



Appendix B: 2030 Demographic Projections



Northside Drive Corridor – Growth Projections

The following table illustrates our 2030 estimates of employment by sector by TAZ, as well as population and households by TAZ.

TAZ	Zone	Employment										Population	Households
		Constructive	Manuf	TCU	Wholes	Retail	FIRE	Serv	PRIVATE	Govt	TOTAL		
27	Deering Road	180	236	462	22	2,693	313	1,866	5,771	6	5,777	6,048	2,816
28	Deering Road	102	431	87	3	480	558	5,117	6,781	22	6,803	1,780	1,148
147	Deering Road	122	877	75	532	279	4	414	2,304	9	2,313	424	261
148	Deering Road	290	608	65	307	1,027	61	3,368	5,726	319	6,044	3,981	2,246
149	Deering Road	46	67	8	122	507	7	480	1,239	-	1,239	1,953	1,151
150	Deering Road	61	1	3	119	172	52	193	601	2	603	3,824	1,951
151	Deering Road	12	3	23	6	307	61	4,043	4,455	35	4,490	1,303	925
153	Deering Road	20	96	42	65	276	261	2,021	2,781	1,367	4,148	2,633	1,866
		834	2,318	764	1,175	5,741	1,319	17,502	29,659	1,759	31,418	21,946	12,364
30	10th Street	363	15	1,578	201	1,435	744	3,384	7,720	3,143	10,863	3,910	1,410
31	10th Street	187	368	84	5	588	44	189	1,464	563	2,027	1,045	484
35	10th Street	96	3	2,284	319	1,760	260	6,149	10,872	301	11,173	2,138	928
		646	386	3,946	526	3,783	1,048	9,722	20,057	4,007	24,063	7,092	2,822
7	North Avenue	2	92	98	86	337	285	1,165	2,065	382	2,447	3,425	1,985
32	North Avenue	1	196	322	86	116	4	325	1,049	2	1,051	4,228	1,842
33	North Avenue	11	3	29	179	274	11	1,264	1,771	37	1,808	152	92
34	North Avenue	44	2	39	89	1,264	22	2,951	4,411	5,246	9,658	336	189
49	North Avenue	5	-	4	136	133	186	160	625	45	670	2,824	1,228
50	North Avenue	6	178	123	3	54	13	33	409	163	572	3,817	1,531
		70	471	615	580	2,178	521	5,898	10,331	5,875	16,206	14,783	6,867
51	Vine City MARTA	28	3	1	16	4	1	33	85	6	91	889	394
52	Vine City MARTA	31	3	58	17	15	-	13	138	-	138	190	154
1660	Vine City MARTA	35	-	331	43	414	14	184	1,021	1	1,022	1,942	1,006
1661	Vine City MARTA	1	112	4	3	363	58	636	1,177	395	1,573	3,561	1,523
		94	118	394	80	796	74	867	2,422	403	2,824	6,583	3,078
59	McDaniel Street	9	1	4	2	23	19	525	583	51	634	1,445	715
60	McDaniel Street	-	1	3	1	11	2	1	19	52	72	1,886	809
61	McDaniel Street	57	1	4	79	74	16	1,562	1,794	3	1,797	1,101	536
62	McDaniel Street	14	1	-	3	5	1	174	199	80	279	1,168	626
63	McDaniel Street	7	2	3	2	31	1	-	47	354	401	2,627	1,100
65	McDaniel Street	6	23	3	-	44	1	23	100	13	114	1,022	384
66	McDaniel Street	-	-	-	45	-	6	20	72	216	288	2,083	1,073
67	McDaniel Street	53	9	4	-	296	-	2,947	3,310	28	3,338	437	360
68	McDaniel Street	139	108	154	57	216	4	454	1,132	385	1,517	2,207	865
81	McDaniel Street	315	210	2	52	141	259	5	985	69	1,053	1,585	539
82	McDaniel Street	20	201	3	57	86	3	278	648	43	692	3,504	1,206
85	McDaniel Street	4	95	3	6	38	1	52	199	22	221	1,000	358
1665	McDaniel Street	-	-	-	18	339	61	352	771	312	1,084	2,530	1,297
		626	652	183	324	1,304	376	6,394	9,859	1,629	11,488	22,596	9,869
34	TOTAL	1,988	3,278	5,353	2,660	10,629	2,467	33,399	59,775	13,645	86,000	73,000	35,000

Note: Individual TAZ and Employment Sector allocations are based on ARC 2030 distributions and may not reflect future market conditions accurately with the exception of Atlantic Station in TAZ # 27, 28, 30, & 35.



Assumptions used to drive the Total Population, Household, and Employment projections include:

1. From ARC's base of 2000, we added known projects (Atlantic Station, etc) to 2010 and then applied ARC's CAGR '00-'30 projected growth rate for 20 years. Compound Annual Growth Rates are as follows:

Northside Drive Study Area			
	Population	Employment	Households
2000	37,589	49,830	17,392
2030	60,084	61,326	29,889
30 year CAGR	1.6%	0.7%	1.8%

2. Tested that projected growth could be supported by available land at desired densities.

	Total Acres
Land Available	277
Land Required	332

Note: Assumes additional land is available outside of immediate TAZs reflected in "Land Available" above

3. Tested estimated growth against ARC's 2030 estimate

	Population	Employment	Households
2030 Scenario I Estimate	73,000	86,000	35,000
ARC's Projections	60,084	61,326	29,889
growth over ARC's 2030	121%	140%	117%

Note: Atlantic Station estimates 30,000 jobs alone

4. Tested estimated population growth as a percentage of ARC's 2030 total for the City of Atlanta. Northside Corridor represents 22% of the 2030 ARC City of Atlanta population growth.

	City of Atlanta		Northside Dr. Scenario I	
	Total Population	Net Δ'00-'30	Total Population	Net Δ'00-'30
2000	421,453		37,589	
2030	584,587	163,134	73,000	35,411
Corridor Growth vs City				22%

(City of Atlanta population growth estimate for 2030 may be dated)