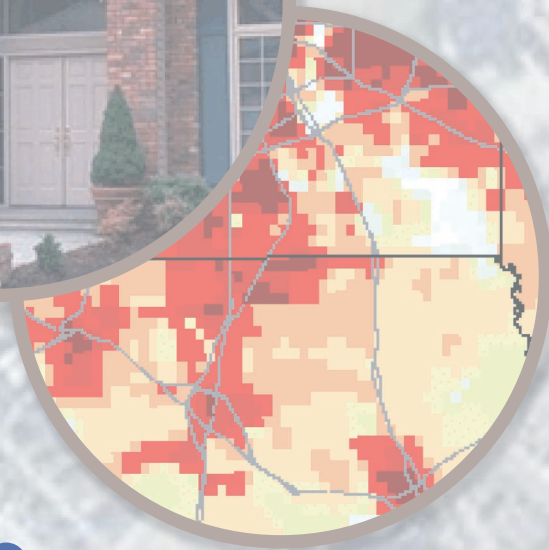
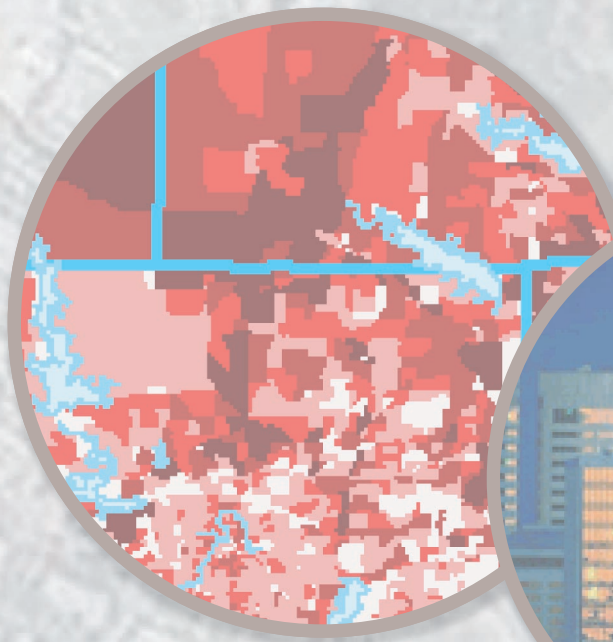


population • households • employment

projected to the year 2030



North Central Texas 2030 Demographic Forecast

North Central Texas Council of Governments
Research and Information Services
April 2003

abstract

This publication details the methodology to create household, population and employment data projected in 5-year intervals through 2030 for cities and counties in North Central Texas. Forecasts were created at the traffic survey zone (TSZ) level for use in technical planning studies. Results in this summary are provided at the city and county level. The forecast was developed using a federally recognized land-use model that allocated households and employment to 10 counties in North Central Texas: Collin, Dallas, Denton, Ellis, Johnson, Kaufman, Parker, Rockwall, Tarrant, and Wise. Extensive review by the North Central Texas Council of Governments (NCTCOG) staff ensued each 5-year forecast. Local municipalities worked with staff to ensure that local government land use and comprehensive plans were included in the forecast. A task force of local officials from city, county, and transportation entities acted as a governing body for the process and endorsed the forecast for approval by the NCTCOG Executive Board.

For more information and demographic data pertaining to the 2030 Demographic Forecast

Please visit our web site at www.dfwinfo.com/forecast. In addition to interactive queries of data by city or forecast district, a new tool at this site enables the user to create a summary report and map of specific addresses or points. The user inputs an address or adds a point and then selects a radius distance. Summary reports are then created from data that have been allocated to a uniform grid.

NCTCOG's 2030 Demographic Forecast was prepared in cooperation with the Texas Department of Transportation, the U.S. Department of Transportation, Federal Highway Administration, and Federal Transit Administration.

The contents of this report reflect the views of the authors who are responsible for the opinions, findings, and conclusions presented herein. The contents do not necessarily reflect the views or policies of the Federal Highway Administration, the Federal Transit Administration, or the Texas Department of Transportation.

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NCTCOG 2030 Demographic Forecast

Purpose and Process

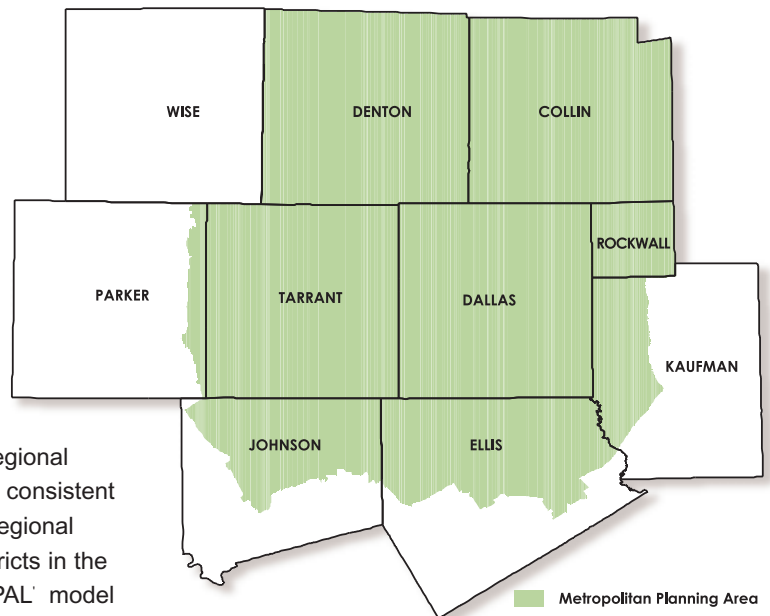
The North Central Texas Council of Governments (NCTCOG) Demographic Forecast provides long-range, small area household and employment projections for use in intra-regional infrastructure planning and resource allocations in the metropolitan area of North Central Texas. The Metropolitan Planning Area (MPA), as defined for regional transportation planning, contains all of Collin, Dallas, Denton, Rockwall, and Tarrant counties as well as portions of Ellis, Kaufman, Johnson, and Parker counties. The 2030 Demographic Forecast is conducted for the following 10 counties: Collin, Dallas, Denton, Ellis, Johnson, Kaufman, Parker, Rockwall, Tarrant, and Wise.

Metropolitan Planning Area

The Demographic Forecast is conducted by NCTCOG's Research and Information Services (RIS) Department in a four-step process under the review and oversight of the Demographic Methodologies Task Force (DMTF). Members of the DMTF are planning professionals drawn from local governments and partner agencies.

The four-step process began with the adoption of household and employment projections for the ten counties that surround and include the MPA. These regional forecasts were derived from external sources and are consistent with State of Texas planning efforts. In step two, the regional controls were then disaggregated to 478 forecast districts in the ten counties using the federally approved DRAM/EMPAL model *Metropolis*, which projects the demand for household and employment locations around the region.

The third step required the allocation of district-level projections for households and employment to over 6,000 traffic survey zones (TSZs) using in-house supply models. Following extensive review by RIS staff, local governments were invited to review and revise the TSZ allocations for their jurisdictions according to local plans and knowledge during the fourth step of the NCTCOG forecasting process. Local review was performed on the 2000 base year as well as model years 2005, 2010, and 2030. Information obtained from the local review was incorporated into the final TSZ-level forecast endorsed by the DMTF in April 2003. The TSZ-level data were then converted to a uniform grid for ease in creating regional maps and radius summaries. The Executive Board approved the NCTCOG 2030 Demographic Forecast in its April 2003 meeting.



NCTCOG 2030 Demographic Forecast

Regional Projections

NCTCOG's 2030 Demographic Forecast has a 30-year time horizon, with 2000 as the base year and 2030 as the end year. The NCTCOG Executive Board adopted the regional projections upon recommendation by the DMTF in May 2002. These figures show North Central Texas with a 2030 population of 9.1 million persons in 3.4 million households, and non-construction employment of 5.4 million jobs. These projections represent 30-year increases of 4.0 million residents, 1.5 million households, and 2.3 million jobs. The rate of growth projected through the three decades represented in this forecast is at a magnitude never before experienced in the North Central Texas region.

North Central Texas Regional Projections

The 2030 regional forecasts differ from earlier projections for North Central Texas in several significant ways. The 2030 rate of growth for population and households is noticeably higher. This growth may seem extreme given the current economic conditions in the region; however,

North Central Texas continues to be a destination for job seekers and

international immigrants, citing the region's quick recovery from the recession of the early 90s and low cost of living. Employment growth is not projected to increase at the same rate as population, but the 71 percent increase is very similar to previous forecasts. This results in an almost 5 percent increase of the population-to-employment ratio (P/E). This directly correlates to the departure of many baby boomers from the labor force, as the region's share of the over-60 population will double during the term of this forecast.

nctcog 2030 regional summary

Year	Household Population	Households	Employment
2000	5,067,400	1,886,700	3,158,200
2010	6,328,200	2,350,300	3,897,000
2020	7,646,600	2,851,400	4,658,700
2030	9,107,900	3,396,100	5,416,700

Previous forecasts have shown declining household sizes as we move toward the end of the forecast period. National research has indicated similar patterns throughout other regions in the U.S. However, the 2000 Census actually showed increasing household sizes in the region. Although we do not expect continued climbs in the household sizes, it would seem that a decline in North Central Texas would be very gradual, if one occurs at all. The increase in immigration population that has historically held on to higher household sizes is expected to offset declines that would be attributed to an aging population. Therefore, using the 2000 Census data as the base, the household sizes in this forecast stay relatively smooth through 2030.

The regional growth described above will challenge local planners to provide transportation infrastructure, clean air, and water without crippling tax hikes. All said, the North Central Texas region is uniquely positioned for continued growth, with strong employment centers, such as the Dallas/Fort Worth International Airport, as well as Alliance, the world's largest industrial airport, a mild climate, a relatively low cost of living, no natural growth barriers, and very pro-active member governments.

NCTCOG 2030 Demographic Forecast

District Forecasts

NCTCOG's Executive Board approved the endorsed 2030 district forecasts for households and non-construction employment at its April 2003 meeting. Upon Board adoption, the district figures are available for use in regional infrastructure planning, such as in the Mobility 2030 Plan, and served as controls for the TSZ projections developed in the third step of the NCTCOG forecasting process.

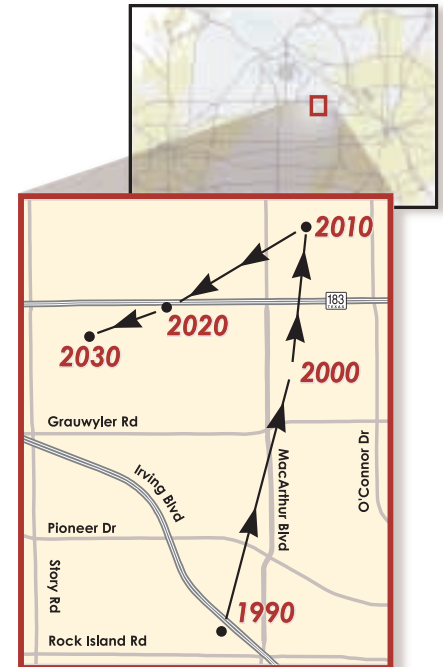
The 478 forecast districts are generally based on Census tracts and nest to counties. Therefore, the endorsed 2030 figures show the magnitude and direction of residential and commercial growth expected both across and within the ten counties of North Central Texas. District totals and maps can be viewed through our web site, www.dfwinfo.com, or directly through the links provided at the end of this document.

TSZ-Level Forecast

Traffic Survey Zone (TSZ) information allows planners to focus in on neighborhoods and business centers of the region. The TSZ database includes 6,386 zones. RIS staff then split many zones to create 8,071 TSZs that represented city boundaries. Local review was then performed by area planners, reviewing city comprehensive plans, land-use plans, downtown areas, retail centers, new industrial areas, corridors, etc., for possible future development. The maps on the following pages illustrate NCTCOG's forecasted small area household and employment growth after conversion to a uniform grid.

Population Center Gravitates West by 2030

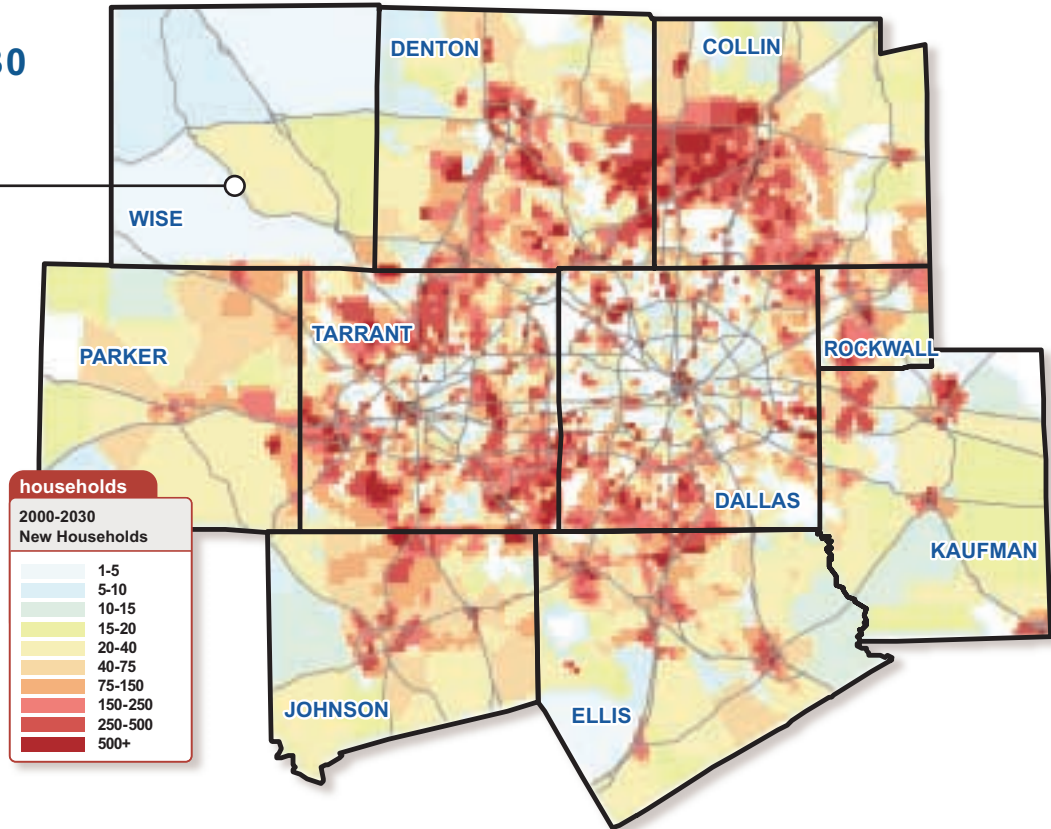
The population center of the greater Dallas/Fort Worth metropolitan area will move west over the next 30 years, but should continue to be within the Irving city limits. In 1990, the center of the region's population was in the 1400 block of Irving Blvd. During the 1990s, Collin and Denton counties captured almost 50% of all growth, and with this growth to the north the population center moved north over one mile as well, to just southeast of SH 183 and MacArthur Blvd. This push to the north should continue for the first 10 years of the forecast period, as Plano and several other cities build out. By 2010, the center should be directly north of SH 183, almost to Rochelle Blvd. Between 2010 and 2030, the region will begin to square off, with strong growth along the SH 114 and I-35 corridors in Denton County and in northwest Tarrant County, while at the same time infrastructure improvements will draw residents to the west and southwest portions of the region including eastern Parker County, northern Johnson County and southwest Tarrant County. With this trend, the population center should move back to the west 3/4 mile to just south of SH 183 and continue moving west along the south side of SH 183 towards Story Road by 2030.



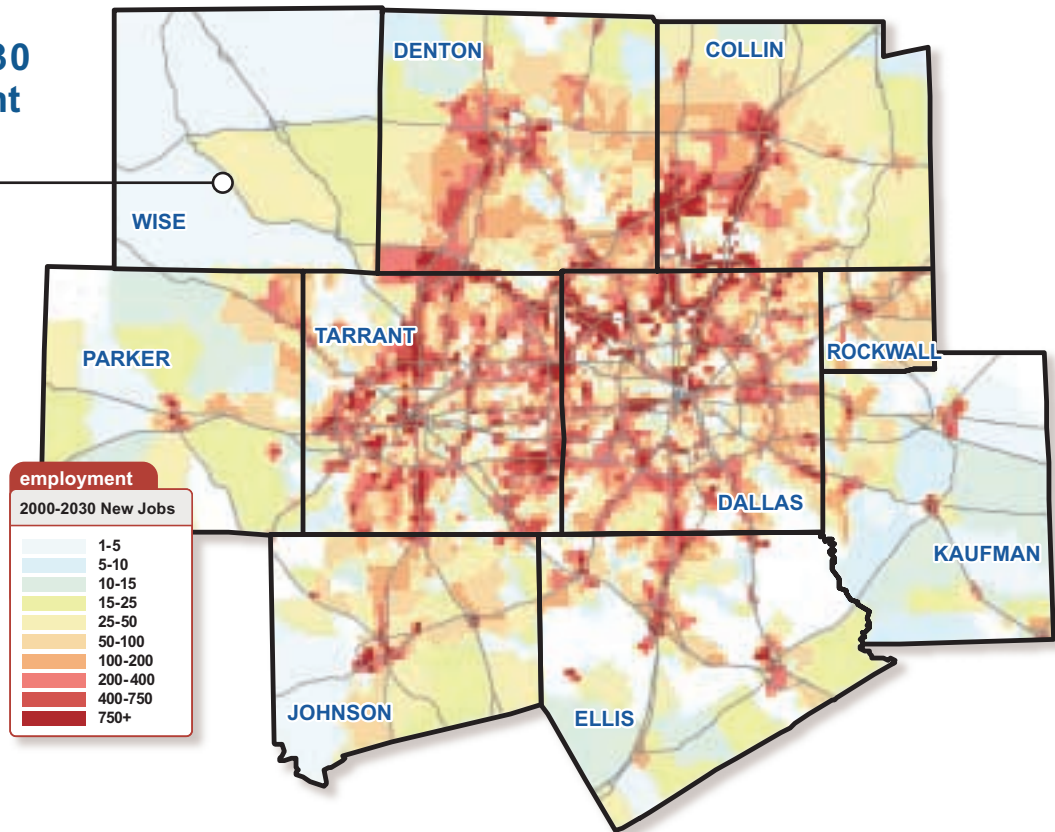
Gravitational shift in population over the extent of the forecast.

NCTCOG 2030 Demographic Forecast

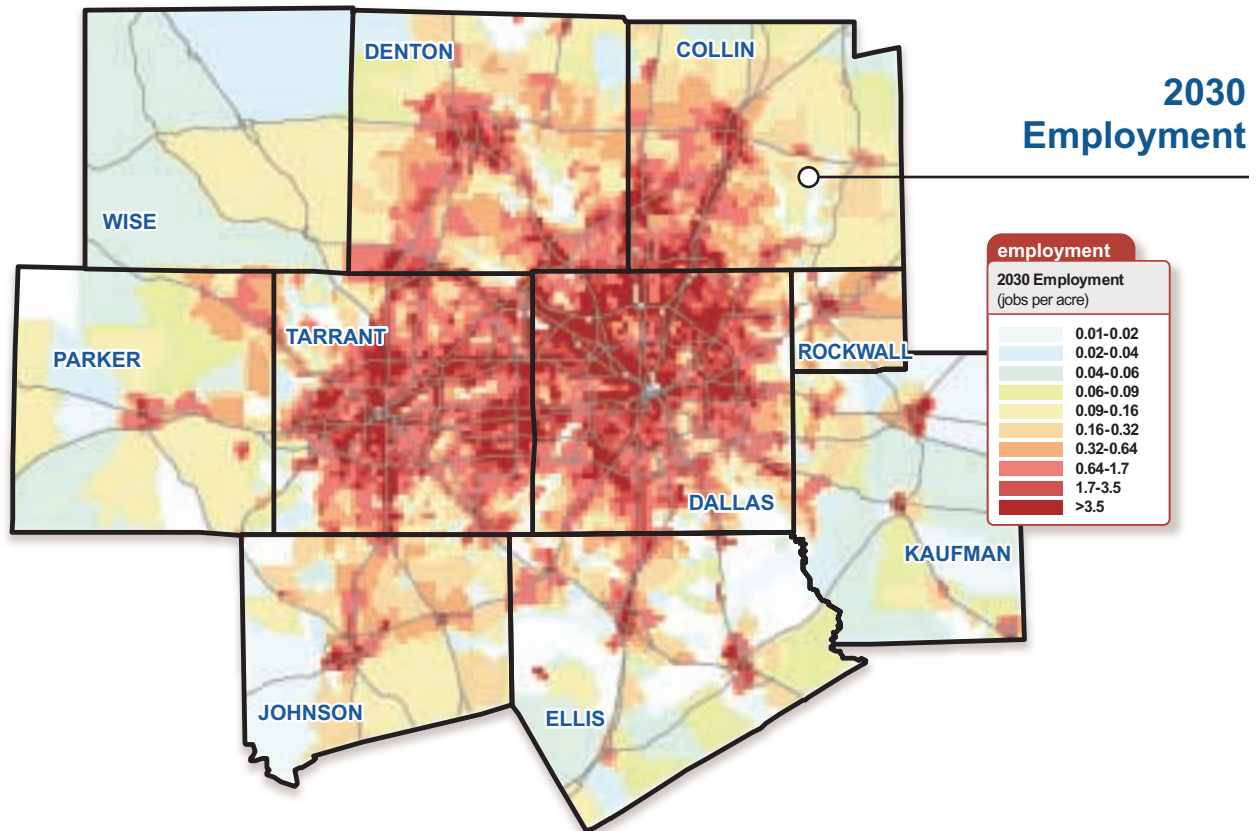
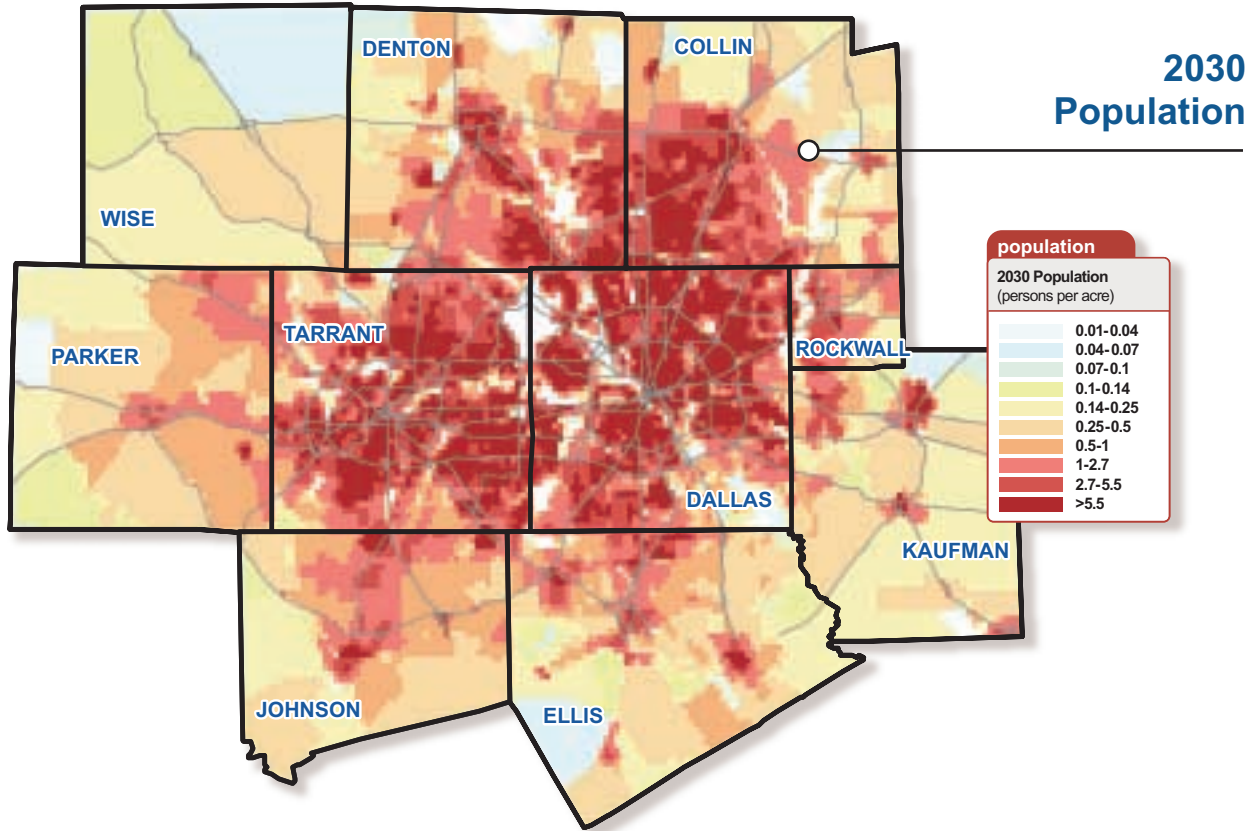
2000 To 2030 Household Change



2000 To 2030 Employment Change



NCTCOG 2030 Demographic Forecast



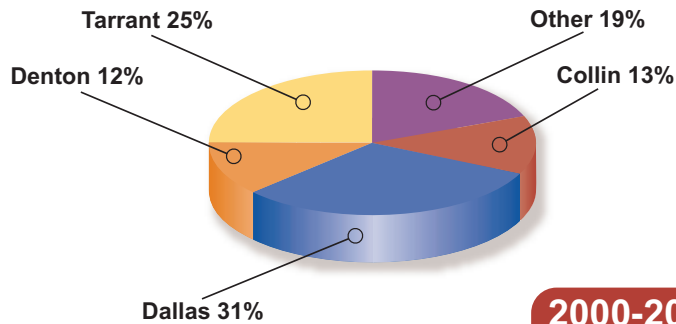
NCTCOG 2030 Demographic Forecast

Households and Household Population¹

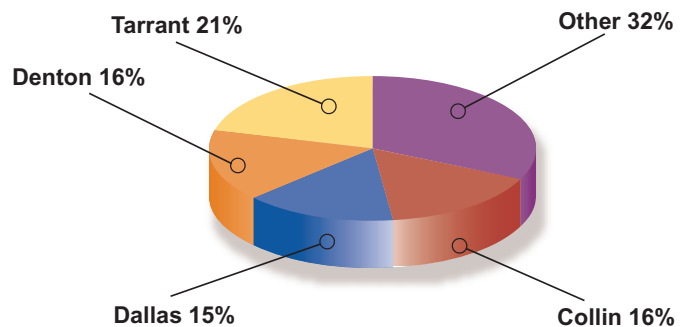
In 2000, the four core counties — Collin, Dallas, Denton, and Tarrant — held over 90 percent of all the households in the region. However, over the 30-year forecast period, their share of the total households drops by almost 10 percent. Tarrant County leads all counties in absolute growth by capturing 21 percent of all the projected household growth during the 30-year forecast period, followed by Denton and Collin counties with 16 percent. Dallas County begins to show signs of build-out, as only 15 percent of the new growth is projected within its bounds and the county's total share of the regional households will decrease more than 13 percent by 2030. Tarrant County's total share of households will also decline, but by only 3 percent. During the span of this forecast, Collin and Denton counties will continue to capture an increasing share of the region's growth.

Although the remaining six counties in the 2030 Forecast do not compare to the four core counties by sheer magnitude, these ex-urban counties are projected to show very strong growth. Ellis, Johnson, Kaufman, Parker, and Rockwall counties are each expected to more than triple their 2000 household totals by the year 2030, with Wise County more than doubling over this same period.

2030 household distribution



2000-2030 household growth



NCTCOG 2030 Demographic Forecast

total households¹

County	Total Households		Total Change	Percent Change
	2000	2030		
Collin	184,200	431,100	246,900	134%
Dallas	832,900	1,059,800	226,900	27%
Denton	161,400	406,600	245,200	151%
Ellis	37,000	160,200	123,200	332%
Johnson	43,600	163,300	119,700	274%
Kaufman	24,400	99,700	75,300	309%
Parker	31,100	123,600	92,500	297%
Rockwall	14,500	50,800	36,300	250%
Tarrant	540,400	862,100	321,700	60%
Wise	17,200	38,700	21,500	125%
Urban Region	1,886,700	3,395,900	1,509,200	80%



household population¹

County	Household Population		Total Change	Percent Change
	2000	2030		
Collin	492,300	1,166,700	674,400	137%
Dallas	2,232,500	2,817,200	584,700	26%
Denton	428,100	1,085,300	657,200	154%
Ellis	109,400	448,600	339,200	310%
Johnson	124,300	444,200	319,900	257%
Kaufman	69,900	277,700	207,800	297%
Parker	85,600	328,400	242,800	284%
Rockwall	42,500	145,000	102,500	241%
Tarrant	1,435,200	2,291,700	856,500	60%
Wise	47,600	102,400	54,800	115%
Urban Region	5,067,400	9,107,200	4,039,800	80%

1. Households in this forecast are defined as occupied housing units.

photo (bottom left) Dave Asert

NCTCOG 2030 Demographic Forecast

Employment²

Although Dallas County will see its share of the region's total employment decrease, the county is still expected to attract over three quarter of a million jobs by 2030; far more than even Tarrant County's 523,000 new jobs. Collin and Denton counties will add 313,200 and 260,600 jobs, respectively, accounting for 25 percent of all the new job growth in the forecast. These two counties are increasing their combined shares of commercial activity, whereas Dallas and Tarrant counties display small declines in their hold on regional employment forecasts. While the six ex-urban counties do not capture as many jobs as the four core counties, they display very impressive growth rates between 2000 and 2030. Growth rates in the ex-urban counties range from 90 percent in Wise County to over 200 percent in Ellis and Parker counties.

The net effect of such high absolute and relative growth throughout North Central Texas is that every urban county, with the exception of Dallas and Tarrant, will at least double their 2000 households by the year 2030. With the exception of Wise County, the same could be said for job creation in North Central Texas.



non-construction employment

County	Employment		Total Change	Percent Change
	2000	2030		
Collin	204,100	517,300	313,200	153%
Dallas	1,745,100	2,529,400	784,300	45%
Denton	152,800	413,500	260,700	171%
Ellis	49,100	162,800	113,700	232%
Johnson	45,100	142,500	97,400	216%
Kaufman	31,000	82,100	51,100	165%
Parker	29,800	94,700	64,900	218%
Rockwall	17,000	48,500	31,500	185%
Tarrant	864,400	1,388,200	523,800	61%
Wise	19,800	37,800	18,000	91%
Urban Region	3,158,200	5,416,800	2,258,600	72%

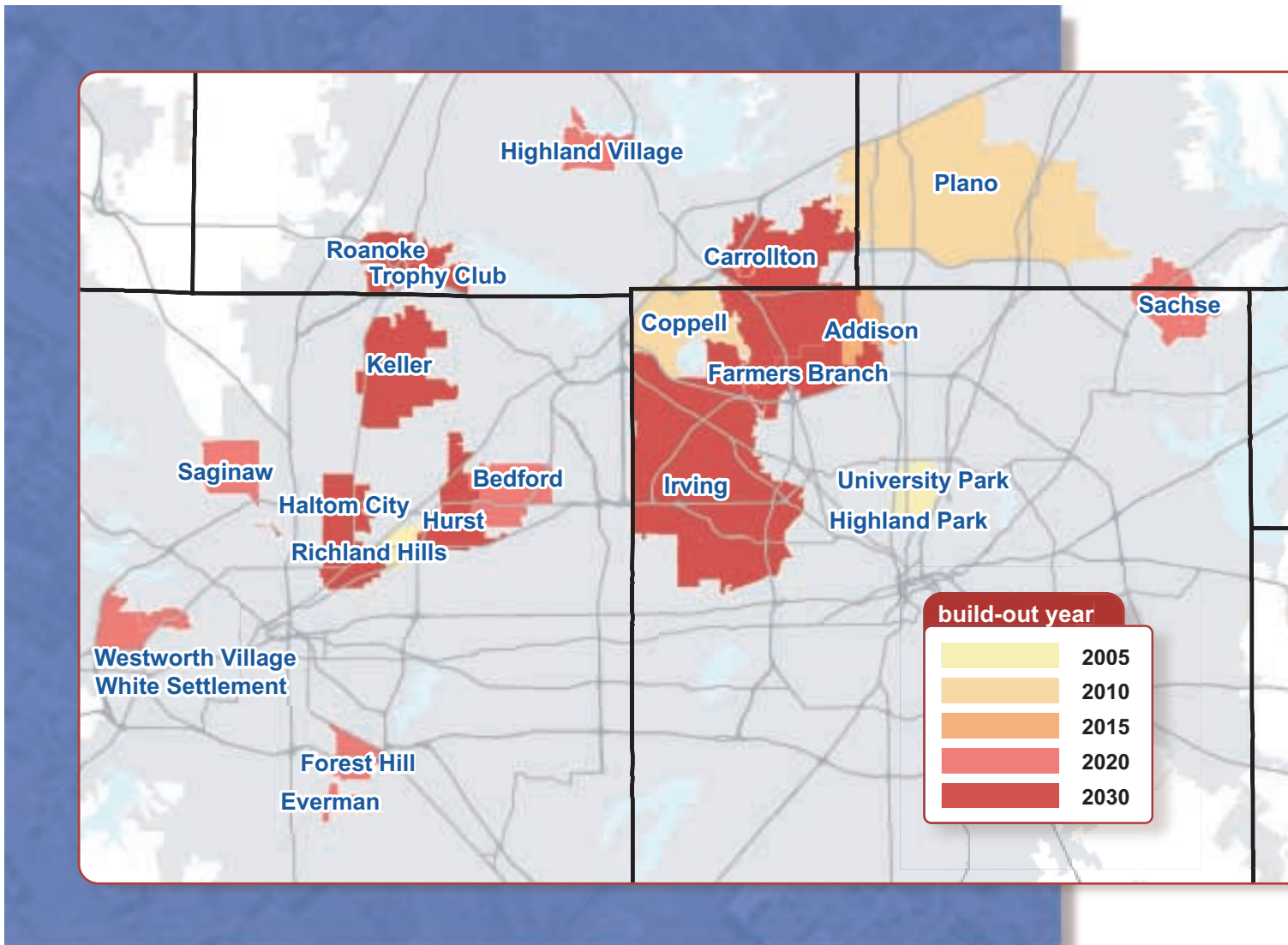
2. Due to the mobility of construction jobs, employment figures include only non-construction jobs.

NCTCOG 2030 Demographic Forecast

NCTCOG 2030 City Summary

NCTCOG has always worked to include member governments review and comments in programs throughout the Agency. The 2030 Demographic Forecast continued this practice by using member governments on the Demographic Task Force and then providing materials and assistance to over 50 other member cities for review and comment on the 2000, 2005, 2010, and 2030 model runs. City participation is a very important part of the Demographic Forecast process. In all, over 80 municipalities were offered an opportunity to participate and the response was very good. Staff received feedback from over 70 percent of the cities following the 2030 model run.

continued on page 15



nctcog 2030 demographic forecast

households

CITY	2000	2005	2010	2020	2030	Total Growth	Total Change
10 Urban Counties	1,886,747	2,149,888	2,350,305	2,851,410	3,396,124	1,509,377	80.00%
Addison*	7,879	8,496	10,546	11,346	11,346	3,467	44.00%
Allen*	14,250	25,989	28,947	32,466	33,887	19,637	137.80%
Argyle*	787	1,005	2,419	3,319	4,079	3,292	418.30%
Arlington*	126,669	136,957	141,755	149,798	164,043	37,374	29.51%
Azle	3,716	3,857	4,052	4,797	5,430	1,714	46.12%
Balch Springs*	6,175	6,696	7,235	9,353	11,172	4,997	80.92%
Bedford*	20,414	21,143	21,172	21,821	21,987	1,573	7.71%
Benbrook*	8,427	8,865	9,668	13,375	14,901	6,474	76.82%
Bridgeport*	1,410	1,673	1,908	2,225	3,114	1,704	120.85%
Burleson*	7,610	9,940	12,236	18,457	22,859	15,249	200.38%
Carrollton*	39,681	41,434	43,312	44,107	45,177	5,496	13.85%
Cedar Hill	10,978	13,957	16,440	20,861	26,352	15,374	140.04%
Celina*	879	1,064	1,257	3,638	8,474	7,595	864.05%
Cleburne	9,335	10,729	11,729	16,305	22,706	13,371	143.24%
Colleyville*	6,406	6,700	6,866	7,300	8,331	1,925	30.05%
Coppell	12,343	14,895	15,213	15,226	15,530	3,187	25.82%
Corinth*	3,879	6,806	7,222	8,070	9,307	5,428	139.93%
Crowley*	2,650	2,992	3,521	4,346	4,667	2,017	76.11%
Dallas*	470,747	486,755	499,413	523,139	558,904	88,157	18.73%
Decatur	1,845	1,969	2,101	2,413	2,744	899	48.73%
Denton*	31,174	38,624	44,380	63,617	76,397	45,223	145.07%
DeSoto*	13,812	17,608	18,808	19,263	21,065	7,253	52.51%
Duncanville*	12,896	13,067	13,095	13,240	13,524	628	4.87%
Ennis*	5,335	6,053	6,678	9,403	12,589	7,254	135.97%
Euless*	19,456	21,275	21,733	23,520	25,500	6,044	31.06%
Everman*	1,977	1,980	2,039	2,129	2,129	152	7.69%
Fairview*	842	1,984	4,179	6,469	7,165	6,323	750.95%
Farmers Branch*	10,011	12,189	13,243	15,975	16,603	6,592	65.85%
Flower Mound*	16,302	20,908	25,891	28,308	30,386	14,084	86.39%
Forest Hill*	3,699	3,898	4,137	4,611	4,629	930	25.14%
Forney*	1,920	2,720	4,104	7,975	14,697	12,777	665.47%
Fort Worth*	197,779	219,249	235,384	276,297	313,971	116,192	58.75%
Frisco*	12,330	29,200	40,826	65,092	83,704	71,374	578.86%
Garland*	73,774	78,706	80,306	81,344	83,870	10,096	13.69%
Glenn Heights	2,356	2,788	3,008	3,538	4,947	2,591	109.97%
Grand Prairie*	44,983	57,063	64,809	72,446	80,752	35,769	79.52%
Grapevine	15,729	16,132	16,866	17,241	18,930	3,201	20.35%
Haltom City*	15,369	16,780	16,793	16,863	17,309	1,940	12.62%
Highland Park*	3,585	3,688	3,688	3,688	3,688	103	2.87%
Highland Village	3,874	4,295	5,163	5,617	5,795	1,921	49.59%
Hurst*	14,201	14,499	14,601	15,082	15,649	1,448	10.20%
Irving*	79,743	84,511	87,639	90,403	93,477	13,734	17.22%
Kaufman*	2,179	2,460	2,930	4,168	6,838	4,659	213.81%
Keene*	1,651	1,818	1,913	2,380	3,377	1,726	104.54%
Keller*	8,827	11,363	12,397	13,418	15,583	6,756	76.54%
Kennedale	2,089	2,676	2,980	4,143	5,176	3,087	147.77%
Lake Dallas	2,388	2,713	2,718	2,758	3,443	1,055	44.18%
Lake Worth	1,660	1,686	1,823	2,481	2,610	950	57.23%
Lancaster*	9,318	13,937	19,185	21,236	23,470	14,152	151.88%
Lewisville*	30,689	34,294	35,982	37,748	43,232	12,543	40.87%
Little Elm	1,210	3,659	4,075	5,056	6,323	5,113	422.56%
Mansfield*	8,881	14,339	18,948	29,154	41,465	32,584	366.90%
McKinney*	18,802	29,469	37,018	56,274	80,257	61,455	326.85%
Mesquite*	44,953	47,294	48,334	52,749	55,375	10,422	23.18%
Midlothian*	2,650	4,139	5,736	12,169	16,269	13,619	513.92%
North Richland Hills*	21,193	23,953	24,575	26,565	27,384	6,191	29.21%
Plano*	81,691	90,144	94,306	94,725	94,825	13,134	16.08%
Red Oak*	1,703	5,473	12,585	21,553	23,534	21,831	1281.91%
Richardson*	35,995	39,332	39,605	42,256	44,682	8,687	24.13%
Richland Hills*	3,197	3,206	3,208	3,210	3,210	13	0.41%
Roanoke*	1,106	2,766	2,880	4,221	4,315	3,209	290.14%
Rockwall*	6,605	9,225	12,703	17,664	19,176	12,571	190.33%
Rowlett*	14,266	17,154	19,080	19,681	22,546	8,280	58.04%
Royse City*	1,027	1,626	3,182	6,247	9,148	8,121	790.75%
Sachse*	3,224	6,711	7,409	8,161	8,252	5,028	155.96%
Saginaw	4,279	5,479	6,400	7,901	7,901	3,622	84.65%
Seagoville	3,308	3,607	3,901	4,948	6,694	3,386	102.36%
Southlake*	6,414	8,029	8,446	8,993	9,607	3,193	49.78%
Terrell*	4,605	4,893	5,997	10,053	20,329	15,724	341.45%
The Colony*	8,462	13,462	16,141	19,806	23,199	14,737	174.16%
Trophy Club*	2,271	2,690	3,083	3,529	3,586	1,315	57.90%
University Park*	8,005	8,005	8,005	8,005	8,005	0	0.00%
Watauga*	7,145	7,731	7,766	8,002	8,393	1,248	17.47%
Waxahachie*	7,325	9,585	11,737	15,688	19,856	12,531	171.07%
Weatherford*	7,442	9,352	10,668	12,213	15,315	7,873	105.79%
Westworth Village*	783	948	1,332	1,387	1,387	604	77.14%
White Settlement*	5,614	5,884	6,308	6,708	6,708	1,094	19.49%
Wylie	5,085	8,107	10,466	13,821	15,629	10,544	207.35%

nctcog 2030 demographic forecast

household population

CITY	2000	2005	2010	2020	2030	Total Growth	Total Change
10 Urban Counties	5,067,393	5,781,225	6,328,181	7,646,584	9,107,229	4,039,836	79.72%
Addison*	14,454	15,611	18,360	19,303	19,303	4,849	33.55%
Allen*	43,622	77,947	86,062	95,334	99,331	55,709	127.71%
Argyle*	2,335	2,915	7,066	9,615	11,810	9,475	405.78%
Arlington*	334,609	364,039	377,912	398,670	437,862	103,253	30.86%
Azle	9,494	9,833	10,343	12,225	13,848	4,354	45.86%
Balch Springs*	19,143	20,694	22,218	28,427	34,247	15,104	78.90%
Bedford*	47,055	48,638	48,699	50,210	50,636	3,581	7.61%
Benbrook*	19,802	20,899	23,087	31,770	35,328	15,526	78.41%
Bridgeport*	3,951	4,617	5,266	6,144	8,601	4,650	117.69%
Burleson*	20,819	27,507	34,007	52,546	64,975	44,156	212.09%
Carrollton*	109,364	114,164	119,250	120,868	124,086	14,722	13.46%
Cedar Hill	32,330	41,240	48,686	61,378	78,036	45,706	141.37%
Celina*	2,549	3,101	3,665	10,779	25,216	22,667	889.25%
Cleburne	25,356	28,882	31,368	42,625	58,786	33,430	131.84%
Colleyville*	19,520	20,397	20,900	22,198	25,304	5,784	29.63%
Coppell	36,191	43,418	44,440	44,482	45,410	9,219	25.47%
Corinth*	11,365	19,947	21,164	23,540	27,070	15,705	138.19%
Crowley*	7,449	8,383	9,742	11,838	12,650	5,201	69.82%
Dallas*	1,202,592	1,239,190	1,268,500	1,319,788	1,404,847	202,255	16.82%
Decatur	5,126	5,454	5,818	6,655	7,568	2,442	47.64%
Denton*	73,225	92,375	108,042	155,700	190,719	117,494	160.46%
DeSoto*	38,073	49,303	52,992	53,873	59,001	20,928	54.97%
Duncanville*	35,997	36,425	36,503	36,912	37,714	1,717	4.77%
Ennis*	15,741	18,067	19,933	28,100	37,922	22,181	140.91%
Euless*	46,202	50,786	51,910	56,724	62,314	16,112	34.87%
Everman*	5,908	5,920	6,116	6,415	6,415	507	8.58%
Fairview*	2,625	5,709	11,066	16,374	18,100	15,475	589.52%
Farmers Branch*	28,028	33,277	35,424	42,722	43,978	15,950	56.91%
Flower Mound*	50,720	64,350	78,532	85,421	91,640	40,920	80.68%
Forest Hill*	11,229	11,864	12,586	14,007	14,060	2,831	25.21%
Forney*	5,615	7,960	12,066	23,646	43,825	38,210	680.50%
Fort Worth*	524,535	580,152	624,956	727,416	826,665	302,130	57.60%
Frisco*	34,028	80,969	112,725	178,558	227,911	193,883	569.77%
Garland*	215,165	228,261	232,685	234,650	241,767	26,602	12.36%
Glenn Heights	7,143	8,410	9,053	10,637	14,796	7,653	107.14%
Grand Prairie*	129,356	163,320	184,969	205,698	231,011	101,655	78.59%
Grapevine	41,909	42,935	44,701	45,440	49,484	7,575	18.07%
Haltom City*	40,175	43,490	43,521	43,696	44,941	4,766	11.86%
Highland Park*	8,804	9,025	9,027	9,027	9,027	223	2.53%
Highland Village	12,144	13,558	16,554	18,051	18,624	6,480	53.36%
Hurst*	36,315	37,090	37,362	38,067	39,637	3,322	9.15%
Irving*	196,632	207,639	213,977	218,476	225,714	29,082	14.79%
Kaufman*	6,267	6,954	8,169	11,582	19,191	12,924	206.22%
Keene*	4,587	5,017	5,278	6,498	8,938	4,351	94.86%
Keller*	27,240	35,096	38,127	41,026	47,310	20,070	73.68%
Kennedale	5,381	6,926	7,715	10,720	13,412	8,031	149.25%
Lake Dallas	6,378	7,317	7,330	7,433	9,209	2,831	44.39%
Lake Worth	4,467	4,549	4,922	6,693	7,041	2,574	57.62%
Lancaster*	25,669	38,970	54,220	59,664	65,301	39,632	154.40%
Lewisville*	78,360	87,841	92,437	96,844	111,168	32,808	41.87%
Little Elm	3,667	11,231	12,436	15,223	18,882	15,215	414.92%
Mansfield*	27,361	43,788	57,337	87,375	123,541	96,180	351.52%
McKinney*	53,725	83,678	105,869	160,591	225,933	172,208	320.54%
Mesquite*	126,366	132,988	136,175	149,262	157,259	30,893	24.45%
Midlothian*	7,533	11,528	15,854	33,766	45,853	38,320	508.70%
North Richland Hills*	55,854	63,952	65,686	71,378	73,417	17,563	31.44%
Plano*	222,498	245,261	255,812	256,882	257,061	34,563	15.53%
Red Oak*	4,806	15,161	33,853	57,786	63,329	58,523	1217.71%
Richardson*	92,577	101,557	102,342	108,412	113,815	21,238	22.94%
Richland Hills*	7,902	7,925	7,930	7,936	7,936	34	0.43%
Roanoke*	2,794	6,231	6,499	9,554	9,782	6,988	250.11%
Rockwall*	17,862	25,333	35,082	48,795	53,265	35,403	198.20%
Rowlett*	44,134	52,947	58,762	60,381	68,961	24,827	56.25%
Royse City*	3,004	4,796	9,567	19,131	28,260	25,256	840.75%
Sachse*	9,750	20,620	22,762	25,024	25,298	15,548	159.47%
Saginaw	12,475	16,160	19,022	23,661	23,661	11,186	89.67%
Seagoville	9,367	10,304	11,199	14,340	19,652	10,285	109.80%
Southlake*	21,532	26,765	28,019	29,636	31,433	9,901	45.98%
Terrell*	12,753	13,914	17,206	29,291	60,156	47,403	371.70%
The Colony*	26,519	39,148	46,131	55,916	64,216	37,697	142.15%
Trophy Club*	6,351	7,530	8,654	9,895	10,057	3,706	58.35%
University Park*	20,764	20,764	20,764	20,764	20,764	0	0.00%
Watauga*	21,752	23,752	23,868	24,622	25,819	4,067	18.70%
Waxahachie*	20,030	26,419	32,600	43,970	55,861	35,831	179.89%
Weatherford	18,534	23,488	26,877	30,656	38,584	20,050	108.18%
Westworth Village	2,109	2,441	2,747	2,856	2,856	747	35.42%
White Settlement	14,323	15,008	15,986	16,940	16,940	2,617	18.27%
Wylie	15,016	23,859	30,676	40,324	45,625	30,609	203.84%

nctcog 2030 demographic forecast

employment

CITY	2000	2005	2010	2020	2030	Total Growth	Total Change
10 Urban Counties	3,158,202	3,569,201	3,896,953	4,658,669	5,416,718	2,258,516	71.51%
Addison*	45,649	49,562	54,505	64,049	66,213	20,564	45.05%
Allen*	9,059	14,958	21,487	40,125	45,144	36,085	398.33%
Argyle*	535	949	1,643	3,253	4,024	3,489	652.15%
Arlington*	140,947	155,953	166,738	190,327	197,390	56,443	40.05%
Azle	3,619	4,044	4,347	5,399	8,083	4,464	123.35%
Balch Springs*	5,921	6,539	6,980	8,560	9,044	3,123	52.74%
Bedford*	23,380	24,767	25,594	26,734	26,748	3,368	14.41%
Benbrook*	4,464	5,006	5,450	6,914	11,496	7,032	157.53%
Bridgeport*	113	136	151	213	267	154	136.28%
Burleson*	5,139	6,067	6,866	9,252	17,052	11,913	231.82%
C Carrollton*	68,199	74,759	77,636	82,610	83,148	14,949	21.92%
Cedar Hill	6,177	7,616	9,187	12,872	16,097	9,920	160.60%
Celina*	1,589	1,871	2,144	2,947	5,690	4,101	258.09%
Cleburne	16,269	17,974	19,042	22,458	39,408	23,139	142.23%
Colleyville*	4,965	5,930	6,915	9,405	11,032	6,067	122.20%
Coppell	18,401	23,215	27,767	29,097	29,380	10,979	59.67%
Corinth*	2,213	2,583	2,939	3,202	3,225	1,012	45.73%
Crowley*	2,320	2,438	2,524	2,804	4,032	1,712	73.79%
Dallas*	1,038,314	1,110,624	1,158,522	1,282,463	1,390,219	351,905	33.89%
Decatur	151	190	226	312	394	243	160.93%
Denton*	58,581	63,470	67,857	83,082	107,572	48,991	83.63%
DeSoto*	16,177	17,151	18,612	20,829	21,311	5,134	31.74%
Duncanville*	13,761	14,739	15,509	17,579	18,983	5,222	37.95%
Ennis*	11,049	11,875	12,348	14,004	25,886	14,837	134.28%
Euleless*	18,403	23,316	26,866	33,361	33,477	15,074	81.91%
Everman*	1,480	1,525	1,559	1,661	1,732	252	17.03%
Fairview*	218	598	2,958	10,724	11,670	11,452	5253.21%
Farmers Branch*	75,013	100,915	119,066	156,222	156,798	81,785	109.03%
Flower Mound*	5,130	7,245	9,131	11,413	12,993	7,863	153.27%
Forest Hill*	3,351	3,849	4,194	5,193	5,663	2,312	68.99%
Forney*	1,444	1,740	2,048	2,959	5,656	4,212	291.69%
Fort Worth*	449,793	504,441	542,452	632,942	701,524	251,731	55.97%
Frisco*	8,437	13,867	19,932	42,620	58,931	50,494	598.48%
Garland*	93,265	102,613	106,985	115,241	117,947	24,682	26.46%
Glenn Heights	721	1,038	1,353	2,033	2,340	1,619	224.55%
Grand Prairie*	82,664	96,195	107,226	122,179	125,866	43,202	52.26%
Grapevine	49,565	63,244	76,073	84,615	85,475	35,910	72.45%
Haltom City*	16,063	17,338	18,180	20,091	21,805	5,742	35.75%
Highland Park*	2,405	2,568	2,578	2,586	2,586	181	7.53%
Highland Village	1,065	1,219	1,346	1,795	1,796	731	68.64%
Hurst*	19,123	21,465	22,580	24,977	26,156	7,033	36.78%
Irving*	165,435	194,103	219,495	267,633	276,941	111,506	67.40%
Kaufman*	2,739	2,915	3,005	3,381	8,769	6,030	220.15%
Keene*	1,370	1,517	1,579	1,828	4,398	3,028	221.02%
Keller*	2,578	4,367	5,750	9,181	12,012	9,434	365.94%
Kennedale	2,720	2,945	3,160	3,527	3,527	807	29.67%
Lake Dallas	1,683	1,927	2,168	2,383	2,384	701	41.65%
Lake Worth	2,446	2,581	2,720	3,137	3,779	1,333	54.50%
Lancaster*	13,119	14,478	15,618	19,730	30,961	17,842	136.00%
Lewisville*	37,145	46,893	54,284	62,067	62,603	25,458	68.54%
Little Elm	672	739	812	1,044	1,377	705	104.91%
Mansfield*	8,292	10,635	14,565	22,840	26,381	18,089	218.15%
McKinney*	26,293	33,410	40,189	56,312	74,750	48,457	184.30%
Mesquite*	53,785	59,808	64,733	75,232	77,015	23,230	43.19%
Midlothian*	4,032	4,878	5,477	9,282	16,303	12,271	304.34%
North Richland Hills*	20,980	25,109	28,808	32,845	34,376	13,396	63.85%
Plano*	115,048	124,181	135,391	151,412	184,205	69,157	60.11%
Red Oak*	1,715	3,239	6,849	14,355	18,143	16,428	957.90%
Richardson*	94,792	110,409	120,456	141,385	163,014	68,222	71.97%
Richland Hills*	7,965	8,407	8,691	9,322	9,343	1,378	17.30%
Roanoke*	1,222	2,467	3,207	7,412	7,441	6,219	508.92%
Rockwall*	9,692	11,047	12,283	14,853	21,507	11,815	121.90%
Rowlett*	7,882	9,525	11,173	13,008	13,310	5,428	68.87%
Royse City*	1,461	1,654	1,799	2,226	5,826	4,365	298.77%
Sachse*	1,504	2,218	2,679	4,156	6,899	5,395	358.71%
Saginaw	5,831	6,406	6,882	8,272	11,221	5,390	92.44%
Seagoville	4,690	5,320	5,908	7,104	12,996	8,306	177.10%
Southlake*	6,125	10,331	13,790	25,187	26,094	19,969	326.02%
Terrell*	10,272	10,729	10,817	11,565	16,796	6,524	63.51%
The Colony*	3,510	6,749	8,919	12,462	13,002	9,492	270.43%
Trophy Club*	568	741	883	1,145	1,145	577	101.58%
University Park*	9,012	9,689	9,690	9,707	9,716	704	7.81%
Watauga*	2,430	3,504	3,588	4,768	4,868	2,438	100.33%
Waxahachie*	16,045	18,901	21,041	30,140	41,930	25,885	161.33%
Weatherford*	9,003	11,008	12,714	16,931	19,626	10,623	117.99%
Westworth Village*	939	1,039	1,344	1,872	2,041	1,102	117.36%
White Settlement*	5,303	6,200	6,846	8,673	9,463	4,160	78.45%
Wylie	5,144	5,894	6,586	8,659	10,140	4,996	97.12%

NCTCOG 2030 City Summary

continued from page 11

As cities reviewed their comprehensive plans, land use and zoning maps, a situation unique to this forecast began to emerge. Many cities in North Central Texas indicated that they would reach build-out during this model's term or by 2030, several as early as 2010. As these cities approach their build-out level, planners must begin to look toward redevelopment to keep cities fresh and retain tax bases. Although cities may indicate that they have reached their ultimate build-out, there may continue to be some growth at and around rail stations, through commercial conversions, or by low-density residential being replaced by higher density structures. Further, most cities that reached household build-out continue to anticipate employment growth through 2030.

The largest cities and the first-tier suburbs will begin looking at redevelopment opportunities throughout the length of this forecast. One city that illustrates this challenge is Plano. Plano led the region in growth throughout much of the 80s and 90s. Now, city planners indicate that they will reach their household build-out by 2010. Several recently opened rail stations are expected to stimulate some household development in their proximity, but the city projections show the strongest growth to be in the employment sector. Several other cities that have indicated a potential build-out include Addison (2025), Arlington (2030), Bedford (2020), Coppell (2010), Haltom City (2010), Highland Park (2005), Hurst (2030), Irving (2030), Keller (2025), North Richland Hills (2025), Richland Hills (2005), The Colony (2030) and Trophy Club (2025).

Fort Worth, McKinney, and Frisco planners also provided staff with build-out information but these cities each have very large extra-territorial jurisdictions (ETJs) and although their existing city limits may build out, their ETJs are still projected to show growth. The charts on the preceding pages show projections for the all cities with a minimum 2000 base year population of 5,000 persons. Those cities that participated in the 2030 review are denoted with an asterisk. Also included are several smaller cities that were included following some level of city staff review or comment. Generally, smaller cities are not included, as their projections are sometimes difficult to surmise given the size of the TSZ used for analysis. (RIS Staff can provide this information upon request.)



potential build-out	
City	Year
Highland Park	2005
Richland Hills	2005
Coppell	2010
Haltom City	2010
Bedford	2020
Addison	2025
Keller	2025
North Richland Hills	2025
Trophy Club	2025
Arlington	2030
Hurst	2030
Irving	2030
The Colony	2030



NCTCOG 2030 Demographic Forecast

small area forecasts

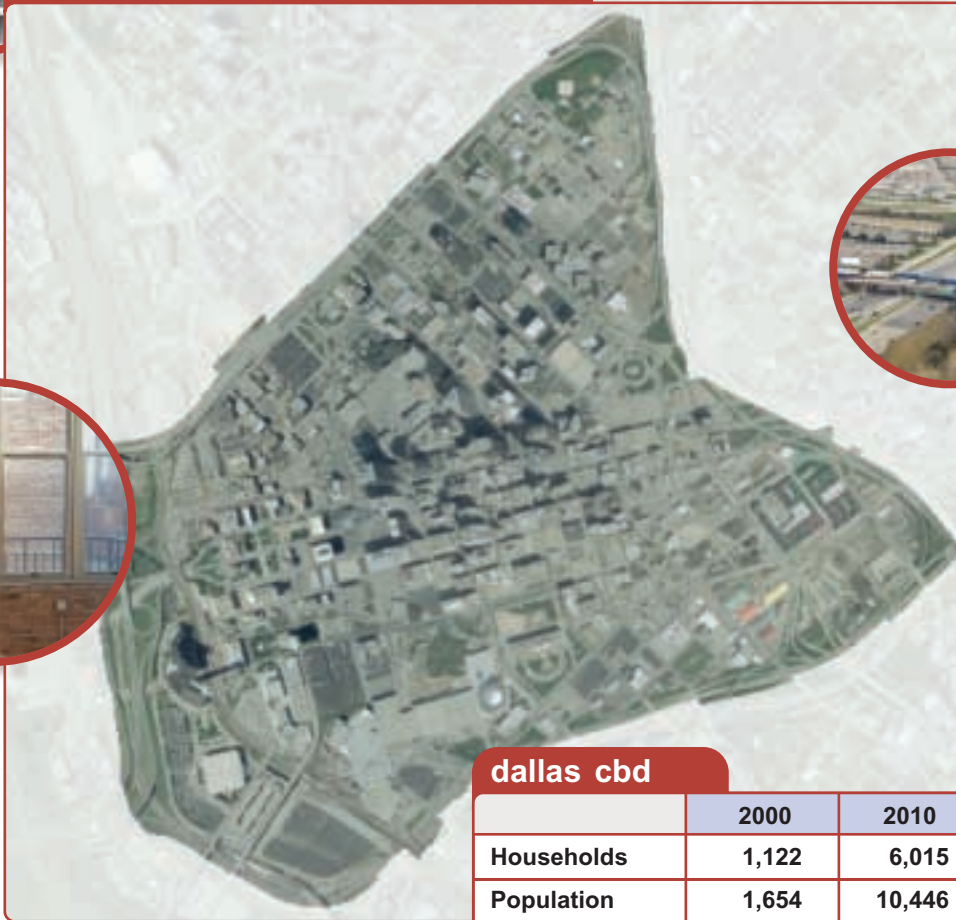
Planners often want to know what the future holds for small areas, such as business districts and neighborhoods, in addition to the demographic forecast for cities and counties. Using Traffic Survey Zone (TSZ) data, NCTCOG staff can focus in on small areas, a sampling of which is seen on the following pages. To research areas not included in this publication or to create customized radius summaries, please visit www.dfwmaps.com/forecast.

Dallas CBD

The central business district of Dallas may change more over the next 30 years than any other area of its size in the region. Historic office buildings will continue to be reshaped into mixed-use residential towers. By 2030 the population living downtown is projected to grow ten-fold to over 16,000 permanent downtown residents. Existing development could absorb much of the expected 30,000 new jobs; however, some new development will also need to occur with many of the new jobs created in the retail and service sector, as a self-sufficient, livable downtown emerges.



dallas cbd aerial map



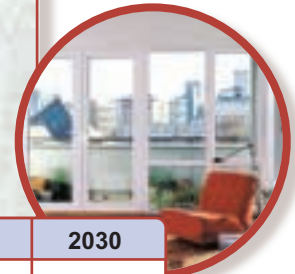
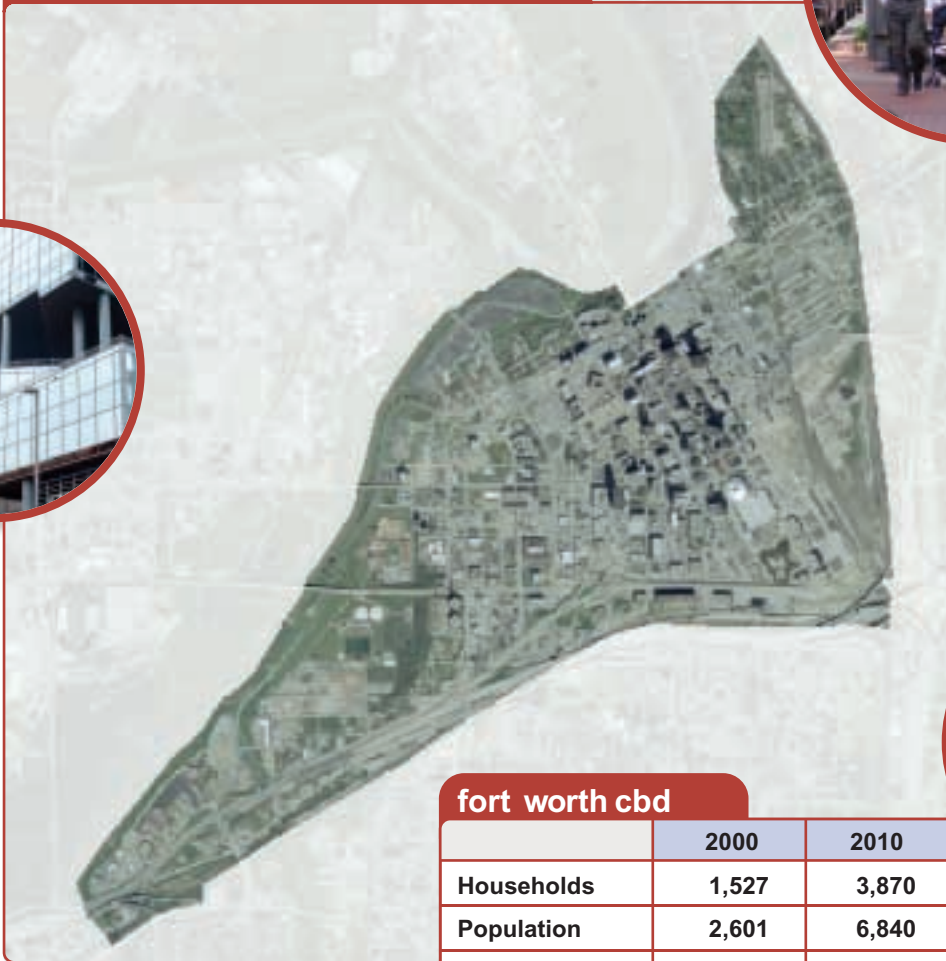
dallas cbd

	2000	2010	2030
Households	1,122	6,015	9,340
Population	1,654	10,446	16,337
Employment	130,473	138,224	160,733

Fort Worth CBD

With the I-30/I-35 Mixmaster project completed, improved rail access, and several other highway improvements planned by 2030, job retention and attraction in downtown Fort Worth may stimulate as many new jobs as the Dallas CBD, although to a base half the size. Much like Dallas, Fort Worth's CBD will continue to attract more downtown residents. Several existing buildings are already expected to be converted to high-density lofts with street-level commercial activity. Living where you work will certainly attract downtown residents, but many of the projected 8,000 new residents will simply be making a lifestyle choice. Our population will become increasingly older as we move toward 2030 and many of these baby boomer citizens will choose to enjoy shopping, eating and exercising all within a short walk of their home.

fort worth cbd aerial map



fort worth cbd

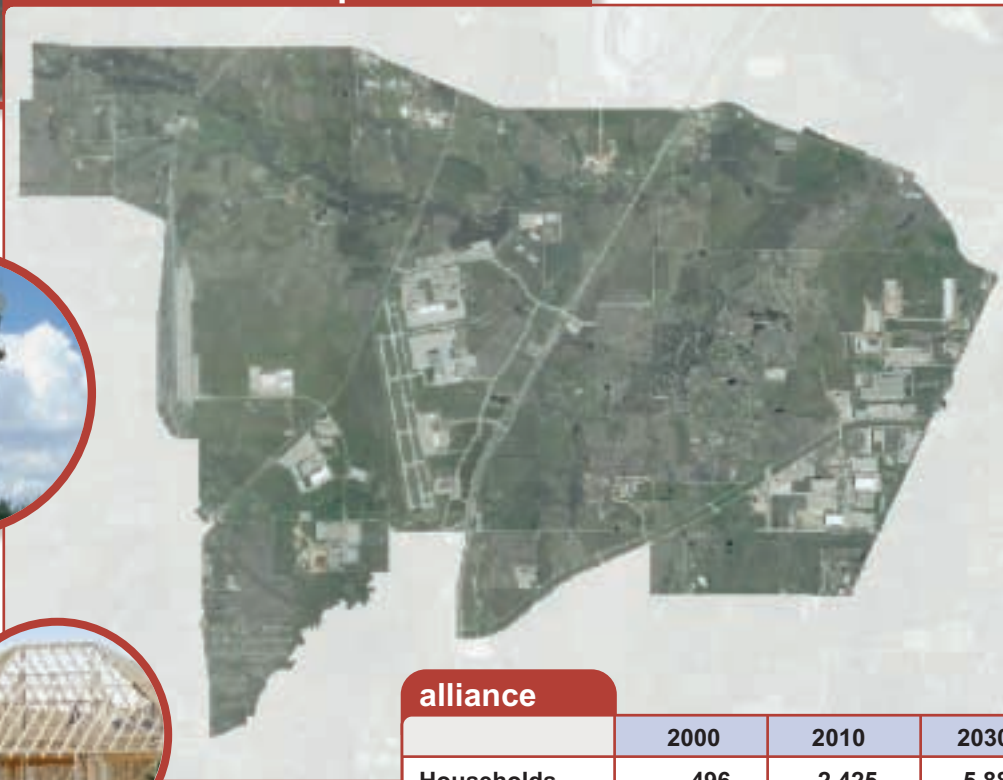
	2000	2010	2030
Households	1,527	3,870	5,543
Population	2,601	6,840	10,088
Employment	59,687	65,098	86,063

Alliance

Alliance established itself as the premier industrial airport in the U.S. during the 1990s with a state-of-the-art intermodal transportation system that rapidly moved cargo between planes, trains and trucks. The mix of large warehouse and maintenance facilities saw employment soar from 500 to over 15,000 jobs by 2000. With plenty of available vacant land still surrounding the airport and strong housing growth in the area, Alliance's employment may reach or exceed 50,000 jobs by 2030. Housing starts in the direct vicinity of the airport may be limited by some noise and flight path constraints; however, a single-family development was recently approved on the north end of the airport and several multi-family developments may add an additional 15,000 persons to serve the now more diverse employment types including retail, office and industrial.



alliance aerial map



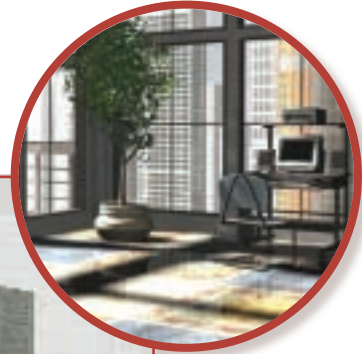
alliance			
	2000	2010	2030
Households	496	2,425	5,889
Population	1,472	7,255	16,875
Employment	16,790	30,394	51,605

photo (top left) ` 2001 Hillwood Development Corp. ¥ photo (center left) ` texasfreeway.com

Legacy/Stonebriar

This corner of southeast Collin County is a shining example of a successful live, work, and play corridor that is projected to continue its dominance. Frisco, Plano and The Colony all adjoin this mega-corridor, and McKinney and Allen are just a short commute away. Employment will more than double as plenty of prime real estate is still available in and around the Legacy area, which already includes large employers such as J.C. Penney and EDS. Transportation infrastructure in the area includes State Highways 121 and 289 (Preston Rd.) and the Dallas North Tollway. All of these roads have undergone or will undergo significant improvements in the coming years. Entertainment venues will also continue to draw visitors to the area, which already includes the popular Stonebriar Mall and the Frisco Roughriders, a farm team for the Texas Rangers. In just a few years, professional hockey and soccer franchises will also be calling this area home.

legacy/stonebriar aerial map



legacy/stonebriar

	2000	2010	2030
Households	2,969	7,605	12,055
Population	7,061	18,673	29,268
Employment	29,756	45,770	65,791

photo (top right) Kevin Capps ¥ photo (left) Frisco Roughriders
 ¥ photo (bottom right) Stonebriar Country Club

Las Colinas

The entire employment sector in the North Central Texas region has suffered through the first few years of this decade. However, Las Colinas is right in the heart of one of the strongest employment corridors in the region and may be able to rebound quicker than other areas. Like the Dallas CBD, existing infrastructure may be able to accommodate some of the expected 70,000 new jobs. Vacant land continues to be plentiful in Las Colinas and could support either high-rise multi-tenant office towers or campus-style corporate headquarters. Although population will not be added at the rate that employment is expected, several new high density mixed-use developments may add over 10,000 persons through the term of this forecast.



las colinas aerial map



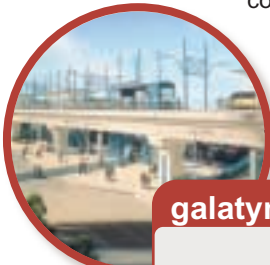
las colinas

	2000	2010	2030
Households	13,026	16,089	19,202
Population	25,066	31,525	38,203
Employment	77,992	107,138	142,985

NCTCOG 2030 Demographic Forecast

DART Neighborhoods

Although the model used to develop the 2030 Forecast does not use rail stations as a variable, local knowledge was added at the TSZ level. NCTCOG staff asked cities to keep rail station plans on hand as they reviewed their city's data. Staffs from DART, TxDOT and NCTCOG's Transportation Department were also provided forecast information and asked for feedback. The charts below show the output of forecast data within a half mile of the existing or proposed rail station. Staff will continue to look at rail stations and their impact on future development. This information may be available online or staff may develop a tool that allows visitors to query the data by selected rail stations.



galatyn park station

	2000	2010	2030
Households	1,574	1,968	2,739
Population	4,124	5,190	7,241
Employment	26,473	32,919	42,373



mockingbird station

	2000	2010	2030
Households	4,890	5,511	6,955
Population	8,685	9,978	12,083
Employment	13,204	14,321	17,128



cedars station

	2000	2010	2030
Households	222	955	10,886
Population	1,516	4,555	12,037
Employment	4,555	13,417	15,537

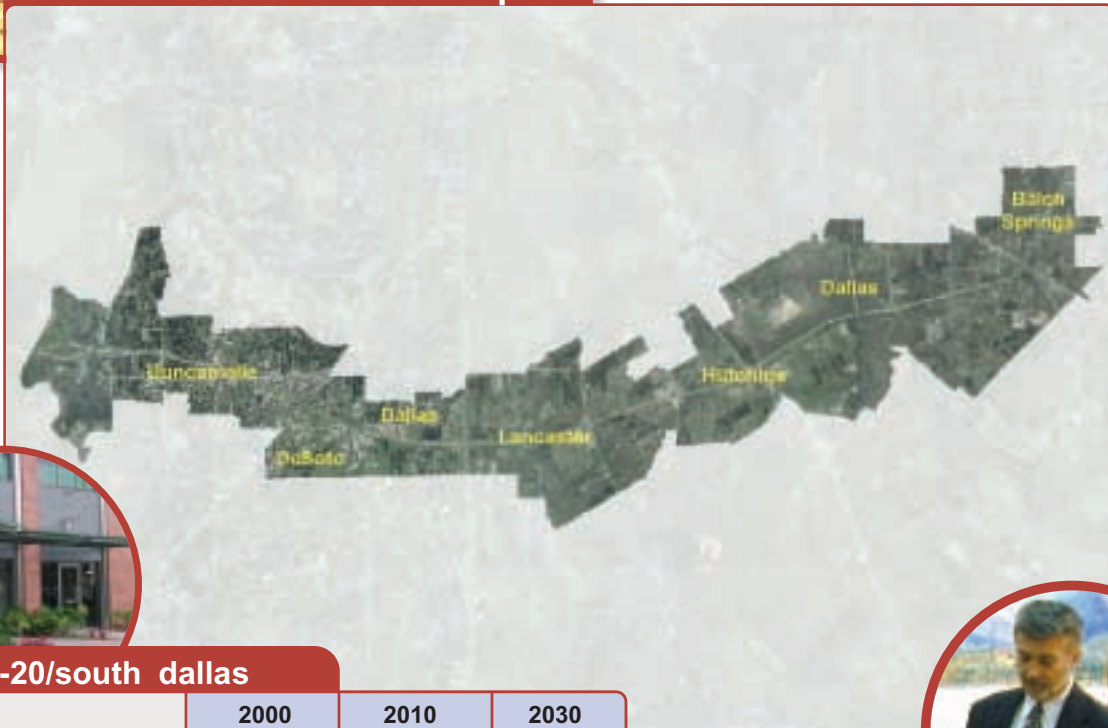
photos (top & bottom) : DART. ¥ photo (center) : dallasmetropolis.com

I-20/South Dallas

The southern sector of Dallas County is expected to receive over 60% of the county's projected 500,000 new persons by 2030. Local citizens and city officials have long promoted the area south of Interstate 30 for its affordable vacant land, manageable infrastructure and local labor force. The Interstate 20 corridor, shown below, is expected to more than double its current employment with a mix of retail and office jobs, by 2030. Residential development is also projected to occur in this half-mile buffer with high-density projects expected to add almost 40,000 persons.



I-20/south dallas aerial map



I-20/south dallas

	2000	2010	2030
Households	23,750	28,014	37,701
Population	63,761	75,919	101,214
Employment	28,596	37,533	60,398



photo (top left) Kevin Cappis

Additional Forecast Information

For more information and demographic data pertaining to NCTCOG's 2030 Demographic Forecast, please visit our web site at <http://www.dfwinfo.com/forecast>. In addition to interactive queries of data by city or forecast district, a new tool at this site enables the user to create a summary report and map of specific addresses or points. The user inputs an address or adds a point and then selects a radius distance. Summary reports are then created using data that have been converted to a uniform grid.

Direct links to much of the information provided in this summary are found below.

2030 Demographic Taskforce: <http://www.dfwinfo.com/ris/forecast/taskforce.html>

Cities participating in Forecast review: <http://www.dfwinfo.com/ris/forecast/taskforce.html>

2030 Forecast district data: <http://www.dfwinfo.com/ris/forecast/data.html>

2030 Forecast district maps: http://www.dfwinfo.com/ris/forecast/maps/10cty_dist.pdf

Growth and density maps: <http://www.dfwinfo.com/ris/forecast/data.html#maps>

City forecast information: <http://www.dfwinfo.com/ris/forecast/pdf/City2030.pdf>

County forecast information: <http://www.dfwinfo.com/ris/forecast/pdf/Cnty2030.pdf>

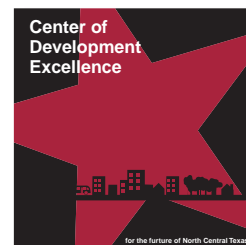
Interactive queries: <http://www.dfwinfo.com/ris/forecast/query.asp>

Address-specific radius summaries: <http://www.dfwwmaps.com/forecast>

Center Of Development Excellence

With today's population of about 5.7 million people, the Dallas/Fort Worth region is expected to grow to more than 9 million by 2030. This is an exciting time as growth brings new economic and cultural opportunities, but it is also a time in which we must plan for new and unique challenges. To prepare for the road ahead, the North Central Texas Council of Governments' Strategic Plan for 1999-2003 called for the creation of the Center of Development Excellence (www.developmentexcellence.com). The Center is envisioned as a comprehensive effort to bring together public- and private-sector experts in the environmental, transportation, development, and information analysis fields to address the regional issues and infrastructure concerns of the future.

In December 2001, NCTCOG's Executive Board appointed local government and private sector stakeholders to the Development Excellence Steering Committee, a committee charged with advising NCTCOG regarding development issues. As its first assignment, the committee drafted a mission statement and 10 Principles of Development Excellence to guide the initiative. The 10 Principles have been designed to address the many issues that will impact the region as its population grows, including, but not limited to, transportation, air quality, water supply, and the environment.



NCTCOG 2030 Demographic Forecast

acknowledgement

The North Central Texas Council of Governments wishes to express its appreciation to the Demographic Methodologies Task Force for their diligent effort and indispensable insight. This appreciation also extends to the nearly 80 member governments who devoted their time and expertise in reviewing the outcomes of their jurisdictions.

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what is nctcog?

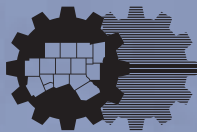
The North Central Texas Council of Governments is a voluntary association of local governments established in 1966 to assist local governments in planning for common needs, cooperating for mutual benefit, and coordinating for sound regional development. NCTCOG's purpose is to strengthen both the individual and collective power of local governments and to help them recognize regional opportunities, eliminate unnecessary duplication, and make joint decisions.

NCTCOG serves a 16-county region of North Central Texas with the cities of Dallas and Fort Worth at its center. Currently in this 16-county region, NCTCOG has 231 member governments including 164 cities, 24 school districts, and 28 special districts. More than 5 million people occupy the region of 12,800 square miles.

Each member government appoints a NCTCOG voting representative from its governing body. These voting representatives comprise the General Assembly that annually elects the Executive Board, the policy approval body for all NCTCOG activities. It is supported by technical, study, and policy development committees as well as the professional staff headed by Mike Eastland, Executive Director.

NCTCOG'S Research And Information Services Department

The mission of NCTCOG's Research and Information Services (RIS) Department is to provide objective, consistent, and timely information and analysis on the development of the region. These data are used in the planning and economic development activities of local governments in North Central Texas. The major focus of activities in the demographic section is population, employment, labor force, residential and commercial real estate, and land use trends at the regional and sub-regional levels. These services focus on the needs of local governments in North Central Texas and are provided on a fee-for-service basis to the private sector in order to promote regional consistency of information and methodology, and to enhance the services provided to member governments.



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