

Appendix B:
Resident Population Estimates & Projections
by 2040 Traffic Analysis Zone

Appendix B

2040 Traffic Analysis Zone	GMP Sub- area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2022 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050
432	N.W.	No Residential Growth	7,693	7,693	7,693	7,693	7,693	7,693	7,693
433	N.W.	No Residential Growth	2,899	2,899	2,899	2,899	2,899	2,899	2,899
434	N.W.	4460 S Lake Orlando Pkwy Townhomes (MPL2019-10017)	178	186	186	186	186	186	186
435	N.W.	RoseArts District - Phases 2 & 3 (ZON2021-10008)	1,535	1,535	2,910	5,450	7,990	9,259	10,106
436	N.W.	No Residential Growth	2,959	2,959	2,959	2,959	2,959	2,959	2,959
437	N.W.	No Residential Growth	0	0	0	0	0	0	0
438	N.W.	No Residential Growth	0	0	0	0	0	0	0
439	N.W.	College Park West Townhome Development (ZON2018-10012)	135	430	430	430	430	430	430
440	N.W.	No Residential Growth	0	0	0	0	0	0	0
441	N.W.	Fairview Grande Condo PD - Phases 2 & 3 (MPL2018-10064)	839	956	1,072	1,072	1,072	1,072	1,072
442	N.W.	No Residential Growth	0	0	0	0	0	0	0
443	N.W.	No Residential Growth	0	0	0	0	0	0	0
444	N.W.	No Residential Growth	0	0	0	0	0	0	0
445	N.W.	The Formosa (MPL2018-10095); 22 Stymie Place Plat w Mods (SUB2017-00027); 2032 Indiana Ave. Annexation (ZON2018- 10017); 381 Niblick Way Revert to Plat (SUB2021-10046); 25 & 27 Stymie Place Revert to Plat (SUB2021-10047); 3625 Midiron Dr Revert to Plat (SUB2022-10041)	894	933	933	933	933	933	933
448	N.W.	Calvary Assembly (ZON2016- 00022); Redevelopment of 1836 Crandon Ave, 1871 & 1887 Minnesota Ave to townhomes	1,531	1,531	2,204	2,235	2,235	2,235	2,235
571	N.W.	No Residential Growth	470	470	470	470	470	470	470

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			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050
572	N.W.	W. Princeton & Mercy Apartments (MPL2022-10027, CUP2022-10008)	1,371	1,371	2,217	2,217	2,217	2,217	2,217
573	N.W.	Fairlawn Village South (MPL2019-10084)	604	748	748	748	748	748	748
574	N.W.	No Residential Growth	0	0	0	0	0	0	0
575	N.W.	Fairlawn Village North (MPL2019-10085; 48 du); District West Apts (MPL2021-10055; 240 du); Urban Square Apartments at Mercy Drive (MPL2021-10039; 229 du)	138	748	1,233	1,233	1,233	1,233	1,233
576	N.W.	Fern Grove Senior Housing (MPL2019-10032)	867	1,159	1,159	1,159	1,159	1,159	1,159
577	N.W.	Parkwood Apartments (MPL2022-10028)	0	0	635	635	635	635	635
578	N.W.	The Packing District - Northwest Quadrant (ZON2018-10023)	0	1,693	3,228	4,074	4,762	4,762	4,762
579	N.W.	The Packing District - Southwest Quadrant (ZON2018-10023); Packing District Parcel J Townhomes (MPL2020-10035)	0	286	286	286	286	286	286
580	N.W.	No Residential Growth	423	423	423	423	423	423	423
581	N.W.	The Packing District - Northeast Quadrant including Phase 1 Apartments (ZON2018-10023)	184	946	946	946	946	946	946

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			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050
582	N.W.	The Packing District – Southwest Quadrant (ZON2018-10023); Embrey Apts Neighborhood Block E (MPL2021-10062); 3rd Wave Multifamily Development (MPL2021-10066; 293 du); Princeton Commons Framework PD; 600 du)	0	730	2,620	2,620	2,620	2,620	2,620
583	N.W.	No Residential Growth	112	112	112	112	112	112	112
584	N.W.	No Residential Growth	544	544	544	544	544	544	544
585	N.W.	No Residential Growth	1,836	1,836	1,836	1,836	1,836	1,836	1,836
586	N.W.	1020 W Princeton St Revert to Plat (SUB2020-10043); 1016 Stetson St Revert to Plat (SUB2021-10023)	1,320	1,325	1,325	1,325	1,325	1,325	1,325
587	N.W.	Ambassador Hotel Conversion (GMP2022-10020 & ZON2022-10016)	1,452	1,769	1,769	1,769	1,769	1,769	1,769
588	N.W.	No Residential Growth	658	658	658	658	658	658	658
589	N.W.	Verge Bonita Place Replat with Mods (SUB2018-10098)	2,592	2,612	2,612	2,612	2,612	2,612	2,612
590	N.W.	Valle Dentistry - Duplex (ZON2017-10007); Princeton Duplex Mod (SUB2020-10053)	2,055	2,068	2,068	2,068	2,068	2,068	2,068
591	N.W.	1 W New Hampshire Revert to Plat (SUB2022-10054)	1,391	1,389	1,393	1,393	1,393	1,393	1,393
592	N.W.	1220 Poinsettia Ave Revert to Plat (SUB2020-10033)	1,162	1,164	1,164	1,164	1,164	1,164	1,164
677	N.W.	No Residential Growth	0	0	0	0	0	0	0
678	N.W.	No Residential Growth	0	0	0	0	0	0	0
684	N.W.	No Residential Growth	836	836	836	836	836	836	836

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689	N.W.	No Residential Growth	437	437	437	437	437	437	437
690	N.W.	2217 W Central Blvd Annexation (ZON2019-10030); 2211 & 2205 W Pine St Annexation (ZON2020-10033)	337	339	339	339	339	339	339
694	N.W.	Orlando Union Rescue Mission PD Amendment (ZON2008-00027); Lion Gardens Apartments PD	777	777	1,425	1,535	1,535	1,535	1,535
695	N.W.	No Residential Growth	338	338	338	338	338	338	338
1041	N.W.	(ZON2021-10008; MPL2022-10051)	99	920	3,485	3,485	3,485	3,485	3,485
1042	N.W.	No Residential Growth	0	0	0	0	0	0	0
1043	N.W.	No Residential Growth	185	185	185	185	185	185	185
449	N.E.	Health Village PD - Future Apartments	324	324	578	578	832	832	832
450	N.E.	No Residential Growth	47	47	47	47	47	47	47
456	N.E.	No Residential Growth	51	51	51	51	51	51	51
593	N.E.	Alta at Health Village (DET2019-10087a); Health Village PD - Future Apartments	563	1,166	1,166	1,420	1,420	1,727	1,727
594	N.E.	Redevelopment of 1700 N Orange Avenue - similar to Broadstone Lakehouse	984	984	984	1,830	1,830	1,830	1,830
597	N.E.	No Residential Growth	390	390	390	390	390	390	390
598	N.E.	No Residential Growth	0	0	0	0	0	0	0
599	N.E.	Redevelopment of 1415 Alden Rd; Redevelopment of 1800 Alden Rd - Blackton	2,536	2,536	2,534	2,957	2,957	2,957	2,957

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			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050
		The Yard at Brookhaven (ZON2021-10006); OUC/Lake Highland PD (ZON2009-00011)	465	1,026	1,040	1,052	1,065	1,065	1,065
600	N.E.	No Residential Growth	606	606	606	606	606	606	606
601	N.E.	No Residential Growth	691	691	691	691	691	691	691
602	N.E.	No Residential Growth	691	691	691	691	691	691	691
603	N.E.	1314 & 1316 N Fern Creek Rezoning (ZON2021-10015)	953	957	957	957	957	957	957
604	N.E.	Fern Creek 20 PD (ZON2015-00018; 10 TH remain); Atrium on Marks Townhomes (MPL2019-10025; 6 TH units); The Illinois Place Townhomes (MPL2019-10061; 3 units); Alexan at Mills 50 (ZON2020-10018; 261 du)	905	1,497	1,497	1,497	1,497	1,497	1,497
605	N.E.	No Residential Growth	2,087	2,087	2,087	2,087	2,087	2,087	2,087
606	N.E.	No Residential Growth	98	98	98	98	98	98	98
607	N.E.	No Residential Growth	1,813	1,813	1,813	1,813	1,813	1,813	1,813
608	N.E.	No Residential Growth	422	422	422	422	422	422	422
609	N.E.	No Residential Growth	825	825	825	825	825	825	825
610	N.E.	No Residential Growth	0	0	0	0	0	0	0
611	N.E.	Fashion Square Mall Next Phase Framework Plan (MPL2021-10059)	0	914	1,951	3,005	3,005	3,005	3,005
612	N.E.	Urban at Audubon Park (MPL2019-10022); Modera Baldwin Park (MPL2022-10025)	1,213	2,256	3,103	3,103	3,103	3,103	3,103
613	N.E.	No Residential Growth	975	975	975	975	975	975	975
614	N.E.	Baldwin House (MPL2018-10058)	3,759	3,759	4,017	4,017	4,017	4,017	4,017

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			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050
		Lake Baldwin 5 Annexation (ZON2017-00003); 4340 Rixey St Annexation (ZON2018-10000); 4306-4312 Daubert St Annexation (ZON2018-10022)	185	213	213	213	213	213	213
615	N.E.								
616	N.E.	No Residential Growth	94	94	94	94	94	94	94
617	N.E.	No Residential Growth	0	0	0	0	0	0	0
618	N.E.	No Residential Growth	0	0	0	0	0	0	0
623	N.E.	No Residential Growth	333	333	333	333	333	333	333
624	N.E.	No Residential Growth	0	0	0	0	0	0	0
743	N.E.	544 N Bumby PD (AON2017-10006); 1522 E Concord St Multiplex (MPL2021-10004)	1,048	1,073	1,073	1,073	1,073	1,073	1,073
744	N.E.	1515 Harwood St (MPL2022-10055)	1,075	1,081	1,081	1,081	1,081	1,081	1,081
745	N.E.	2113 E South St PD (ZON2020-10007); South Street Tandems (MPL2020-10067)	2,149	2,261	2,261	2,261	2,261	2,261	2,261
748	N.E.	Redevelopment of Colonial Town Center (Colonial Plaza)	0	0	635	1,270	1,905	1,905	1,905
749	N.E.	Milk Stacks PD (ZON2021-10023)	1,032	1,089	1,089	1,089	1,089	1,089	1,089
752	N.E.	No Residential Growth	3	3	3	3	3	3	3
753	N.E.	No Residential Growth	635	635	635	635	635	635	635
755	N.E.	No Residential Growth	0	0	0	0	0	0	0
756	N.E.	No Residential Growth	141	141	141	141	141	141	141
761	N.E.	No Residential Growth	0	0	0	0	0	0	0
762	N.E.	No Residential Growth	523	523	523	523	523	523	523
1053	N.E.	No Residential Growth	35	35	35	35	35	35	35
1061	N.E.	No Residential Growth	254	254	254	254	254	254	254
1073	N.E.	Baldwin Park PD; 1801 Prospect Ave - Gables Multifamily Development (MPL2021-10046)	2,866	3,353	3,353	3,353	3,353	3,353	3,353

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			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050
1074	N.E.	No Residential Growth	2,587	2,587	2,587	2,587	2,587	2,587	2,587
1075	N.E.	No Residential Growth	1,431	1,431	1,431	1,431	1,431	1,431	1,431
595	D.T.	924 N Magnolia - Mixed Use Project; Vertical Medical City (MPL2019-10023)	487	487	1,229	1,891	1,891	1,891	1,891
596	D.T.	Park Lake PD (ZON2015-00055; 21 TH units); Marks St Townhome PD (ZON2016-00016); Zebra Coalition Youth Housing (CUP2020-10021); Redevelopment of 1, 35, and 59 E Colonial Drive; Redevelopment of 730 and 732 Highland Ave	2,433	2,473	2,550	3,127	3,127	3,127	3,127
701	D.T.	No Residential Growth	283	283	283	283	283	283	283
702	D.T.	222 Westmoreland Apartments (ZON2016-00009)	895	895	925	925	925	925	925
703	D.T.	No Residential Growth	270	270	270	270	270	270	270
704	D.T.	No Residential Growth	930	930	930	930	930	930	930
705	D.T.	No Residential Growth	1,320	1,320	1,320	1,320	1,320	1,320	1,320
706	D.T.	Parcel U - Modera at Creative Village (MPL2019-10007; 292 du)/Parcel Y - Creative Village (MPL2021-10056; 326 du); Creative Village Phase 2 - Student Housing (Parcels I & K, 600 Beds - DU Equivalent 126 du), Beacon MF (200 du); Bob Carr MF (150 du), Parcel Z MF (300), Parcel Z-1 MF (300 du), UCF Garage 1 MF (300 du), and UCF Garage 2 MF (300 du)	1,154	1,716	2,728	3,259	4,414	4,991	5,568

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			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050
		DXV Central - Central & Division							
707	D.T.	Mixed Use Development (ZON2019-10023)	193	193	193	557	557	557	557
708	D.T.	Downtown Sports & Entertainment District (SED) PD (ZON2019-10028; MPL2019-10086)	518	518	1,383	1,383	1,383	1,383	1,383
709	D.T.	No Residential Growth	441	441	441	441	441	441	441
710	D.T.	Parramore Oaks PD - Phase 2 (ZON2016-00024; MPL2017-10017)/748 Jernigan Ave. Revert to Plat (SUB2020-10046); 735 Easy Ave Revert to Plat (SUB2022-10008)	1,534	1,718	1,718	1,718	1,718	1,718	1,718
712	D.T.	Tribune Sentinel Master Plan (MPL2014-00029) - Phase 1	297	297	615	932	932	1,250	1,567
713	D.T.	Golden Sparrow (MPL2018-10017)/389 North (MPL2020-10034)/Orange & Robinson Apartment PD (ZON2018-10030); 319 N Magnolia Mixed Use (MPL2019-10003)	634	1,537	2,236	2,481	2,481	2,481	2,481
714	D.T.	Orlando Central (MPL2015-00005)	0	0	0	476	476	476	476
715	D.T.	No Residential Growth	0	0	0	0	0	0	0
716	D.T.	No Residential Growth	683	683	683	683	683	683	683
717	D.T.	Church Street Phase 2 (MPL2019-10056)	429	449	449	449	449	449	449
718	D.T.	No Residential Growth	315	315	315	315	315	315	315
719	D.T.	No Residential Growth	370	370	370	370	370	370	370
720	D.T.	No Residential Growth	0	0	0	0	0	0	0

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			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050
		Westminster Tower (MPL2015-							
721	D.T.	00040)	1,228	1,228	1,349	1,349	1,349	1,349	1,349
728	D.T.	No Residential Growth	791	791	791	791	791	791	791
729	D.T.	Trinity Lutheran Church Expansion (MPL2012-00011); Fountain Vu5 Townhomes (MPL2018-10003); Redevelopment of 315 E Livingston St	965	972	1,145	1,145	1,147	1,147	1,147
730	D.T.	217 Eola PD (Urban Innovations International; ZON2005-00007)	349	349	349	419	419	419	419
731	D.T.	Monarch Orlando (MPL2020-10049); Lake Ave. & Pine St Mixed Use Tower (MPL2020-10058)	1,059	1,182	1,759	1,759	1,759	1,759	1,759
732	D.T.	401 S. Rosalind Ave. Apartments (MPL2020-10089)	549	742	742	742	742	742	742
733	D.T.	No Residential Growth	1,430	1,430	1,430	1,430	1,430	1,430	1,430
736	D.T.	No Residential Growth	466	466	466	466	466	466	466
737	D.T.	No Residential Growth	530	530	530	530	530	530	530
738	D.T.	Thornton Park 11 PD (ZON2018-10006); 31 Hill Ave. GMP Amendment and Rezoning (ZON2021-10005)	389	410	410	410	410	410	410

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			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050
739	D.T.	520 E Church St PD - Phase 2 (ZON2015-00020); Orlando Lutheran Towers PD Amendment Mariposa Groves PD (MPL2020-10037); Vive at Eola (MPL2021-10048); Redevelopment of 101-109 S. Osceola Ave & 501-509 E Church St	3,814	4,221	4,543	4,860	4,860	4,860	4,860
664	S.W.	No Residential Growth	3,638	3,638	3,638	3,638	3,638	3,638	3,638
666	S.W.	Hudson Apartments (MPL2020-10029; 320 du); Metrowest Westgate Apts (MPL2021-10070; 258 du)	5,842	6,520	7,066	7,066	7,066	7,066	7,066
667	S.W.	No Residential Growth	2,387	2,387	2,387	2,387	2,387	2,387	2,387
668	S.W.	Veranda Park II Residential (ZON2016-00016; MPL2019-10021); Excellence Senior Living @ MetroWest (ZON2016-00003)	11,300	11,977	12,659	12,983	12,983	12,983	12,983
669	S.W.	Kirkman Rd Property PD (ZON2010-00030)	2,076	2,076	2,076	2,076	2,076	2,076	2,499
672	S.W.	No Residential Growth	3,798	3,798	3,798	3,798	3,798	3,798	3,798
673	S.W.	No Residential Growth	5,478	5,478	5,478	5,478	5,478	5,478	5,478
674	S.W.	No Residential Growth	1,663	1,663	1,663	1,663	1,663	1,663	1,663
675	S.W.	Sun Hill Apartments (MPL2021-10009)	4,480	4,542	4,542	4,542	4,542	4,542	4,542
676	S.W.	No Residential Growth	982	982	982	982	982	982	982
679	S.W.	664 S Ivey Ln Apartments (ZON2022-10008)	1,948	1,948	1,998	1,998	1,998	1,998	1,998
680	S.W.	No Residential Growth	4,665	4,665	4,665	4,665	4,665	4,665	4,665
681	S.W.	No Residential Growth	2,091	2,091	2,091	2,091	2,091	2,091	2,091

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			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050
		Millennial Moments Orlando Adult Living Apartments (MPL2022-10058)							
682	S.W.		1,621	1,621	2,218	2,218	2,218	2,218	2,218
683	S.W.	No Residential Growth	4	4	4	4	4	4	4
685	S.W.	No Residential Growth	686	686	686	686	686	686	686
686	S.W.	No Residential Growth	2,354	2,354	2,354	2,354	2,354	2,354	2,354
687	S.W.	No Residential Growth	1,441	1,441	1,441	1,441	1,441	1,441	1,441
688	S.W.	No Residential Growth	1,500	1,500	1,500	1,500	1,500	1,500	1,500
691	S.W.	707 S Goldwyn Ave Apartments (MPL2022-10046)	2,050	2,075	2,075	2,075	2,075	2,075	2,075
692	S.W.	Orange Center Blvd Redevelopment (MPL2019-10083)	788	852	911	911	911	911	911
693	S.W.	No Residential Growth	749	749	749	749	749	749	749
696	S.W.	No Residential Growth	0	0	0	0	0	0	0
697	S.W.	No Residential Growth	180	180	180	180	180	180	180
698	S.W.	No Residential Growth	72	72	72	72	72	72	72
699	S.W.	No Residential Growth	0	0	0	0	0	0	0
700	S.W.	No Residential Growth	49	49	49	49	49	49	49
711	S.W.	No Residential Growth	1,034	1,034	1,034	1,034	1,034	1,034	1,034
722	S.W.	No Residential Growth	6	6	6	6	6	6	6
723	S.W.	West Kaley Mixed Use (ZON2022-10028); Orlando Health PD - Potential Redevelopment of Warehouse	15	15	981	1,827	2,208	2,208	2,208
724	S.W.	No Residential Growth	0	0	0	0	0	0	0
725	S.W.	No Residential Growth	25	25	25	25	25	25	25
726	S.W.	No Residential Growth	8	8	8	8	8	8	8

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			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050
		W Grant Street Townhomes							
727	S.W.	ZON2015-00004); Venue Townhomes @ Sodo (MPL2018-10062); Sodo House Townhomes (MPL2019-10050)	913	1,016	1,016	1,016	1,016	1,016	1,016
795	S.W.	No Residential Growth	804	804	804	804	804	804	804
797	S.W.	No Residential Growth	333	333	333	333	333	333	333
798	S.W.	No Residential Growth	4,063	4,063	4,063	4,063	4,063	4,063	4,063
799	S.W.	No Residential Growth	656	656	656	656	656	656	656
800	S.W.	No Residential Growth	0	0	0	0	0	0	0
801	S.W.	No Residential Growth	0	0	0	0	0	0	0
802	S.W.	No Residential Growth	0	0	0	0	0	0	0
803	S.W.	International Drive Luxury Apartments (MPL2022-10041)	0	0	696	696	696	696	696
804	S.W.	Redevelopment of 7050 S Kirkman Road (hotel to residential); Redevelopment of 5858 International Drive (hotel to residential).	0	688	1,217	1,217	1,217	1,217	1,217
805	S.W.	Republic Square Apartments (MPL2019-10005); Silver Hills at Universal (MPL2019-10046); Bainbridge Universal Apartments (MPL2020-10018)	296	1,678	2,455	2,455	2,455	2,455	2,455
806	S.W.	No Residential Growth	0	0	0	0	0	0	0
807	S.W.	Bainbridge Universal Major Apartments (MPL2020-10045)	0	840	840	840	840	840	840
808	S.W.	No Residential Growth	0	0	0	0	0	0	0

SOURCE: Economic Development Dept., City Planning Div., Comprehensive Planning Studio (Base Data derived from January 2022 CLUDB); August 31, 2022.

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2040 Traffic Analysis Zone	GMP Sub-area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2022 - 2050 POPULATION ESTIMATES & PROJECTIONS							
			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050	
809	S.W.	Grand National Master Plan Amendment & Phase 3 & 4 Apartments (MPL2021-10013); International Festival Plaza Framework PD (ZON2021-10019)	182	921	921	1,344	1,344	1,344	1,344	1,344
810	S.W.	Megastron Site - Apartments	0	0	635	635	635	635	635	635
811	S.W.	I-Drive Resort PD - Multifamily SPMP (fka Acquasol; ZON2021-10008; MPL2021-10049); Dezerland Apts Phase 1 (MPL2019-10002; 365 du); Deseo Grande Apts Phase 2 (MPL2021-10061; 365 du)	0	1,424	2,197	2,197	2,197	2,197	2,197	2,197
812	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
813	S.W.	Oakwood PD (ZON2012-00018)	7,713	7,713	7,713	7,624	7,624	7,624	7,624	7,624
814	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
815	S.W.	No Residential Growth	8,756	8,756	8,756	8,756	8,756	8,756	8,756	8,756
816	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
817	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
818	S.W.	No Residential Growth	161	161	161	161	161	161	161	161
819	S.W.	No Residential Growth	2,952	2,952	2,952	2,952	2,952	2,952	2,952	2,952
820	S.W.	No Residential Growth	1,481	1,481	1,481	1,481	1,481	1,481	1,481	1,481
821	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
822	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
823	S.W.	Park Central Apartments (MPL2017-10042)	3,412	3,867	3,867	3,867	3,867	3,867	3,867	3,867
824	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
825	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
828	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
829	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
830	S.W.	Sodo House by the Lake (MPL2020-10017)	0	53	53	53	53	53	53	53

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2040 Traffic Analysis Zone	GMP Sub- area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2022 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050
836	S.W.	No Residential Growth	0	0	0	0	0	0	0
843	S.W.	No Residential Growth	173	173	173	173	173	173	173
844	S.W.	No Residential Growth	0	0	0	0	0	0	0
925	S.W.	No Residential Growth	0	0	0	0	0	0	0
734	S.E.	1810 Hollenbeck Drive Office Conversion (MPL2017-10024); 315 E Kaley St. Plat with Mods (SUB2017-10039); Lake Copeland Assisted Living Facility (CUP2019-10028)	780	780	998	998	998	998	998
735	S.E.	No Residential Growth	770	770	770	770	770	770	770
740	S.E.	1318 Noble Place Plat with Mods (SUB2017-10059); 1505 Catherine Street - Multiplex (MPL2020-10059)	1,411	1,419	1,419	1,419	1,419	1,419	1,419
741	S.E.	1204 S Osceola Plat with Mods (SUB2020-10012); 507 Purdue St. - Plat w Mods (SUB2021-10090); 1619 S Osceola Ave Revert to Plat (SUB2022-10040)	2,200	2,207	2,207	2,207	2,207	2,207	2,207
742	S.E.	2009 Hamilton Ln Replat with Mods (SUB2019-10020); 415 E Muriel St Revert to Plat (SUB2020-10080); Redevelopment of 1307 & 1309 E Michigan St	1,228	1,233	1,228	1,228	1,228	1,228	1,228
746	S.E.	No Residential Growth	1,475	1,475	1,475	1,475	1,475	1,475	1,475
747	S.E.	No Residential Growth	108	108	108	108	108	108	108
750	S.E.	No Residential Growth	878	878	878	878	878	878	878

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2040 Traffic Analysis Zone	GMP Sub- area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2022 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050
		1720 Conway Gardens Rd							
751	S.E.	Annexation (ZON2018-10033); Hourglass PD Annexation (ZON2020-10023); Peel Ave Townhomes Annexation (ZON2020- 10031)	1,221	1,786	1,786	1,786	1,786	1,786	1,786
754	S.E.	No Residential Growth	1,157	1,157	1,157	1,157	1,157	1,157	1,157
757	S.E.	No Residential Growth	3,595	3,595	3,595	3,595	3,595	3,595	3,595
758	S.E.	No Residential Growth	5,018	5,018	5,018	5,018	5,018	5,018	5,018
759	S.E.	No Residential Growth	2,012	2,012	2,012	2,012	2,012	2,012	2,012
760	S.E.	No Residential Growth	2,188	2,188	2,188	2,188	2,188	2,188	2,188
763	S.E.	Wally Ct Plat with Mods (SUB2019- 10083)	3,012	3,019	3,026	3,026	3,026	3,026	3,026
764	S.E.	First Spanish Alliance Church (MPL2018-10087)	1,838	1,836	1,836	1,836	1,836	1,836	1,836
765	S.E.	1804 Dixie Belle Dr Revert to Plat (SUB2021-10010)	2,136	2,138	2,138	2,138	2,138	2,138	2,138
766	S.E.	No Residential Growth	3,171	3,171	3,171	3,171	3,171	3,171	3,171
767	S.E.	Blu Apartments (ZON2020-10013) or something similar	1,524	1,524	1,676	1,676	1,676	1,676	1,676
768	S.E.	No Residential Growth	2,068	2,068	2,068	2,068	2,068	2,068	2,068
769	S.E.	No Residential Growth	2,397	2,397	2,397	2,397	2,397	2,397	2,397
770	S.E.	Redevelopment of Big Dog Driving Range - 6933 Curry Ford Rd	1,537	1,537	1,537	2,171	2,171	2,171	2,171
771	S.E.	No Residential Growth	0	0	0	0	0	0	0

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2040 Traffic Analysis Zone	GMP Sub-area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2022 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050
		3509 S Orange Ave – Mixed Use Apartments (MPL2020-10089); Drennen and Orange Development (ZON2020-10034); Denham Townhomes (MPL2021-10041); Redevelopment of South Orange Ave Mobile Home Park (2820 S Orange Ave)							
848	S.E.		1,436	1,523	1,757	1,757	1,757	1,757	1,757
849	S.E.	No Residential Growth	2,033	2,033	2,033	2,033	2,033	2,033	2,033
850	S.E.	No Residential Growth	90	90	90	90	90	90	90
854	S.E.	No Residential Growth	2	2	2	2	2	2	2
860	S.E.	No Residential Growth	294	294	294	294	294	294	294
861	S.E.	No Residential Growth	5,484	5,484	5,484	5,484	5,484	5,484	5,484
862	S.E.	No Residential Growth	1,124	1,124	1,124	1,124	1,124	1,124	1,124
863	S.E.	No Residential Growth	880	880	880	880	880	880	880
864	S.E.	Hoffner Avenue Apartments (MPL2019-10064); Twelve Oaks Townhomes at Hoffner (MPL2021-10014); Twelve Oaks Multifamily at Hoffner Ave (MPL2022-10001; 344 du)	0	737	1,816	1,816	1,816	1,816	1,816
865	S.E.	No Residential Growth	790	790	790	790	790	790	790
866	S.E.	Crescent Park GMP & PD Amendment and SPMP (MPL2019-10076)	0	533	533	533	533	533	533
867	S.E.	Addison @ Gateway Apartments (MPL2019-10000)	0	684	684	684	684	684	684
868	S.E.	Dixie Belle Townhomes (MPL2020-10021)	3,402	3,444	3,510	3,510	3,510	3,510	3,510
869	S.E.	Lake Fredrica Condos Phases 2-12 (MPL2020-10024)	3,018	3,079	3,079	3,079	3,079	3,079	3,079
870	S.E.	No Residential Growth	1,092	1,092	1,092	1,092	1,092	1,092	1,092

SOURCE: Economic Development Dept., City Planning Div., Comprehensive Planning Studio (Base Data derived from January 2022 CLUDB); August 31, 2022.

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2040 Traffic Analysis Zone	GMP Sub-area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2022 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050
		St. Charles Apartments - 5099 St. Charles Ln (MPL2022-10038)							
871	S.E.	Charles Ln (MPL2022-10038)	3,693	3,693	3,873	3,873	3,873	3,873	3,873
872	S.E.	No Residential Growth	5,630	5,630	5,630	5,630	5,630	5,630	5,630
873	S.E.	No Residential Growth	0	0	0	0	0	0	0
874	S.E.	No Residential Growth	4,817	4,817	4,817	4,817	4,817	4,817	4,817
875	S.E.	4550 Ponderosa Dr (MPL2017-10041); 6601 & 6609 Hoffner Ave Annexation (MPL2020-10075); 6777 & 6797 Hoffner Ave/M2G Hoffner Apts (MPL2021-10017)	14	230	230	230	230	230	230
876	S.E.	Maifly Narcoossee Apartments (MPL2020-10008)	1,462	1,970	1,970	1,970	1,970	1,970	1,970
877	S.E.	Trio at Jubilee (Phase 3 of Jubilee Park; MPL2020-10060)	1,359	1,977	1,977	1,977	1,977	1,977	1,977
878	S.E.	No Residential Growth	0	0	0	0	0	0	0
879	S.E.	No Residential Growth	0	0	0	0	0	0	0
880	S.E.	No Residential Growth	1,695	1,695	1,695	1,695	1,695	1,695	1,695
881	S.E.	No Residential Growth	1,492	1,492	1,492	1,492	1,492	1,492	1,492
882	S.E.	No Residential Growth	5,092	5,092	5,092	5,092	5,092	5,092	5,092
883	S.E.	Vista Park PD/Vista Park Framework Master Plan (MPL2020-10065); Vista Park Phase 1 SPMP (MPL2020-10062); Encore Narcoossee Apartments SPMP (MPL2021-10001); 7445 Narcoossee Rd Multifamily Development (MPL2021-10058); McCoy Eagle Framework PD & Phase 1A Master Plan (MPL2021-10071)	1,809	3,523	5,980	7,557	9,007	9,007	9,007

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2040 Traffic Analysis Zone	GMP Sub- area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2022 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050
884	S.E.	Vista Park PD/Vista Park Framework Master Plan (MPL2020-10065); Vista Park Phase 1 SPMP (MPL2020-10062); Vista Park Phases 2 & 3 (MPL2022-10040)	480	1,442	3,294	4,769	6,066	7,139	7,139
885	S.E.	Pinewood Reserve SPMP (MPL2018-10034)	454	1,051	1,051	1,051	1,051	1,051	1,051
887	S.E.	No Residential Growth	0	0	0	0	0	0	0
890	S.E.	No Residential Growth	0	0	0	0	0	0	0
963	S.E.	No Residential Growth	0	0	0	0	0	0	0
964	S.E.	No Residential Growth	0	0	0	0	0	0	0
965	S.E.	No Residential Growth	184	184	184	184	184	184	184
966	S.E.	No Residential Growth	994	994	994	994	994	994	994
967	S.E.	No Residential Growth	0	0	0	0	0	0	0
970	S.E.	No Residential Growth	2	2	2	2	2	2	2
971	S.E.	No Residential Growth	845	845	845	845	845	845	845
972	S.E.	No Residential Growth	0	0	0	0	0	0	0
973	S.E.	No Residential Growth	0	0	0	0	0	0	0
974	S.E.	No Residential Growth	0	0	0	0	0	0	0
975	S.E.	No Residential Growth	0	0	0	0	0	0	0
976	S.E.	No Residential Growth	0	0	0	0	0	0	0
977	S.E.	No Residential Growth	0	0	0	0	0	0	0
978	S.E.	No Residential Growth	0	0	0	0	0	0	0
979	S.E.	No Residential Growth	0	0	0	0	0	0	0
980	S.E.	No Residential Growth	0	0	0	0	0	0	0
981	S.E.	No Residential Growth	0	0	0	0	0	0	0
982	S.E.	No Residential Growth	0	0	0	0	0	0	0

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2040 Traffic Analysis Zone	GMP Sub- area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2022 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050
		Beth Road Annexation (ZON2020-10020)/Nona South Apartments (MPL2021-10025)/ Nona South Townhome Master Plan (MPL2021-10024); Lake Nona PD Future Growth - Later Years (ZON2022-10006)							
983	S.E.		17	830	1,579	2,808	4,008	5,209	5,774
984	S.E.	No Residential Growth	0	0	0	0	0	0	0
985	S.E.	Lake Nona PD Future Growth - Later Years (ZON2022-10006)	5,066	5,082	5,153	5,668	5,759	5,807	5,816
986	S.E.	Lake Nona Parcel 10 Residential Amendment (MPL2021-10044); Lake Nona PD Future Growth - Later Years (ZON2022-10006)	404	534	1,633	2,770	2,770	2,770	2,770
987	S.E.	No Residential Growth	3,719	3,719	3,719	3,719	3,719	3,719	3,719
988	S.E.	Laureate Park Phase 4 (MPL2017-10037)/Laureate Park Phase 10A (MPL2018-10021)/Laureate Park Phase 6 Townhomes (MPL2019-10058); Laureate Park Phase 4 Townhomes (MPL2022-10002); Lake Nona PD Future Growth - Later Years (ZON2022-10006)	6,937	7,203	7,711	8,135	8,135	8,135	8,135

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2040 Traffic Analysis Zone	GMP Sub- area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2022 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050
989	S.E.	Nona Cove PD (ZON2018-10004); Lake Nona - Poitras East N-6 (MPL2018-10063); Lake Nona - Poitras East N-7 (MPL2018-10080); Lake Nona - Poitras East N-4 (MPL2020-10006); Lake Nona - Poitras East N-5 Multifamily (MPL2019-10082; 306 du); Lake Nona - Poitras East N-3 (MPL2019- 10089); Lake Nona - Poitras East N- 2 Phase 1 (MPL2021-10041); Lake Nona PD Future Growth - Later Years (ZON2022-10006)	866	3,701	5,197	7,022	7,022	7,022	7,022
990	S.E.	Torrey Preserve PD and Framework Master Plan (ZON20020-10005; MPL2020- 10031); Torrey Preserve PD Phase 1 SPMP (MPL2020-10032; 284 du)	1,946	2,547	3,435	4,452	4,452	4,452	4,452
991	S.E.	Randal Park Commercial and Townhomes Project (MPL2017- 00016)	3,790	3,843	3,843	3,843	3,843	3,843	3,843
992	S.E.	Stonegate at Lake Nona Assisted Living Facility (MPL2020-10030); East Park Village Center 2 Amendment (MPL2018-10104)	3,743	4,367	4,367	4,367	4,367	4,367	4,367

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2040 Traffic Analysis Zone	GMP Sub-area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2022 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050
993	S.E.	Narcoossee Cove 1 & II (ZON2015-00052; ZON2015-00053); Pioneers Multi-Family (MPL2019-10051); Lake Whippoorwill Cove Annexation (ZON2018-10032); Novel Nona Multifamily (MPL2020-10040); 2nd Wave Apartments Annexation and SPMP (ZON2021-10010; MPL2022-10019); One Nona Plaza (ZON2022-10022)	1,381	2,547	3,448	4,024	4,024	4,024	4,024
994	S.E.	Southeastern Oaks Annexation (ZON2018-10026; MPL2019-10015); Southeastern Oaks Phase II (MPL2021-10045)	8	8	1,088	1,303	1,303	1,303	1,303
995	S.E.	Starwood Annexation (aka Meridian Parks; ZON2015-00033); Starwood Phase 1 SPMP Amendment (Meridian Parks; MPL2017-00014); Meridian Parks N-1B and N1-C SPMP Amendment (MPL2020-10068); Meridian Parks N-14 SPMP (MPL2018-10073); Meridian Parks Phase N-4 & N-5 (MPL2022-10007)	468	1,925	5,457	8,989	11,886	14,571	16,674
996	S.E.	Storey Park (aka Wewahootee PD; ZON2013-00015); Storey Park Parcel K SPMP (MPL2019-10031)	2,155	3,511	4,513	4,513	4,513	4,513	4,513

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2040 Traffic Analysis Zone	GMP Sub- area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2022 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050
		Storey Park (aka Wewahootee PD, ZON2013-00015); Urban at Nona (Storey Park Parcels C & D; MPL2019-10024)	1,862	2,624	2,992	2,992	2,992	2,992	2,992
997	S.E.		0	0	0	0	0	0	0
998	S.E.	No Residential Growth	0	0	0	0	0	0	0
999	S.E.	No Residential Growth	0	0	0	0	0	0	0
1000	S.E.	No Residential Growth	0	0	0	0	0	0	0
1001	S.E.	No Residential Growth	0	0	0	0	0	0	0
1002	S.E.	No Residential Growth	0	0	0	0	0	0	0
1003	S.E.	No Residential Growth	0	0	0	0	0	0	0
1004	S.E.	No Residential Growth	0	0	0	0	0	0	0
1005	S.E.	No Residential Growth	0	0	0	0	0	0	0
1016	S.E.	No Residential Growth	0	0	0	0	0	0	0
1017	S.E.	No Residential Growth	0	0	0	0	0	0	0
1018	S.E.	No Residential Growth	0	0	0	0	0	0	0
1019	S.E.	No Residential Growth	0	0	0	0	0	0	0
1020	S.E.	No Residential Growth	0	0	0	0	0	0	0
1021	S.E.	No Residential Growth	0	0	0	0	0	0	0
1022	S.E.	Judge Meadow Apartments (MPL2021-10072; 444 du)	0	0	940	940	940	940	940
1023	S.E.	No Residential Growth	0	0	0	0	0	0	0
1024	S.E.	No Residential Growth	650	650	650	650	650	650	650
1025	S.E.	No Residential Growth	0	0	0	0	0	0	0
1026	S.E.	No Residential Growth	1,018	1,018	1,018	1,018	1,018	1,018	1,018
1027	S.E.	No Residential Growth	0	0	0	0	0	0	0
1028	S.E.	No Residential Growth	0	0	0	0	0	0	0
1072	S.E.	No Residential Growth	0	0	0	0	0	0	0
1076	S.E.	No Residential Growth	0	0	0	0	0	0	0

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2040 Traffic Analysis Zone	GMP Sub- area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2022 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2022 Base Year	2025	2030	2035	2040	2045	2050
1077	S.E.	Lake Nona PD; Mixed Use District at Lake Nona (MPL2017-10047); Laureate Park Phase 10 (MPL2018-10090); The Gatherings - POD for Additional Units (MPL2016-00009; DET2021-10235); Lake Nona Mid-Town Multifamily (MPL2022-10012); Lake Nona PD Future Growth - Later Years (ZON2022-10006)	1,842	3,877	7,272	10,006	12,546	15,085	17,625
			CUMULATIVE POPULATION GROWTH						
Northwest			38,851	45,005	55,777	59,304	62,532	63,801	64,648
Northeast			34,098	38,530	41,573	44,797	45,699	46,006	46,006
Downtown			24,756	27,216	32,152	35,711	36,868	37,763	38,657
Southwest			94,825	102,015	108,325	109,829	110,210	110,210	110,633
Southeast			127,263	146,728	168,997	185,887	195,362	202,908	208,125
			319,793	359,494	406,824	435,528	450,671	460,688	468,069
<i>Control Numbers</i>			N/A	360,000	407,000	436,000	451,000	462,000	470,000
<i>Over/Under Control Numbers</i>			N/A	-506	-176	-472	-329	-1,312	-1,931
<i>As Percent (%) of Control Numbers</i>			N/A	99.86%	99.96%	99.89%	99.93%	99.72%	99.59%

SOURCE: Economic Development Dept., City Planning Div., Comprehensive Planning Studio (Base Data derived from January 2022 CLUDB); August 31, 2022.