

Orange County Control Totals (32-Year Forecast, 2013-2045)							Orange County Build-Out Potential (Connect 2045 Community Plans Scenario)							Employee Space Ratios, Number of Employees per 1,000 Sq Ft							
SF	MF	IND	OFF	SRL	SRH	RET	SF	MF	IND	OFF	SRL	SRH	RET	IND	OFF	SRL	SRH	RET			
14,925	8,036	4,820	13,124	16,159	2,484	6,992	17,189	17,766	61,591	43,582	66,601	40,514	71,968	1.8	3.3	2.9	3.2	2.9			
Growth Allocation by Jurisdiction, Connect 2045 Community Plans Scenario																					
Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Office Employees			Service-Low Employees			Service-High Employees			Retail Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Carrboro	712	712	0	443	116	327	291	56	235	2,490	200	2,290	1,453	362	1,091	845	8	837	2,122	23	2,099
Town of Chapel Hill	2,384	2,368	16	13,815	7,204	6,611	847	625	222	24,204	12,028	12,176	26,119	14,576	11,543	13,181	2,476	10,705	22,258	6,627	15,631
Town of Hillsborough	3,437	3,433	4	1,495	486	1,009	938	120	818	3,116	488	2,628	2,602	119	2,483	2,279	0	2,279	3,649	139	3,510
City of Mebane	542	485	57	704	0	704	8,123	224	7,899	462	0	462	543	8	535	403	0	403	883	0	883
City of Durham	227	227	0	0	0	0	4,607	823	3,784	133	25	108	346	20	326	0	0	0	0	0	0
Unincorporated Orange County	9,887	7,700	2,187	1,309	230	1,079	46,785	2,972	43,813	13,177	383	12,794	35,538	1,074	34,464	23,806	0	23,806	43,056	203	42,853
Countywide Totals	17,189	14,925	2,264	17,766	8,036	9,730	61,591	4,820	56,771	43,582	13,124	30,458	66,601	16,159	50,442	40,514	2,484	38,030	71,968	6,992	64,976
Total Capacity, Connect 2045 Community Plans Scenario						Growth Allocation by Jurisdiction, Connect 2045 Community Plans Scenario, Non-Residential Square Footage															
Jurisdiction	Total Capacity		Jurisdiction	Industrial Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage			Retail Square Footage					
	D.U.'s	Emp		Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net			
Town of Carrboro	1,155	7,201	Town of Carrboro	161,667	31,111	130,556	754,545	60,606	693,939	501,034	124,828	376,207	264,063	2,500	261,563	731,724	7,931	723,793			
Town of Chapel Hill	16,199	86,609	Town of Chapel Hill	470,556	347,222	123,333	7,334,545	3,644,848	3,689,697	9,006,552	5,026,207	3,980,345	4,119,063	773,750	3,345,313	7,675,172	2,285,172	5,390,000			
Town of Hillsborough	4,932	12,584	Town of Hillsborough	521,111	66,667	454,444	944,242	147,879	796,364	897,241	41,034	856,207	712,188	0	712,188	1,258,276	47,931	1,210,345			
City of Mebane	1,246	10,414	City of Mebane	4,512,778	124,444	4,388,333	140,000	0	140,000	187,241	2,759	184,483	125,938	0	125,938	304,483	0	304,483			
City of Durham	227	5,086	City of Durham	2,559,444	457,222	2,102,222	40,303	7,576	32,727	119,310	6,897	112,414	0	0	0	0	0	0			
Unincorporated Orange County	11,196	162,362	Unincorporated Orange County	25,991,667	1,651,111	24,340,556	3,993,030	116,061	3,876,970	12,254,483	370,345	11,884,138	7,439,375	0	7,439,375	14,846,897	70,000	14,776,897			
Countywide Totals	34,955	284,256	Countywide Totals	34,217,222	2,677,778	31,539,444	13,206,667	3,976,970	9,229,697	22,965,862	5,572,069	17,393,793	12,660,625	776,250	11,884,375	24,816,552	2,411,034	22,405,517			
Committed Development Included																					

Person County Control Totals (32-Year Forecast, 2013-2045)							Person County Build-Out Potential (Connect 2045 Community Plans Scenario)							Employee Space Ratios, Number of Employees per 1,000 Sq Ft							
SF	MF	IND	OFF	SRL	SRH	RET	SF	MF	IND	OFF	SRL	SRH	RET	IND	OFF	SRL	SRH	RET			
351	39	317	366	441	196	382	71,138	417	10,636	6,931	2,291	3,943	5,490	1.8	3.3	2.9	3.2	2.9			
Growth Allocation by Jurisdiction, Connect 2045 Community Plans Scenario																					
Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Office Employees			Service-Low Employees			Service-High Employees			Retail Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Roxboro	9,746	170	9,576	408	39	369	2,601	249	2,352	3,087	324	2,763	1,548	381	1,167	2,681	126	2,555	4,195	382	3,813
Unincorporated Person County	61,392	181	61,211	9	0	9	8,035	68	7,967	3,844	42	3,802	743	60	683	1,262	70	1,192	1,295	0	1,295
Countywide Totals	71,138	351	70,787	417	39	378	10,636	317	10,319	6,931	366	6,565	2,291	441	1,850	3,943	196	3,747	5,490	382	5,108
Total Capacity, Connect 2045 Community Plans Scenario						Growth Allocation by Jurisdiction, Connect 2045 Community Plans Scenario, Non-Residential Square Footage															
Jurisdiction	Total Capacity		Jurisdiction	Industrial Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage			Retail Square Footage					
	D.U.'s	Emp		Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net			
City of Roxboro	10,154	14,112	City of Roxboro	1,445,000	138,333	1,306,667	935,455	98,182	837,273	533,793	131,379	402,414	837,813	39,375	798,438	1,446,552	119,375	1,327,177			
Unincorporated Person	61,401	15,179	Unincorporated Person	4,463,889	37,778	4,426,111	1,164,848	12,727	1,152,121	256,207	20,690	235,517	394,375	21,875	372,500	404,688	0	404,688			
Countywide Totals	71,555	29,291	Countywide Totals	5,908,889	176,111	5,732,778	2,100,303	110,909	1,989,394	790,000	152,069	637,931	1,232,188	61,250	1,170,938	1,851,239	119,375	1,731,864			



Wake County Control Totals (32-Year Forecast, 2013-2045)							Wake County Build-Out Potential (Connect 2045 Community Plans Scenario)							Employee Space Ratios, Number of Employees per 1,000 Sq Ft				
SF	MF	IND	OFF	SRL	SRH	RET	SF	MF	IND	OFF	SRL	SRH	RET	IND	OFF	SRL	SRH	RET
178,625	76,553	62,639	153,909	109,689	27,285	80,718	236,916	92,761	68,342	345,394	247,074	204,990	418,337	1.8	3.3	2.9	3.2	2.9

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Office Employees			Service-Low Employees			Service-High Employees			Retail Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Raleigh	42,675	39,758	2,917	37,050	32,807	4,243	17,237	16,616	621	103,454	61,591	41,863	71,274	42,938	28,336	49,926	19,186	30,740	108,680	44,815	63,865
Town of Wake Forest	605	598	7	105	74	31	126	124	2	114	62	52	96	58	38	167	12	155	270	41	229
Town of Rolesville	5,176	4,785	391	280	130	150	9	8	1	1,324	320	1,004	430	213	217	636	4	632	879	74	805
Town of Knightdale	11,822	11,185	637	1,595	1,124	471	2,217	2,135	82	3,682	1,400	2,282	2,595	1,161	1,434	4,079	146	3,933	8,243	885	7,358
Town of Zebulon	4,480	3,267	1,213	437	289	148	5,421	3,469	1,952	956	85	871	898	64	834	1,498	0	1,498	2,696	1	2,695
Town of Wendell	8,523	7,047	1,476	2,565	1,466	1,099	691	552	139	2,746	557	2,189	2,790	607	2,183	2,025	2	2,023	4,855	96	4,759
Town of Garner	12,681	11,916	765	3,043	2,655	388	6,759	6,595	164	14,833	5,909	8,924	8,261	4,454	3,807	7,136	589	6,547	18,910	3,544	15,366
Town of Holly Springs	15,414	13,678	1,736	3,914	2,540	1,374	3,161	3,064	97	26,132	7,789	18,343	23,450	7,843	15,607	14,490	245	14,245	39,666	2,301	37,365
Town of Fuquay-Varina	17,248	15,443	1,805	3,049	1,953	1,096	16,183	15,394	789	4,136	1,418	2,718	6,930	2,083	4,847	6,392	57	6,335	10,942	434	10,508
Town of Apex	7,947	7,195	752	6,220	5,197	1,023	4,242	4,141	101	48,033	19,747	28,286	31,425	13,726	17,699	31,462	1,424	30,038	68,272	4,730	63,542
Town of Cary	8,147	7,764	383	29,147	24,504	4,643	4,182	3,794	388	72,437	37,225	35,212	46,014	23,484	22,530	62,636	4,358	58,278	109,116	17,937	91,179
Town of Morrisville	983	967	16	1,555	1,506	49	936	934	2	12,413	8,770	3,643	7,731	6,551	1,180	6,230	1,231	4,999	15,099	5,320	9,779
Town of Angier	421	243	178	61	13	48	0	0	0	1,181	29	1,152	1,027	452	575	642	0	642	1,844	5	1,839
Research Triangle Park	2	2	0	0	0	0	83	83	0	12,754	6,382	6,372	7,592	3,735	3,857	478	31	447	1,863	267	1,596
Unincorporated Wake County	100,792	54,777	46,015	3,740	2,295	1,445	7,178	5,730	1,448	41,397	2,625	38,772	36,561	2,320	34,241	17,193	0	17,193	27,002	268	26,734
Countywide Totals	236,916	178,625	58,291	92,761	76,553	16,208	68,425	62,639	5,786	345,592	153,909	191,683	247,074	109,689	137,385	204,990	27,285	177,705	418,337	80,718	337,619

Jurisdiction	Total Capacity, Connect 2045 Community Plans Scenario		Growth Allocation by Jurisdiction, Connect 2045 Community Plans Scenario, Non-Residential Square Footage														
	D.U.'s	Emp	Industrial Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage			Retail Square Footage		
			Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Raleigh	79,725	350,571	9,576,111	9,231,111	345,000	31,349,697	18,663,939	12,685,758	24,577,241	14,806,207	9,771,034	15,601,875	5,995,625	9,606,250	37,475,862	15,453,448	22,022,414
Town of Wake Forest	710	773	70,000	68,889	1,111	34,545	18,788	15,758	33,103	20,000	13,103	52,188	3,750	48,438	93,103	14,138	78,966
Town of Rolesville	5,456	3,278	5,000	4,444	556	401,212	96,970	304,242	148,276	73,448	74,828	198,750	1,250	197,500	303,103	25,517	277,586
Town of Knightdale	13,417	20,816	1,231,667	1,186,111	45,556	1,115,758	424,242	691,515	894,828	400,345	494,483	1,274,688	45,625	1,229,063	2,842,414	305,172	2,537,241
Town of Zebulon	4,917	11,469	3,011,667	1,927,222	1,084,444	289,697	25,758	263,939	309,655	22,069	287,586	468,125	0	468,125	929,655	345	929,310
Town of Wendell	11,088	13,107	383,889	306,667	77,222	832,121	168,788	663,333	962,069	209,310	752,759	632,813	625	632,188	1,674,138	33,103	1,641,034
Town of Garner	15,724	55,899	3,755,000	3,663,889	91,111	4,494,848	1,790,606	2,704,242	2,848,621	1,535,862	1,312,759	2,230,000	184,063	2,045,938	6,520,690	1,222,069	5,298,621
Town of Holly Springs	19,328	106,899	1,756,111	1,702,222	53,889	7,918,788	2,360,303	5,558,485	8,086,207	2,704,483	5,381,724	4,528,125	76,563	4,451,563	13,677,931	793,448	12,884,483
Town of Fuquay-Varina	20,297	44,583	8,990,556	8,552,222	438,333	1,253,333	429,697	823,636	2,389,655	718,276	1,671,379	1,997,500	17,813	1,979,688	3,773,103	149,655	3,623,448
Town of Apex	14,167	183,434	2,356,667	2,300,556	56,111	14,555,455	5,983,939	8,571,515	10,836,207	4,733,103	6,103,103	9,831,875	445,000	9,386,875	23,542,069	1,631,034	21,911,034
Town of Cary	37,294	294,385	2,323,333	2,107,778	215,556	21,950,606	11,280,303	10,670,303	15,866,897	8,097,931	7,768,966	19,573,750	1,361,875	18,211,875	37,626,207	6,185,172	31,441,034
Town of Morrisville	2,538	42,409	520,000	518,889	1,111	3,761,515	2,657,576	1,103,939	2,665,862	2,258,966	406,897	1,946,875	384,688	1,562,188	5,206,552	1,834,483	3,372,069
Town of Angier	482	4,694	0	0	0	357,879	8,788	349,091	354,138	155,862	198,276	200,625	0	200,625	635,862	1,724	634,138
Research Triangle Park	2	22,770	46,111	46,111	0	3,864,848	1,933,939	1,930,909	2,617,931	1,287,931	1,330,000	149,375	9,688	139,688	642,414	92,069	550,345
Unincorporated Wake County	104,532	129,331	3,987,778	3,183,333	804,444	12,544,545	795,455	11,749,091	12,607,241	800,000	11,807,241	5,372,813	0	5,372,813	9,311,034	92,414	9,218,621
Countywide Totals	329,677	1,284,418	38,013,889	34,799,444	3,214,444	104,724,848	46,639,091	58,085,758	85,197,931	37,823,793	47,374,138	64,059,375	8,526,563	55,532,813	144,254,138	27,833,793	116,420,345

Committed Development Included

Johnston County Control Totals (32-Year Forecast, 2013-2045)							Johnston County Build-Out Potential (Connect 2045 Community Plans Scenario)							Employee Space Ratios, Number of Employees per 1,000 Sq Ft				
SF	MF	IND	OFF	SRL	SRH	RET	SF	MF	IND	OFF	SRL	SRH	RET	IND	OFF	SRL	SRH	RET
41,392	4,599	5,705	4,881	7,839	1,631	6,273	195,551	7,254	52,975	45,722	39,057	30,315	74,049	1.8	3.3	2.9	3.2	2.9

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Office Employees			Service-Low Employees			Service-High Employees			Retail Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Clayton	8,277	6,457	1,820	2,390	2,081	309	942	205	737	6,950	604	6,346	6,545	1,915	4,630	2,871	197	2,674	6,924	1,010	5,914
Town of Benson	909	348	561	780	434	346	1,465	180	1,285	2,037	1	2,036	1,812	20	1,792	1,010	0	1,010	3,170	85	3,085
Town of Wilson's Mills	1,272	908	364	40	22	18	1,460	657	803	443	31	412	383	126	257	681	54	627	1,171	114	1,057
Town of Kenly	329	7	322	0	0	0	252	1	251	41	0	41	53	0	53	101	0	101	180	0	180
Town of Micro	394	172	222	3	3	0	28	8	20	0	0	0	1	1	0	1	0	1	2	0	2
Town of Selma	619	309	310	21	15	6	12,441	2,149	10,292	299	6	293	377	22	355	707	0	707	1,259	54	1,205
Town of Smithfield	4,511	2,588	1,923	63	41	22	1,039	155	884	1,552	2	1,550	2,109	310	1,799	1,374	63	1,311	2,346	105	2,241
Town of Four Oaks	630	317	313	0	0	0	1,031	129	902	51	1	50	68	16	52	133	3	130	228	2	226
Town of Archer Lodge	1,339	260	1,079	330	73	257	110	0	110	2,622	0	2,622	846	0	846	1,563	0	1,563	4,025	0	4,025
Unincorporated Johnson County	177,271	30,026	147,245	3,627	1,930	1,697	34,207	2,221	31,986	31,727	4,236	27,491	26,863	5,429	21,434	21,874	1,314	20,560	54,744	4,903	49,841
Countywide Totals	195,551	41,392	154,159	7,254	4,599	2,655	52,975	5,705	47,270	45,722	4,881	40,841	39,057	7,839	31,218	30,315	1,631	28,684	74,049	6,273	67,776

Total Capacity, Connect 2045 Community Plans Scenario			Growth Allocation by Jurisdiction, Connect 2045 Community Plans Scenario, Non-Residential Square Footage																	
Jurisdiction	Total Capacity		Jurisdiction	Industrial Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage			Retail Square Footage				
	D.U.'s	Emp		Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net		
Town of Clayton	10,667	24,232	Town of Clayton	523,333	113,889	409,444	2,106,061	183,030	1,923,030	2,256,897	660,345	1,596,552	897,188	61,563	835,625	2,387,586	348,276	2,039,310		
Town of Benson	1,689	9,494	Town of Benson	813,889	100,000	713,889	617,273	303	616,970	624,828	6,897	617,931	315,625	0	315,625	1,093,103	29,310	1,063,793		
Town of Wilson's Mills	1,312	4,138	Town of Wilson's Mills	811,111	365,000	446,111	134,242	9,394	124,848	132,069	43,448	88,621	212,813	16,875	195,938	403,793	39,310	364,483		
Town of Kenly	329	627	Town of Kenly	140,000	556	139,444	12,424	0	12,424	18,276	0	18,276	31,563	0	31,563	62,069	0	62,069		
Town of Micro	397	32	Town of Micro	15,556	4,444	11,111	0	0	0	345	345	0	313	0	313	690	0	690		
Town of Selma	640	15,083	Town of Selma	6,911,667	1,193,889	5,717,778	90,606	1,818	88,788	130,000	7,586	122,414	220,938	0	220,938	434,138	18,621	415,517		
Town of Smithfield	4,574	8,420	Town of Smithfield	577,222	86,111	491,111	470,303	606	469,697	727,241	106,897	620,345	429,375	19,688	409,688	808,966	36,207	772,759		
Town of Four Oaks	630	1,511	Town of Four Oaks	572,778	71,667	501,111	15,455	303	15,152	23,448	5,517	17,931	41,563	938	40,625	78,621	690	77,931		
Town of Archer Lodge	1,669	9,166	Town of Archer Lodge	61,111	0	61,111	794,545	0	794,545	291,724	0	291,724	488,438	0	488,438	1,387,931	0	1,387,931		
Unincorporated Johnson County	180,898	169,415	Unincorporated Johnson County	19,003,889	1,233,889	17,770,000	9,614,242	1,283,636	8,330,606	9,263,103	1,872,069	7,391,034	6,835,625	410,625	6,425,000	18,877,241	1,690,690	17,186,552		
Countywide Totals	202,805	242,118	Countywide Totals	29,430,556	3,169,444	26,261,111	13,855,152	1,479,091	12,376,061	13,467,931	2,703,103	10,764,828	9,473,438	509,688	8,963,750	25,534,138	2,163,103	23,371,034		

Harnett County Control Totals (32-Year Forecast, 2013-2045)							Harnett County Build-Out Potential (Connect 2045 Community Plans Scenario)							Employee Space Ratios, Number of Employees per 1,000 Sq Ft				
SF	MF	IND	OFF	SRL	SRH	RET	SF	MF	IND	OFF	SRL	SRH	RET	IND	OFF	SRL	SRH	RET
8,575	953	860	777	1,168	413	708	91,671	2,854	8,631	12,798	19,477	12,882	14,032	1.8	3.3	2.9	3.2	2.9

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Office Employees			Service-Low Employees			Service-High Employees			Retail Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Angier	1,935	949	986	1,264	668	596	98	66	32	3,311	540	2,771	1,365	180	1,185	2,312	282	2,030	6,179	616	5,563
Town of Lillington	989	311	678	0	0	0	23	2	21	3,442	15	3,427	9,565	951	8,614	2,591	38	2,553	2,096	66	2,030
Town of Coats	1,726	394	1,332	0	0	0	0	0	0	10	1	9	13	0	13	25	0	25	43	0	43
Unincorporated Harnett County	87,021	6,921	80,100	1,590	285	1,305	8,510	792	7,718	6,035	221	5,814	8,534	37	8,497	7,954	93	7,861	5,714	26	5,688
Countywide Totals	91,671	8,575	83,096	2,854	953	1,901	8,631	860	7,771	12,798	777	12,021	19,477	1,168	18,309	12,882	413	12,469	14,032	708	13,324

Total Capacity, Connect 2045 Community Plans Scenario			Growth Allocation by Jurisdiction, Connect 2045 Community Plans Scenario, Non-Residential Square Footage																	
Jurisdiction	Total Capacity		Jurisdiction	Industrial Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage			Retail Square Footage				
	D.U.'s	Emp		Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net		
Town of Angier	3,199	13,265	Town of Angier	54,444	36,667	17,778	1,003,333	163,636	839,697	470,690	62,069	408,621	722,500	88,125	634,375	2,130,690	212,414	1,918,276		
Town of Lillington	989	17,717	Town of Lillington	12,778	1,111	11,667	1,043,030	4,545	1,038,485	3,298,276	327,931	2,970,345	809,688	11,875	797,813	722,759	22,759	700,000		
Town of Coats	1,726	91	Town of Coats	0	0	0	3,030	303	2,727	4,483	0	4,483	7,813	0	7,813	14,828	0	14,828		
Unincorporated Harnett County	88,611	36,747	Unincorporated Harnett County	4,727,778	440,000	4,287,778	1,828,788	66,970	1,761,818	2,942,759	12,759	2,930,000	2,485,625	29,063	2,456,563	1,970,345	8,966	1,961,379		
Countywide Totals	94,525	67,820	Countywide Totals	4,795,000	477,778	4,317,222	3,878,182	235,455	3,642,727	6,716,207	402,759	6,313,448	4,025,625	129,063	3,896,563	4,838,621	244,138	4,594,483		

Granville County Control Totals (32-Year Forecast, 2013-2045)							Granville County Build-Out Potential (Connect 2045 Community Plans Scenario)							Employee Space Ratios, Number of Employees per 1,000 Sq Ft				
SF	MF	IND	OFF	SRL	SRH	RET	SF	MF	IND	OFF	SRL	SRH	RET	IND	OFF	SRL	SRH	RET
1,613	179	891	505	1,601	156	509	43,833	712	6,556	5,533	6,482	3,095	6,310	1.8	3.3	2.9	3.2	2.9

  

Growth Allocation by Jurisdiction, Connect 2045 Community Plans Scenario																					
Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Office Employees			Service-Low Employees			Service-High Employees			Retail Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Butner	1,434	459	975	286	136	150	3,964	676	3,288	1,854	269	1,585	4,540	1,280	3,260	1,064	62	1,002	1,631	238	1,393
Town of Creedmoor	1,193	289	904	92	14	78	234	8	226	864	203	661	294	96	198	705	87	618	850	20	830
Town of Stem	178	6	172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated Granville County	41,028	859	40,169	334	29	305	2,358	207	2,151	2,815	33	2,782	1,648	225	1,423	1,326	7	1,319	3,829	251	3,578
Countywide Totals	43,833	1,613	42,220	712	179	533	6,556	891	5,665	5,533	505	5,028	6,482	1,601	4,881	3,095	156	2,939	6,310	509	5,801

  

Total Capacity, Connect 2045 Community Plans Scenario			Growth Allocation by Jurisdiction, Connect 2045 Community Plans Scenario, Non-Residential Square Footage																	
Jurisdiction	Total Capacity		Jurisdiction	Industrial Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage			Retail Square Footage				
	D.U.'s	Emp		Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net		
Town of Butner	1,720	13,053	Town of Butner	2,202,222	375,556	1,826,667	561,818	81,515	480,303	1,565,517	441,379	1,124,138	332,500	19,375	313,125	562,414	82,069	480,345		
Town of Creedmoor	1,285	2,947	Town of Creedmoor	130,000	4,444	125,556	261,818	61,515	200,303	101,379	33,103	68,276	220,313	27,188	193,125	293,103	6,897	286,207		
Town of Stem	178	0	Town of Stem	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Unincorporated Granville County	41,362	11,976	Unincorporated Granville County	1,310,000	115,000	1,195,000	853,030	10,000	843,030	568,276	77,586	490,690	414,375	2,188	412,188	1,320,345	86,552	1,233,793		
Countywide Totals	44,545	27,976	Countywide Totals	3,642,222	495,000	3,147,222	1,676,667	153,030	1,523,636	2,235,172	552,069	1,683,103	967,188	48,750	918,438	2,175,862	175,517	2,000,345		

Franklin County Control Totals (32-Year Forecast, 2013-2045)							Franklin County Build-Out Potential (Connect 2045 Community Plans Scenario)							Employee Space Ratios, Number of Employees per 1,000 Sq Ft				
SF	MF	IND	OFF	SRL	SRH	RET	SF	MF	IND	OFF	SRL	SRH	RET	IND	OFF	SRL	SRH	RET
7,095	373	2,616	2,102	2,533	766	1,407	180,751	521	31,766	31,288	30,253	15,863	47,890	1.8	3.3	2.9	3.2	2.9

  

Growth Allocation by Jurisdiction, Connect 2045 Community Plans Scenario																					
Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Office Employees			Service-Low Employees			Service-High Employees			Retail Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Youngsville	283	248	35	20	20	0	92	74	18	1,419	592	827	1,245	216	1,029	617	131	486	2,078	690	1,388
Town of Franklinton	543	309	234	5	5	0	81	15	66	176	4	172	170	39	131	160	8	152	375	6	369
Town of Louisburg	739	242	497	46	46	0	357	32	325	193	12	181	336	36	300	270	7	263	478	27	451
Town of Bunn	350	118	232	10	10	0	28	1	27	1	0	1	1	1	0	2	9	-7	4	0	4
Town of Wake Forest	98	74	24	0	0	0	0	0	0	12	6	6	17	7	10	32	0	32	56	2	54
Unincorporated Franklin County	178,738	6,104	172,634	440	292	148	31,208	2,494	28,714	29,487	1,488	27,999	28,484	0	28,484	14,782	611	14,171	44,899	682	44,217
Countywide Totals	180,751	7,095	173,656	521	373	148	31,766	2,616	29,150	31,288	2,102	29,186	30,253	2,533	29,954	15,863	766	15,097	47,890	1,407	46,483

  

Total Capacity, Connect 2045 Community Plans Scenario			Growth Allocation by Jurisdiction, Connect 2045 Community Plans Scenario, Non-Residential Square Footage																	
Jurisdiction	Total Capacity		Jurisdiction	Industrial Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage			Retail Square Footage				
	D.U.'s	Employees		Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net		
Town of Youngsville	303	5,451	Town of Youngsville	51,111	41,111	10,000	430,000	179,394	250,606	429,310	74,483	354,828	192,813	40,938	151,875	716,552	237,931	478,621		
Town of Franklinton	548	962	Town of Franklinton	45,000	8,333	36,667	53,333	1,212	52,121	58,621	13,448	45,172	50,000	2,500	47,500	129,310	2,069	127,241		
Town of Louisburg	785	1,634	Town of Louisburg	198,333	17,778	180,556	58,485	3,636	54,848	115,862	12,414	103,448	84,375	2,188	82,188	164,828	9,310	155,517		
Town of Bunn	360	36	Town of Bunn	15,556	556	15,000	303	0	303	345	345	0	625	2,813	-2,188	1,379	0	1,379		
Town of Wake Forest	98	117	Town of Wake Forest	0	0	0	3,636	1,818	1,818	5,862	2,414	3,448	10,000	0	10,000	19,310	690	18,621		
Unincorporated Franklin County	179,178	148,860	Unincorporated Franklin County	17,337,778	1,385,556	15,952,222	8,935,455	450,909	8,484,545	9,822,069	0	9,822,069	4,619,375	190,938	4,428,438	15,482,414	235,172	15,247,241		
Countywide Totals	181,272	157,060	Countywide Totals	17,647,778	1,453,333	16,194,444	9,481,212	636,970	8,844,242	10,432,069	103,103	10,328,966	4,957,188	239,375	4,717,813	16,513,793	485,172	16,028,621		

Nash County Control Totals (32-Year Forecast, 2013-2045)							Nash County Build-Out Potential (Connect 2045 Community Plans Scenario)							Employee Space Ratios, Number of Employees per 1,000 Sq Ft				
SF	MF	IND	OFF	SRL	SRH	RET	SF	MF	IND	OFF	SRL	SRH	RET	IND	OFF	SRL	SRH	RET
640	0	70	25	9	0	4	4,104	109	4,535	791	1,066	2,148	3,677	1.8	3.3	2.9	3.2	2.9

  

Growth Allocation by Jurisdiction, Connect 2045 Community Plans Scenario																					
Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Office Employees			Service-Low Employees			Service-High Employees			Retail Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Middlesex	1,079	556	523	105	0	105	4,416	70	4,346	721	25	696	967	9	958	1,937	0	1,937	3,327	4	3,323
Unincorporated Nash County	3,025	84	2,941	4	0	4	119	0	119	70	0	70	99	0	99	211	0	211	350	0	350
Countywide Totals	4,104	640	3,464	109	0	109	4,535	70	4,465	791	25	766	1,066	9	1,057	2,148	0	2,148	3,677	4	3,673

  

Total Capacity, Connect 2045 Community Plans Scenario			Growth Allocation by Jurisdiction, Connect 2045 Community Plans Scenario, Non-Residential Square Footage																	
Jurisdiction	Total Capacity		Jurisdiction	Industrial Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage			Retail Square Footage				
	DUs	Emp		Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net		
Town of Middlesex	1,184	11,368	Town of Middlesex	2,453,333	38,889	2,414,444	218,485	7,576	210,909	333,448	3,103	330,345	605,313	0	605,313	1,147,241	1,250	1,145,991		
Unincorporated Nash County	3,029	849	Unincorporated Nash County	66,111	0	66,111	21,212	0	21,212	34,138	0	34,138	65,938	0	65,938	109,375	0	109,375		
Countywide Totals	4,213	12,217	Countywide Totals	2,519,444	38,889	2,480,556	239,697	7,576	232,121	367,586	3,103	364,483	671,250	0	671,250	1,256,616	1,250	1,255,366		

# Connect 2045: Triangle Region Scenario Planning Initiative

## Community Plans

Region Growth Total Summary Table

	SF	MF	IND	OFF	SRL	SRH	RET
Orange	14,925	8,036	4,820	13,124	16,159	2,484	6,992
Person	351	39	317	366	441	196	382
Durham	47,781	25,728	16,828	70,167	35,310	7,978	19,749
Chatham	11,000	1,222	1,872	1,530	2,590	839	1,549
Granville	1,613	179	891	505	1,601	156	509
Nash	640	0	70	25	9	0	4
Franklin	7,095	373	2,616	2,102	2,533	766	1,407
Harnett	8,575	953	860	777	1,168	413	708
Wake	178,625	76,553	62,639	153,909	109,689	27,285	80,718
Johnston	41,392	4,599	5,705	4,881	7,839	1,631	6,273
Totals	311,996	117,683	96,617	247,387	177,340	41,747	118,292

Last Revised

March 22, 2017