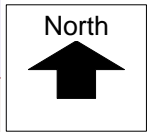
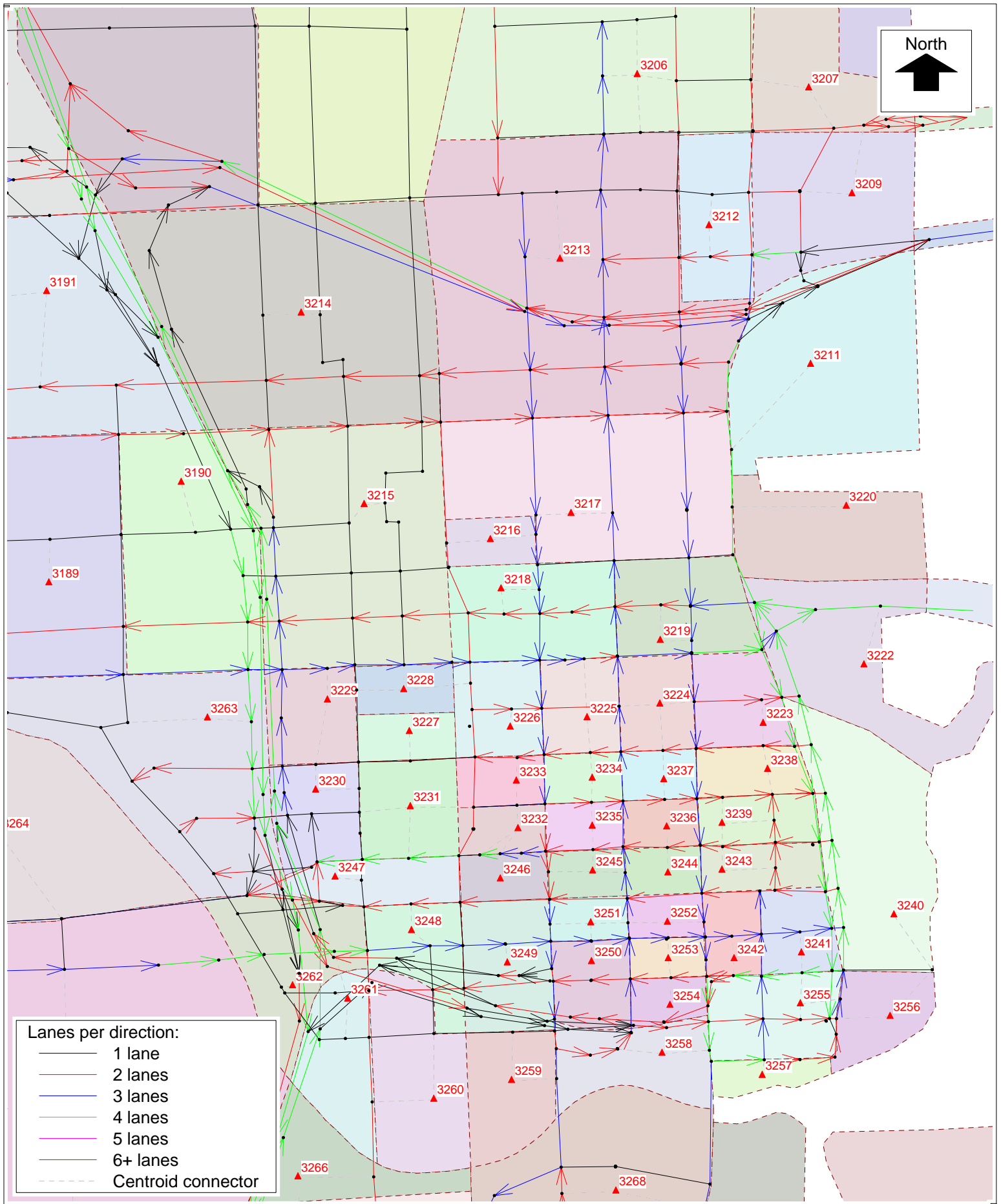


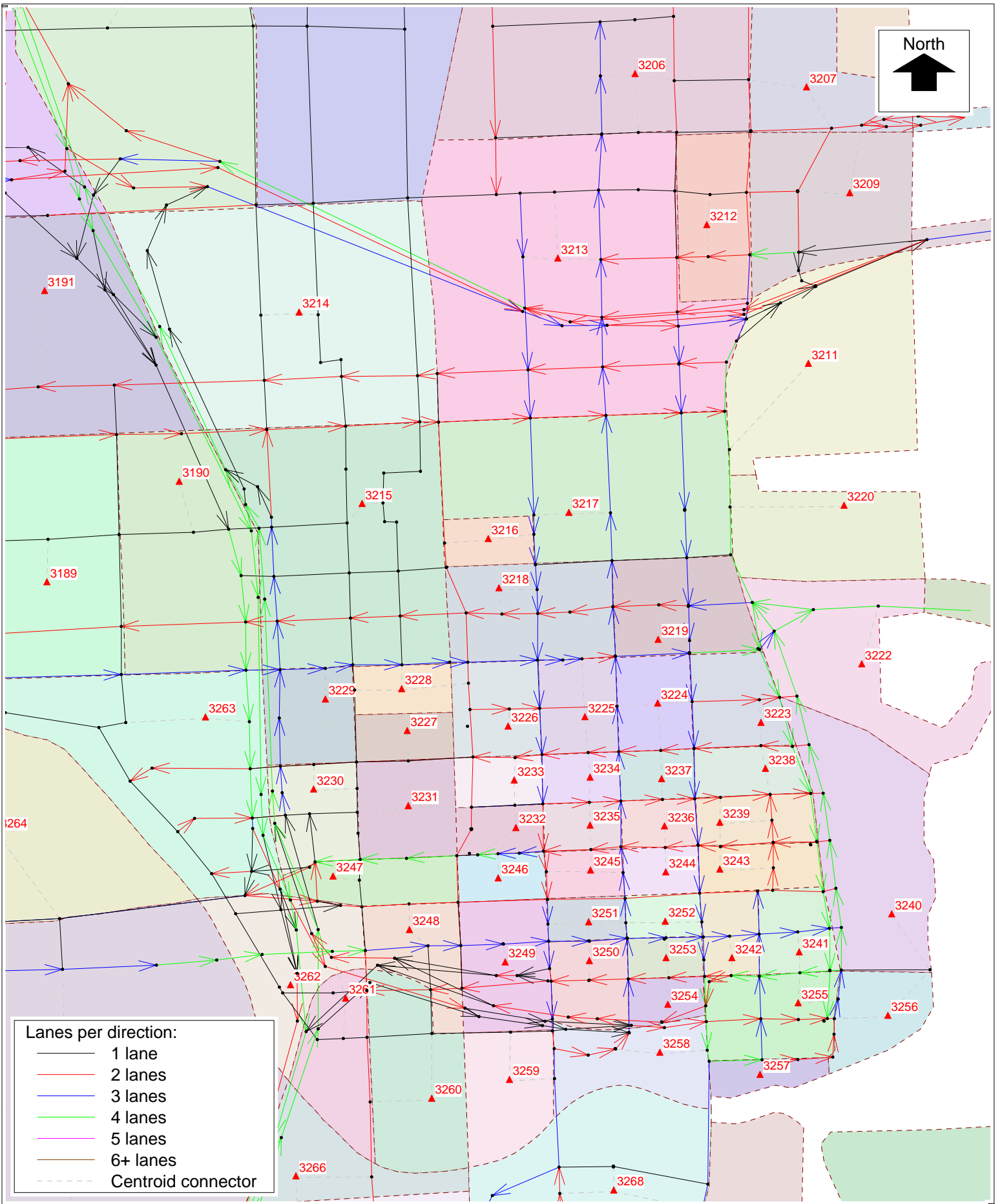
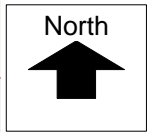
APPENDIX 21-10

Modeling Analysis Outputs
and Zonal Data Analysis



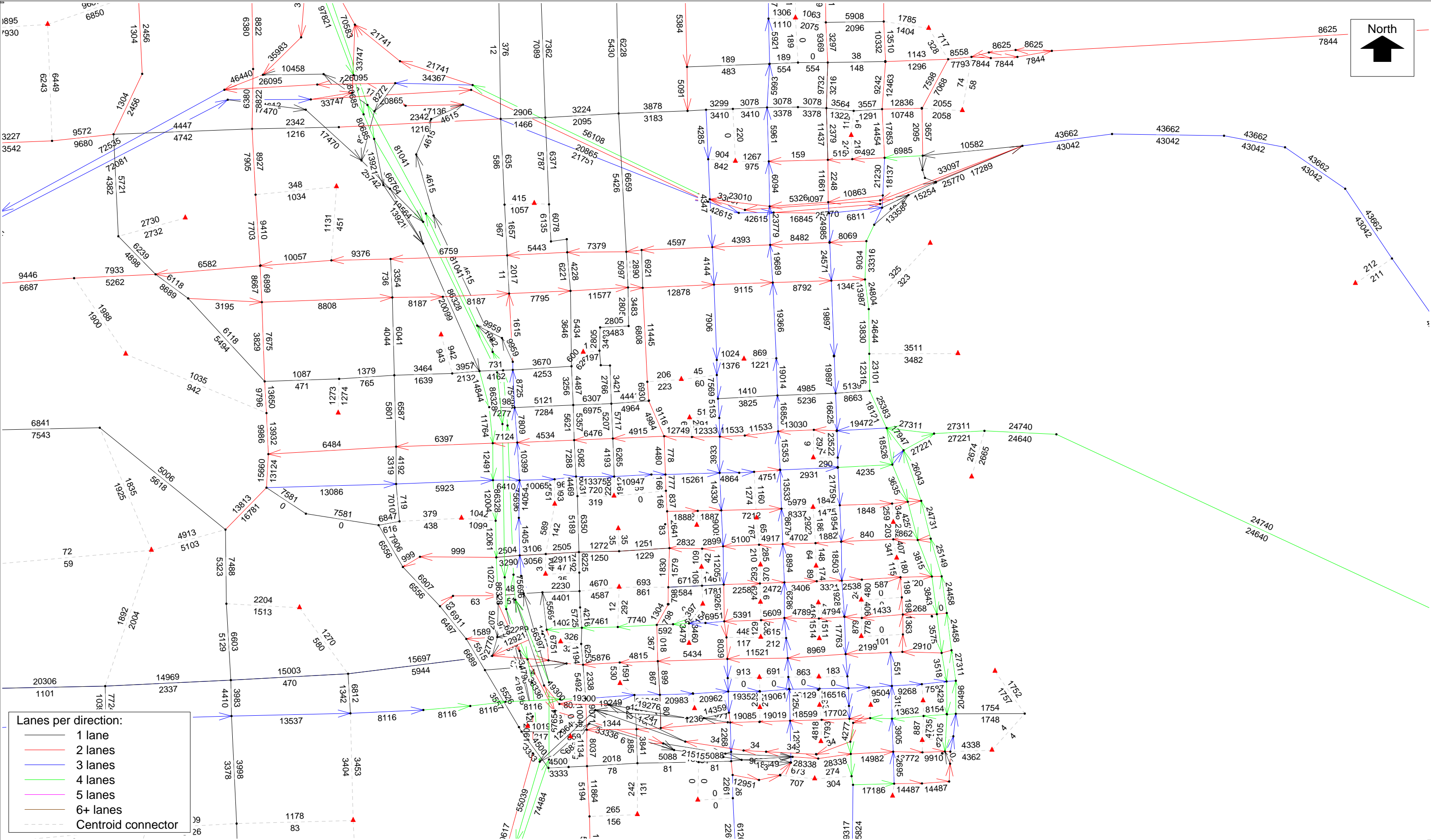
- Lanes per direction:**
- 1 lane
 - 2 lanes
 - 3 lanes
 - 4 lanes
 - 5 lanes
 - 6+ lanes
 - - - Centroid connector

2005 SERPM v6.5 Network by Number of Lanes with TAZ numbers posted
 P:\08011\SERPM65\Output\OUT-05R\Combined-HLOAD_R05.NET



- Lanes per direction:
- 1 lane
 - 2 lanes
 - 3 lanes
 - 4 lanes
 - 5 lanes
 - 6+ lanes
 - - - Centroid connector

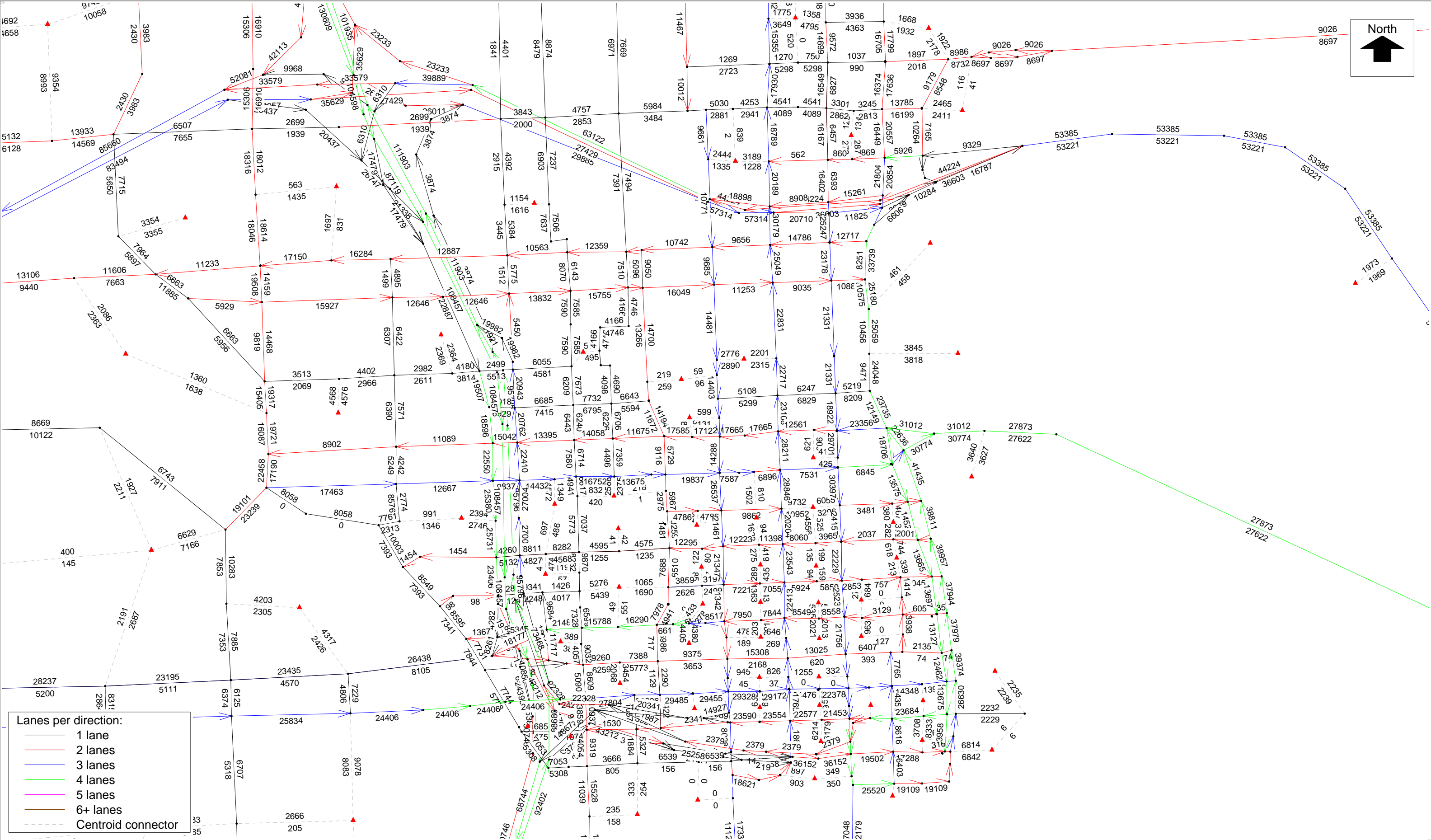
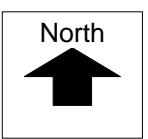
2035 SERPM v6.5 Network by Number of Lanes with TAZ numbers posted
R:\MODELS\SERPM 6.5\Combined-HLOAD_R35.NET



Lanes per direction:

- 1 lane
- 2 lanes
- 3 lanes
- 4 lanes
- 5 lanes
- 6+ lanes
- - - Centroid connector

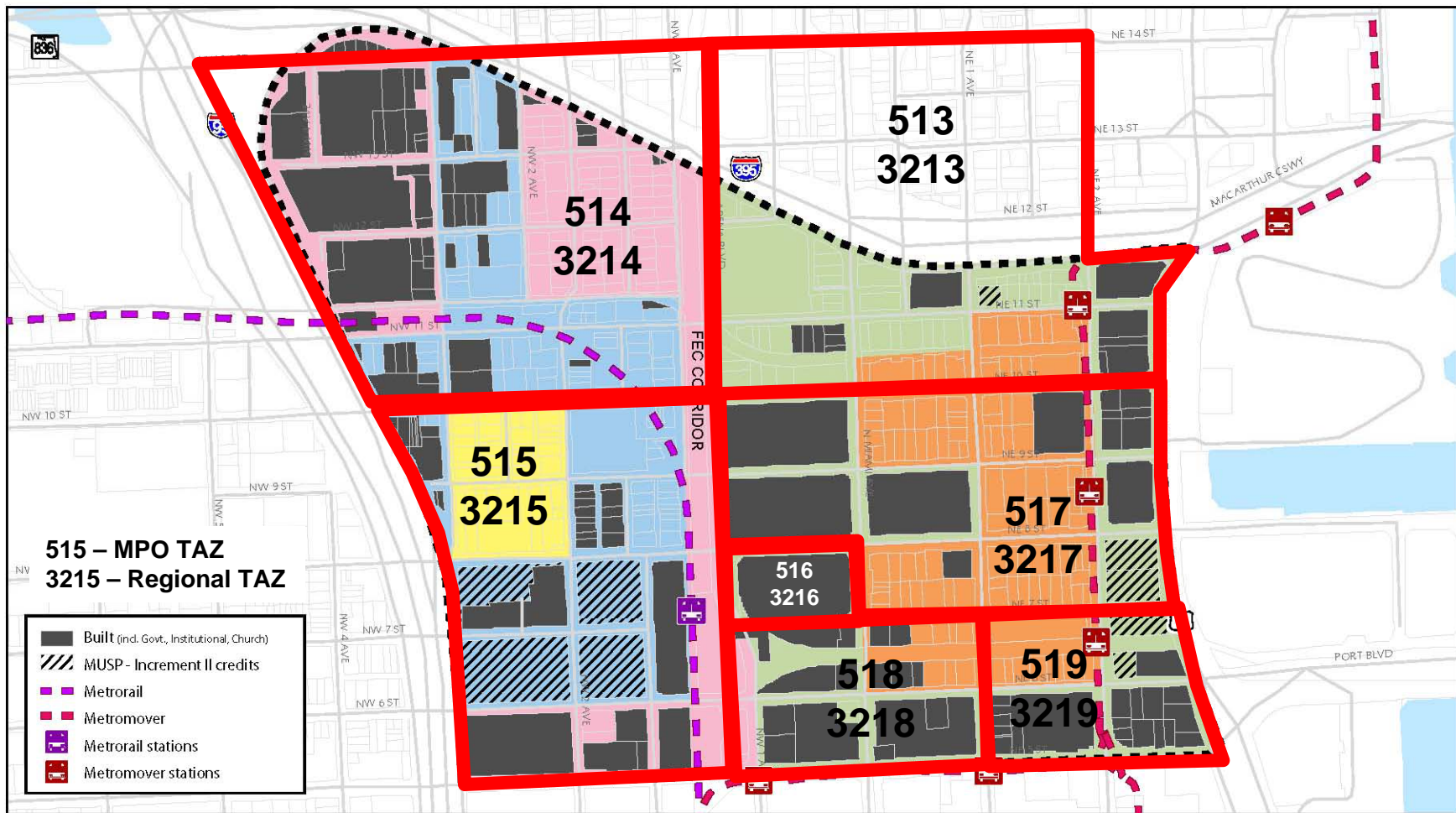
2005 SERPM v6.5 Network by Number of Lanes with directional Daily Volumes posted
P:\08011\SERPM65\Output\OUT-05R\Combined-HLOAD_R05.NET



Lanes per direction:

- 1 lane
- 2 lanes
- 3 lanes
- 4 lanes
- 5 lanes
- 6+ lanes
- Centroid connector

2035 SERPM v6.5 Network by Number of Lanes with directional Daily Volumes posted
R:\MODELS\SERPM 6.5\Combined-HLOAD_R35.NET



515 – MPO TAZ
3215 – Regional TAZ

- Built (incl. Govt., Institutional, Church)
- MUSP - Increment II credits
- Metrorail
- Metromover
- Metrorail stations
- Metromover stations

The placement of Increment III entitlements is conceptual and is provided herein for infrastructure analysis.

Source: Miami-Dade GIS 2008, Adapted by The Curtis Group, 2010
 0 375 750 1,500 Feet

SEOPW DRI	Increment III Dev. Program	Folklife Village	Folklife District	Other SE Overtown	Miami World Center	Other Park West
Residential	4,000 DU	600 DU	1,000 DU	400 DU	2,000 DU	0 DU
Retail	1,250,000 SF	75,000 SF	250,000 SF	75,000 SF	720,000 SF	130,000 SF
Office	2,300,000 SF	50,000 SF	100,000 SF	100,000 SF	1,800,000 SF	250,000 SF
Convention	200,000 SF	0 SF	0 SF	0 SF	200,000 SF	0 SF
Hotel	2,100 Rooms	0 Rooms	100 Rooms	0 Rooms	1,800 Rooms	200 Rooms

EXHIBIT 10-1
INCREMENT III DEVELOPMENT PROGRAM

SEOPW DRI - INCREMENT III

TABLE 21-10-1 - 2005 ZONAL DATA - SEOPW

REGIONAL TAZ	MPO TAZ	Existing Uses	School Locations by TAZ			School Enrollment by TAZ				# Households		Total Households	Hotel-Motel Units	Employment			
			Elem	Middle	High	Elem	Middle	High	Private	No Children	Children			Industrial	Commercial	Service	Total
TAZ_REG	TAZ_MPO		EL_TAZ_05	MD_TAZ_05	HI_TAZ_05	EL_ENRL_05	MD_ENRL_05	HI_ENRL_05	PRVENRL_05	HHC0_05	HHC1_05		HMR_05	INDE_05	COME_05	SVCE_05	TOTE_05
3213	513	Residential, Industrial	494	498	534	0	0	0	0	161	18	179	42	147	53	1164	1364
3214	514	Residential, School, Park	514	498	534	597	0	0	0	538	247	785	0	2	19	256	277
3215	515	Post Office, Res, OTV, Lyric	514	498	534	0	0	0	0	99	29	128	0	1	9	483	493
3216	516	Miami Arena	514	498	534	0	0	0	0	0	0	0	0	0	3	246	249
3217	517	Residential, NAP, Ind	514	498	534	0	0	0	0	525	219	744	0	63	27	315	405
3218	518	MDCC, Church, Ind	514	498	534	0	0	0	0	0	0	0	0	21	6	623	650
3219	519	MDCC, Ind, Tower	514	498	534	0	0	0	0	0	0	0	0	0	0	653	653
										1323	513	1836	42	234	117	3740	4091

TABLE 21-10-2 - 2020 ZONAL DATA - SEOPW

REGIONAL TAZ	MPO TAZ	Existing Uses	School Locations by TAZ			School Enrollment by TAZ				# Households		Total Households	Hotel-Motel Units	Employment			
			Elem	Middle	High	Elem	Middle	High	Private	No Children	Children			Industrial	Commercial	Service	Total
TAZ_REG	TAZ_MPO		EL_TAZ_20	MD_TAZ_20	HI_TAZ_20	EL_ENRL_20	MD_ENRL_20	HI_ENRL_20	PRVENRL_20	HHC0_20	HHC1_20		HMR_20	INDE_20	COME_20	SVCE_20	TOTE_20
3213	513	Residential, Industrial	494	498	534	0	0	0	0	341	41	382	51	150	182	1446	1777
3214	514	Residential, School, Park	514	498	534	685	0	0	0	754	354	1108	0	2	40	287	329
3215	515	Post Office, Res, OTV, Lyric	514	498	534	0	0	0	0	177	53	230	75	1	32	541	573
3216	516	Miami Arena	514	498	534	0	0	0	0	0	0	0	0	0	3	271	274
3217	517	Residential, NAP, Ind	514	498	534	0	0	0	29	828	355	1183	0	64	71	365	499
3218	518	MDCC, Church, Ind	514	498	534	0	0	0	0	0	0	0	0	22	7	692	720
3219	519	MDCC, Ind, Tower	514	498	534	0	0	0	0	2	1	3	0	0	12	720	732
										2102	804	2906	126	239	347	4322	4904

TABLE 21-10-3 - 2035 ZONAL DATA - SEOPW

REGIONAL TAZ	MPO TAZ	Existing Uses	School Locations by TAZ			School Enrollment by TAZ				# Households		Total Households	Hotel-Motel Units	Employment			
			Elem	Middle	High	Elem	Middle	High	Private	No Children	Children			Industrial	Commercial	Service	Total
TAZ_REG	TAZ_MPO		EL_TAZ_35	MD_TAZ_35	HI_TAZ_35	EL_ENRL_35	MD_ENRL_35	HI_ENRL_35	PRVENRL_35	HHC0_35	HHC1_35		HMR_35	INDE_35	COME_35	SVCE_35	TOTE_35
3213	513	Residential, Industrial	494	498	534	0	0	0	0	521	63	584	60	153	310	1727	2190
3214	514	Residential, School, Park	514	498	534	772	0	0	0	970	461	1431	0	2	60	318	380
3215	515	Post Office, Res, OTV, Lyric	514	498	534	0	0	0	0	254	76	330	149	1	54	598	653
3216	516	Miami Arena	514	498	534	0	0	0	0	0	0		0	0	3	296	299
3217	517	Residential, NAP, Ind	514	498	534	0	0	0	57	1131	490	1621	0	65	114	414	593
3218	518	MDCC, Church, Ind	514	498	534	0	0	0	0	0	0	0	0	22	7	761	790
3219	519	MDCC, Ind, Tower	514	498	534	0	0	0	0	4	2	6	0	0	24	787	811
										2880	1092	3972	209	243	572	4901	5716

TABLE 21-10-4A - SEOPW DRI - RESIDENTIAL DEVELOPMENT BY TAZ

3/30/2011

REGIONAL TAZ	MPO TAZ	Miami-Dade 2005 Zdata Households without Children	Miami-Dade 2005 Zdata Households with Children	Miami-Dade 2005 Zdata Total Households	2010 DU based upon MD Property Appraiser's Website	SEOPW DRI DU's Built After 2005 and Approved by MUSP	SEOPW DRI DU's Not Yet Built but Approved by MUSP	SEOPW DRI DU's Remaining in Inc. I+II and not included in A, B or C	Estimated Demolition to Accommodate Increment III	Proposed Increment III DU	Estimated 2020 Zdata
TAZ_REG	TAZ_MPO	2005 DU	2005 DU	2005 DU	2010 DU	Increment I+II DU	Increment I+II DU	Increment I+II DU	Demolition DU	Increment III DU	Total DU with Inc III
					A	B	C	D	E	F	(A+B+C+D+E+F)
3213	513 - S of I-395	161	18	179	0	506	430	0	0	400	1,336
3214	514	538	247	785	725	0	0	0	-212	1,100	1,613
3215	515	99	29	128	122	0	1050	0	-58	900	2,014
3216	516 - Arena	0	0	0	0	0	0	0	0	0	0
3217	517	525	219	744	818	1032	467	0	0	800	3,117
3218	518	0	0	0	0	0	0	0	0	400	400
3219	519	0	0	0	0	0	678	0	0	400	1,078
TOTALS		1323	513	1836	1665	1538	2625	0	-270	4,000	9,558

REGIONAL TAZ	MPO TAZ	School Locations by TAZ - 2005-2035			School Enrollment by TAZ - 2005			School Enrollment by TAZ - Increment III			Estimated 2020 Zdata
		Elem	Middle	High	Elem	Middle	High	Elem	Middle	High	Total Enr. with Inc III
TAZ_REG	TAZ_MPO	EL_TAZ_05	MD_TAZ_05	HI_TAZ_05	EL_ENRL_05	MD_ENRL_05	HI_ENRL_05				
3213	513 - S of I-395	494	498	534	0	0	0	50	26	32	108
3214	514	514	498	534	597	0	0	173	91	114	378
3215	515	514	498	534	0	0	0	124	65	81	270
3216	516 - Arena	514	498	534	0	0	0	0	0	0	0
3217	517	514	498	534	0	0	0	99	52	65	216
3218	518	514	498	534	0	0	0	50	26	32	108
3219	519	514	498	534	0	0	0	50	26	32	108
TOTALS					597	0	0	545	285	357	1188

TABLE 21-10-4A - EXPANDED FOR DWELLING UNITS PROPOSED UNDER INCREMENT III

REGIONAL TAZ	MPO TAZ	Townhome	Apartment	Condo	Total DU	Elem	Middle	High	Total
3213	513	0	0	400	400	50	26	32	108
3214	514		400	400	800	99	52	65	216
3214	514	300			300	74	39	49	162
3215	515		400	400	800	99	52	65	216
3215	515	100			100	25	13	16	54
3217	517	0	0	800	800	99	52	65	216
3218	518	0	0	400	400	50	26	32	108
3219	519	0	0	400	400	50	26	32	108
		400	800	2800	4000	546	285	357	1188

Unit Type	Total DU	Elem	Middle	High	Total
Mult-Family	3600	447	233	292	972
Townhome	400	99	52	65	216
Mult-Family	3600	0.1242	0.0647	0.0811	0.2700
Townhome	400	0.2475	0.1300	0.1625	0.5400

TABLE 21-10-4B - SEOPW DRI - HOTEL DEVELOPMENT BY TAZ

3/30/2011

		Miami-Dade 2005 Zdata	SEOPW DRI Rms Built After 2005 and Approved by MUSP	SEOPW DRI Rms Not Yet Built but Approved by MUSP	SEOPW DRI Rms Remaining in Inc. I+II and not included in A, B or C	Estimated Demolition to Accommodate Increment III	Proposed Increment III Hotel Rooms	Estimated 2020 Zdata
REGIONAL TAZ	MPO TAZ	2005 Hotel Rms	Increment I+II Hotel Rms	Increment I+II Hotel Rms	Increment I+II Hotel Rms	Demolition Hotel Rms	Increment III Hotel Rms	Total Hotel with Inc III
TAZ_REG	TAZ_MPO	Note 1						
		A	B	C	D	E	F	(A+B+C+D+E+F)
3213	513 - S of I-395	-42	56	0	0	0	200	256
3214	514	0	0	0	124	0	0	124
3215	515	0	0	0	200	0	100	300
3216	516 - Arena	0	0	0	0	0	0	0
3217	517	0	0	120	0	0	1800	1920
3218	518	0	0	0	0	0	0	0
3219	519	0	0	0	0	0	0	0
TOTALS		-42	56	120	324	0	2100	2600

Note 1 The 42 hotel rooms were replaced with the hotel rooms built by MUSP in the Marquis.

TABLE 21-10-4C - SEOPW DRI - EMPLOYMENT BY TAZ

3/30/2011

REGIONAL TAZ	MPO TAZ	Miami-Dade 2005 Zdata	Miami-Dade 2005 Zdata	Miami-Dade 2005 Zdata	Miami-Dade 2005 Zdata	2010 Industrial Emp based on MD Property Appraiser's Website	2010 Commercial Emp based on MD Property Appraiser's Website	2010 Service Emp based on MD Property Appraiser's Website	2010 Total Emp based on MD Property Appraiser's Website	SEOPW DRI Emp for Uses Built after 2005 and Approved by MUSP	SEOPW DRI Emp for Uses Not Yet Built but Approved by MUSP	SEOPW DRI Emp for Uses Remaining in I+II and not yet Approved or Built	Estimated Demolition and Loss of Emp to Accommodate Increment III	Proposed Increment III Employment	Estimated 2020 Zdata
TAZ_REG	TAZ_MPO	INDE_05	COME_05	SVCE_05	TOTE_05	Adjusted Industrial Emp	Adjusted Commercial Emp	Adjusted Service Emp	Total 2010 Employment	Increment I+II EMP	Increment I+II EMP	Increment I+II EMP	Demolition EMP	Increment III EMP	Total EMP with Inc III
See Tables 21-10-5E and 21-10-5F										Table 21-10-5A	Table 21-10-5B	Table 21-10-5C	Table 21-10-5D		
3213	513 - S of I-395	147	53	1164	1364	283	64	21	368	99	53	142	-101	2,790	3,351
3214	514	2	19	256	277	2	19	256	277	36	0	94	0	850	1,257
3215	515	1	9	483	493	139	9	14	162	1371	150	212	0	985	2,880
3216	516 - Arena	0	3	246	249	0	0	0	0	0	0	0	0	0	0
3217	517	63	27	315	405	63	27	315	405	407	68	68	-140	6,390	7,198
3218	518	21	6	623	650	33	21	239	293	0	0	142	-21	1,170	1,584
3219	519	0	0	653	653	0	0	174	174	0	22	68	0	1,170	1,434
TOTALS		234	117	3740	4091	520	140	1019	1679	1913	293	726	-262	13,355	17,704

TABLE 21-10-5A - SEOPW DRI - INCREMENT I + II - BUILT USES APPROVED BY MUSP

3/30/2011

REGIONAL TAZ	MPO TAZ	SEOPW DRI Built MUSP	DU	Hotel Rms	Ind SF	Com SF	Ser SF	Total SF	Industrial Emp	Commercial Emp	Service Emp	Hotel Emp	Total Emp	Ser + Hotel
3213	513	Marquis	306	56	0	5,765	0	5,765	0	12	0	20	31	20
3213	513	Ten Museum Park	200	0	0	8,390	12,840	21,230	0	17	51	0	68	51
3214	514	Overtown Youth Center	0	0	0	18,123	0	18,123	0	36	0	0	36	0
3215	515	Overtown Transit Village	0	0	0	4,006	340,722	344,728	0	8	1,363	0	1,371	1,363
3217	517	NAP - 703,999 SF - Built in 2001	0	0	0	19,084	23,965	43,049	0	0	0	0	0	0
3217	517	900 Biscayne	516	0	0	14,375	69,204	83,579	0	29	277	0	306	277
3217	517	Mist	516	0	0	29,300	10,700	40,000	0	59	43	0	101	43
		Total Built:	1538	56	0	99043	457431	556474	0	160	1734	20	1913	1,753

TABLE 21-10-5B - SEOPW DRI - INCREMENT I + II - UNBUILT USES APPROVED BY MUSP

REGIONAL TAZ	MPO TAZ	SEOPW DRI Unbuilt MUSP	DU	Hotel Rms	Ind SF	Com SF	Ser SF	Total SF	Industrial Emp	Commercial Emp	Service Emp	Hotel Emp	Total Emp	Ser + Hotel
3213	513	111 NW 11 Street	430	0	0	26,732	0	26,732	0	53	0	0	53	0
3215	515	Crossroads	1050	0	0	75,000	0	75,000	0	150	0	0	150	0
3217	517	Paramount 700 Biscayne	467	120	0	12,947	0	12,947	0	26	0	42	68	42
3219	519	600 Biscayne	678	0	0	11,000	0	11,000	0	22	0	0	22	0
		Total Unbuilt:	2625	120	0	125679	0	125679	0	251	0	42	293	42

TABLE 21-10-5C - SEOPW DRI - INCREMENT I + II - REMAINING USES IN INCREMENT I + II (NOT APPROVED BY MUSP)

REGIONAL TAZ	MPO TAZ	SEOPW DRI - I+II - Unallocated Uses	DU	Hotel Rms	Ind SF	Com SF	Ser SF	Total SF	Industrial Emp	Commercial Emp	Service Emp	Hotel Emp	Total Emp	Ser + Hotel
3213	513	Office	0	0	0	0	35,588	35,588	0	0	142	0	142	142
3214	514	Hotel and Retail	0	124	0	25,126	0	25,126	0	50	0	43	94	43
3215	515	Hotel and Office	0	200	0	0	35,588	35,588	0	0	142	70	212	212
3217	517	Seats at 20 SF per seat	0	0	0	0	67,500	67,500	0	0	68	0	68	68
3218	518	Office	0	0	0	0	35,588	35,588	0	0	142	0	142	142
3219	519	Seats at 20 SF per seat	0	0	0	0	67,500	67,500	0	0	68	0	68	68
		Total Uses Remaining - Not Allocated	0	324	0	25,126	241,764	266,890	0	50	562	113	726	675

TABLE 21-10-5D - SEOPW DRI - INCREMENT III - USES PROPOSED

REGIONAL TAZ	MPO TAZ	SEOPW Increment III	DU	Hotel Rms	Ind SF	Com SF	Ser SF	Total SF	Ind Emp	Comm Emp	Ser Emp	Hotel Emp	Total Emp	Ser + Hotel
3213	513	Other Park West + MWC	400	200	0	260,000	550,000	810,000	0	520	2,200	70	2,790	2,270
3214	514	Other SE Overtown + Folklife District	1100	0	0	125,000	150,000	275,000	0	250	600	0	850	600
3215	515	Folklife Village + Folklife District	900	100	0	275,000	100,000	375,000	0	550	400	35	985	435
3217	517	MWC	800	1800	0	420,000	1,200,000	1,620,000	0	840	4,200	1,350	6,390	5,550
3218	518	MWC	400	0	0	85,000	250,000	335,000	0	170	1,000	0	1,170	1,000
3219	519	MWC	400	0	0	85,000	250,000	335,000	0	170	1,000	0	1,170	1,000
		Total - Increment III	4000	2100	0	1,250,000	2,500,000	3,750,000	0	2,500	9,400	1,455	13,355	10,855

2/KSF = Retail 4/KSF = Office 0.75/Room = Full Service Hotel
 1/KSF = Conference 0.35/Room = Limited Service Hotel
 0.10/KSF = Parking
 0.10/KSF = Historic
 1/KSF = Seats

TABLE 21-10-5D Expanded - SEOPW DRI - INCREMENT III - USES PROPOSED

REGIONAL TAZ	MPO TAZ	SEOPW Increment III	DU	Hotel Rms	Ind SF	Com SF	Ser SF	Total SF	Ind Emp	Comm Emp	Ser Emp	Hotel Emp	Total Emp	Ser + Hotel
3213	513	Other Park West	0	200	0	130,000	250,000	380,000	0	260	1,000	70	1,330	1,070
3213	513	MWC	400	0	0	130,000	300,000	430,000	0	260	1,200	0	1,460	1,200
3214	514	Other SE Overtown	750	0	0	75,000	100,000	175,000	0	150	400	0	550	400
3214	514	Folklife District	350	0	0	50,000	50,000	100,000	0	100	200	0	300	200
3215	515	Folklife Village	200	0	0	75,000	50,000	125,000	0	150	200	0	350	200
3215	515	Folklife District	700	100	0	200,000	50,000	250,000	0	400	200	35	635	235
3217	517	MWC	800	1800	0	420,000	1,200,000	1,620,000	0	840	4,200	1,350	6,390	5,550
3218	518	MWC	400	0	0	85,000	250,000	335,000	0	170	1,000	0	1,170	1,000
3219	519	MWC	400	0	0	85,000	250,000	335,000	0	170	1,000	0	1,170	1,000
		Total - Increment III	4000	2100	0	1,250,000	2,500,000	3,750,000	0	2,500	9,400	1,455	13,355	10,855

REGIONAL TAZ	MPO TAZ	SEOPW Increment III	Townhome	Apartment	Condo	Total DU
3213	513	Other Park West	0	0	0	0
3213	513	MWC	0	0	400	400
3214	514	Other SE Overtown	150	400	200	750
3214	514	Folklife District	150	0	200	350
3215	515	Folklife Village	100	0	100	200
3215	515	Folklife District	0	400	300	700
3217	517	MWC	0	0	800	800
3218	518	MWC	0	0	400	400
3219	519	MWC	0	0	400	400
		Total - Increment III	400	800	2800	4000

REGIONAL TAZ	MPO TAZ	SEOPW Increment III	Townhome	Apartment	Condo	Total DU
3213	513	Other Park West + MWC	0	0	400	400
3214	514	Other SE Overtown + Folklife District	300	400	400	1100
3215	515	Folklife Village + Folklife District	100	400	400	900
3217	517	MWC	0	0	800	800
3218	518	MWC	0	0	400	400
3219	519	MWC	0	0	400	400
		Total - Increment III	400	800	2800	4000

TABLE 21-10-5E - USES WITHIN THE DRI BOUNDARIES EXISTING PRIOR TO 2005

3/30/2011

REGIONAL TAZ	MPO TAZ	Existing Uses in DRI - before 2005	DU	Hotel Rms	Ind SF	Com SF	Ser SF	Total SF	Industrial Emp	Commercial Emp	Service Emp	Hotel Emp	Total Emp
3213	513	Warehouse	0	0	283,347	0	0	283,347	283	0	0	0	283
3213	513	Retail	0	0	0	32,072	0	32,072	0	64	0	0	64
3213	513	Entertainment	0	0	0	0	82,138	82,138	0	0	21	0	21
			0	0	283,347	32,072	82,138	397,557	283	64	21	0	368
3214	514	New Arena Square North	61	0	0	0	0	0	0	0	0	0	0
3214	514	New Arena Square South	61	0	0	0	0	0	0	0	0	0	0
3214	514	Dwelling Units - see Table 5F	603	0	0	0	0	0	0	0	0	0	0
3214	514	School and Parks	0	0	0	0	0	0	0	0	0	0	0
3214	514		725	0	0	0	0	0	0	0	0	0	0
3215	515	Poinciana Village Condo	64	0	0	0	0	0	0	0	0	0	0
3215	515	MF Dwelling Units - 925 NW 2 Ct	30	0	0	0	0	0	0	0	0	0	0
3215	515	MF Dwelling Units - 249 NW 9 St	2	0	0	0	0	0	0	0	0	0	0
3215	515	MF Dwelling Units - 269 NW 8 St	10	0	0	0	0	0	0	0	0	0	0
3215	515	MF Dwelling Units - 801 NW 3 Ave	10	0	0	0	0	0	0	0	0	0	0
3215	515	MF Dwelling Units - 210 NW 9 St	6	0	0	0	0	0	0	0	0	0	0
3215	515	Mount Zion Church	0	0	0	0	22,855	22,855	0	0	0	0	0
3215	515	Bethel Church	0	0	0	0	37,884	37,884	0	0	0	0	0
3215	515	Post Office	0	0	0	0	0	0	0	0	0	0	0
3215	515	Warehouse	0	0	81,817	0	0	81,817	139	0	0	0	139
3215	515	Government Parking Garage	0	0	0	0	144,514	144,514	0	0	14	0	14
3215	515		122	0	81,817	0	205,253	287,070	139	0	14	0	154
3217	517	Park Place Apartments	463	0	0	0	0	0	0	0	0	0	0
3217	517	Arena Towers	355	0	0	0	0	0	0	0	0	0	0
3217	517		818	0	0	0	0	0	0	0	0	0	0
3218	518	AT&T Utility	0	0	28,989	0	0	28,989	7	0	0	0	7
3218	518	Citadel Arena Corp	0	0	0	0	47,398	47,398	0	0	190	0	190
3218	518	Southern Bell Utility	0	0	103,200	0	0	103,200	26	0	0	0	26
3218	518	Retail	0	0	0	10,375	0	10,375	0	21	0	0	21
3218	518	Office	0	0	0	0	5,130	5,130	0	0	21	0	21
3218	518	Downtown Legal Center	0	0	0	0	7,207	7,207	0	0	29	0	29
3218	518	First Baptist Church	0	0	0	0	0	0	0	0	0	0	0
3218	518		0	0	132,189	10,375	59,735	202,299	33	21	239	0	293
3219	519	Office	0	0	0	0	23,800	23,800	0	0	95	0	95
3219	519	MDCC - Parking Garage	0	0	0	0	699,804	699,804	0	0	70	0	70
3219	519	MDCC - Parking Lot	0	0	0	0	0	0	0	0	0	0	0
3219	519	MDCC - Freedom Tower	0	0	0	0	88,250	88,250	0	0	9	0	9
3219	519		0	0	0	0	811,854	811,854	0	0	174	0	174

1665

172

21

427

0

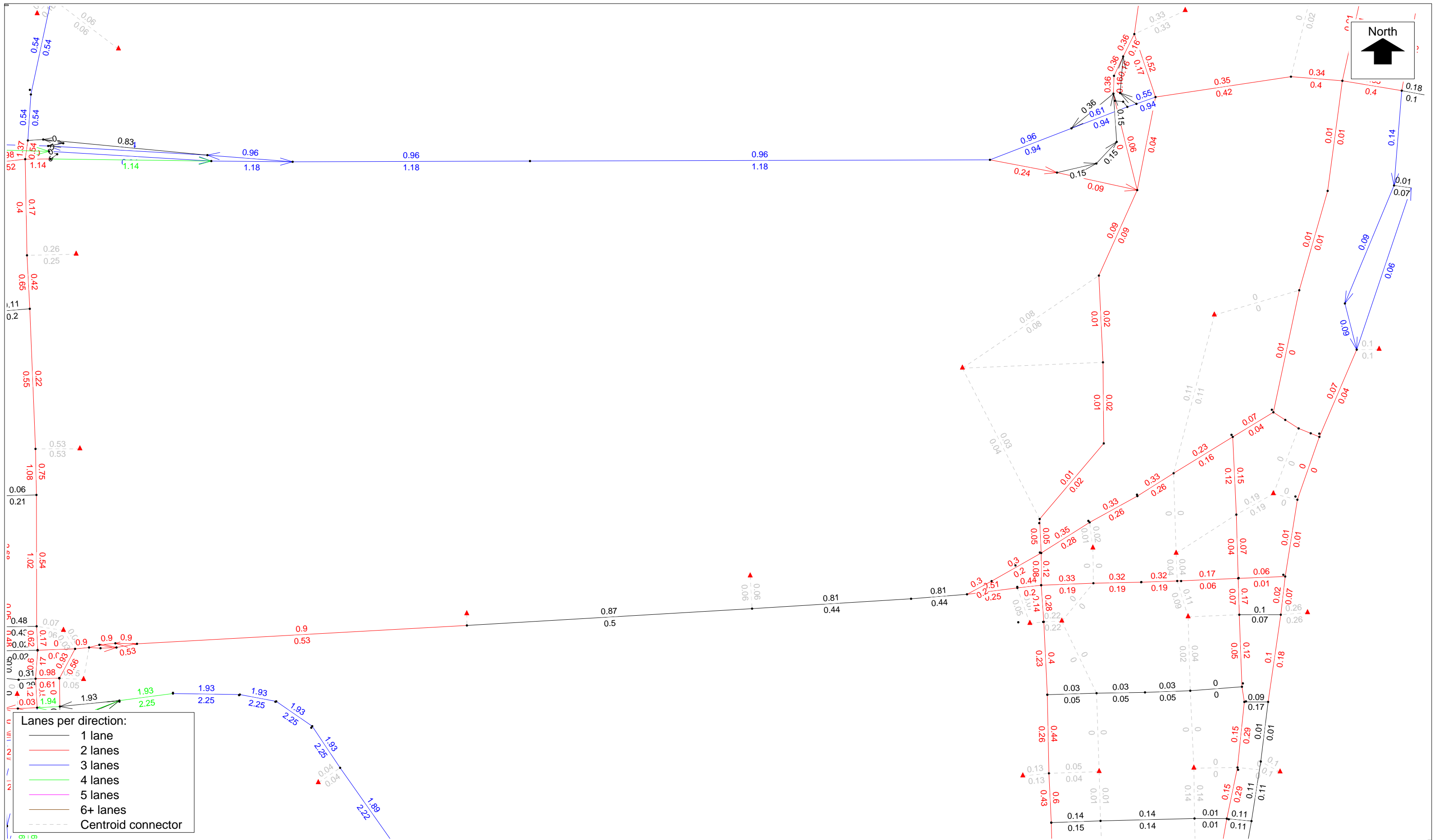
620

1.7/KSF = Industrial 2/KSF = Retail 4/KSF = Office 0.75/Room = Full Service Hotel
 1.0/KSF = Warehouse 1/KSF = Conference 0.35/Room = Limited Service Hotel
 0.25/KSF = Utility 0.10/KSF = Parking
 0.25/KSF = Telecom 0.10/KSF = Historic

TABLE 21-10-6 - EMPLOYMENT FORECASTS

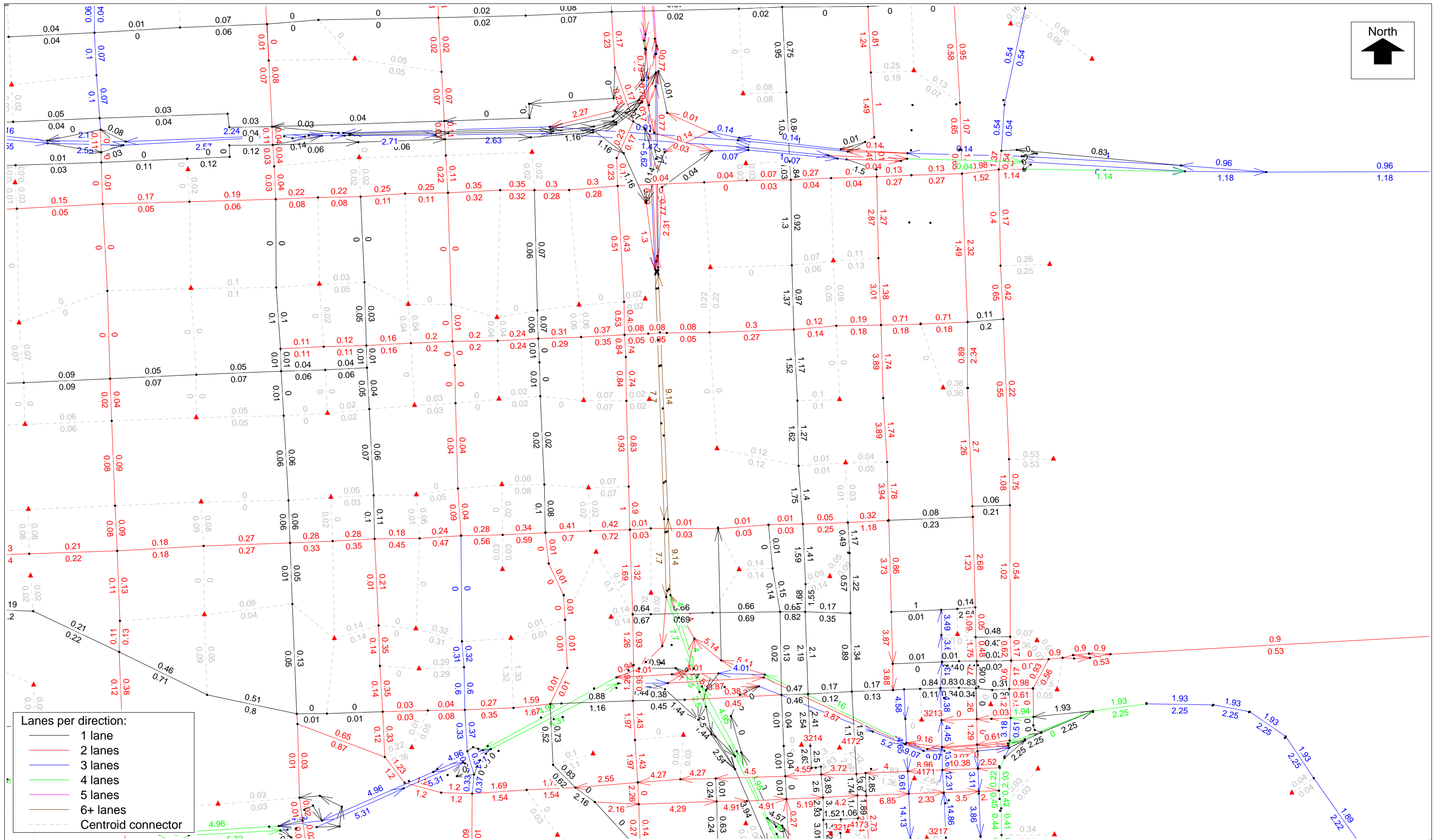
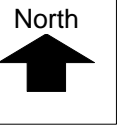
NAICS	Use	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Demolitions												
421	Industrial	0	-15	0	0	0	0	0	0	0	0	-15
423	Industrial	0	0	0	-10	0	0	-23	0	0	0	-33
441	Retail	0	0	0	0	0	0	-12	0	0	0	-12
445	Retail	0	0	0	-3	0	0	-3	0	0	0	-6
493	Industrial	0	0	-15	0	0	0	0	0	0	0	-15
541	Office	0	0	0	0	0	0	-32	0	0	0	-32
722	Nightclub	0	0	0	0	0	0	-30	0	0	0	-30
811	Retail	0	0	0	0	0	0	-5	0	0	0	-5
812	Retail	0	0	0	0	0	0	-8	0	0	0	-8
813	Office	0	0	0	-15	0	0	0	0	0	0	-15
Subtotal		0	-15	-15	-28	0	0	-113	0	0	0	-171
Construction												
442	Retail	0	0	31	6	6	40	15	44	14	18	174
443	Retail	0	0	31	6	6	31	12	37	9	18	150
445	Retail	0	0	31	6	6	68	25	68	28	18	250
446	Retail	0	0	63	12	12	52	21	65	15	35	275
448	Retail	0	0	127	23	23	103	43	132	28	71	550
451	Retail	0	0	32	5	5	50	19	52	19	18	200
452	Retail	0	0	32	6	6	21	9	29	5	17	125
453	Retail	0	0	32	6	6	21	9	29	5	17	125
Subtotal		0	0	379	70	70	386	153	456	123	212	1849
511	Office	0	0	0	49	0	49	0	53	0	49	200
517	Office	0	0	0	244	0	244	0	268	0	244	1000
518	Office	0	0	0	97	0	98	0	107	0	98	400
522	Office	0	0	0	244	0	277	35	300	35	279	1170
523	Office	0	0	0	98	0	97	0	107	0	98	400
524	Office	0	0	0	98	0	114	16	124	16	114	482
531	Office	0	0	0	244	0	269	25	293	25	269	1125
532	Office	0	0	0	49	0	57	8	62	8	57	241
541	Office	0	0	0	732	0	756	25	830	25	757	3125
551	Office	0	0	0	97	0	98	0	107	0	98	400
561	Office	0	0	200	0	0	42	41	42	41	41	407
621	Office	0	0	0	0	0	25	25	25	25	25	125
624	Office	0	0	0	0	0	9	8	8	8	8	41
Subtotal		0	0	200	1952	0	2135	183	2326	183	2137	9116
721	Hotel	0	0	900	0	450	35	0	70	0	0	1455
Subtotal		0	0	900	0	450	35	0	70	0	0	1455
722	Retail	0	0	127	23	23	85	37	116	19	70	500
812	Retail	0	0	31	6	6	31	12	37	9	18	150
Subtotal		0	0	158	29	29	116	49	153	28	88	650
813	Office	0	0	0	49	0	65	17	70	17	66	284
Subtotal		0	0	0	49	0	65	17	70	17	66	284
New		0	0	1637	2100	549	2737	402	3075	351	2503	13354
Net New		0	-15	1,622	2,072	549	2,737	289	3,075	351	2,503	13,183

Retail 2499
 Service 9400
 Hotel 1455



Lanes per direction:

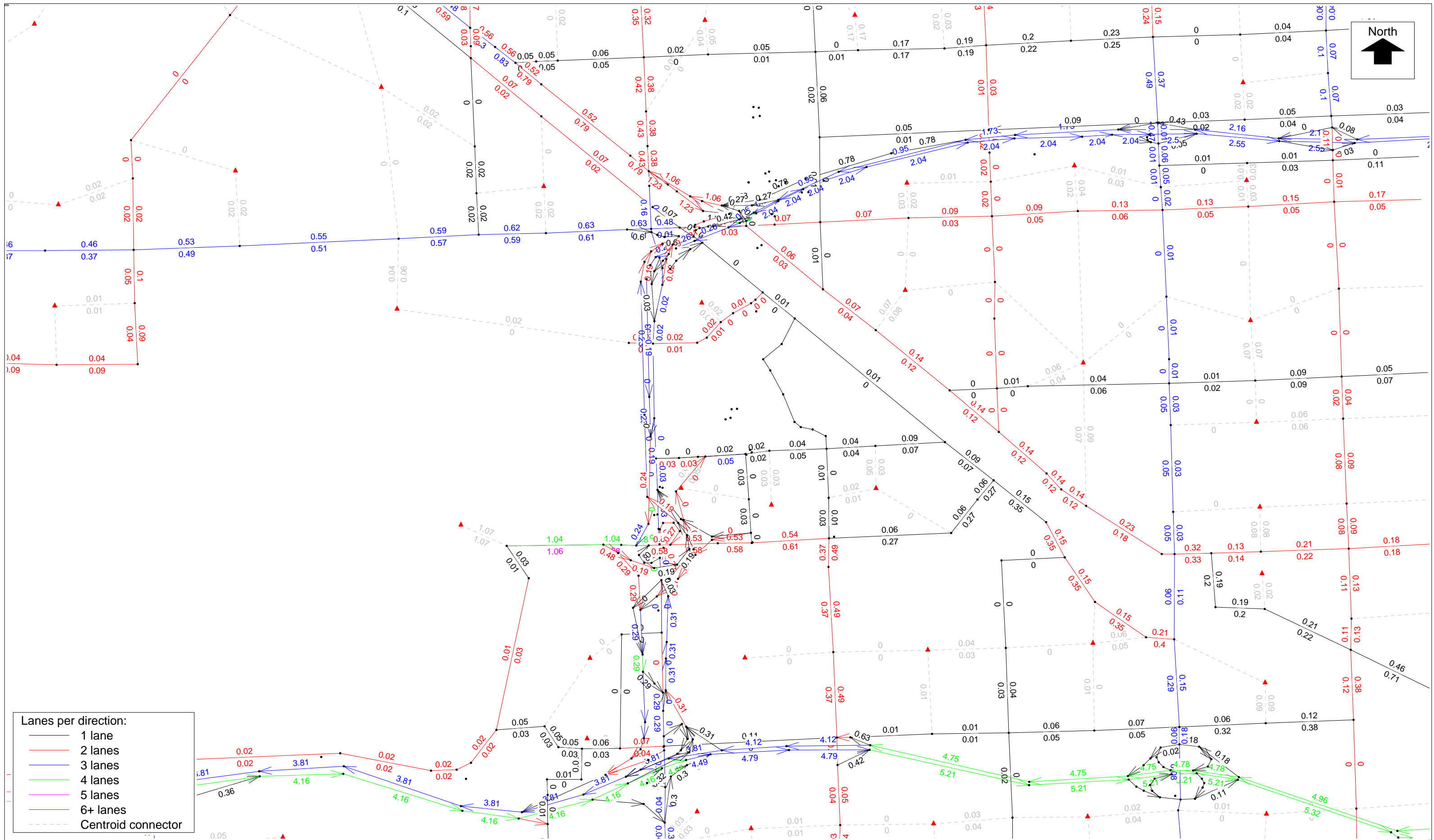
- 1 lane
- 2 lanes
- 3 lanes
- 4 lanes
- 5 lanes
- 6+ lanes
- - - Centroid connector



Lanes per direction:

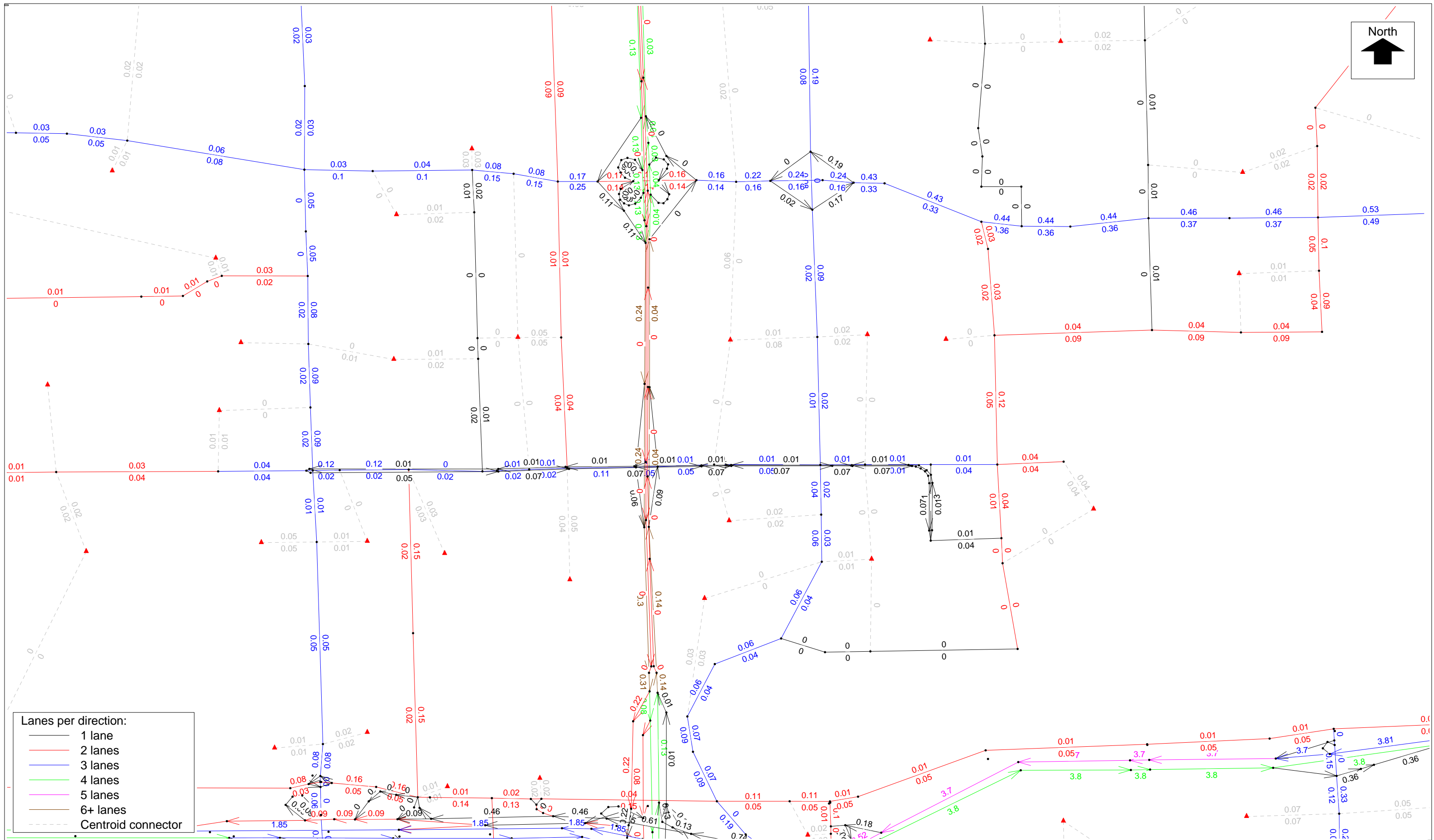
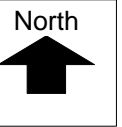
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2020 SERPM v6.5 Network by Number of Lanes with directional Project (Increment III) Distribution Percentages posted
N:\PROJECTS\09002_Miami DRIMODEL\20R\Combined-HLOAD_R20.NET



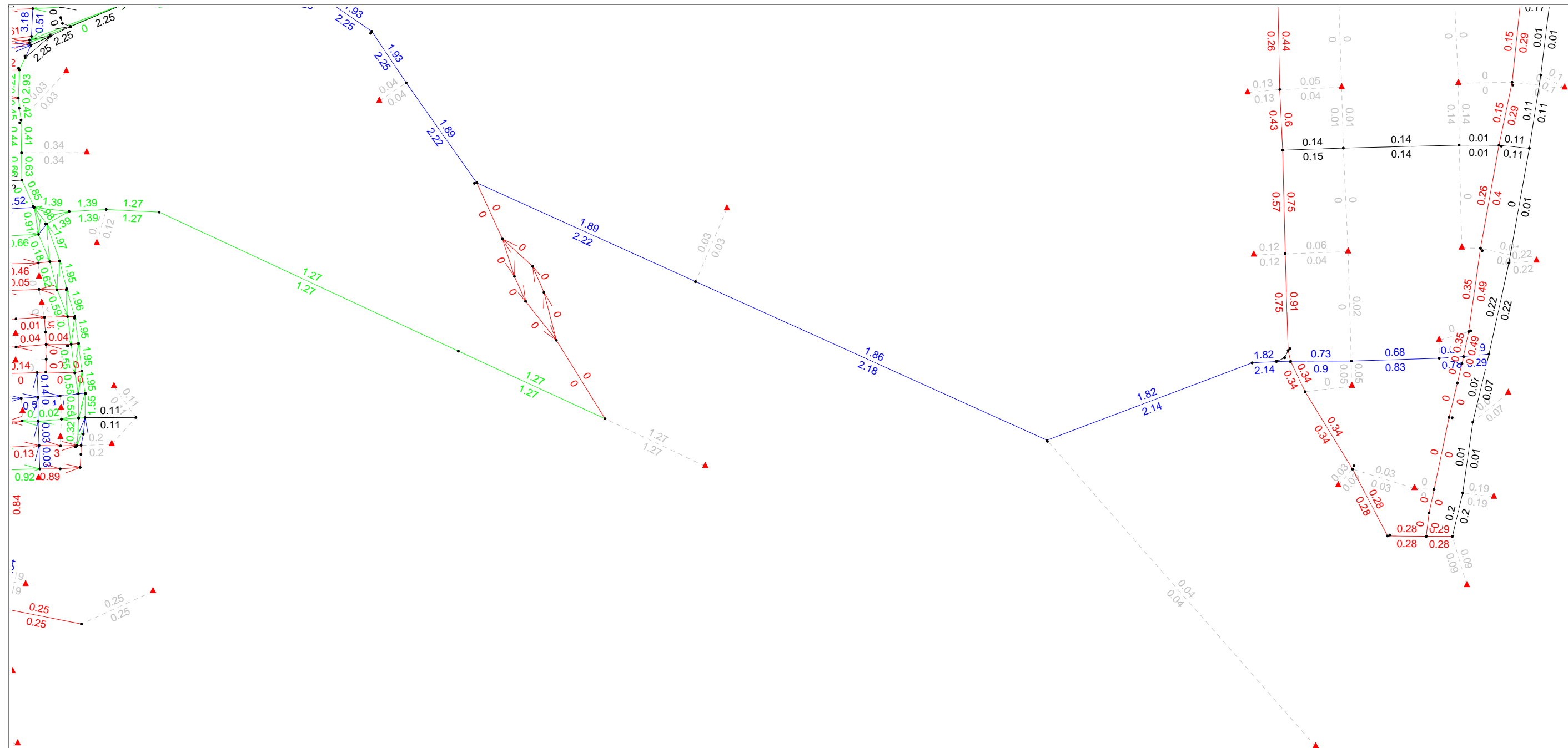
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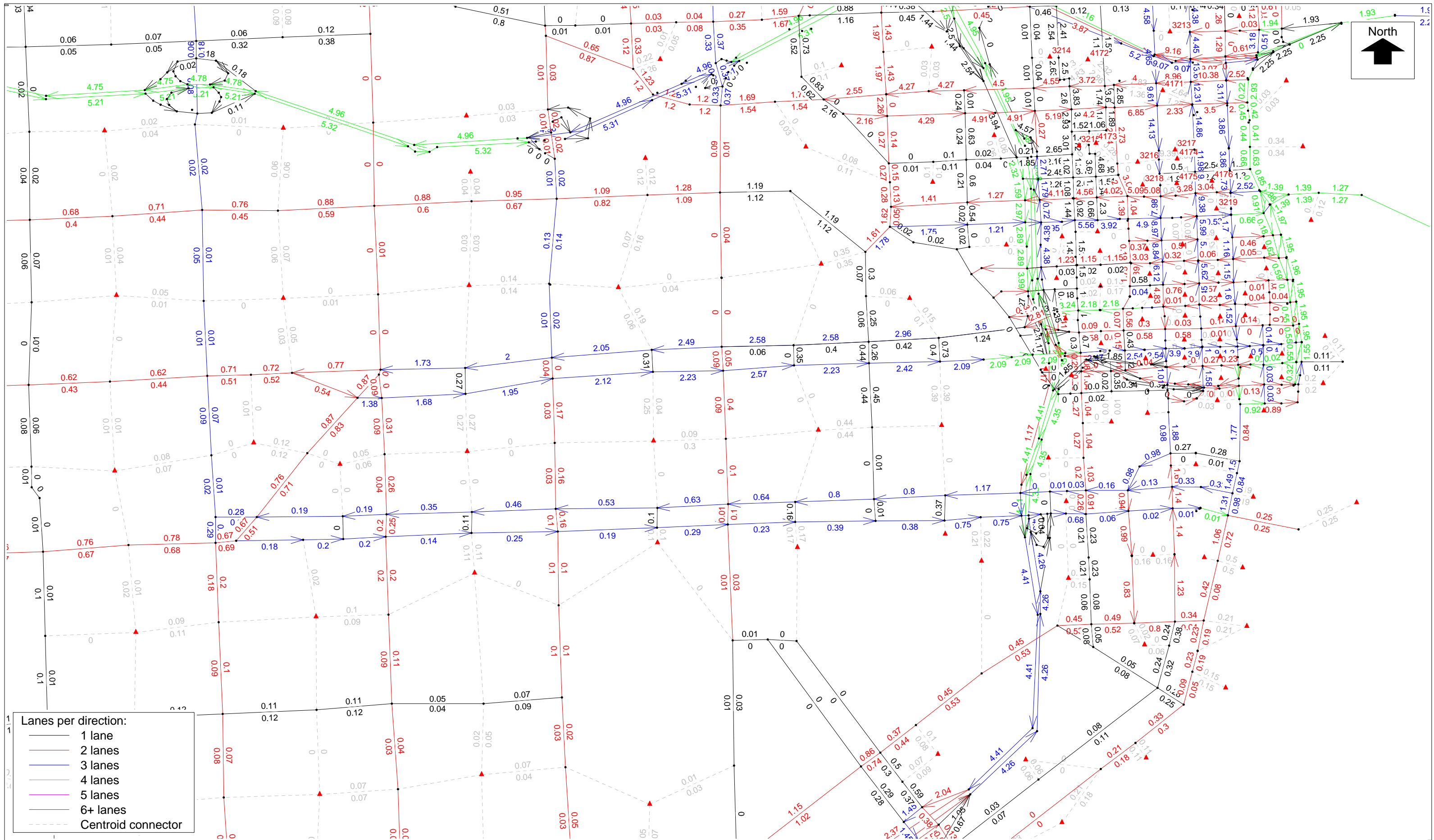
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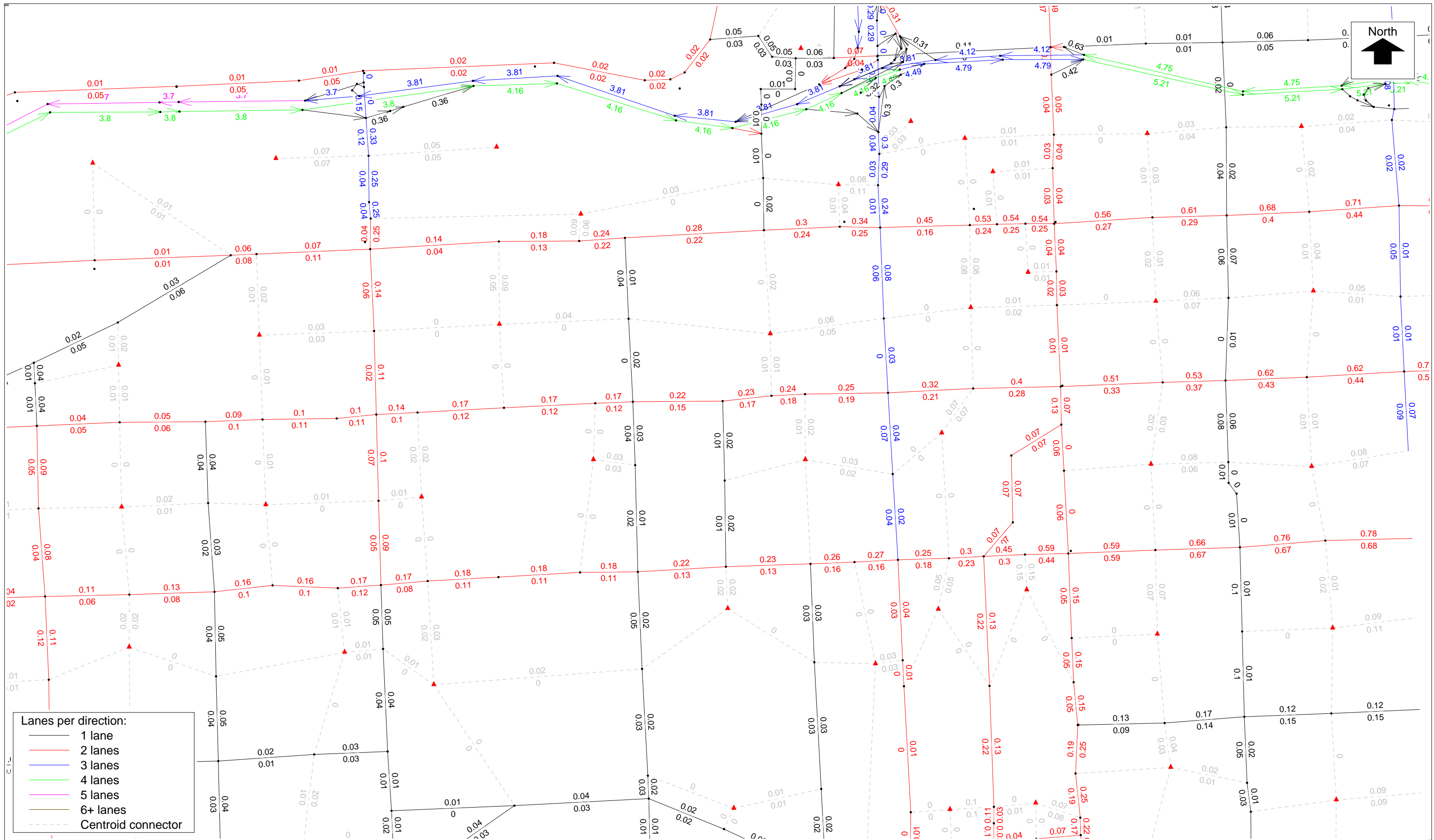
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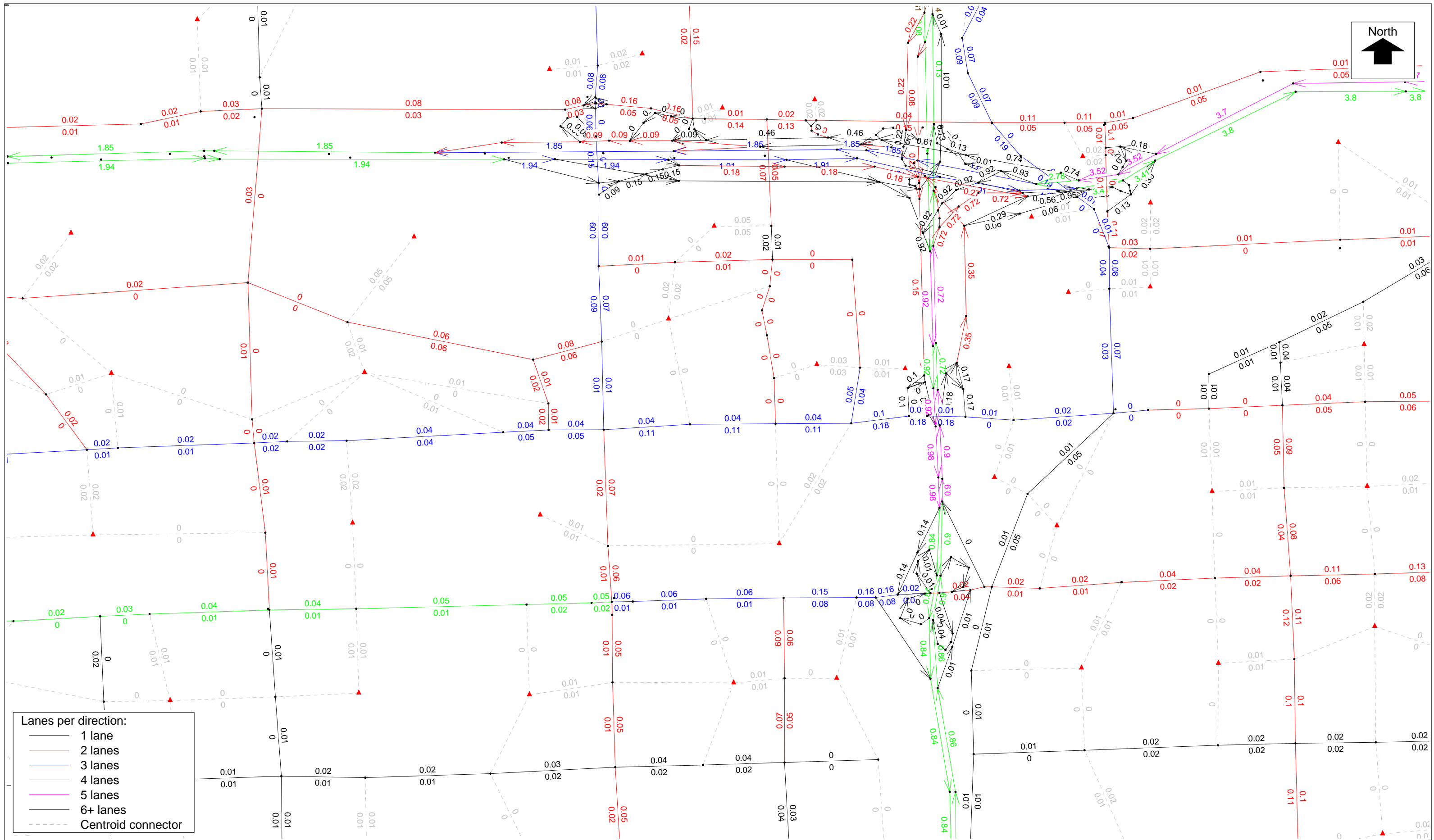
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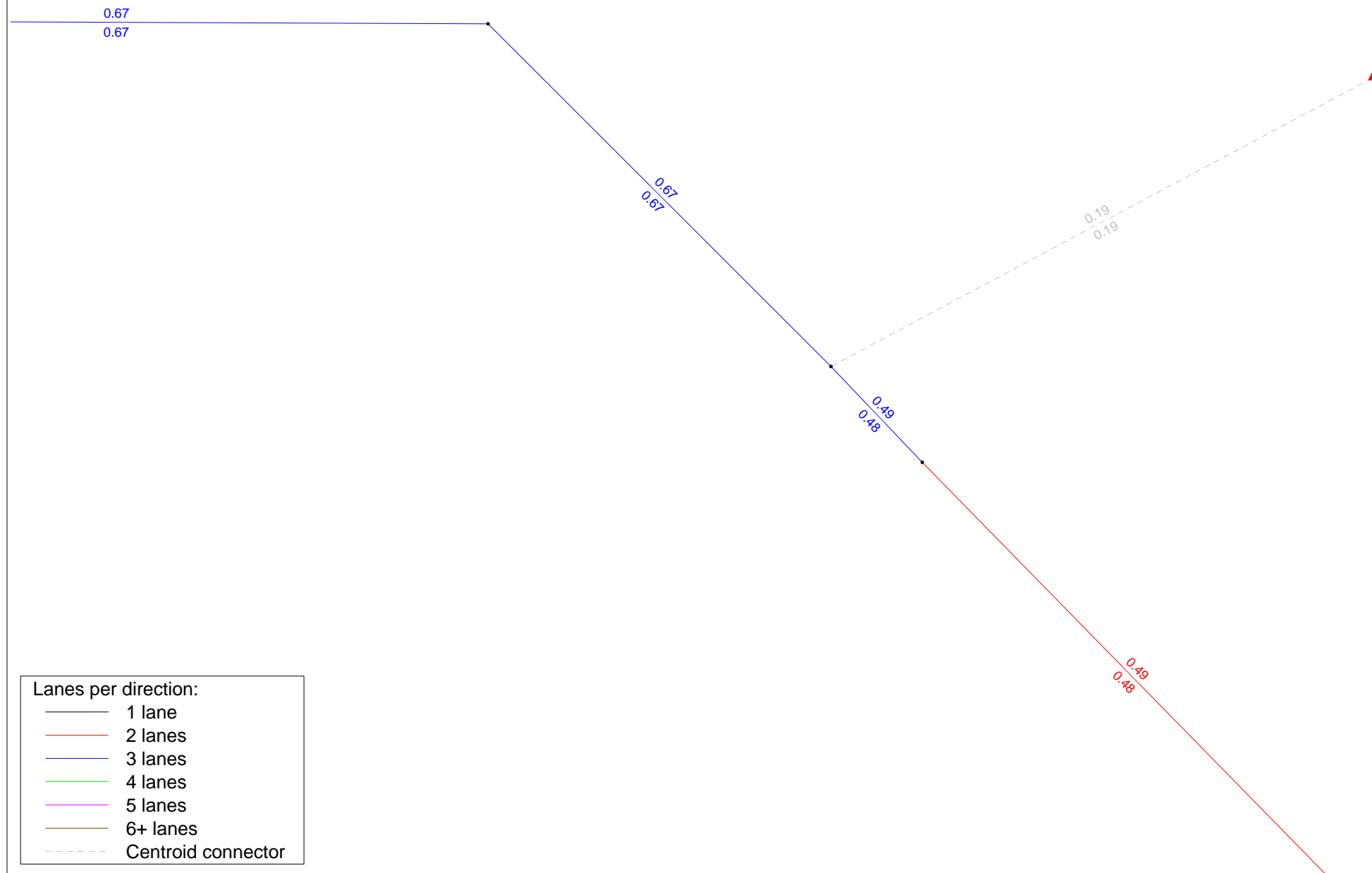
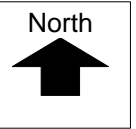
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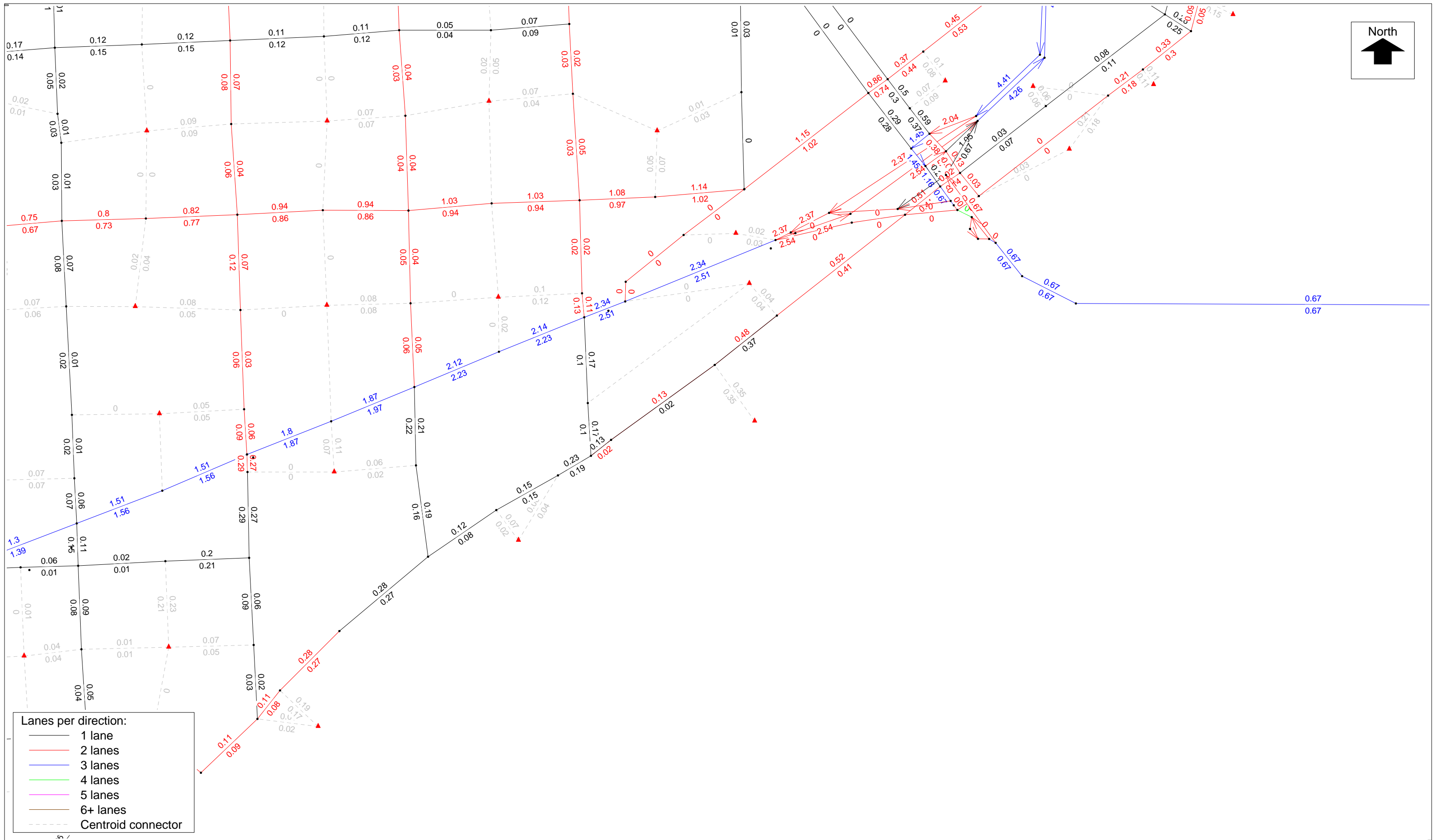


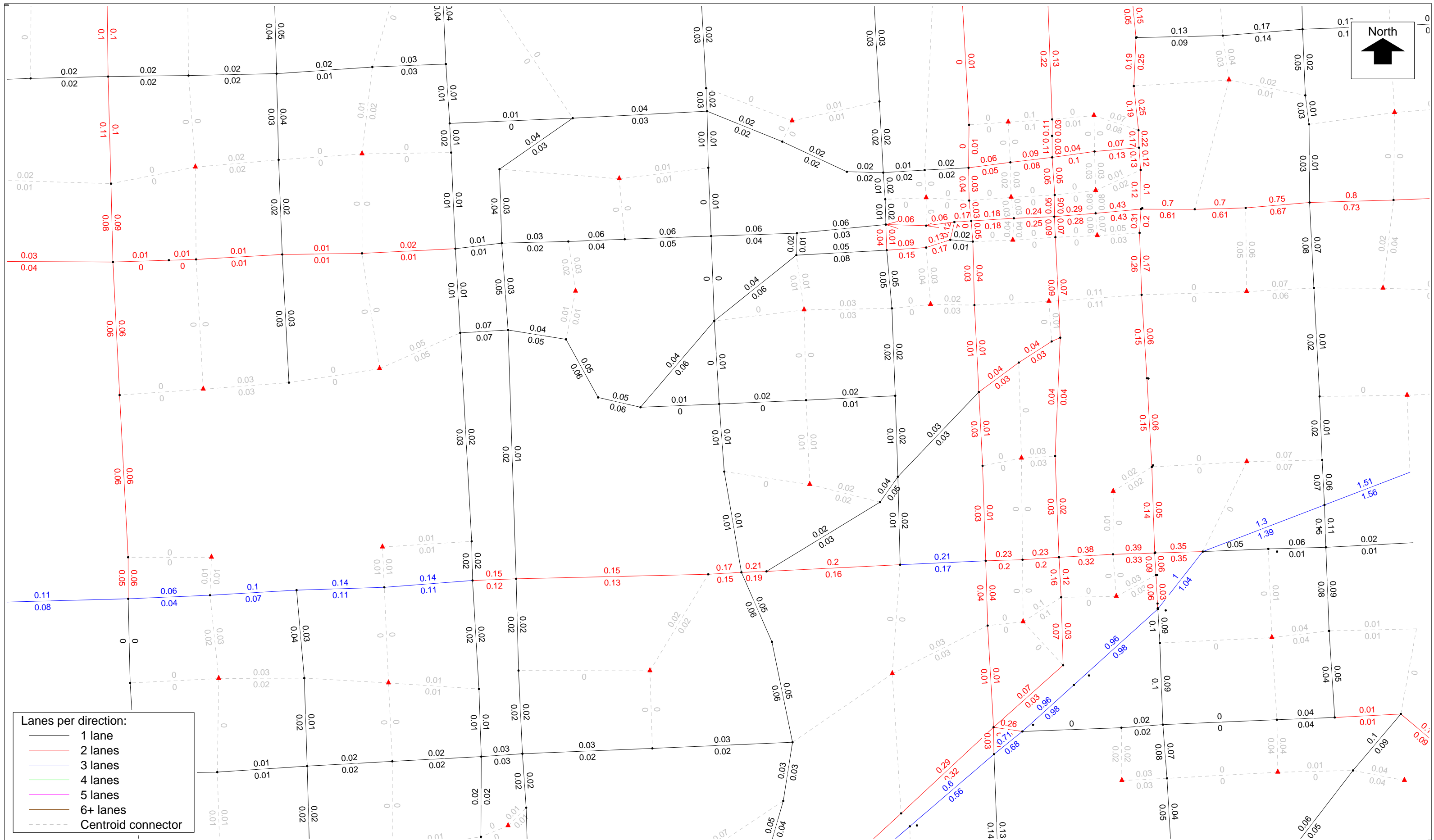
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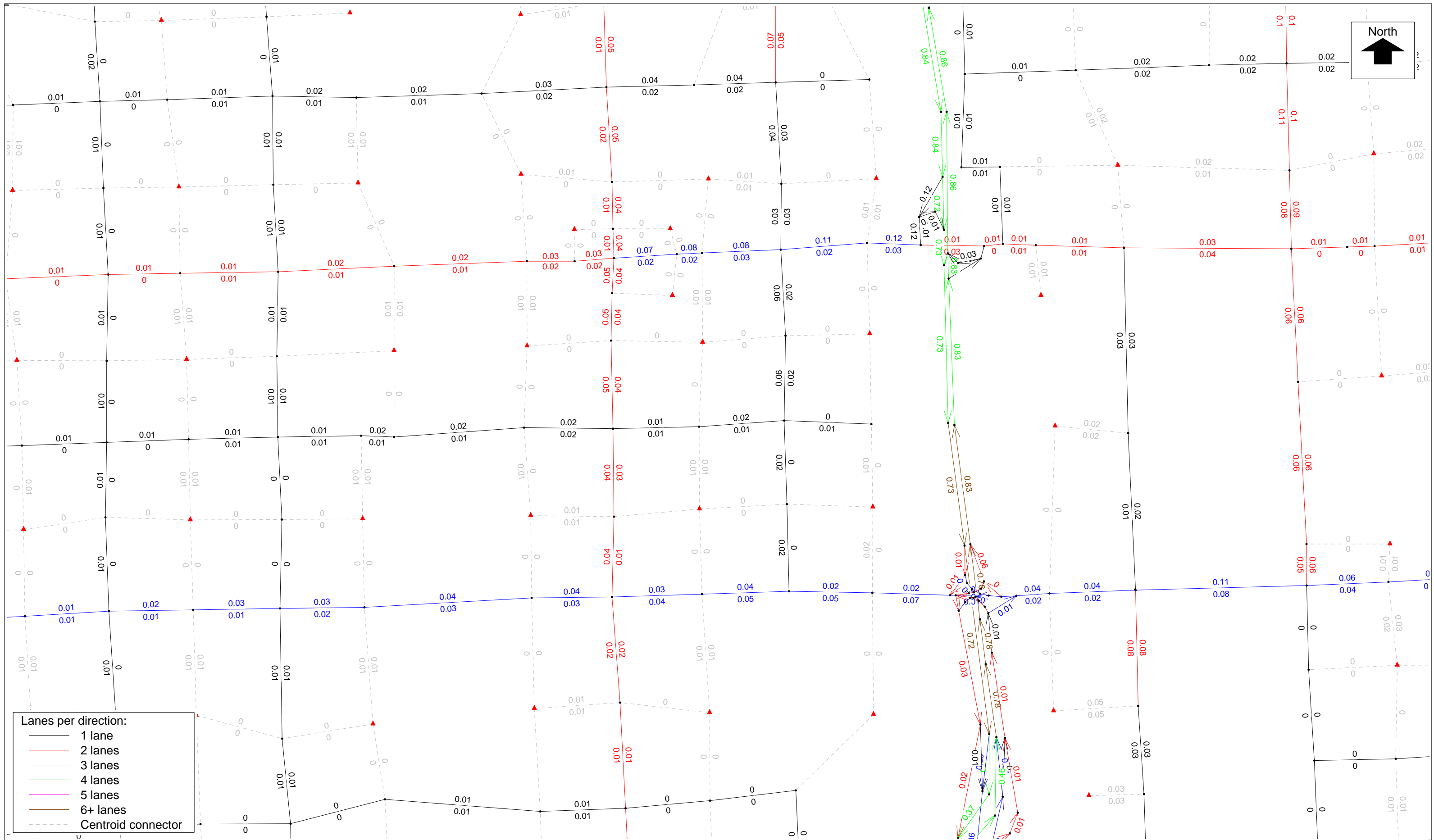
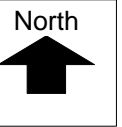
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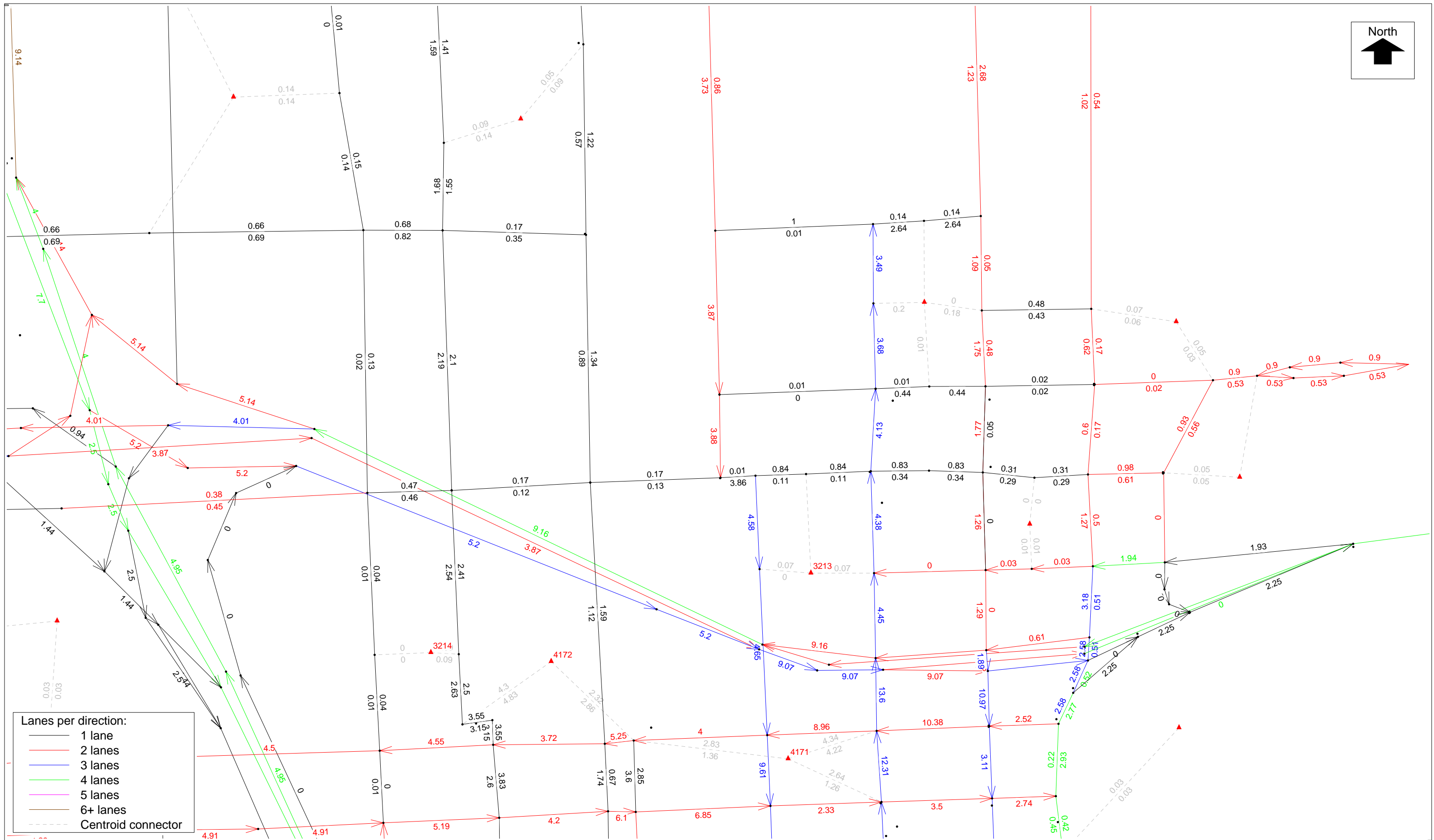


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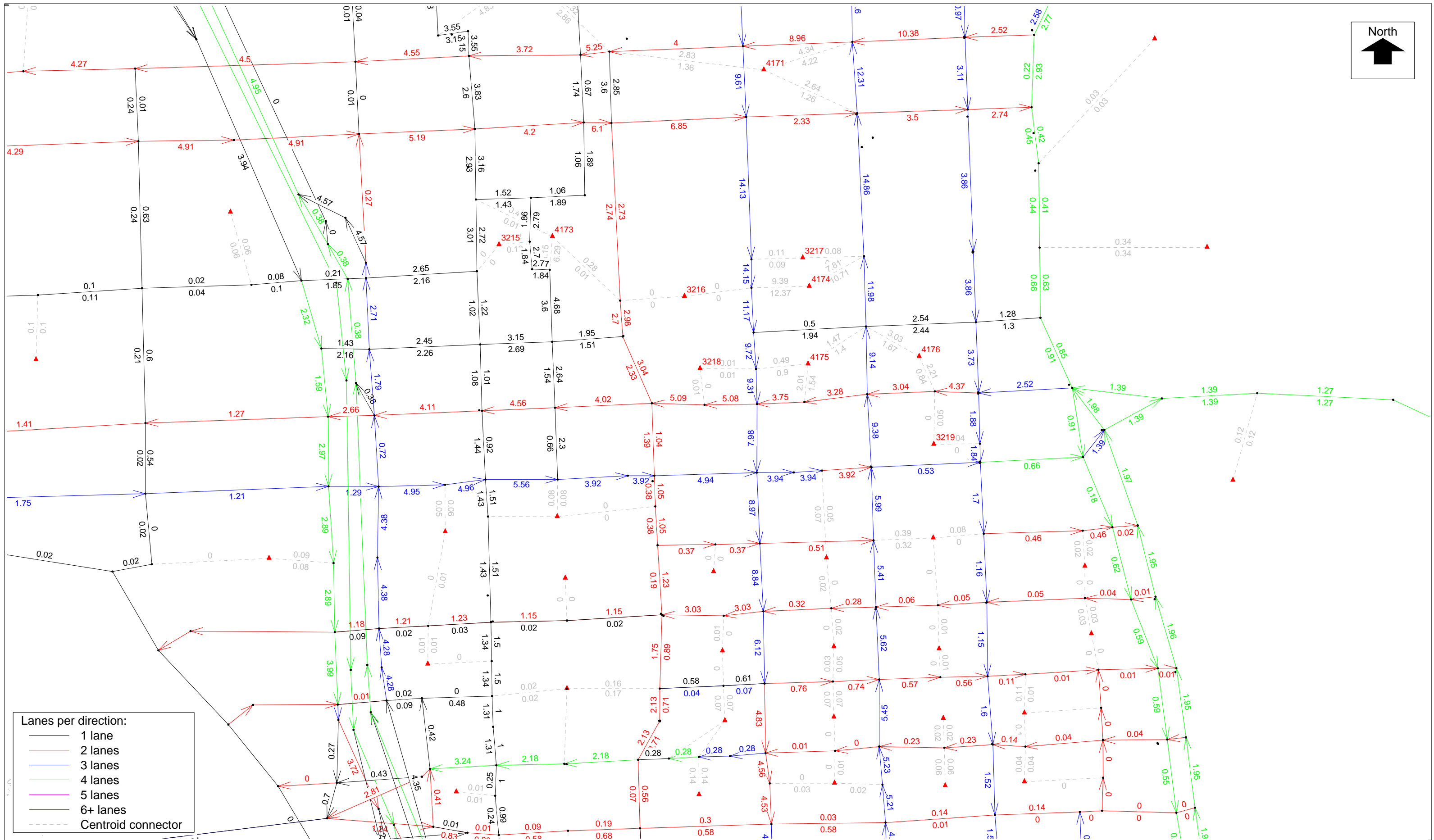
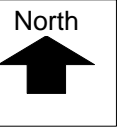
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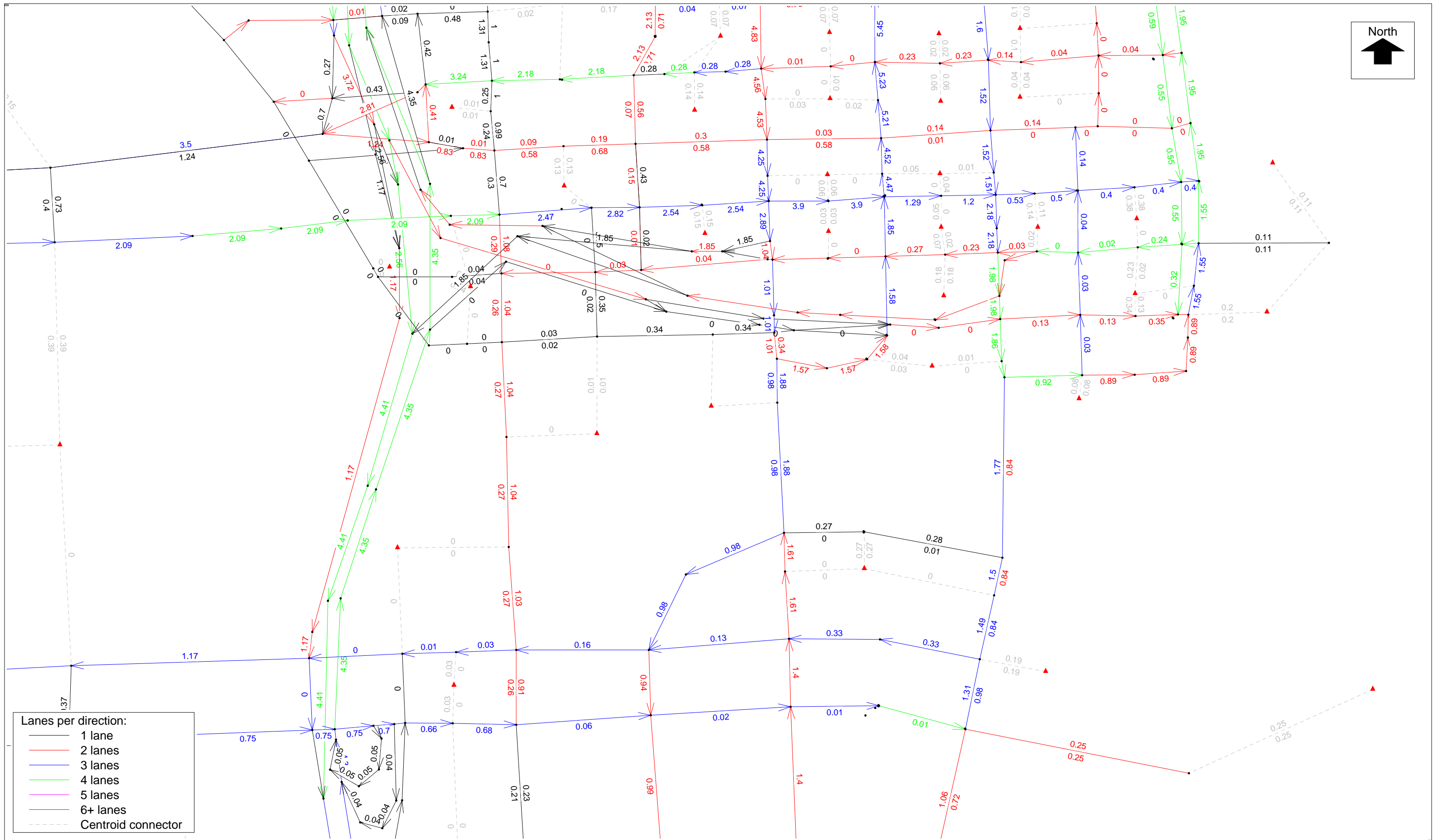
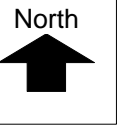
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