.2%	3.3%	10.4%	11.1%	8.9%	6.6%	5.1%	8.7%	6.5%	6.0%	6.2%	3.9%	1.6%	2.7%	4.9%	

Note: Employment classifications have been adjusted for CAMPO data in zone 41 to reflect the service nature of the Dell Computer positions in that zone.

Demographic Projections
Greenlawn Blvd. Area

Exhibit 3

Area		Table 2 - Adjustments for Specific Development Activity															
Rural TSZ	CAMPO TSZ	Acres	2000 - Extra Growth Project Specific				2007 - Extra Growth Project Specific				2015 - Extra Growth Project Specific						
			Basic	Retail	Service	Tot Jobs	HH	Basic	Retail	Service	Tot Jobs	HH	Basic	Retail	Service	Tot Jobs	HH
39	147	192	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40	148	305	-	600	600	1,200	-	-	4,313	6,731	11,043	1,300	-	-	-	-	-
41	149	428	600	600	6,000	7,200	-	-	113	-	113	-	-	-	-	-	-
150	150	1,050	-	-	-	-	-	830	-	2,035	2,865	-	-	1,000	-	1,442	2,442
44	156	837	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
45	157	1,133	133	243	893	1,269	-	40	300	385	725	-	-	80	350	737	1,167
45	158	718	-	-	-	-	-	-	-	1,891	1,891	-	-	-	-	3,782	3,782
47	159	1,716	-	-	-	-	-	220	-	5,000	5,220	-	-	-	-	-	-
46	194	827	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
48	575	323	133	243	893	1,269	-	-	125	304	429	500	-	-	225	-	225
31	593	1,761	-	-	-	-	500	-	275	962	1,237	1,330	-	-	625	4,647	5,272
150	1051	911	-	-	801	801	336	-	130	2,788	2,918	-	-	-	-	-	-
Total Area			866	1,688	9,187	11,739	836	1,090	5,255	20,096	26,441	3,130	1,080	1,200	10,609	12,888	1,250
Growth Rate from Prior Period			n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Demographic Projections
Greenlawn Blvd. Area

Exhibit 3

Area		Table 3 - Employment and Household Projections																
Rust TSZ	CAMPO TSZ	2000			2007			2015			2025							
		Basic	Retail	Service	Tot Jobs	HH	Basic	Retail	Service	Tot Jobs	HH	Basic	Retail	Service	Tot Jobs	HH		
38	147	192	-	-	-	22	-	-	-	-	48	-	-	-	-	103	77	191
40	148	305	-	791	600	1,391	179	-	5,248	7,331	12,578	1,616	-	5,445	7,331	6,540	7,331	13,870
41	149	428	1,069	689	12,199	13,957	484	1,100	882	18,155	20,137	491	1,100	884	18,337	629	18,720	20,649
150	150	1,050	32	19	17	68	311	888	33	2,064	2,983	588	1,919	53	3,524	532	3,736	7,432
44	156	837	-	-	-	-	2	-	-	-	-	15	-	-	-	154	620	1,044
45	157	1,133	1,151	348	1,234	2,733	1,174	1,409	806	2,031	4,246	1,701	1,775	1,339	3,255	2,120	3,843	7,523
45	158	718	1,356	48	546	1,950	372	1,533	185	4,219	5,937	629	1,767	335	6,786	2,013	493	7,207
47	159	1,716	518	230	435	1,183	594	932	357	5,782	7,071	831	1,231	549	6,292	1,168	733	6,781
46	164	827	27	15	16	58	294	105	66	160	331	462	215	137	346	706	303	497
48	575	323	270	253	1,687	2,210	86	374	386	2,590	3,350	632	516	621	3,409	4,546	738	983
31	593	1,761	44	9	20	73	720	83	312	1,056	1,451	2,203	259	1,049	6,003	350	1,108	4,486
150	1051	911	150	8	853	1,011	728	263	143	3,682	4,088	1,165	1,276	195	4,034	202	3,815	5,499
Total Area		10,199	4,617	2,410	17,607	24,634	4,966	6,685	8,417	47,069	62,171	10,481	10,058	10,606	59,318	12,831	62,573	88,631
Growth Rate from Prior Period			10.4%	63.6%	41.5%	34.2%	13.0%	5.4%	19.6%	15.1%	14.1%	11.3%	5.2%	2.9%	2.8%	1.9%	0.5%	1.0%

Demographic Projections
Greenlawn Blvd. Area

Exhibit 3

Area		Table 4 - Population Projections																
Rural TSZ	CAMPO TSZ	CAMPO - HH			HBIX - HH			Factors				CAMPO - POP			HBIX - POP			
		2000	2007	2015	2025	2000	2007	2015	2025	2000	2007	2015	2025	2000	2007	2015	2025	
39	147	192	22	48	103	191	22	48	103	191	3.77	3.77	3.61	3.51	83	181	372	670
40	148	305	179	316	499	730	179	1,616	1,799	2,030	2.39	2.39	2.32	2.25	428	755	1,158	1,643
41	149	428	484	491	506	523	484	491	506	523	3.35	3.35	3.25	3.14	1,621	1,645	1,645	1,642
150	150	1,050	311	688	1,498	2,853	311	688	1,498	2,853	3.40	3.40	3.29	3.19	1,057	2,339	4,928	9,101
44	156	837	2	15	154	1,044	2	15	154	1,044	2.93	2.93	2.84	2.76	6	44	437	2,881
45	157	1,133	1,174	1,701	2,222	2,805	1,174	1,701	2,222	2,805	1.88	1.88	1.85	1.83	2,207	3,198	4,111	5,133
45	158	718	372	629	819	1,050	372	629	819	1,050	2.90	2.90	2.84	2.81	1,079	1,824	2,326	2,951
47	159	1,716	594	831	1,168	1,702	594	831	1,168	1,702	2.81	2.91	2.85	2.82	1,729	2,418	3,329	4,800
46	194	827	294	462	706	1,062	294	462	706	1,062	2.89	2.89	2.83	2.81	850	1,335	1,998	2,984
48	575	323	86	132	238	390	86	632	738	890	4.08	4.08	3.97	3.84	351	539	945	1,498
31	593	1,761	220	373	643	1,170	720	2,203	3,723	4,250	2.98	2.98	2.92	2.89	656	1,112	1,878	3,381
150	1051	911	392	829	1,677	3,007	728	1,165	2,013	3,343	3.19	3.19	3.19	3.19	1,250	2,645	5,350	9,592
Total Area		10,199	4,130	6,515	10,233	16,527	4,966	10,481	15,449	21,743	n/a	n/a	n/a	n/a	11,316	18,034	28,475	46,276
Growth Rate from Prior Period			n/a	6.7%	4.6%	4.9%	n/a	11.3%	4.0%	3.5%	n/a	n/a	n/a	n/a	n/a	6.9%	4.7%	5.0%
															n/a	11.5%	3.9%	3.4%

Note: Population to household factors derived from CAMPO demographic projections for each TSZ.

Detail Development Adjustments by Zone by Projection Year
Greenlawn Blvd. Area

Assumptions
Basic 1.00 jobs per 1000 sq. ft. of development
Retail 2.50 jobs per 1000 sq. ft. of development
Office 3.21 jobs per 1000 sq. ft. of development

By 2000														
CAMPO	Rural	THK	THK	Development	Industrial	Retail	Office	Total	Residential	Basic	Retail	Service	Total Jobs	Households
TSZ	TSZ	Area	Project	Name	(sq. ft.)	(sq. ft.)	(sq. ft.)	(sq. ft.)	(units)	(jobs)	(jobs)	(jobs)		(units)
Initial Data Entry Point														
147				None	-	-	-	-	-	-	-	-	-	-
Subtotal														
Initial Data Entry Point														
148	40	1	15	La Frontiers										
148	40	5	1	Collins										
148	40	1		Year End 2000 Development		240,000	187,200	427,200			600	600	1,200	
Subtotal														
Initial Data Entry Point														
149	41	3		Dell Campus- 2000 Actual Dev.			1,000,000	1,000,000				6,000	6,000	
149	41	3		Dell Campus- Future Develop.										
149	41	3	2	Elliot Properties	600,000	240,000		840,000		600	600		1,200	
149	41	3		Year End 2000 Development	600,000	240,000	1,000,000	1,840,000		600	600	6,000	7,200	
Subtotal														
Initial Data Entry Point														
150	150	3	9	Don Quick										
150	150	3	12	Spring Brook										
150	150	3	8	Yanco Hausman										
150	150	3	10	CB Richard Ellis										
150	150	3	11	Don Quick										
150	150	3		Other										
Subtotal														
Initial Data Entry Point														
156				None	-	-	-	-	-	-	-	-	-	-
Subtotal														
Initial Data Entry Point														
157	45	6	11	Brey & Assoc										
157	45	5	12	Jim Bagley										
157	45	5	13	Nelson Investments										
157	45	5	14	Starbuck										
157	45	5		Year End 2000 Development	133,000	97,200	276,816	508,816		133	243	883	1,269	
Subtotal														
Initial Data Entry Point														
158	45	5	15	Jack Quick										
158	45	5	17	Joe Duncan										
158	45	5	16	Gilton										
Subtotal														
Initial Data Entry Point														
159	47	3		SE Quadrant 1350 Louis Hanna										
159	47	3	23	Entertainment Facility										
Subtotal														
Initial Data Entry Point														
194				None	-	-	-	-	-	-	-	-	-	-
Subtotal														
Initial Data Entry Point														
576	48	5	6	RiverCrest Group										
575	48	5	7	Taylor Commercial										
575	48	5	8	Teeples										
575	48	5	9	Shoreline Office Park										
575	48	5	10	Gene Numan										
576	48	5		Year End 2000 Development	133,000	97,200	276,816	508,816		133	243	883	1,269	
576	48	5		Other										
Subtotal														
Initial Data Entry Point														
583	31	3		On-going Housing Dev- 2000					500					500
583	31	3	1	Single Family Wilkie/FM85										
583	31	3	18	Gilton Multi-Family										
583	31	3	19	John Pfluger										
583	31	3	13	John Loydd										
583	31	3	25	Henry Miller					500					500
Subtotal														
Initial Data Entry Point														
1051	150	3	3	Gilton										
1051	150	3	4	Galaxy Apartments					256					256
1051	150	3	7	Chain										
1051	150	3	5	Wag a Bag										
1051	150	3	6	Lodge Townhomes					80					80
1051	150	3		Future Office Development										
1051	150	3		Year End 2000 Development			250,000	250,000				801	801	
Subtotal														
Overall Total														
					886,000	874,400	1,894,432	3,534,832	838	866	1,886	9,187	11,739	838

Detail Development Adjustments by Zone by Projection Year
Greenlawn Blvd. Area

Assumptions
Basic 1.00 jobs per 1000 sq. ft. of development
Retail 2.50 jobs per 1000 sq. ft. of development
Office 3.21 jobs per 1000 sq. ft. of development

By 2007															
CAMPO	TSZ	Rust	THK	THK	Development	Industrial	Retail	Office	Total	Residential	Basic	Retail	Service	Total Jobs	Households
TSZ	TSZ	Area	Project	Name		(sq. ft.)	(sq. ft.)	(sq. ft.)	(sq. ft.)	(units)	(jobs)	(jobs)	(jobs)		(units)
Initial Data Entry Point															
147				None		-	-	-	-	-	-	-	-	-	-
Subtotal															
Initial Data Entry Point															
148	40	1	15	La Frontiers		1,200,000	2,100,000	3,300,000	1,300	-	-	3,000	6,731	9,731	1,300
148	40	5	1	Collins		525,000	-	-	525,000	-	-	1,313	-	1,313	-
148	40	7		Year End 2000 Development		-	-	-	-	-	-	-	-	-	-
Subtotal						-	1,725,000	2,100,000	3,825,000	1,300	-	4,313	6,731	11,043	1,300
Initial Data Entry Point															
149	41	3		Dell Campus- 2000 Actual Dev.		-	-	-	-	-	-	-	-	-	-
149	41	3		Dell Campus- Future Develop.		-	-	-	-	-	-	-	-	-	-
149	41	3	2	Esot Properties		45,000	-	-	45,000	-	-	113	-	113	-
149	41	3		Year End 2000 Development		-	-	-	-	-	-	-	-	-	-
Subtotal						-	45,000	-	45,000	-	-	113	-	113	-
Initial Data Entry Point															
150	150	3	9	Don Quick		-	500,000	500,000	-	-	-	-	1,603	1,603	-
150	150	3	12	Spring Brook		700,000	-	-	700,000	-	700	-	-	700	-
150	150	3	8	Yancy Heumann		-	55,000	55,000	-	-	-	-	178	178	-
150	150	3	10	CB Richard Ellis		-	80,000	80,000	-	-	-	-	258	258	-
150	150	3	11	Don Quick		130,000	-	-	130,000	-	130	-	-	130	-
150	150	3		Other		-	-	-	-	-	-	-	-	-	-
Subtotal						830,000	-	635,000	1,465,000	-	830	-	2,035	2,865	-
Initial Data Entry Point															
156				None		-	-	-	-	-	-	-	-	-	-
Subtotal															
Initial Data Entry Point															
157	45	5	11	Bry & Assoc.		-	120,000	120,000	-	-	-	-	385	385	-
157	45	5	12	Jim Bagley		50,000	-	-	50,000	-	-	125	-	125	-
157	45	5	13	Nelson Investments		70,000	-	-	70,000	-	-	175	-	175	-
157	45	5	14	Starbach		40,000	-	-	40,000	-	40	-	-	40	-
157	45	5		Year End 2000 Development		-	-	-	-	-	-	-	-	-	-
Subtotal						40,000	120,000	120,000	280,000	-	40	300	385	725	-
Initial Data Entry Point															
158	45	5	15	Jack Quick		-	40,000	40,000	-	-	-	-	128	128	-
158	45	5	17	Joe Duncan		-	270,000	270,000	-	-	-	-	865	865	-
158	45	5	18	Giron		-	280,000	280,000	-	-	-	-	897	897	-
Subtotal						-	590,000	590,000	-	-	-	-	1,891	1,891	-
Initial Data Entry Point															
159	47	3		SE Quadrant 135/Louis Hanna		-	1,560,000	1,560,000	-	-	-	-	5,000	5,000	-
159	47	3	23	Entertainment Facility		220,000	-	-	220,000	-	220	-	-	220	-
Subtotal						220,000	-	1,560,000	1,780,000	-	220	-	5,000	5,220	-
Initial Data Entry Point															
194				None		-	-	-	-	-	-	-	-	-	-
Subtotal															
Initial Data Entry Point															
575	48	5	6	RiverCrest Group		50,000	-	-	50,000	-	-	125	-	125	-
575	48	5	7	Taylor Commercial		-	-	-	-	220	-	-	-	-	220
575	48	5	8	Teeples		35,000	-	-	35,000	-	-	-	112	112	-
575	48	5	9	Shoreline Office Park		60,000	-	-	60,000	-	-	-	182	182	-
575	48	5	10	Gene Numan		-	-	-	-	280	-	-	-	-	280
575	48	5		Year End 2000 Development		-	-	-	-	-	-	-	-	-	-
575	48	5		Other		-	-	-	-	-	-	-	-	-	-
Subtotal						-	50,000	95,000	145,000	500	-	125	304	428	500
Initial Data Entry Point															
593	31	3		Ongoing Housing Dev- 2000		-	-	-	-	-	-	-	-	-	-
593	31	3	1	Single Family Wilkie/FNEBS		-	-	-	-	900	-	-	-	-	900
593	31	3	18	Giron Multi-Family		-	-	-	-	280	-	-	-	-	280
593	31	3	19	John Pluger		110,000	-	-	110,000	-	-	275	-	275	-
593	31	3	13	John Lloyd		300,000	-	-	300,000	150	-	-	962	962	150
593	31	3	25	Henry Miller		-	-	-	-	-	-	-	-	-	-
Subtotal						-	110,000	300,000	410,000	1,330	-	275	962	1,237	1,330
Initial Data Entry Point															
1051	150	3	3	Giron		40,000	-	-	40,000	-	-	100	-	100	-
1051	150	3	4	Galaxy Apartments		-	-	-	-	-	-	-	-	-	-
1051	150	3	7	Crain		70,000	-	-	70,000	-	-	224	-	224	-
1051	150	3	5	Wag a Bag		12,000	-	-	12,000	-	-	30	-	30	-
1051	150	3	6	Lodge Townhomes		-	-	-	-	-	-	-	-	-	-
1051	150	3		Future Office Development		800,000	-	-	800,000	-	-	-	2,664	2,664	-
1051	150	3		Year End 2000 Development		-	82,000	870,000	922,000	-	-	130	2,788	2,918	-
Subtotal						-	82,000	870,000	922,000	-	-	130	2,788	2,918	-
Overall Total						1,090,000	2,102,000	6,270,000	9,482,000	3,130	1,090	5,235	20,086	26,441	3,130

Detail Development Adjustments by Zone by Projection Year
Greenlawn Blvd. Area

Assumptions
Basic 1.00 jobs per 1000 sq. ft. of development
Retail 2.50 jobs per 1000 sq. ft. of development
Office 3.21 jobs per 1000 sq. ft. of development

By 2015														
CAMPO	Rural	THK	THK	Development	Industrial	Retail	Office	Total	Residential	Basic	Retail	Service	Total Jobs	Households
TSZ	TSZ	Area	Project	Name	(sq. ft.)	(sq. ft.)	(sq. ft.)	(sq. ft.)	(units)	(jobs)	(jobs)	(jobs)		(units)
Initial Data Entry Point														
147	None													
Subtotal														
Initial Data Entry Point														
148	40	1	15	La Frontiere	-	-	-	-	-	-	-	-	-	-
148	40	5	1	Colliers	-	-	-	-	-	-	-	-	-	-
148	40	1		Year End 2000 Development	-	-	-	-	-	-	-	-	-	-
Subtotal														
Initial Data Entry Point														
149	41	3		Dei Campus- 2000 Actual Dev.	-	-	-	-	-	-	-	-	-	-
149	41	3		Dei Campus- Future Develop	-	-	-	-	-	-	-	-	-	-
149	41	3	2	Elliot Properties	-	-	-	-	-	-	-	-	-	-
149	41	3		Year End 2000 Development	-	-	-	-	-	-	-	-	-	-
Subtotal														
Initial Data Entry Point														
150	150	3	9	Don Quick	-	450,000	-	-	-	-	-	1,442	-	1,442
150	150	3	12	Spring Brook	1,000,000	-	-	-	-	1,000	-	-	-	1,000
150	150	3	8	Yancy Hausman	-	-	-	-	-	-	-	-	-	-
150	150	3	10	CB Richard Ellis	-	-	-	-	-	-	-	-	-	-
150	150	3	11	Don Quick	-	-	-	-	-	-	-	-	-	-
150	150	3		Other	-	-	-	-	-	-	-	-	-	-
Subtotal														
Initial Data Entry Point														
156	None													
Subtotal														
Initial Data Entry Point														
157	46	5	11	Brey & Assoc.	-	-	-	-	-	-	-	-	-	-
157	46	5	12	Jim Bagley	-	230,000	-	-	-	-	-	737	-	737
157	46	5	13	Nelson Investments	-	-	-	-	-	-	-	-	-	-
157	46	5	14	Staudach	60,000	140,000	-	-	-	-	350	-	-	350
157	46	5		Year End 2000 Development	-	-	-	-	-	-	-	-	-	-
Subtotal														
Initial Data Entry Point														
158	46	5	15	Jack Quick	90,000	140,000	230,000	-	-	90	350	737	-	1,167
158	46	5	17	Joe Duncan	-	-	80,000	-	-	-	-	258	-	258
158	46	5	16	Gilron	-	-	530,000	-	-	-	-	1,699	-	1,699
Subtotal														
Initial Data Entry Point														
159	47	3	23	SE Quadrant -354 Louis Hanna	-	-	-	-	-	-	-	-	-	-
Subtotal														
Initial Data Entry Point														
194	None													
Subtotal														
Initial Data Entry Point														
575	48	5	6	RiverCrest Group	-	-	-	-	-	-	-	-	-	-
575	48	5	7	Taylor Commercial	90,000	-	-	90,000	-	-	225	-	-	225
575	48	5	8	Temples	-	-	-	-	-	-	-	-	-	-
575	48	5	9	Shoreline Office Park	-	-	-	-	-	-	-	-	-	-
575	48	5	10	Gene Numan	-	-	-	-	-	-	-	-	-	-
575	48	5		Year End 2000 Development	-	-	-	-	-	-	-	-	-	-
Other														
575	48	5		Other	-	90,000	-	-	-	-	225	-	-	225
Subtotal														
Initial Data Entry Point														
593	31	3		On-going Housing Dev- 2000	-	-	-	-	-	-	-	-	-	-
593	31	3	1	Single Family Wilbur/FM85	-	-	-	-	900	-	-	-	-	900
593	31	3	16	Gilron Multi-Family	-	-	-	-	-	-	-	-	-	-
593	31	3	19	John Pluger	-	-	-	-	-	-	-	-	-	-
593	31	3	13	John Loyd	-	-	-	-	-	-	-	-	-	-
593	31	3	25	Henry Miller	-	-	-	-	-	-	-	-	-	-
Subtotal														
Initial Data Entry Point														
1051	150	3	3	Gilron	-	-	-	-	-	-	-	-	-	-
1051	150	3	4	Galaxy Apartments	-	-	-	-	-	-	-	-	-	-
1051	150	3	7	Crain	-	-	-	-	-	-	-	-	-	-
1051	150	3	5	Wag a Bag	-	-	-	-	-	-	-	-	-	-
1051	150	3	6	Lodge Townhomes	-	-	-	-	-	-	-	-	-	-
1051	150	3		Future Office Development	-	-	-	-	-	-	-	-	-	-
1051	150	3		Year End 2000 Development	-	-	-	-	-	-	-	-	-	-
Subtotal														
Overall Total														
					1,050,000	490,000	3,310,000	4,870,000	1,250	1,080	1,200	10,800	12,880	1,250

Detail Development Adjustments by Zone by Projection Year
Greenlawn Blvd. Area

Assumptions
Basic: 1.00 jobs per 1000 sq. ft. of development
Retail: 2.50 jobs per 1000 sq. ft. of development
Office: 3.21 jobs per 1000 sq. ft. of development

Total Adjustments													
CAMPO TSZ	Rural TSZ	THK Area	THK Project	Development Name	Industrial (sq. ft.)	Retail (sq. ft.)	Office (sq. ft.)	Total (sq. ft.)	Residential (units)	Basic (jobs)	Service (jobs)	Total Jobs	Households (units)
Initial Data Entry Point													
147				None	-	-	-	-	-	-	-	-	-
Subtotal													
Initial Data Entry Point													
148	40	1	15	La Frontiera	-	1,200,000	2,100,000	3,300,000	1,300	-	3,000	6,731	1,300
148	40	5	1	Colliers	-	525,000	-	525,000	-	-	1,313	-	1,313
148	40	1		Year End 2000 Development	-	240,000	187,200	427,200	-	-	600	-	600
Subtotal					-	1,965,000	2,287,200	4,252,200	1,300	-	4,913	7,331	1,300
Initial Data Entry Point													
149	41	3		Deil Campus- 2000 Actual Dev.	-	-	1,000,000	1,000,000	-	-	-	3,205	-
149	41	3		Deil Campus- Future Develop.	-	-	-	-	-	-	-	-	-
149	41	3	2	Elliot Properties	-	45,000	-	45,000	-	-	113	-	113
149	41	3		Year End 2000 Development	600,000	240,000	-	840,000	-	600	-	-	600
Subtotal					600,000	285,000	1,040,000	1,885,000	-	600	713	3,205	4,518
Initial Data Entry Point													
150	150	3	9	Don Quick	-	-	950,000	950,000	-	-	-	3,045	-
150	150	3	12	Spring Brook	1,700,000	-	-	1,700,000	-	1,700	-	-	1,700
150	150	3	8	Yancy-Hausman	-	-	55,000	55,000	-	-	-	178	-
150	150	3	10	CB Richard Ellis	-	-	80,000	80,000	-	-	-	258	-
150	150	3	11	Don Quick	130,000	-	-	130,000	-	130	-	-	130
Other					-	-	-	-	-	-	-	-	-
Subtotal					1,830,000	-	1,085,000	2,915,000	-	1,830	-	3,478	5,308
Initial Data Entry Point													
156				None	-	-	-	-	-	-	-	-	-
Subtotal													
Initial Data Entry Point													
157	45	5	11	Brey & Assoc.	-	-	350,000	350,000	-	-	1,122	-	1,122
157	45	5	12	Jim Bagley	-	50,000	-	50,000	-	-	125	-	125
157	45	5	13	Nelson Investments	-	210,000	-	210,000	-	-	525	-	525
157	45	5	14	Steubach	120,000	-	-	120,000	-	120	-	-	120
157	45	5		Year End 2000 Development	133,000	87,200	278,816	508,816	-	133	243	893	1,269
Subtotal					253,000	357,200	638,816	1,238,816	-	253	893	2,015	3,181
Initial Data Entry Point													
158	45	5	15	Jack Quick	-	-	120,000	120,000	-	-	-	385	-
158	45	5	17	Joe Duncan	-	-	800,000	800,000	-	-	-	2,584	-
158	45	5	16	Gilron	-	-	850,000	850,000	-	-	-	2,724	-
Subtotal					-	-	1,770,000	1,770,000	-	-	-	5,673	-
Initial Data Entry Point													
159	47	3	23	SE Quadrant I-35/Louis Harris	-	-	1,580,000	1,580,000	-	-	-	5,000	-
159	47	3		Entertainment Facility	220,000	-	-	220,000	-	220	-	-	220
Subtotal					220,000	-	1,580,000	1,790,000	-	220	-	5,000	5,220
Initial Data Entry Point													
164				None	-	-	-	-	-	-	-	-	-
Subtotal													
Initial Data Entry Point													
575	48	5	6	RiverCrest Group	-	140,000	-	140,000	-	-	350	-	350
575	48	5	7	Taylor Commercial	-	-	-	-	220	-	-	-	220
575	48	5	8	Tadpole	-	-	35,000	35,000	-	-	112	-	112
575	48	5	9	Shoreline Office Park	-	-	80,000	80,000	-	-	192	-	192
575	48	5	10	Gene Numan	-	-	-	-	280	-	-	-	280
575	48	5		Year End 2000 Development	133,000	87,200	278,816	508,816	-	133	243	893	1,269
Other					-	-	-	-	-	-	-	-	-
Subtotal					133,000	237,200	373,816	743,816	300	133	593	1,197	1,823
Initial Data Entry Point													
593	31	3		On-going Housing Dev- 2000	-	-	-	-	500	-	-	-	500
593	31	3	1	Single Family Wilbur/FM85	-	-	-	-	1,800	-	-	-	1,800
593	31	3	18	Gilron Multi-Family	-	-	-	-	280	-	-	-	280
593	31	3	19	John Pfluger	-	110,000	-	110,000	-	-	275	-	275
593	31	3	13	John Lloyd	-	-	1,000,000	1,000,000	500	-	-	3,205	500
593	31	3	25	Henry Miller	-	250,000	750,000	1,000,000	-	-	825	2,404	-
Subtotal					-	380,000	1,750,000	2,130,000	3,000	-	900	5,899	3,000
Initial Data Entry Point													
1051	150	3	3	Gilron	-	40,000	-	40,000	-	-	100	-	100
1051	150	3	4	Galaxy Apartments	-	-	-	-	256	-	-	-	256
1051	150	3	7	Crain	-	-	70,000	70,000	-	-	-	224	-
1051	150	3	5	Wag a Bag	-	12,000	-	12,000	-	-	30	-	30
1051	150	3	6	Lodge Townhomes	-	-	-	-	80	-	-	-	80
1051	150	3		Future Office Development	-	-	800,000	800,000	-	-	-	2,584	-
1051	150	3		Year End 2000 Development	-	-	250,000	250,000	-	-	-	801	-
Subtotal					-	52,000	1,120,000	1,172,000	336	-	130	3,500	336

Supporting Calculations for Vehicle Trip Projections
Greenlawn Blvd. Area

Hagler Bailly Estimates

					2007					2015					2025				
					Total	Basic	Retail	Service		Total	Basic	Retail	Service		Total	Basic	Retail	Service	
					HH	Emp	Factor	Emp	HH	Emp	Factor	Emp	HH	Emp	Factor	Emp	HH	Emp	Factor
Households/Jobs:																			
Total					10,481	62,171	6.685	8,417	47,069	15,448	79,942	10,058	10,606	59,318	21,743	88,631	12,831	62,573	
"Regional" Retail Employment								5,248		"Regional" Retail Employment			5,445		"Regional" Retail Employment			6,540	
Productions:																			
HH Factor					2.390					2.390					2.390				
Employ Factor					-					-					-				
Retail Factor					-					-					-				
Total Productions					25,050			16,141		36,923			23,791		51,966			33,484	
Work					1,540			16,141		23,791			50,518		71,100			78,182	
Shopping					3,270			34,273		3,270			67,303		41,257			41,257	
Other					0.779	0.691		51,125		0.779	0.691		35,437		0.430			0.430	
NHB					0.430	0.360		26,889		0.430	0.360		9,361		0.140			0.140	
Truck																			
Total Productions								153,477					213,972					275,988	
Attractions:																			
HH Factor					-					-					-				
Employ Factor					-					-					-				
Retail Factor					-					-					-				
Total Attractions					87,786			10,516		112,935			17,126		125,148			20,875	
Work					-			44,971		-			46,659		-			56,044	
Shopping					3,318			63,195		3,318			84,861		3,318			102,415	
Regional Six					8,570			51,125		8,570			67,303		8,570			78,182	
Other					-			26,889		-			9,361		-			41,257	
NHB					0.779	0.691		7,063		0.779	0.691				0.779			11,021	
Truck					0.430	0.360				0.430	0.360				0.430				
IE					0.140	0.090				0.140	0.090				0.140				
Total Attractions								203,759					260,747					309,794	

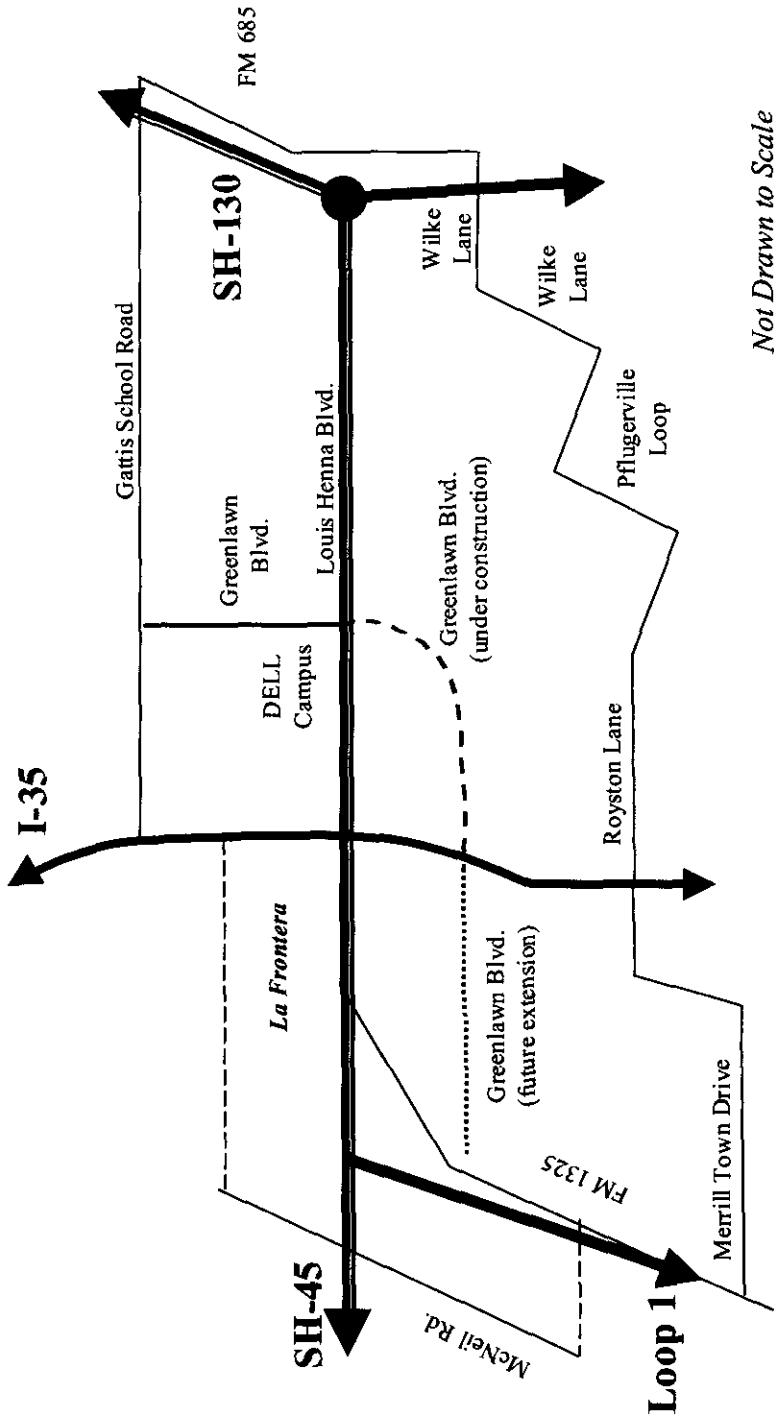
Note: All retail jobs in TSZ 148 (Rust TSZ 40) are treated as regional shopping jobs and the total trips attraction factor used for these jobs is 8.57.
For all other retail jobs the attraction factor is 3.318.

Supporting Calculations for Vehicle Trip Projections Greenlawn Blvd. Area

CAMPO Estimates

2007										2015										2025									
HH			Total Emp	Basic Emp	Retail Emp	Service Emp	HH			Total Emp	Basic Emp	Retail Emp	Service Emp	HH			Total Emp	Basic Emp	Retail Emp	Service Emp									
Households/Jobs:										Households/Jobs:										Households/Jobs:									
Total			6,515	23,991	4,729	1,476	17,786	Total			10,233	28,913	7,022	2,465	19,426	Total			16,527	37,562	10,191	4,690	22,681						
"Regional" Retail Employment						335		"Regional" Retail Employment						532		"Regional" Retail Employment						1,627							
Productions:										Productions:										Productions:									
Work			2,390	-	-	15,571	-	Work			2,390	-	-	24,457	-	Work			2,390	-	-	39,500	-						
Shopping			1,540	-	-	10,033	-	Shopping			1,540	-	-	15,759	-	Shopping			1,540	-	-	25,452	-						
Other			3,270	-	-	21,304	-	Other			3,270	-	-	33,462	-	Other			3,270	-	-	54,043	-						
NHB			0,779	0,691	-	21,653	0,691	NHB			0,779	0,691	-	27,950	0,691	NHB			0,779	0,691	-	38,830	-						
Truck			0,430	0,360	-	11,438	0,360	Truck			0,430	0,360	-	14,809	0,360	Truck			0,430	0,360	-	20,629	-						
Total Productions						79,999		Total Productions						116,437		Total Productions						178,453							
Attractions:										Attractions:										Attractions:									
Work			-	1,412	-	33,875	-	Work			-	1,412	-	40,825	-	Work			-	1,412	-	53,038	-						
Shopping			-	-	3,318	3,786	-	Shopping			-	-	3,318	6,414	-	Shopping			-	-	-	10,163	-						
Regional Six			-	-	8,570	2,871	-	Regional Six			-	-	8,570	4,559	-	Regional Six			-	-	8,570	13,943	-						
Other			1,812	0,711	-	28,863	-	Other			1,812	0,711	-	39,099	-	Other			1,812	0,711	-	56,654	-						
NHB			0,779	0,691	-	21,653	0,691	NHB			0,779	0,691	-	27,950	0,691	NHB			0,779	0,691	-	38,830	-						
Truck			0,430	0,360	-	11,438	0,360	Truck			0,430	0,360	-	14,809	0,360	Truck			0,430	0,360	-	20,629	-						
I/E			0,140	0,090	-	3,071	0,090	I/E			0,140	0,090	-	4,035	0,090	I/E			0,140	0,090	-	5,694	-						
Total Attractions						71,682		Total Attractions						96,866		Total Attractions						145,913							

Conceptual Map Greenlawn Blvd. Influence Area



AGENDA 2

Read and approve the minutes of the last meeting.

Moved: **Commissioner Limmer**

Seconded: **Commissioner Hays**

Motion: To approve the minutes of May 2, 2000.

Vote: 5 - 0

AGENDA 3

Hear County Auditor concerning invoices and bills submitted for payment and take appropriate action including, but not limited to approval for payment provided said items are found by the County Auditor to be legal obligations of the county.

Moved: **Judge Doerfler**

Seconded: **Commissioner Heiligenstein**

Motion: To authorize payment of \$717,199.68 from the proper line items, if found by the County Auditor to be legal expenses as appropriated in the 1999/2000 county budget.

Vote: 5 - 0

< Clerk copy here >