

**Inventory and Projections
of
Land Use and Employment
in the
Los Angeles Central Business District
Task 2 Final Report
Downtown People Mover Evaluation Program**

January, 1981

prepared for

**Los Angeles Downtown People Mover Authority
Los Angeles, California**

prepared by

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Part Through a Grant from the U.S. Department
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INVENTORY AND PROJECTIONS OF LAND USE
AND
EMPLOYMENT IN THE LOS ANGELES CENTRAL BUSINESS DISTRICT

PREFACE

This report was prepared by Peat, Marwick, Mitchell & Co. (PMM & Co) for the Los Angeles Downtown People Mover Authority in the fall of 1980. It represents PMM & Co's assessment of the most probable future development within the Los Angeles Central Business District as of November, 1980. Since this time, there have been a few changes in development projects proposed for downtown Los Angeles relative to the assumptions made by PMM & Co.

The major changes are as follows:

- 1) PMM & Co had assumed the Metropolitan Structures proposal for the site at 7th and Figueroa Streets. This parcel was recently sold to Oxford Properties, Inc. In March, 1981, plans were announced for "Oxford Plaza", which would include two 50-story office towers containing 2,647,000 square feet of office space, plus two department stores and a retail mall totalling 515,000 square feet of retail space. Total employment for the Oxford proposal is projected to be 12,100 employees (10,600 office, 1,500 retail). The Oxford development is located in Zone 40 of the Study Area as defined in this report.
- 2) PMM & Co had assumed that the State of California would make additions and alterations to the Title Insurance Building on Spring Street. Instead the State has announced plans for a new office building to be located on the east side of Spring Street between 3rd and 4th Streets. This proposal would include 830,000 square feet of government office space and an estimated 2,900 employees. This project is located in Zone 64 of the Study Area.

The downtown Los Angeles real estate market is extremely complex and continually evolving. New projects are to be expected, for they are signs of a growing, healthy economy. It is therefore recommended that the forecasts contained in this report be updated periodically.

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I. STUDY OBJECTIVES AND METHDOLOGY

STUDY OBJECTIVES

The purpose of this study was to develop estimates and projections of floor space and employment in the Los Angeles Central Business District (CBD) for the years 1980, 1985, 1990, and 2000. These estimates and projections will subsequently be used in the development of the Downtown People Mover (DPM) ridership forecasts. Wilbur Smith and Associates had previously been retained by the Community Redevelopment Agency to prepare similar estimates and projections in conjunction with the DPM Environmental Impact Report.^{1/} The baseline for this previous study was 1975. Wilbur Smith & Associates subsequently updated their 1975 estimates to 1979 in a study for the Los Angeles Offstreet Parking Authority.^{2/} The objective of this study was to update and revise the 1979 estimates to 1980 in order to reflect changes that have occurred in the CBD since 1979. In addition, projections of floor space and employment have been made for the years 1985, 1990, and 2000 that refine and adjust the earlier projections based on current data and trends. Unlike the 1978 Wilbur Smith study whose time frame was 1975-1990, this study encompasses the period 1980-2000.

STUDY METHODOLOGY

Organizations Contacted

A wide variety of government and private sector entities were contacted and/or interviewed concerning information on CBD development and employment in the course of the study. Among these were:

- . County Assessor's Office;
- . City Planning Department;
- . Community Redevelopment Agency (CRA);
- . Mayor's Office on Economic Development;
- . Southern California Association of Governments (SCAG);
- . California Department of Transportation, Los Angeles Regional Transportation Study (LARTS) Branch;
- . Department of County Engineer - Facilities;
- . Wilbur Smith and Associates;

^{1/} Wilbur Smith and Associates, "Environmental Baseline Data Update, Task 4.01," Memorandum prepared for the Community Redevelopment Agency of the City of Los Angeles, California, by Wilbur Smith and Associates, Los Angeles, California, May 15, 1978.

^{2/} Wilbur Smith and Associates, "Central City Parking Study," Draft final report prepared for the City of Los Angeles Department of Transportation by Wilbur Smith and Associates, Los Angeles, California, July, 1980.

- . City Building Services Department;
- . State Department of Building Service;
- . U.S. General Services Administration;
- . Building Owners and Managers Association;
- . Western Economic Research Associates;
- . Central City Association;
- . Cushman and Wakefield; and
- . The Studley Report.

In addition to the above organizations, representatives of major real estate development and leasing firms were interviewed. Finally, Peat, Marwick, Mitchell & Co. (Peat Marwick) was one of the participants at an all-day-workshop on October 1, 1980 which was sponsored by the Community Redevelopment Agency and which examined current and future development in the CBD. The opinions of participants at this workshop were incorporated into the development of the floor space and employment projections prepared in this study.

Definition of Study Area

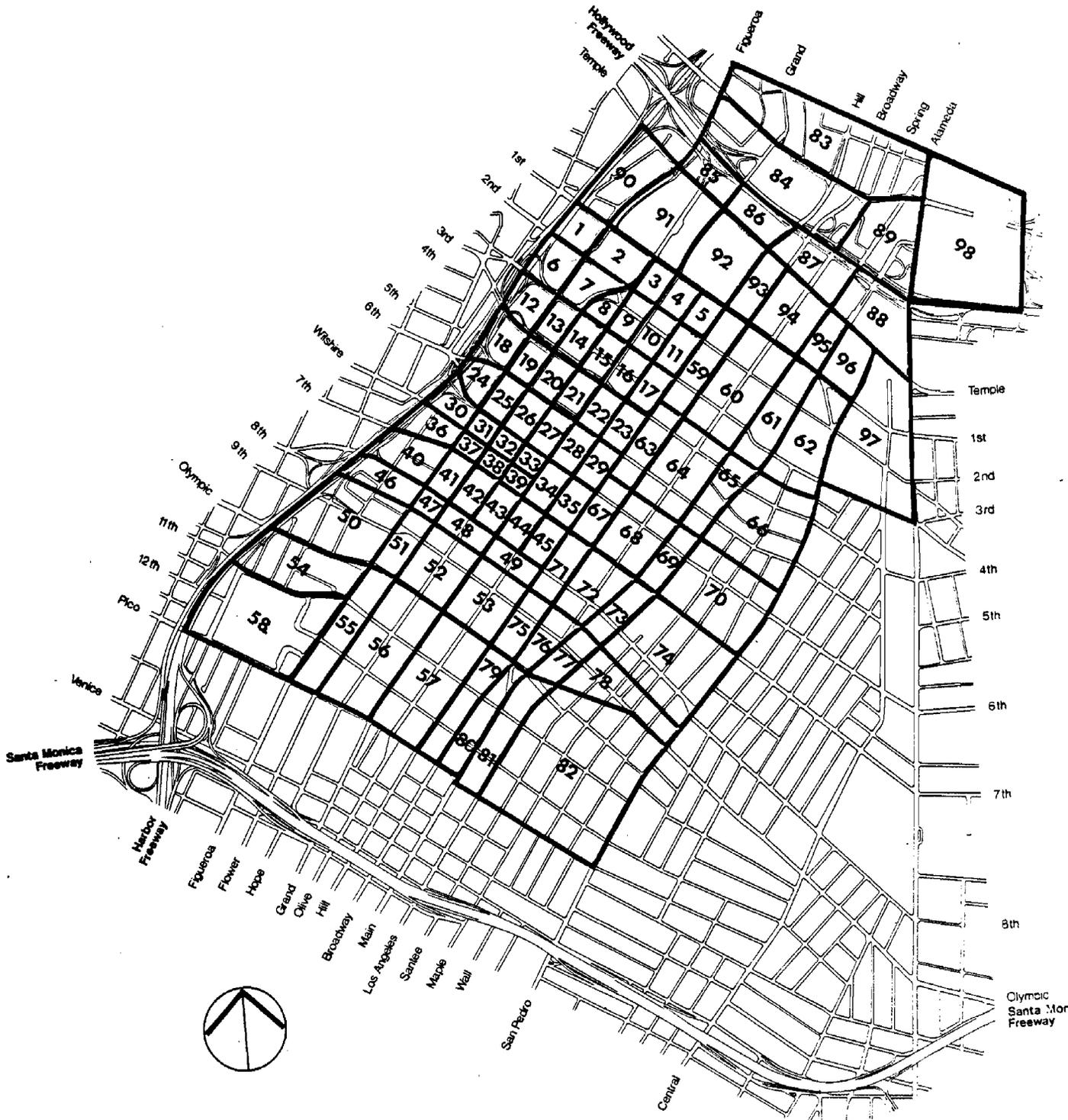
For the purposes of this study, the CBD was defined as the area generally bounded by the Harbor Freeway, Chinatown, San Pedro/Alameda, and Pico Boulevard. The CBD has been divided into 98 separate zones (see Exhibit I-1). These zones range in size from one block (e.g., Arco Plaza) to zones containing over ten blocks. Floor space and employment data were collected for each zone and assigned to one of five land use categories:

- . Private office;
- . Retail;
- . Government;
- . Hotel/Service/Institutional; and
- . Wholesale/Manufacturing.

Floor Space Data

The major data source for floor space and its related land use type was the Los Angeles County Assessor's office. Property tax assessment data for 1980 were obtained through the City Planning Department's Land Use Planning and Management System (LUPAMS). LUPAMS contains the following relevant assessment data:

Exhibit I-1
98 Study Zones



- . property address;
- . use code;
- . designated improvement code;
- . parcel area; and
- . gross square footage.

The City Planning Department provided a special printout of this data to the Authority wherein the data were grouped into the 98 zones used in this study.

Subsequently, these data were reorganized so that floor space was allocated within each zone into one of the five land use types. This was accomplished through reliance upon the Assessor's coding system. Each property is assigned a "designated improvement" code and a "use" code. The "designated improvement" code refers to the original use of a building. The "use" code refers to the current use of a building. This system permits the proper current classification of structures that have been converted to a new use. As a result of this system, the "use" code was relied upon in allocating structures to one of the five land use types.

LUPAMS-derived data were adjusted to reflect changes in land use where the data did not reflect recent construction or demolition. This was accomplished through the use of such other data sources as Wilbur Smith and Associates, BOMA, CRA, The Studley Report, etc. Because the Assessor does not maintain floor space data on government-owned (non-taxable) properties, the relevant data were obtained directly from the appropriate government agency. Data for approximately 200 parcels with the study area were missing from the LUPAMS files. The relevant data for these 200 parcels were obtained by the Downtown People Mover Authority (DPMA) directly from the County Assessor's Office.

Employment Data

Employment data were derived from square footage estimates using average employee per square foot ratios based on Wilbur Smith and Associates' 1979 study. The 1980 baseline estimate was adjusted to reflect the large concentration of vacant office space in the Spring Street corridor and the above-ground floor vacancy in the old Broadway Department Store. Similar adjustments to employment were made to future projections in order to reflect additional vacancies caused by anticipated new development. As a check on the reasonableness of the resulting estimates and projections, comparisons were made with preliminary employment estimates and projections developed by the Los Angeles Regional Transportation Study (LARTS) for an area larger than the CBD study area used in this project.

ASSESSMENT OF DATA

In a study of this nature, which is largely dependent upon a variety of secondary data sources, it is important to understand the limitations of the data and the methodology used to analyze the data. Short of an actual building-to-building survey of both floor space and employment, the data must be derived

from secondary sources. LUPAMS was subject to errors in coding, missing data, and non-current data. To the extent possible, these errors or omissions were identified and rectified. With respect to the projections, these figures are based on the combination of three factors: historical trend, current development, and the best judgment of experts in the field. Given these general caveats, the following discussion centers on specific data limitations which will assist the reader in interpreting the baseline and the projections.

Predominant Use Classification

The Assessor's use code classification system is based on the concept of predominant use. For purposes of classification, a building structure is categorized according to its predominant use. For example, an office building containing 100,000 gross square feet of space, of which 10,000 square feet is retail, will be classified as an office building containing 100,000 square feet. Because of this convention, mixed uses within a single structure cannot be differentiated. Since the incidence of mixed uses is most frequent where office space is the predominant use, the result is over estimation of office space and under estimation of retail and service uses. In order to partially compensate for this factor, adjustments were made to Assessor's data for the following major mixed use properties:

- . Arco Plaza;
- . Broadway Plaza;
- . Bonaventure Hotel; and
- . Hilton Center.

The problem caused by the Assessor's classification system does not affect the accuracy of the gross square footage reported for a structure. Rather, what is affected is the relative accuracy of the allocation of square footage into three (i.e., office, retail, hotel/service/institutional) of the five land use types.

It is important to emphasize that LUPAMS represents a comprehensive data base. Several of the major commercial brokerage and leasing firms maintain sophisticated computerized data bases. However, in most cases, these systems are not comprehensive in one of two ways. First, data is usually maintained on first and second class space only. Second, most firms tend to specialize in one or two uses only (i.e., office) As a result, comparison between LUPAMS - generated data and other data bases is generally not possible.

Employment

Employment data at the level of disaggregation required in this study is not available to the public. There is only one source of current employment information - the State of California. However, the lowest level of disaggregation for which their data are available is Los Angeles County. A second source

of employment information is the Los Angeles County Industrial and Commercial Employment (ICE) file. This contains employment information by SIC Code at the Census Tract level. The major drawbacks of the ICE file are:

- . There is a four year lag in the publication of the data;
- . There is significant suppression of statistics due to confidentiality and privacy laws;
- . Census Tracts are not compatible with the 98 study area zones; and
- . SIC Codes are not compatible with the five land use categories used in this study.

As a result of these factors, employment-square footage ratios were relied upon to develop employment estimates. The 1978 Wilbur Smith and Associates study contained employment estimates based on workplace and travel surveys administered in the CBD. Peat Marwick calculated the employment ratios by zone in the 1978 (and subsequent 1979 update) study, and applied the resulting ratios to the baseline and projections of floor space. Because of the necessity to use average employment ratios by use type, the estimates are subject to an error factor. As a reasonableness check, comparisons were made with industry standards, where these were available.

In summary, the County Assessor's data base, as available from the LUPAMS file, provides a comprehensive land use data base at the parcel level. This data base was selected for use in this study for several major reasons:

- . comprehensive land use data are available at the parcel level--hence data for all land use types throughout the study area are available in a compatible manner and there is no need to undertake arbitrary allocations among zones;
- . the data base is automatically updated inasmuch as all sales transactions and changes in use must be reported to the County Assessor; and
- . it is available in the public domain.

Consequently, the County Assessor's data base provides a high quality land use data base for the purposes of this study--notwithstanding the limitations to this data which were noted above, the parcel data can be readily summarized and compared to more aggregate and specialized land use data available from other sources. Further, because the parcel data will be updated by the County Assessor's Office, this is an excellent data base for assessing the development impacts within the study area which result from implementation of the Downtown People Mover.

II. 1980 BASELINE ANALYSIS

HISTORICAL TRENDS

The most significant development trend in downtown Los Angeles over the past 10-15 years has been the movement of the office and financial center from the Spring Street area westward toward the Harbor Freeway. The reasons for this relocation to the west side include the following.

- . Immediate availability of unobstructed sites for new buildings;
- . Favorable subsurface conditions for high rise construction;
- . High visibility for financial and other institutions wishing to relocate; and
- . Better accessibility from residential areas to the west of downtown because of proximity to the Harbor Freeway.

In addition, several negative characteristics are currently associated with the Spring Street area; these include:

- . Seismic deficiencies in older buildings in the area which would require substantial expenditures to achieve compliance with local building codes;
- . Perceived separation from the new financial district by Broadway;
- . Parking and security problems related to Spring Street's proximity to the Skid Row section of the Downtown area.

Retail development has generally followed office development, primarily because of the absence of a sufficiently supportive residential base. The Broadway, one of the city's major department stores, abandoned its 4th Street location in 1973 to relocate in a mixed use development in the new financial center. The City's two other major department stores are presently considering similar moves. In addition, projects such as Arco Plaza and the Bonaventure Hotel have provided significant amounts of retail activity in the west side.

The following five Class A hotel properties are located in the downtown area:

- . Bonaventure (1474 rooms);
- . Hilton (1200 rooms);

- . Biltmore (1027 rooms);
- . Hyatt Regency (500 rooms); and
- . New Otani (448 rooms).

The Bonaventure, Hilton, and Hyatt Regency are located on the City's west side near the new office development. The recently renovated Biltmore is at Pershing Square and the city's newest hotel, the New Otani, is located in the Little Tokyo district to the east of downtown. In addition to the above properties, there are six class B hotels within the study area with a total of 1574 rooms.

The city's Convention Center is located in the Southwest corner of the study area near the intersection of the Harbor and Santa Monica Freeways. The Center has not been a significant factor in hotel and tourism growth primarily because of the large number of consumer-oriented bookings which do not draw out-of-town, overnight business.

Government buildings in the downtown area are almost wholly confined to the area between the Santa Ana Freeway and 1st Street on the north and south and the Harbor Freeway and San Pedro Street on the west and east. Various government agencies also lease commercial office space in other parts of downtown.

Manufacturing and wholesale activity is generally located in the eastern and southern portions of the study area. The garment industry and jewelry trade are the most significant manufacturing and wholesale industries located in the study area.

CURRENT DEVELOPMENT

Two projects which opened in 1980 are included in the baseline figures:

- . The Park, a low-rise office development on Figueroa between Second and Third Streets across from Bunker Hill Towers; and
- . 911 Wilshire developed by Cabot, Cabot and Forbes between the Harbor Freeway and the "Cathedral site" on Figueroa.

These two projects added approximately 680,000 square feet of Class A office space to the downtown area.

Major development which is not included in the 1980 baseline analysis but which is already under construction includes the following:

- . Crocker Center Phase I (office and retail);
- . Wilshire Grand (office);
- . Wells Fargo (office);
- . Manufacturer's Life (office);

- . Jewelry Mart Phase I (retail); and
- . Weller Court (retail).

When complete, these projects will add approximately 3.9 million square feet of office and 525,000 square feet of retail to the present inventory of floor space in the downtown area.

The CRA has tentatively awarded development rights for Bunker Hill parcels R,S,T,U, and Y to Bunker Hill Associates. A formal contract signing is expected sometime in early 1981 with the first phase of construction scheduled to begin by January, 1982. Bunker Hill Associates' principal shareholder is Cadillac Fairview/California, Inc., a subsidiary of the Cadillac Fairview Corporation Ltd. of Toronto, Canada.

III. PROJECTIONS FOR 1985, 1990, AND 2000

Peat Marwick projections of employment and floor space for five major use groups for the periods 1980-1985, 1985-1990, and 1990-2000 are described in this section. These projections are summarized in Exhibits III-1 and III-2 and are shown graphically in Exhibits III-3 and III-4. A brief description of major development trends in each of these three periods is presented below.

1980-1985

The first phase of Bunker Hill development is scheduled to begin in early 1982 with completion projected for June, 1984. This phase of the project will contain the following elements:

- . 883,000 square foot office tower;
- . 125,000 square foot Museum of Modern Art;
- . 87,000 square feet of shops and restaurants;
- . 35,000 square foot 16-theatre complex;
- . 20,000 square foot dance troupe headquarters;
- . 250 dwelling units; and
- . 1,028 parking spaces.

The project developer, Bunker Hill Associates, is currently in the process of negotiating an agreement with the Community Redevelopment Agency (CRA) for exclusive development rights. A contract signing is expected in early 1981. In addition to the Bunker Hill development, two nearby projects, the Crocker Center and the O'Melveny and Myers building, will account for another 2.8 million square feet of office space and 80,000 square feet of retail.

In the west side financial district, 1.8 million square feet of office space is presently under construction with 2.5 million square feet more projected by 1985. The projections also include approximately 450,000 square feet of office space representing the conversion of upper floors in existing retail buildings along Seventh Street. Development of retail and office space in Little Tokyo is also expected to continue but on a much smaller scale than that projected for the west side.

Major retail development is expected to be limited to the downtown's west side and to include the relocation of the city's two major department stores presently located on Broadway. It was assumed that the Centrum site between Seventh and Eighth Streets on Figueroa will be developed as originally proposed by Metropolitan Structures, Inc. The property was recently sold to the Oxford Development Group. Some decrease in retail employment is expected in this period primarily because of the trend among major retailers toward smaller, more efficient outlets.

EXHIBIT III-1

SUMMARY OF FLOOR AREA PROJECTIONS

(SQUARE FEET)

(000's OMITTED)

	<u>Office</u>	<u>Gov't</u>	<u>Retail</u>	<u>Hotel Service Instit.</u>	<u>Manuf. Wholesale</u>	<u>Total</u>	<u>Annual Compounded Growth</u>
1980	33,525	8,610	9,585	11,405	12,685	75,810	
Net change 1980-1985	+ 8,480	+ 210	+ 640	+ 610	+ 75	10,015	2.51%
1985	42,005	8,820	10,225	12,015	12,760	85,825	
Net change 1985-1990	+ 9,595	--	+ 535	+ 700	- 40	10,790	2.40%
1990	51,600	8,820	10,760	12,715	12,720	96,615	
Net change 1990-2000	+14,605	+ 380	+ 345	- 110	- 520	+14,700	1.43%
2000	66,205	9,200	11,105	12,605	12,200	111,315	

EXHIBIT III-2
SUMMARY OF EMPLOYMENT PROJECTIONS

	<u>Office</u>	<u>Gov't</u>	<u>Retail</u>	<u>Hotel/ Service/ Instit.</u>	<u>Manuf./ Wholesale</u>	<u>Total</u>	<u>Annual Compounded Growth</u>
1980	98,510	31,870	16,785	16,545	28,500	192,210	
Net change 1980-1985	+26,490	+ 780	-1,170	+ 880	+ 160	+27,140	2.68%
1985	125,000	32,650	15,615	17,425	28,660	219,350	
Net change 1985-1990	+29,995	--	+1,020	+1,005	- 90	+31,930	2.76%
1990	154,995	32,650	16,635	18,430	28,570	251,280	
Net change 1990-2000	+45,635	+1,410	+ 650	- 160	-1,175	46,360	1.71%
2000	200,630	34,060	17,285	18,270	27,395	297,640	

Exhibit III-3

Floor Area Forecasts

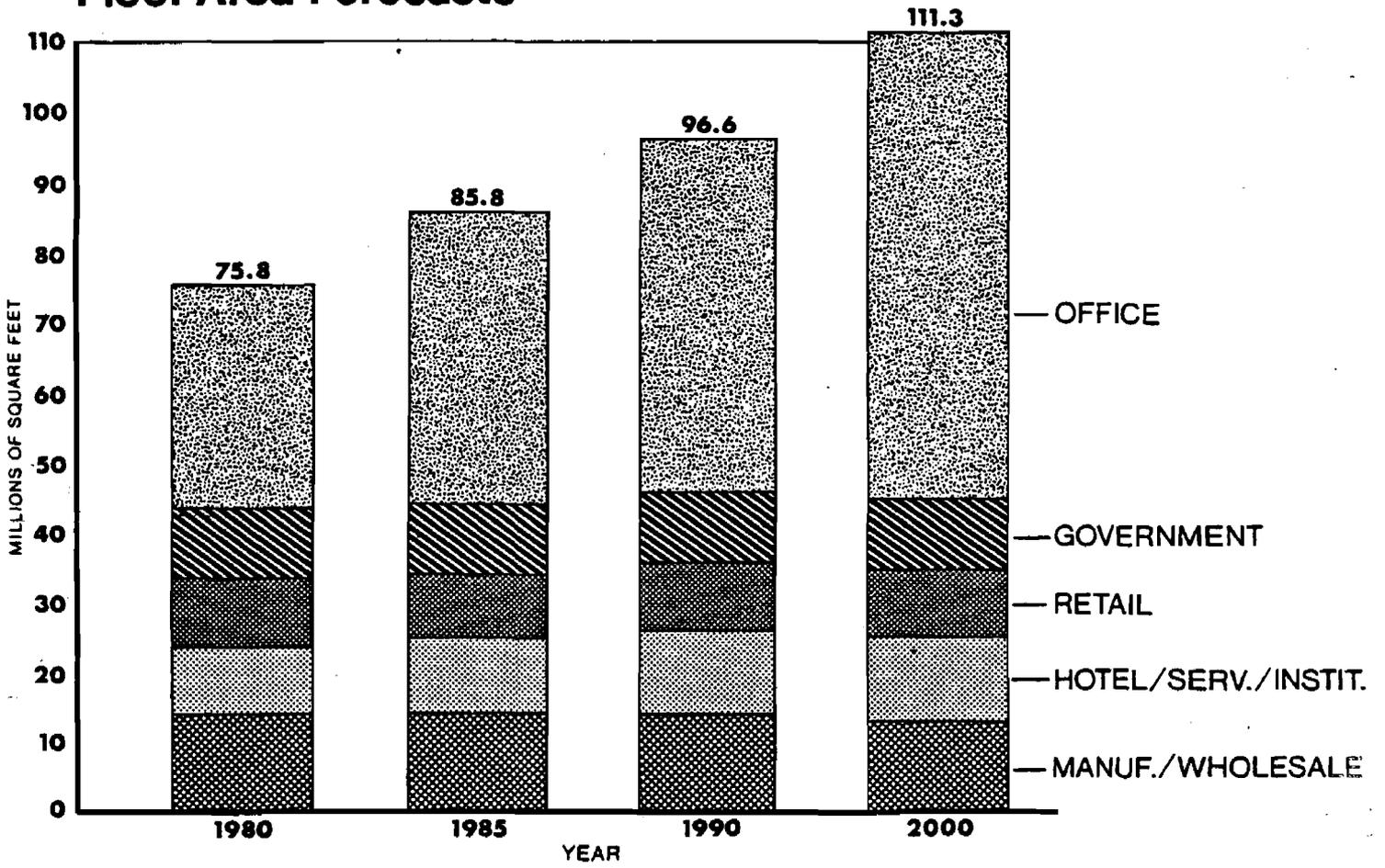
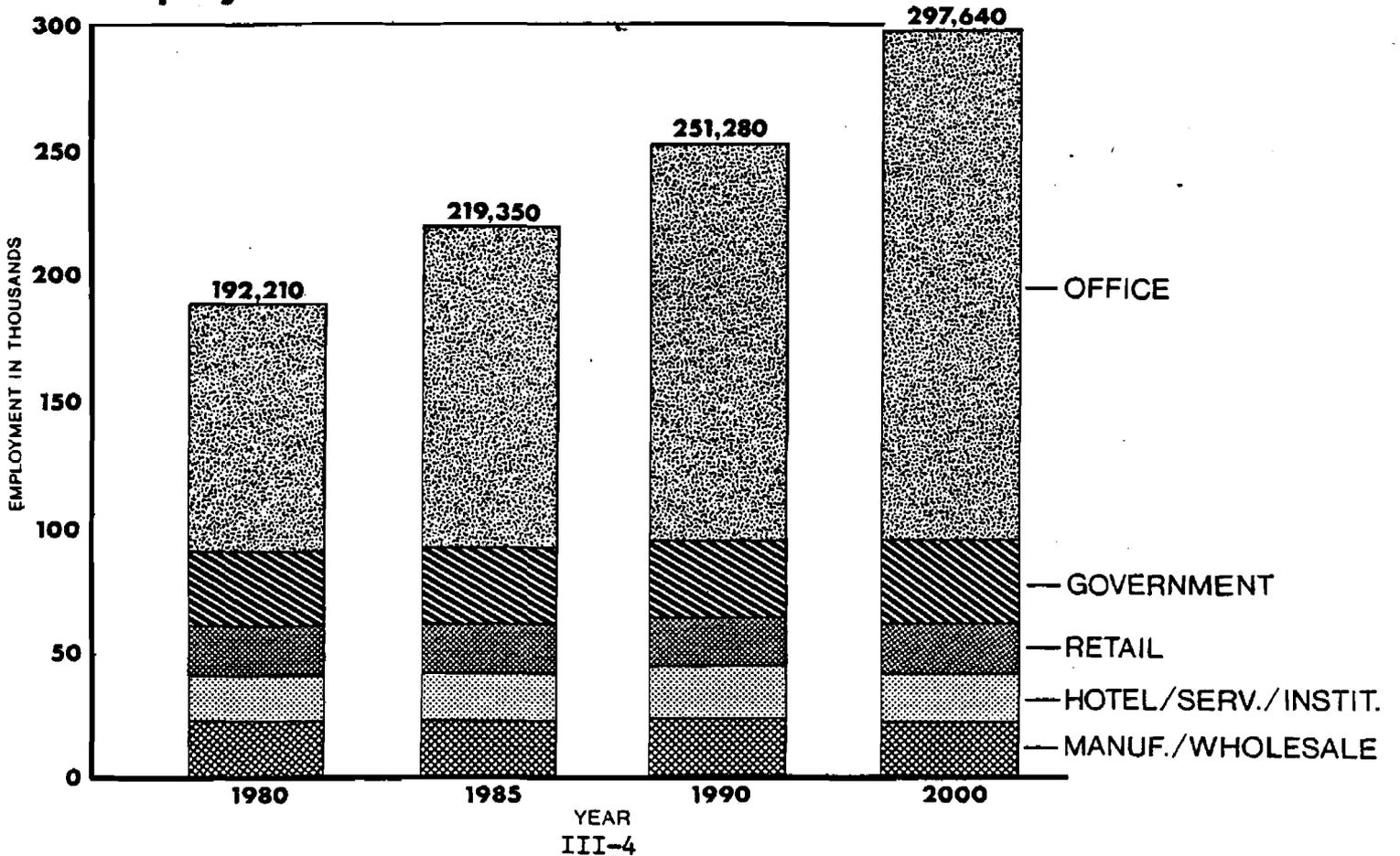


Exhibit III-4

Employment Forecasts



Projections for government employment and floor space assume that the State of California will undertake additions and alterations to the existing Title Insurance Building on Spring Street. The completed project would contain both state offices and court facilities.

The hotel, service, institutional category projections include two major projects:

- . 100,000 square foot permanent addition to the Convention Center to accommodate increased demand; and
- . 500 room hotel on Bunker Hill parcel C between Third and Fourth Streets near the Harbor Freeway.

The latter project has been delayed for some time because of the developer's inability to obtain financing. It was assumed that the project will eventually proceed.

Moderate growth in employment and floor space is projected for the wholesale/manufacturing use group. This result anticipates possible garment industry and jewelry trade utilization of vacant space in buildings on Spring Street.

1985-1990

Completion of phases two and three of the Bunker Hill development is projected for June, 1989. These two phases of the project will consist of the following elements:

- . 2,375,000 square feet of office in two towers;
- . 63,000 square feet of retail/restaurants;
- . 450 room hotel (Four Seasons);
- . 250 dwelling units; and
- . 2,374 parking spaces.

The intermediate phase of this project is slated for completion by January, 1987.

Peat Marwick has assumed disposition of the present library site by the City with subsequent development of office space at a 13 to 1 floor area ratio (F.A.R.). A larger library and some retail has been incorporated into this projection. Failure of such a disposition to occur would not materially alter office floor space projections for this period. In the presence of adequate demand, it is assumed that development projected for 1990-2000 would move forward to the 1985-1990 period.

Substantial office development has been projected along the Figueroa corridor for this period. Some land assembly has already taken place South of Eighth Street in anticipation of this development. In addition, the Downtown People Mover (DPM) is projected to be fully operational by this time, further encouraging development in this area. Peat Marwick has also projected some office development near the DPM route along First Street and continued growth in office space in Little Toyko.

No major retail expansion is anticipated in this period with the exception of possible development north of the Jewelry Mart now under construction. It is uncertain to what degree the two projects would be related.

The hotel component in phase two of the Bunker Hill development has already been noted. It was assumed that an additional class B hotel will also be added sometime during this period. Finally, the Convention Center is expected to further expanded to meet increased demand for its facilities.

1990-2000

Peat Marwick has projected a continuation of major office development along the Figueroa Corridor south to the Convention Center. Peat Marwick has also projected small scale office development along Ninth Street and the northern boundary of the proposed South Park residential area. It has also been assumed that Convention Center expansion during this period will include a major class A hotel facility.

A decrease in manufacturing/wholesale employment and floor space has been projected for this period. This would result primarily from displacement in the South Park area that would need to occur for substantial residential development to take place. This result depends directly on CRA policies and objectives in establishing South Park as a major residential node within the downtown area.

Peat Marwick has projected a moderate increase in government floor space and employment. Included in this projection are possible expansion of the Music Center and a new government office facility near present government buildings in the downtown area.

GEOGRAPHIC DISTRIBUTION OF DOWNTOWN DEVELOPMENT

This section briefly discusses the geographic distribution of projected development and employment growth in the Los Angeles CBD during the period between 1980 and the year 2000. A summary of projected square footage and employment in the years 1980, 1985, 1990, and 2000 for each of ten "large CBD zones" is presented in Exhibit III-5. A map showing the definition of each of the ten "large CBD zones" is presented in Exhibit III-6; each "large CBD zone" is composed of a number of the 98 study area zones which were defined in Exhibit I-1.

It can be seen from Exhibit III-5 that by far the largest amount of development growth is projected to occur in the corridor served by the DPM--that is, zones B, C, and E. Between 1980 and 2000, employment in these three zones is expected to increase by 196, 91, and 1200 percent, respectively. The most rapid growth in Zones B and C will occur in the 1980's, whereas the most rapid growth in Zone E will occur in the 1990's.

Exhibit III-5
Large CBD Zones

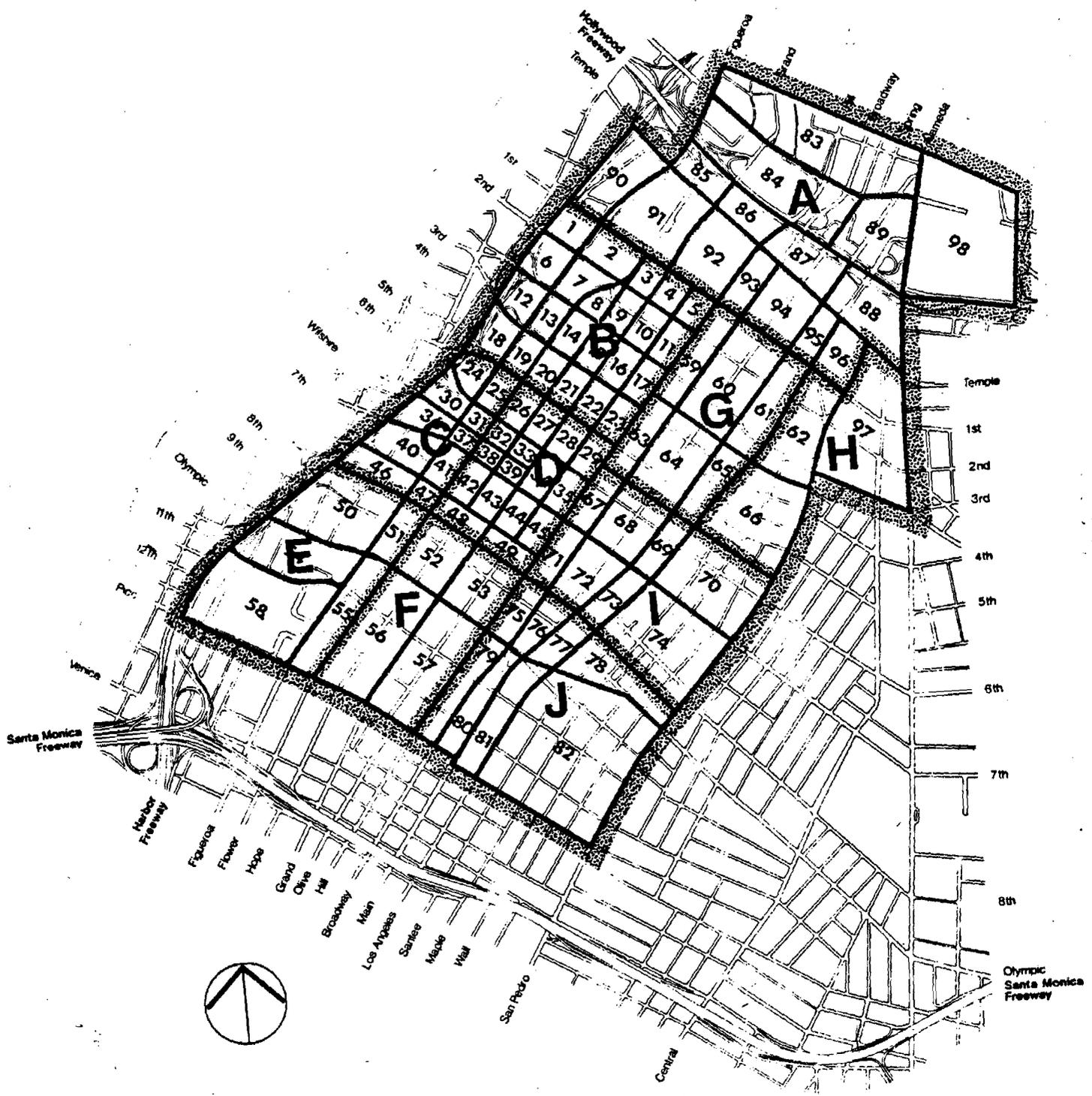


EXHIBIT III-6

GEOGRAPHICAL DISTRIBUTION OF GROWTH

	GROSS SQUARE FOOTAGE		EMPLOYMENT	
	000's	INDEX		INDEX
<u>A</u>				
1980	7,700	100	27,875	100
1985	7,710	100	27,890	100
1990	8,115	105	28,865	104
2000	8,465	110	30,165	108
<u>B</u>				
1980	5,560	100	14,940	100
1985	11,160	201	31,175	209
1990	14,840	267	41,975	281
2000	15,570	280	44,270	296
<u>C</u>				
1980	7,440	100	20,390	100
1985	9,535	128	26,760	131
1990	13,205	177	38,205	187
2000	13,435	181	38,940	191
<u>D</u>				
1980	12,510	100	33,850	100
1985	13,075	105	35,790	106
1990	15,695	125	43,670	129
2000	15,695	125	43,670	129
<u>E</u>				
1980	2,035	100	3,760	100
1985	3,045	150	6,900	184
1990	3,195	157	7,115	189
2000	16,545	813	48,875	1300
<u>F</u>				
1980	4,165	100	10,160	100
1985	4,155	100	10,145	100
1990	4,115	99	10,085	99
2000	4,030	97	9,940	98

EXHIBIT III-6 (cont'd.)

	GROSS SQUARE FOOTAGE		EMPLOYMENT	
	000's	INDEX		INDEX
<u>G</u>				
1980	9,645	100	19,140	100
1985	9,735	101	19,545	102
1990	10,035	104	20,115	105
2000	10,035	104	20,115	105
<u>H</u>				
1980	3,570	100	7,195	100
1985	3,830	107	7,900	110
1990	3,835	107	8,005	111
2000	3,835	107	8,005	111
<u>I</u>				
1980	14,190	100	32,320	100
1985	14,585	103	30,695	95
1990	14,585	103	30,695	95
2000	14,585	103	30,695	95
<u>J</u>				
1980	8,995	100	22,580	100
1985	8,995	100	22,550	100
1990	8,995	100	22,550	100
2000	9,120	101	22,965	102

In contrast, only limited development and employment growth--or even reductions--are projected for the balance of the zones (Zones A, D, F, G, H, I and J). These zones are not as well served by the DPM as are Zones B, C, and E.

In summary, these projections emphasize the important role which the Los Angeles DPM will serve in providing transportation service to the key rapidly growing portions of the Los Angeles CBD. The DPM will connect the most rapidly developing office and retail areas of the Los Angeles CBD with the Government office area, the developing transportation terminal at Union Station, and the Wilshire Corridor rail rapid transit line. It will also connect both existing as well as planned hotel facilities to the Convention Center.

These development projections also emphasize the major impacts which the Los Angeles DPM has already had in influencing future development of the Los Angeles CBD. As noted, these projections are based in part on extensive interviews with the downtown Los Angeles development community. These results suggest that the development community has already anticipated construction of the DPM in its future planning and has based its project decisions on the assumption that the DPM will be constructed and in operation as planned.

IV. SUMMARY AND CONCLUSIONS

The major findings and conclusions of this study are:

- . Total employment in the Central Business District (CBD) study area in 1980 was about 192,000 people. About 51 percent of this total was office employment, about 17 percent was government, and about 15 percent was manufacturing/wholesale employment.
- . Total CBD employment will increase to about 219,000 at a compounded average growth rate of 2.7 percent between 1980 and 1985, to about 251,000 at a compounded growth rate of 2.8 percent between 1985 and 1990, and to about 298,000 at a compounded growth rate of 1.7 percent between 1990 and 2000.
- . Over 97 percent of the growth in CBD employment between 1980 and 2000 will occur in the office sector. CBD employment in all of the other sectors will remain virtually unchanged between 1980 and 2000.
- . Virtually all of the CBD employment growth will occur in the CBD corridor which will be served by the Downtown People Mover. During the decade of the 1980's, the fastest growth will occur in the Bunker Hill Redevelopment Area and in the West Side area--both of which are served by the DPM. During the decade of the 1990's, the fastest growth will occur in the Figueroa Street corridor toward the Convention Center--this also is on the DPM route.
- . These findings emphasize that the DPM will provide transportation service to the most rapidly growing portions of the Los Angeles CBD. They also emphasize the extent to which the DPM has already reinforced development trends within the CBD.

These findings are based on an extensive series of interviews and discussions with leading members of the development community in Los Angeles. They therefore constitute a "moderate" forecast which represents a consensus of the development industry's views--appropriately tempered with Peat Marwick's perspective. The 1980 to 1985 growth forecasts predominantly include projects which are under construction or committed. While the uncertainty of the development projections increase as the time horizon of the forecast moves further into the future, this uncertainty relates primarily to the timing of the development--rather than to its location or intensity.

Finally, this study has developed an approach for measuring changes in land use in the Los Angeles CBD at the parcel level. This approach can be effectively employed to assess the impacts of the DPM upon land use and development in the CBD.

APPENDIX A

ESTIMATION OF LOS ANGELES CENTRAL BUSINESS
DISTRICT EMPLOYMENT AND FLOOR SPACE FOR 1980

1980 LOS ANGELES CENTRAL
BUSINESS DISTRICT EMPLOYMENT

EMPLOYMENT :

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	0	0	0	0	0	0
6	840	0	0	0	0	840
7	0	0	0	0	0	0
8	0	0	0	60	0	60
9	0	0	0	0	0	0
10	0	0	0	0	0	0
11	0	0	0	0	0	0
12	0	0	0	0	0	0
13	1,140	0	40	10	0	1,190
14	4,050	0	0	0	0	4,050
15	0	0	0	0	0	0
16	0	0	0	0	0	0
17	0	0	0	0	0	0
18	2,250	0	20	0	0	2,270
19	0	0	320	1,740	0	2,060
20	0	0	0	0	0	0
21	1,030	0	0	0	0	1,030
22	1,090	0	0	80	0	1,170
23	2,270	0	0	0	0	2,270
24	250	0	0	330	0	580
25	10,340	0	260	0	0	10,600
26	530	0	0	300	0	830
27	2,450	740	0	590	0	3,780
28	1,410	0	0	1,520	0	2,930

1980 LOS ANGELES CENTRAL
BUSINESS DISTRICT EMPLOYMENT
(Continued)

<u>EMPLOYMENT:</u>						
<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
29	0	0	0	0	0	0
30	1,280	0	0	0	0	1,280
31	2,390	0	0	0	0	2,390
32	5,910	0	0	0	0	5,910
33	1,310	0	0	50	0	1,360
34	4,950	0	50	0	0	5,000
35	2,300	0	0	170	160	2,630
36	970	0	70	1,140	0	2,180
37	1,160	0	0	40	0	1,200
38	1,720	0	0	0	0	1,720
39	1,300	0	40	10	0	1,350
40	0	0	0	0	0	0
41	280	0	790	0	0	1,070
42	2,520	0	830	640	0	3,990
43	160	0	470	60	0	690
44	450	0	140	0	0	590
45	1,190	0	110	70	0	1,370
46	420	0	50	0	0	470
47	280	0	70	270	0	620
48	940	0	10	10	0	960
49	340	0	120	120	160	740
50	170	0	60	720	70	1,020
51	0	0	10	120	40	170
52	1,110	0	10	130	60	1,310

1980 LOS ANGELES CENTRAL

BUSINESS DISTRICT EMPLOYMENT

(Continued)

EMPLOYMENT:						
<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
53	390	0	200	550	0	1,140
54	90	0	110	90	100	390
55	730	60	40	430	340	1,600
56	1,060	0	190	230	1,470	2,950
57	3,090	0	240	300	1,130	4,760
58	0	0	0	580	0	580
59	1,220	1,940	260	160	0	3,580
60	2,060	1,630	370	40	250	4,350
61	0	0	110	260	380	750
62	280	0	140	540	1,840	2,800
63	750	0	2,160	160	580	3,650
64	3,280	0	460	1,850	0	5,590
65	410	0	250	220	340	1,220
66	30	0	250	720	1,300	2,300
67	5,000	0	1,790	0	0	6,790
68	4,080	0	1,380	220	0	5,680
69	0	0	800	230	420	1,450
70	30	240	30	120	1,570	1,990
71	2,780	0	1,970	0	400	5,150
72	3,160	0	60	270	60	3,550
73	0	0	510	130	3,350	3,990
74	310	0	310	40	3,060	3,720
75	730	0	60	200	0	990
76	690	0	110	0	0	800
77	6,030	0	20	0	0	6,050
78	30	0	90	40	1,520	1,680
79	2,310	0	30	70	30	2,440
80	370	0	90	190	200	850

1980 LOS ANGELES CENTRAL
 BUSINESS DISTRICT EMPLOYMENT
 (Continued)

<u>EMPLOYMENT:</u>						
<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
81	0	0	210	40	1,280	1,530
82	30	130	180	170	7,730	8,240
83	20	520	270	0	110	920
84	20	1,460	40	10	20	1,550
85	170	0	0	0	0	170
86	0	0	0	0	0	0
87	0	4,540	0	0	0	4,540
88	0	4,500	0	35	0	4,535
89	0	0	85	35	0	120
90	0	520	0	0	0	520
91	0	3,460	0	0	0	3,460
92	0	1,940	0	0	0	1,940
93	0	1,130	0	0	0	1,130
94	0	3,090	0	0	0	3,090
95	0	2,720	0	0	0	2,720
96	0	960	0	0	0	960
97	560	70	500	435	530	2,095
98	0	2,220	0	0	0	2,220
TOTAL	98,510	31,870	16,785	16,545	28,500	192,210

1980 LOS ANGELES CENTRAL BUSINESS DISTRICT

DISTRIBUTION OF FLOOR AREA

BY CRA BLOCKS

FLOOR AREA-GROSS SQUARE FOOTAGE: (000's)

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	0	0	0	0	0	0
6	270	0	0	0	0	270
7	0	0	0	0	0	0
8	0	0	0	40	0	40
9	0	0	0	0	0	0
10	0	0	0	0	0	0
11	0	0	0	0	0	0
12	0	0	0	0	0	0
13	365	0	20	10	0	395
14	1,295	0	0	0	0	1,295
15	0	0	0	0	0	0
16	0	0	0	0	0	0
17	0	0	0	0	0	0
18	720	0	10	0	0	730
19	0	0	170	1,200	0	1,370
20	0	0	0	0	0	0
21	330	0	0	0	0	330
22	350	0	0	55	0	405
23	725	0	0	0	0	725
24	80	0	0	230	0	310
25	3,310	0	140	0	0	3,450
26	170	0	0	205	0	375
27	785	200	0	405	0	1,390
28	450	0	0	1,050	0	1,500

1980 LOS ANGELES CENTRAL BUSINESS DISTRICT

DISTRIBUTION OF FLOOR AREA

BY CRA BLOCKS

(Continued)

FLOOR AREA-GROSS SQUARE FOOTAGE: (000's)

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL-SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
29	0	0	0	0	0	0
30	410	0	0	0	0	410
31	765	0	0	0	0	765
32	1,890	0	0	0	0	1,890
33	420	0	0	35	0	455
34	1,585	0	25	0	0	1,610
35	735	0	0	120	70	925
36	310	0	35	785	0	1,130
37	370	0	0	25	0	395
38	550	0	0	0	0	550
39	415	0	20	10	0	445
40	0	0	0	0	0	0
41	90	0	420	0	0	510
42	805	0	440	440	0	1,685
43	50	0	250	40	0	340
44	145	0	75	0	0	220
45	380	0	60	45	0	485
46	135	0	25	0	0	160
47	90	0	35	185	0	310
48	300	0	5	5	0	310
49	110	0	65	85	70	330
50	55	0	30	500	30	615
51	0	0	5	85	20	110
52	355	0	5	90	25	475
53	125	0	105	380	0	610
54	30	0	60	60	45	195
55	235	15	20	295	150	715
56	340	0	100	160	655	1,255

1980 LOS ANGELES CENTRAL BUSINESS DISTRICT
 DISTRIBUTION OF FLOOR AREA
 BY CRA BLOCKS
 (Continued)

FLOOR AREA-GROSS SQUARE FOOTAGE: (000's)

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
57	990	0	125	205	505	1,825
58	0	0	0	400	0	400
59	390	525	140	110	0	1,165
60	1,325	440	195	30	110	2,100
61	0	0	60	180	170	410
62	90	0	75	370	820	1,355
63	240	0	1,560	110	260	2,170
64	1,715	0	245	1,275	0	3,235
65	130	0	135	150	150	565
66	10	0	130	495	580	1,215
67	1,600	0	950	0	0	2,550
68	1,970	0	730	155	0	2,855
69	0	0	425	160	185	770
70	10	65	15	80	700	870
71	890	0	1,045	0	180	2,115
72	1,010	0	305	185	25	1,525
73	0	0	270	90	1,490	1,850
74	100	0	165	30	1,360	1,655
75	235	0	30	135	0	400
76	220	0	60	0	0	280
77	1,930	0	10	0	0	1,940
78	10	0	50	30	675	765
79	740	0	15	45	15	815
80	120	0	50	130	90	390
81	0	0	110	25	570	705
82	10	35	95	120	3,440	3,700
83	5	140	145	0	50	340
84	5	395	20	5	10	435

1980 LOS ANGELES CENTRAL BUSINESS DISTRICT

DISTRIBUTION OF FLOOR AREA

BY CRA BLOCKS

(Continued)

FLOOR AREA-GROSS SQUARE FOOTAGE: (000's)

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
85	55	0	0	0	0	55
86	0	0	0	0	0	0
87	0	1,225	0	0	0	1,225
88	0	1,215	0	25	0	1,240
89	0	0	45	25	0	70
90	0	140	0	0	0	140
91	0	935	0	0	0	935
92	0	525	0	0	0	525
93	0	305	0	0	0	305
94	0	835	0	0	0	835
95	0	735	0	0	0	735
96	0	260	0	0	0	260
97	180	20	265	300	235	1,000
98	0	600	0	0	0	600
TOTAL	33,525	8,610	9,585	11,405	12,685	75,810

APPENDIX B

PROJECTIONS OF LOS ANGELES
CENTRAL BUSINESS DISTRICT
EMPLOYMENT AND FLOOR SPACE
FOR 1985, 1990, AND 2000

1985 LOS ANGELES CENTRAL
BUSINESS DISTRICT EMPLOYMENT

EMPLOYMENT:

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	0	0	0	0	0	0
6	840	0	0	0	0	840
7	0	0	0	0	0	0
8	0	0	0	60	0	60
9	0	0	0	0	0	0
10	0	0	160	80	0	240
11	0	0	0	15	0	15
12	155	0	95	505	0	755
13	1,140	0	40	10	0	1,190
14	4,050	0	0	0	0	4,050
15	6,560	0	150	70	0	6,780
16	2,765	0	0	180	0	2,945
17	0	0	0	0	0	0
18	2,250	0	20	0	0	2,270
19	0	0	320	1,740	0	2,060
20	3,250	0	0	0	0	3,250
21	3,280	0	0	0	0	3,280
22	1,090	0	0	80	0	1,170
23	2,270	0	0	0	0	2,270
24	1,705	0	0	330	0	2,035
25	10,340	0	260	0	0	10,600
26	530	0	0	300	0	830
27	2,450	740	0	590	0	3,780
28	1,410	0	0	1,520	0	2,930

1985 LOS ANGELES CENTRAL
 BUSINESS DISTRICT EMPLOYMENT
 (Continued)

EMPLOYMENT:

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
29	0	0	0	0	0	0
30	3,095	0	0	0	0	3,095
31	2,390	0	0	0	0	2,390
32	5,910	0	0	0	0	5,910
33	1,310	0	0	50	0	1,360
34	4,950	0	50	0	0	5,000
35	2,300	0	0	170	200	2,670
36	970	0	70	1,140	0	2,180
37	1,160	0	0	40	0	1,200
38	1,720	0	0	0	0	1,720
39	2,280	0	40	10	0	2,330
40	1,560	0	850	0	0	2,410
41	1,170	0	255	0	0	1,425
42	2,520	0	830	640	0	3,990
43	685	0	150	60	0	895
44	450	0	140	0	0	590
45	1,190	0	110	70	0	1,370
46	420	0	50	0	0	470
47	655	0	30	270	0	955
48	1,655	0	10	10	0	1,675
49	340	0	120	120	160	740
50	170	0	60	720	70	1,020
51	3,125	0	0	0	40	3,165
52	1,110	0	0	125	60	1,295

1985 LOS ANGELES CENTRAL
 BUSINESS DISTRICT EMPLOYMENT
 (Continued)

EMPLOYMENT:

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
53	390	0	200	550	0	1,140
54	90	0	110	90	100	390
55	730	60	40	430	340	1,600
56	1,060	0	190	230	1,470	2,950
57	3,090	0	240	300	1,130	4,760
58	0	0	0	725	0	725
59	1,220	1,940	260	160	0	3,580
60	2,060	1,630	370	40	250	4,350
61	0	0	110	260	380	750
62	405	0	330	515	1,840	3,090
63	750	0	2,160	160	580	3,650
64	2,905	780	460	1,850	0	5,995
65	410	0	250	220	340	1,220
66	30	0	250	720	1,300	2,300
67	5,000	0	1,430	0	0	6,430
68	4,080	0	1,380	220	0	5,680
69	0	0	800	230	485	1,515
70	30	240	30	120	1,570	1,990
71	2,780	0	640	0	400	3,820
72	3,160	0	60	270	60	3,550
73	0	0	510	130	3,350	3,990
74	310	0	310	40	3,060	3,720
75	610	0	60	200	90	960
76	690	0	110	0	0	800
77	6,030	0	20	0	0	6,050
78	30	0	90	40	1,520	1,680
79	2,310	0	30	70	30	2,440
80	370	0	90	190	200	850

1985 LOS ANGELES CENTRAL
 BUSINESS DISTRICT EMPLOYMENT
 (Continued)

<u>EMPLOYMENT:</u>						
<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
81	0	0	210	40	1,280	1,530
82	30	130	180	170	7,730	8,240
83	20	520	270	0	110	920
84	20	1,460	40	10	20	1,550
85	170	0	0	0	0	170
86	0	0	0	0	0	0
87	0	4,540	0	0	0	4,540
88	0	4,500	0	35	0	4,535
89	0	0	85	35	0	120
90	0	520	0	0	0	520
91	0	3,460	0	0	0	3,460
92	0	1,940	0	0	0	1,940
93	0	1,130	0	0	0	1,130
94	0	3,090	0	0	0	3,090
95	0	2,720	0	0	0	2,720
96	0	960	0	0	0	960
97	1,000	70	490	455	495	2,510
98	0	2,220	0	15	0	2,235
TOTAL	125,000	32,650	15,615	17,425	28,660	219,350

1990 LOS ANGELES CENTRAL
BUSINESS DISTRICT EMPLOYMENT

EMPLOYMENT:

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	1,560	0	125	0	0	1,685
6	840	0	0	0	0	840
7	0	0	0	0	0	0
8	0	0	0	60	0	60
9	0	0	0	0	0	0
10	0	0	200	535	0	735
11	0	0	0	15	0	15
12	155	0	95	505	0	755
13	1,140	0	40	10	0	1,190
14	4,050	0	0	0	0	4,050
15	6,560	0	150	70	0	6,780
16	7,140	0	0	180	0	7,320
17	3,045	0	85	0	0	3,130
18	2,250	0	20	0	0	2,270
19	0	0	320	1,740	0	2,060
20	3,250	0	0	0	0	3,250
21	3,280	0	0	0	0	3,280
22	2,185	0	20	80	0	2,285
23	2,270	0	0	0	0	2,270
24	1,705	0	0	330	0	2,035
25	10,340	0	260	0	0	10,600
26	530	0	0	300	0	830
27	9,955	740	190	730	0	11,615
28	1,410	0	0	1,520	0	2,930

1990 LOS ANGELES CENTRAL
BUSINESS DISTRICT EMPLOYMENT
(Continued)

EMPLOYMENT:

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
29	0	0	0	0	0	0
30	3,095	0	0	0	0	3,095
31	2,390	0	0	0	0	2,390
32	5,910	0	0	0	0	5,910
33	1,310	0	0	50	0	1,360
34	4,950	0	50	0	0	5,000
35	2,300	0	0	170	245	2,715
36	970	0	70	1,140	0	2,180
37	1,160	0	0	40	0	1,200
38	1,720	0	0	0	0	1,720
39	2,280	0	40	10	0	2,330
40	3,125	0	850	0	0	3,975
41	3,830	0	350	0	0	4,180
42	2,520	0	830	640	0	3,990
43	685	0	150	60	0	895
44	450	0	140	0	0	590
45	1,190	0	110	70	0	1,370
46	7,595	0	0	0	0	7,595
47	655	0	30	270	0	955
48	1,655	0	10	10	0	1,675
49	340	0	120	120	160	740
50	170	0	60	720	70	1,020
51	3,125	0	0	0	40	3,165
52	1,110	0	0	65	60	1,235

1990 LOS ANGELES CENTRAL
 BUSINESS DISTRICT EMPLOYMENT
 (Continued)

EMPLOYMENT:

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
53	390	0	200	550	0	1,140
54	90	0	110	90	100	390
55	730	60	40	430	340	1,600
56	1,060	0	190	230	1,470	2,950
57	3,090	0	240	300	1,130	4,760
58	0	0	0	940	0	940
59	1,220	1,940	260	160	0	3,580
60	2,060	1,630	370	40	250	4,350
61	0	0	110	260	380	750
62	405	0	330	515	1,840	3,090
63	750	0	2,730	160	580	4,220
64	2,905	780	460	1,850	0	5,995
65	410	0	250	220	340	1,220
66	30	0	250	720	1,300	2,300
67	5,000	0	1,430	0	0	6,430
68	4,080	0	1,380	220	0	5,680
69	0	0	800	230	485	1,515
70	30	240	30	120	1,570	1,990
71	2,780	0	640	0	400	3,820
72	3,160	0	60	270	60	3,550
73	0	0	510	130	3,350	3,990
74	310	0	310	40	3,060	3,720
75	610	0	60	200	90	960
76	690	0	110	0	0	800
77	6,030	0	20	0	0	6,050
78	30	0	90	40	1,520	1,680
79	2,310	0	30	70	30	2,440
80	370	0	90	190	200	850

1990 LOS ANGELES CENTRAL
 BUSINESS DISTRICT EMPLOYMENT
 (Continued)

EMPLOYMENT:

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
81	0	0	210	40	1,280	1,530
82	30	130	180	170	7,730	8,240
83	20	520	270	0	110	920
84	20	1,460	40	10	20	1,550
85	170	0	0	0	0	170
86	0	0	0	0	0	0
87	0	4,540	0	0	0	4,540
88	0	4,500	0	35	0	4,535
89	0	0	85	35	0	120
90	720	520	0	255	0	1,495
91	0	3,460	0	0	0	3,460
92	0	1,940	0	0	0	1,940
93	0	1,130	0	0	0	1,130
94	0	3,090	0	0	0	3,090
95	0	2,720	0	0	0	2,720
96	0	960	0	0	0	960
97	1,295	70	435	455	360	2,615
98	0	2,220	0	15	0	2,235
TOTAL	154,995	32,650	16,635	18,430	28,570	251,280

2000 LOS ANGELES CENTRAL
BUSINESS DISTRICT EMPLOYMENT

EMPLOYMENT:

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	110	0	0	0	110
4	0	0	0	0	0	0
5	1,560	0	125	0	0	1,685
6	840	0	0	0	0	840
7	0	0	0	0	0	0
8	0	0	0	60	0	60
9	0	0	0	0	0	0
10	0	0	200	535	0	735
11	0	0	0	15	0	15
12	155	0	95	505	0	755
13	1,140	0	40	10	0	1,190
14	4,050	0	0	0	0	4,050
15	6,560	0	150	70	0	6,780
16	7,140	0	0	180	0	7,320
17	3,045	0	85	0	0	3,130
18	2,250	0	20	0	0	2,270
19	0	0	320	1,740	0	2,060
20	3,250	0	0	0	0	3,250
21	3,280	0	0	0	0	3,280
22	2,185	0	20	80	0	2,285
23	4,455	0	0	0	0	4,455
24	1,705	0	0	330	0	2,035
25	10,340	0	260	0	0	10,600
26	530	0	0	300	0	830
27	9,955	740	190	730	0	11,615
28	1,410	0	0	1,520	0	2,930

2000 LOS ANGELES CENTRAL
 BUSINESS DISTRICT EMPLOYMENT
 (Continued)

EMPLOYMENT:

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
29	0	0	0	0	0	0
30	3,095	0	0	0	0	3,095
31	2,390	0	0	0	0	2,390
32	5,910	0	0	0	0	5,910
33	1,310	0	0	50	0	1,360
34	4,950	0	50	0	0	5,000
35	2,300	0	0	170	245	2,715
36	970	0	70	1,140	0	2,180
37	1,920	0	0	15	0	1,935
38	1,720	0	0	0	0	1,720
39	2,280	0	40	10	0	2,330
40	3,125	0	850	0	0	3,975
41	3,830	0	350	0	0	4,180
42	2,520	0	830	640	0	3,990
43	685	0	150	60	0	895
44	450	0	140	0	0	590
45	1,190	0	110	70	0	1,370
46	7,595	0	0	0	0	7,595
47	655	0	30	270	0	955
48	1,655	0	10	10	0	1,675
49	340	0	120	120	160	740
50	21,875	0	375	0	0	22,250
51	3,125	0	0	0	40	3,165
52	1,110	0	0	65	60	1,235

2000 LOS ANGELES CENTRAL
BUSINESS DISTRICT EMPLOYMENT

(Continued)

EMPLOYMENT:						
<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
53	955	0	115	875	0	1,945
54	20,060	0	565	0	0	20,625
55	730	60	40	430	200	1,460
56	1,060	0	190	145	605	2,000
57	3,090	0	240	300	1,130	4,760
58	0	0	0	1,375	0	1,375
59	1,220	1,940	260	160	0	3,580
60	2,060	1,630	370	40	250	4,350
61	0	0	110	260	380	750
62	405	0	330	515	1,840	3,090
63	750	0	2,730	160	580	4,220
64	2,905	780	460	1,850	0	5,995
65	410	0	250	220	340	1,220
66	30	0	250	720	1,300	2,300
67	5,000	0	1,430	0	0	6,430
68	4,080	0	1,380	220	0	5,680
69	0	0	800	230	485	1,515
70	30	240	30	120	1,570	1,990
71	2,780	0	640	0	400	3,820
72	3,160	0	60	270	60	3,550
73	0	0	510	130	3,350	3,990
74	310	0	310	40	3,060	3,720
75	610	0	60	200	90	960
76	1,140	0	75	0	0	1,215
77	6,030	0	20	0	0	6,050
78	30	0	90	40	1,520	1,680
79	2,310	0	30	70	30	2,440
80	370	0	90	190	200	850

2000 LOS ANGELES CENTRAL
BUSINESS DISTRICT EMPLOYMENT

(Continued)

EMPLOYMENT:

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
81	0	0	210	40	1,280	1,530
82	30	130	180	170	7,730	8,240
83	20	520	270	0	110	920
84	20	1,460	40	10	20	1,550
85	170	0	0	0	0	170
86	0	0	0	0	0	0
87	0	4,540	0	0	0	4,540
88	0	4,500	0	35	0	4,535
89	0	0	85	35	0	120
90	720	520	0	255	0	1,495
91	0	3,460	0	0	0	3,460
92	0	1,940	0	0	0	1,940
93	0	1,130	0	0	0	1,130
94	0	3,090	0	0	0	3,090
95	0	2,720	0	0	0	2,720
96	0	2,260	0	0	0	2,260
97	1,295	70	435	455	360	2,615
98	0	2,220	0	15	0	2,235
Total	200,630	34,060	17,285	18,270	27,395	297,640

1985 LOS ANGELES CENTRAL BUSINESS DISTRICT

DISTRIBUTION OF FLOOR AREA

BY CRA BLOCKS

(Continued)

FLOOR AREA-GROSS SQUARE FOOTAGE: (000's)

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	0	0	0	0	0	
6	270	0	0	0	0	270
7	0	0	0	0	0	0
8	0	0	0	40	0	40
9	0	0	0	0	0	0
10	0	0	85	55	0	140
11	0	0	0	10	0	10
12	50	0	50	350	0	450
13	365	0	20	10	0	395
14	1,295	0	0	0	0	1,295
15	2,100	0	80	50	0	2,230
16	885	0	0	125	0	1,010
17	0	0	0	0	0	0
18	720	0	10	0	0	730
19	0	0	170	1,200	0	1,370
20	1,040	0	0	0	0	1,040
21	1,050	0	0	0	0	1,050
22	350	0	0	55	0	405
23	725	0	0	0	0	725
24	545	0	0	230	0	775
25	3,310	0	140	0	0	3,450
26	170	0	0	205	0	375
27	785	200	0	405	0	1,390
28	450	0	0	1,050	0	1,500

1985 LOS ANGELES CENTRAL BUSINESS DISTRICT

DISTRIBUTION OF FLOOR AREA

BY CRA BLOCKS

(Continued)

FLOOR AREA-GROSS SQUARE FOOTAGE: (000's)

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
29	0	0	0	0	0	0
30	990	0	0	0	0	990
31	765	0	0	0	0	765
32	1,890	0	0	0	0	1,890
33	420	0	0	35	0	455
34	1,585	0	25	0	0	1,610
35	735	0	0	120	90	945
36	310	0	35	785	0	1,130
37	370	0	0	25	0	395
38	550	0	0	0	0	550
39	730	0	20	10	0	760
40	500	0	450	0	0	950
41	375	0	135	0	0	510
42	805	0	440	440	0	1,685
43	220	0	80	40	0	340
44	145	0	75	0	0	220
45	380	0	60	45	0	485
46	135	0	25	0	0	160
47	210	0	15	185	0	410
48	530	0	5	5	0	540
49	110	0	65	85	70	330
50	55	0	30	500	30	615
51	1,000	0	0	0	20	1,020
52	355	0	0	85	25	465
53	125	0	105	380	0	610
54	30	0	60	60	45	195
55	235	15	20	295	150	715
56	340	0	100	160	655	1,255

1985 LOS ANGELES CENTRAL BUSINESS DISTRICT

DISTRIBUTION OF FLOOR AREA

BY CRA BLOCKS

(Continued)

FLOOR AREA-GROSS SQUARE FOOTAGE: (000's)

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
57	990	0	125	205	505	1,825
58	0	0	0	500	0	500
59	390	525	140	110	0	1,165
60	1,325	440	195	30	110	2,100
61	0	0	60	180	170	410
62	130	0	175	355	820	1,480
63	240	0	1,560	110	260	2,170
64	1,595	210	245	1,275	0	3,325
65	130	0	135	150	150	565
66	10	0	130	495	580	1,215
67	1,600	0	1,315	0	0	2,915
68	970	0	730	155	0	2,855
69	0	0	425	160	215	800
70	10	65	15	80	700	870
71	890	0	1,045	0	180	2,115
72	1,010	0	305	185	25	1,525
73	0	0	270	90	1,490	1,850
74	100	0	165	30	1,360	1,655
75	195	0	30	135	40	400
76	220	0	60	0	0	280
77	1,930	0	10	0	0	1,940
78	10	0	50	30	675	765
79	740	0	15	45	15	815
80	120	0	50	130	90	390
81	0	0	110	25	570	705
82	10	35	95	120	3,440	3,700
83	5	140	145	0	50	340
84	5	395	20	5	10	455

1985 LOS ANGELES CENTRAL BUSINESS DISTRICT

DISTRIBUTION OF FLOOR AREA

BY CRA BLOCKS

(Continued)

FLOOR AREA-GROSS SQUARE FOOTAGE: (000's)

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
85	55	0	0	0	0	55
86	0	0	0	0	0	0
87	0	1,225	0	0	0	1,225
88	0	1,215	0	25	0	1,240
89	0	0	45	25	0	70
90	0	140	0	0	0	140
91	0	935	0	0	0	935
92	0	525	0	0	0	525
93	0	305	0	0	0	305
94	0	835	0	0	0	835
95	0	735	0	0	0	735
96	0	260	0	0	0	260
97	320	20	260	315	220	1,135
98	0	600	0	10	0	610
TOTAL	42,005	8,820	10,225	12,015	12,760	85,825

1990 LOS ANGELES CENTRAL BUSINESS DISTRICT

DISTRIBUTION OF FLOOR AREA

FLOOR AREA-GROSS SQUARE FOOTAGE: (000's)

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	500	0	65	0	0	565
6	270	0	0	0	0	270
7	0	0	0	0	0	0
8	0	0	0	40	0	40
9	0	0	0	0	0	0
10	0	0	105	370	0	475
11	0	0	0	10	0	10
12	50	0	50	350	0	450
13	365	0	20	10	0	395
14	1,295	0	0	0	0	1,295
15	2,100	0	80	50	0	2,230
16	2,285	0	0	125	0	2,410
17	975	0	45	0	0	1,020
18	720	0	10	0	0	730
19	0	0	170	1,200	0	1,370
20	1,040	0	0	0	0	1,040
21	1,050	0	0	0	0	1,050
22	700	0	10	55	0	765
23	725	0	0	0	0	725
24	545	0	0	230	0	775
25	3,310	0	140	0	0	3,450
26	170	0	0	205	0	375
27	3,185	200	100	505	0	3,990
28	450	0	0	1,050	0	1,500

1990 LOS ANGELES CENTRAL BUSINESS DISTRICT

DISTRIBUTION OF FLOOR AREA

(Continued)

FLOOR AREA-GROSS SQUARE FOOTAGE: (000's)

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
29	0	0	0	0	0	0
30	990	0	0	0	0	990
31	765	0	0	0	0	765
32	1,890	0	0	0	0	1,890
33	420	0	0	35	0	455
34	1,585	0	25	0	0	1,610
35	735	0	0	120	110	965
36	310	0	35	785	0	1,130
37	370	0	0	25	0	395
38	550	0	0	0	0	550
39	730	0	20	10	0	760
40	1,000	0	450	0	0	1,450
41	1,225	0	185	0	0	1,410
42	805	0	440	440	0	1,685
43	220	0	80	40	0	340
44	145	0	75	0	0	220
45	380	0	60	45	0	485
46	2,430	0	0	0	0	2,430
47	210	0	15	185	0	410
48	530	0	5	5	0	540
49	110	0	65	85	70	330
50	55	0	30	500	30	615
51	1,000	0	0	0	20	1,020
52	355	0	0	45	25	425
53	125	0	105	380	0	610
54	30	0	60	60	45	195
55	235	15	20	295	150	715
56	340	0	100	160	655	1,255

1990 LOS ANGELES CENTRAL BUSINESS DISTRICT

DISTRIBUTION OF FLOOR AREA

(Continued)

FLOOR AREA-GROSS SQUARE FOOTAGE: (000's)

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL-SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
57	990	0	125	205	505	1,825
58	0	0	0	650	0	650
59	390	525	140	110	0	1,165
60	1,325	440	195	30	110	2,100
61	0	0	60	180	170	410
62	130	0	175	355	820	1,480
63	240	0	1,860	110	260	2,470
64	1,595	210	245	1,275	0	3,325
65	130	0	135	150	150	565
66	10	0	130	495	580	1,215
67	1,600	0	1,315	0	0	2,915
68	1,970	0	730	155	0	2855
69	0	0	425	160	215	800
70	10	65	15	80	700	870
71	890	0	1,045	0	180	2,115
72	1,010	0	305	185	25	1,525
73	0	0	270	90	1,490	1,850
74	100	0	165	30	1,360	1,655
75	195	0	30	135	40	400
76	220	0	60	0	0	280
77	1,930	0	10	0	0	1,940
78	10	0	50	30	675	765
79	740	0	15	45	15	815
80	120	0	50	130	90	390
81	0	0	110	25	570	705
82	10	35	95	120	3,440	3,700
83	5	140	145	0	50	340
84	5	395	20	5	10	435

1990 LOS ANGELES CENTRAL BUSINESS DISTRICT

DISTRIBUTION OF FLOOR AREA

(Continued)

FLOOR AREA-GROSS SQUARE FOOTAGE: (000's)

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
85	55	0	0	0	0	55
86	0	0	0	0	0	0
87	0	1,225	0	0	0	1,225
88	0	1,215	0	25	0	1,240
89	0	0	45	25	0	70
90	230	140	0	175	0	545
91	0	935	0	0	0	935
92	0	525	0	0	0	525
93	0	305	0	0	0	305
94	0	835	0	0	0	835
95	0	735	0	0	0	735
96	0	260	0	0	0	260
97	415	20	230	315	0	1,140
98	0	600	0	10	160	610
TOTAL	51,600	8,820	10,760	12,715	12,720	96,615

2000 LOS ANGELES CENTRAL BUSINESS DISTRICT

DISTRIBUTION OF FLOOR AREA

FLOOR AREA-GROSS SQUARE FOOTAGE: (000's)

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	30	0	0	0	30
4	0	0	0	0	0	0
5	500	0	65	0	0	565
6	270	0	0	0	0	270
7	0	0	0	0	0	0
8	0	0	0	40	0	40
9	0	0	0	0	0	0
10	0	0	105	370	0	475
11	0	0	0	10	0	10
12	50	0	50	350	0	450
13	365	0	20	10	0	395
14	1,295	0	0	0	0	1,295
15	2,100	0	80	50	0	2,230
16	2,285	0	0	125	0	2,410
17	975	0	45	0	0	1,020
18	720	0	10	0	0	730
19	0	0	170	0	0	1,370
20	1,040	0	0	1,200	0	1,040
21	1,050	0	0	0	0	1,050
22	700	0	10	55	0	765
23	1,425	0	0	0	0	1,425
24	545	0	0	230	0	775
25	3,310	0	140	0	0	3,450
26	170	0	0	205	0	375
27	3,185	200	100	505	0	3,990
28	450	0	0	1,050	0	1,500

2000 LOS ANGELES CENTRAL BUSINESS DISTRICT

DISTRIBUTION OF FLOOR AREA

(Continued)

FLOOR AREA-GROSS SQUARE FOOTAGE: (000's)

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
29	0	0	0	0	0	0
30	990	0	0	0	0	990
31	765	0	0	0	0	765
32	1,890	0	0	0	0	1,890
33	420	0	0	35	0	455
34	1,585	0	25	0	0	1,610
35	735	0	0	120	110	965
36	310	0	35	785	0	1,130
37	615	0	0	10	0	625
38	550	0	0	0	0	550
39	730	0	20	10	0	760
40	1,000	0	450	0	0	1,450
41	1,225	0	185	0	0	1,410
42	805	0	440	440	0	1,685
43	220	0	80	40	0	340
44	145	0	75	0	0	220
45	380	0	60	45	0	485
46	2,430	0	0	0	0	2,430
47	210	0	15	185	0	410
48	530	0	5	5	0	540
49	110	0	65	85	70	330
50	7,000	0	200	0	0	7,200
51	1,000	0	0	0	20	1,020
52	355	0	0	45	25	425
53	305	0	60	605	0	970
54	6,420	0	300	0	0	6,720
55	235	15	20	295	90	655
56	340	0	100	100	270	810

2000 LOS ANGELES CENTRAL BUSINESS DISTRICT

DISTRIBUTION OF FLOOR AREA

(Continued)

FLOOR AREA-GROSS SQUARE FOOTAGE: (000's)

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
57	990	0	125	205	505	1,825
58	0	0	0	950	0	950
59	390	525	140	110	0	1,165
60	1,325	440	195	30	110	2,100
61	0	0	60	180	170	410
62	130	0	175	355	820	1,480
63	240	0	1,860	110	260	2,470
64	1,595	210	245	1,275	0	3,325
65	130	0	135	150	150	565
66	10	0	130	495	580	1,215
67	1,600	0	1,315	0	0	2,915
68	1,970	0	730	155	0	2,855
69	0	0	425	160	215	800
70	10	65	15	80	700	870
71	890	0	1,045	0	180	2,115
72	1,010	0	305	185	25	1,525
73	0	0	270	90	1,490	1,850
74	100	0	165	30	1,360	1,655
75	195	0	30	135	40	400
76	365	0	40	0	0	405
77	1,930	0	10	0	0	1,940
78	10	0	50	30	675	765
79	740	0	15	45	15	815
80	120	0	50	130	90	390
81	0	0	110	25	570	705
82	10	35	95	120	3,440	3,700
83	5	140	145	0	50	340
84	5	395	20	5	10	435

2000 LOS ANGELES CENTRAL BUSINESS DISTRICT

DISTRIBUTION OF FLOOR AREA

(Continued)

FLOOR AREA-GROSS SQUARE FOOTAGE: (000's)

<u>ZONE</u>	<u>PRIVATE OFFICE</u>	<u>GOVERNMENT</u>	<u>RETAIL</u>	<u>HOTEL- SERVICE- INSTITU.</u>	<u>MANUFACT. WHOLESALE</u>	<u>TOTAL</u>
85	55	0	0	0	0	55
86	0	0	0	0	0	0
87	0	1,225	0	0	0	1,225
88	0	1,215	0	25	0	1,240
89	0	0	45	25	0	70
90	230	140	0	175	0	545
91	0	935	0	0	0	935
92	0	525	0	0	0	525
93	0	305	0	0	0	305
94	0	835	0	0	0	835
95	0	735	0	0	0	735
96	0	610	0	0	0	610
97	415	20	230	315	160	1,140
98	0	600	0	10	0	610
TOTAL	66,205	9200	11,105	12,605	12,200	11,315

