

Note: Appendices will be re-formatted upon delivery of the final draft.

Appendix A

P-Census Population and Demographics Statistics

Pop Facts:	Waller, TX		Waller ETJ/City		Core Study Area		Waller ISD	
Population								
2013 Projection	2,050		2,786		131		36,025	
2008 Estimate	1,969		2,641		125		32,221	
2000 Census	2,092		2,701		129		26,589	
1990 Census	1,554		1,881		88		16,926	
Growth 2008-2013	4.1%		5.5%		5.1%		11.80 %	
Growth 2000-2008	-5.9%		-2.2%		-2.7%		21.20 %	
Growth 1990-2000	34.6%		43.6%		45.8%		57.10 %	
Households								
2013 Projection	735		980		50		10,883	
2008 Estimate	713		940		48		9,814	
2000 Census	768		980		50		8,189	
1990 Census	603		704		35		5,023	
Growth 2008-2013	3.1%		4.2%		4.1%		10.90 %	
Growth 2000-2008	-7.2%		-4.1%		-3.5%		19.80 %	
Growth 1990-2000	27.4%				41.5%		63.50 %	
Population by Age								
Population by Age	1,969		2,641		125		33,221	
Age 0 to 4	171	8.7%	236	8.9%	11	9.2%	2,530	7.9%
Age 5 to 9	154	7.8%	215	8.1%	10	8.2%	2,344	7.4%
Age 10 to 14	141	7.2%	193	7.3%	9	7.1%	2,311	7.0%
Age 15 to 17	91	4.6%	118	4.5%	6	4.4%	1,452	4.3%
Age 18 to 20	94	4.8%	116	4.4%	5	4.4%	3,076	9.0%
Age 21 to 24	138	7.0%	190	7.2%	9	6.8%	2,547	7.6%
Age 25 to 34	338	17.2%	419	15.9%	19	15.5%	3,877	11.7%
Age 35 to 44	268	13.6%	355	13.4%	17	13.5%	4,268	12.0%
Age 45 to 49	128	6.5%	173	6.6%	8	6.7%	2,293	6.5%
Age 50 to 54	108	5.5%	158	6.0%	8	6.1%	2,069	6.6%
Age 55 to 59	87	4.4%	131	5.0%	6	4.6%	1,710	6.0%
Age 60 to 64	73	3.7%	103	3.9%	5	3.8%	1,295	4.9%
Age 65 to 74	103	5.2%	136	5.2%	6	5.1%	1,505	5.9%
Age 75 to 84	50	2.5%	68	2.6%	3	2.5%	723	2.4%
Age 85 and over	25	1.3%	31	1.2%	1	1.2%	219	1.0%

Pop Facts:	Waller, TX		Waller ETJ/City		Core Study Area		Waller ISD	
Age 16 and over	1,467	74.5%	1,956	74.1%	92	73.8%	27,452	76.2%
Age 18 and over	1,412	71.7%	1,879	71.2%	89	80.0%	26,420	73.3%
Age 21 and over	1,318	66.9%	1,764	66.8%	83	66.5%	23,193	64.4%
Age 65 and over	178	9.0%	235	8.9%	11	8.9%	3272	9.1%
Median Age	30.55		30.82		31		30.6	
Average Age	33.19		33.31		33.3		33.8	
2008 Estimated Population by Sex								
2008 Estimated Population by Sex	1,969		2,641		125		32,221	
Male	988	50.2%	1,312	49.7%	62	49.6%	16,092	49.9%
Female	981	49.8%	1,329	50.3%	63	50.4%	16,129	50.1%
Male/Female Ratio	1.0		1		1.0		1	
2008 Estimated Male Population by Age								
2008 Estimated Male Population by Age	988		1,312		62		16,092	
Age 0 to 4	84	8.5%	116	8.9%	6	9.0%	1,252	7.8%
Age 5 to 9	75	7.6%	104	8.0%	5	8.0%	1,165	7.2%
Age 10 to 14	71	7.2%	94	7.2%	4	7.1%	1,167	7.3%
Age 15 to 17	47	4.8%	58	4.5%	3	4.4%	753	4.7%
Age 18 to 20	51	5.2%	60	4.5%	3	4.5%	1,483	9.2%
Age 21 to 24	77	7.8%	102	7.8%	5	7.4%	1,293	8.0%
Age 25 to 34	177	17.9%	216	16.5%	10	16.1%	1,996	12.4%
Age 35 to 44	142	14.4%	183	14.0%	9	14.0%	2,126	13.2%
Age 45 to 49	67	6.8%	91	6.9%	4	7.2%	1,168	7.3%
Age 50 to 54	52	5.3%	80	6.1%	4	6.3%	1,052	6.5%
Age 55 to 59	36	3.6%	57	4.4%	3	4.4%	845	5.3%
Age 60 to 64	36	3.6%	50	3.8%	2	3.8%	655	4.1%
Age 65 to 74	47	4.8%	63	4.8%	3	4.8%	727	4.5%
Age 75 to 84	20	2.0%	29	2.2%	1	2.3%	333	2.1%
Age 85 and over	6	0.6%	9	0.7%	0	0.7%	78	0.5%
2008 Estimated Median Age, Male	29.7		30		30.7		29	
2008 Estimated Average Age, Male	32.2		33		32.9		33	
2008 Estimated Female Population by Age								
2008 Estimated Female Population by Age	981		1,329		63		16,129	
Age 0 to 4	87	8.9%	119	9.0%	6	9.0%	1,278	7.9%
Age 5 to 9	79	8.1%	111	8.3%	5	8.3%	1,178	7.3%
Age 10 to 14	70	7.1%	98	7.4%	5	7.5%	1,144	7.1%
Age 15 to 17	44	4.5%	60	4.5%	3	4.7%	699	4.3%
Age 18 to 20	43	4.4%	56	4.2%	3	4.3%	1,596	9.9%
Age 21 to 24	61	6.2%	88	6.6%	4	6.6%	1,254	7.8%
Age 25 to 34	161	16.4%	203	15.3%	9	15.0%	1,881	11.7%

Pop Facts:	Waller, TX		Waller ETJ/City		Core Study Area		Waller ISD	
Age 35 to 44	126	12.8%	171	12.9%	8	13.1%	2,143	13.3%
Age 45 to 49	61	6.2%	83	6.2%	4	6.3%	1,126	7.0%
Age 50 to 54	56	5.7%	78	5.9%	4	6.0%	1,018	6.3%
Age 55 to 59	51	5.2%	74	5.5%	3	5.4%	865	5.4%
Age 60 to 64	37	3.8%	53	4.0%	2	3.8%	640	4.0%
Age 65 to 74	56	5.7%	73	5.5%	3	5.5%	778	4.8%
Age 75 to 84	30	3.1%	39	2.9%	2	2.9%	390	2.4%
Age 85 and over	19	1.9%	23	1.7%	1	1.7%	140	0.9%
2008 Estimated Median Age, Female	31.5		31.4		31.3		30.1	
2008 Estimated Average Age, Female	34.2		34.0		33.8		33.1	
2008 Estimated Population by Single Race Classification								
2008 Estimated Population by Single Race Classification	1,969		2,641		125		32,221	
White	1,412	71.7%	1,868	70.7%	92	74.0%	21,793	67.6%
African American	256	13.0%	379	14.4%	16	12.5%	6,486	20.1%
American Indian/Alaska Native	10	0.5%	11	0.4%	1	0.6%	181	0.6%
Asian	22	1.1%	22	0.8%	1	1.0%	338	1.1%
Hawaiian/Pacific Islander	-	0.0%	1	0.0%	0	0.0%	17	0.1%
Other Race	248	12.6%	324	12.3%	14	11.0%	2,622	8.1%
Two or More Races	21	1.1%	36	1.4%	1	1.3%	784	2.4%
2008 Estimated Population Hispanic or Latino								
2008 Estimated Population Hispanic or Latino	1,969		2,641		125		33,221	
Hispanic or Latino	572	29.1%	753	28.5%	91	73.0%	6,568	20.4%
Not Hispanic or Latino	1,397	71.0%	1,888	71.5%	34	27.0%	25,653	79.2%
2008 Estimated Households by Household Size*								
2008 Estimated Households by Household Size*	713		940		48		9,814	
1-person household	149	20.9%	187	19.8%	9	19.5%	1,533	15.6%
2-person household	245	34.4%	321	34.1%	16	34.0%	3,162	32.2%
3-person household	117	16.4%	166	17.7%	8	17.7%	1,816	18.5%
4-person household	112	15.7%	135	14.3%	7	15.0%	1,762	18.0%
5-person household	51	7.2%	75	8.0%	4	7.7%	944	9.6%
6-person household	22	3.1%	32	3.4%	2	3.8%	364	3.7%
7 or more person household	17	2.4%	25	2.6%	1	2.6%	232	2.4%
2008 Average Household Size	2.76		2.81		2.8		2.97	
2008 Tenure of Occupied Housing Units								
2008 Tenure of Occupied Housing Units	713		940		48		9,814	
Owner-Occupied	394	55.3%	556	59.1%	30	62.0%	7,894	80.4%
Renter-Occupied	319	44.7%	384	40.9%	18	38.0%	1,920	19.6%
2008 All Owner-Occupied Housing Units by Value								
2008 All Owner-Occupied Housing Units by Value	394		556		30		7,894	

Pop Facts:	Waller, TX		Waller ETJ/City		Core Study Area		Waller ISD	
Less than \$20,000	18	5.2%	24	4.0%	1	4.3%	206	3.0%
\$20,000 to \$39,999	31	7.8%	49	8.8%	3	8.5%	482	6.0%
\$40,000 to \$59,999	51	13.0%	70	13.0%	4	13.7%	717	9.0%
\$60,000 to \$79,999	68	17.0%	78	14.0%	4	12.0%	825	10.0%
\$80,000 to \$99,999	72	18.0%	81	14.4%	4	15.0%	744	9.0%
\$100,000 to \$149,999	92	23.0%	116	21.0%	6	19.0%	1,790	23.0%
\$150,000 to \$199,999	35	9.0%	59	10.0%	3	10.0%	1,169	15.0%
\$200,000 to \$299,999	23	5.0%	49	8.0%	3	11.0%	1,248	16.0%
\$300,000 to \$399,999	-	0.0%	18	2.0%	1	3.0%	379	5.0%
\$400,000 to \$499,999	-	0.0%	1	0.20%	0	0.1%	97	1.0%
\$500,000 to \$749,999	-	0.0%	-	0.0%	0	0.0%	118	1.0%
\$750,000 to \$999,999	-	0.0%	4	0.6%	0	1.1%	73	0.9%
\$1,000,000 or more	-	0.0%	6	1.1%	1	1.9%	47	0.6%
2000 Median All Owner-Occupied Housing Unit Value	88,056		94,052		94,983		89,957	
2008 Housing Units by Units in Structure								
2008 Housing Units by Units in Structure	749		1,051		53		11,157	
1 Unit Attached	9	1.2%	9	0.9%	0	0.7%	92	0.9%
1 Unit Detached	474	59.4%	614	58.1%	32	60.0%	7,867	71.0%
2 Units	46	6.1%	65	6.5%	3	5.0%	139	1.4%
3 to 19 Units	103	13.2%	130	13.0%	6	11.0%	366	3.8%
20 to 49 Units	3	0.5%	5	0.6%	0	0.3%	23	0.2%
50 or More Units	16	2.0%	14	1.4%	1	1.3%	28	0.3%
Mobile Home or Trailer	141	17.2%	213	19.2%	11	21.3%	2,604	23.0%
Boat, RV, Van, etc.	2	0.2%	1	0.1%	0	0.2%	38	0.4%
2008 Estimated Households by Household Income								
2008 Estimated Households by Household Income	713		940		48		9,814	
Less than \$15,000	74	10.4%	104	11.1%	6	11.7%	811	8.3%
\$15,000 to \$24,999	97	13.6%	113	12.0%	5	10.6%	758	7.7%
\$25,000 to \$34,999	89	12.5%	113	12.0%	6	13.0%	888	9.1%
\$35,000 to \$49,999	94	13.2%	124	13.2%	7	13.7%	1,327	13.5%
\$50,000 to \$74,999	116	16.3%	156	16.6%	8	16.0%	1,896	19.3%
\$75,000 to \$99,999	118	16.6%	154	16.4%	8	17.2%	1,539	15.7%
\$100,000 to \$149,999	91	12.8%	114	12.1%	6	12.0%	1,723	17.6%
\$150,000 to \$249,999	31	4.4%	48	5.1%	2	5.0%	726	7.4%
\$250,000 to \$499,999	3	0.4%	12	1.3%	1	1.3%	129	1.3%
\$500,000 or more	0	0.0%	1	0.1%	0	0.0%	18	0.2%
2008 Estimated Average Household Income	62,721		66,994		72,313		77,766	
2008 Estimated Median Household Income	50,539		52,536		60,061		64,808	

Pop Facts:	Waller, TX		Waller ETJ/City		Core Study Area		Waller ISD	
2008 Estimated Per Capita Income	22,764		23,889		25,553		24,125	
2008 Est. Employed Pop.	943		1210		57		14445	
Blue Collar	259	27.6%	340	28.0%	16	28.3%	3,513	25.3%
White Collar	529	55.5%	680	55.6%	33	58.0%	9,072	61.2%
Service and Farm	155	16.9%	190	16.4%	8	14.3%	1,860	13.6%
2008 Population Age 16 and Over by Employment Status	1,467		1,956		92		24,548	
In Armed Forces	-	0	-	0.0%	0	0.0%	2	0.0%
Civilian - Employed	943	64.0%	1,210	62.0%	57	62.7%	14,445	57.1%
Civilian - Unemployed	45	3.2%	65	3.5%	3	3.8%	2,056	9.4%
Not in Labor Force	479	32.9%	6,892	34.6%	33	33.5%	8,045	33.5%
2008 Employed Population Age 16 and Over by Occupation	943		1,210		57		14,485	
Management, Business, and Financial Operations	76	8.0%	118	9.5%	6	10.0%	2,086	13.6%
Professional and Related Occupations	148	15.2%	189	15.5%	9	16.3%	2,646	17.6%
Service	143	15.8%	171	14.7%	7	13.0%	1,602	11.7%
Sales and Office	305	32.3%	373	30.7%	18	32.0%	4,465	30.9%
Farming, Fishing, and Forestry	12	1.1%	19	1.6%	1	1.3%	132	1.0%
Construction, Extraction, and Maintenance	109	11.7%	142	11.6%	6	6.0%	1,743	12.5%
Production, Transportation, and Material Moving	153	15.9%	198	16.4%	10	0.5%	1,771	12.8%
2008 Workers Age 16 and Over by Travel Time to Work	897		1,157		54		13,697	
Less than 15 Minutes	354	39.9%	391	35.2%	18	33.0%	2,282	17.9%
15 to 29 Minutes	192	21.1%	211	18.1%	10	18.0%	3,028	22.0%
30 to 44 Minutes	198	21.4%	271	23.0%	13	25.0%	3,070	21.2%
45 to 59 Minutes	76	9.1%	150	12.9%	7	14.0%	2,602	18.5%
60 or more Minutes	77	8.6%	134	10.9%	6	11.0%	2,715	20.4%
2000 Average Travel Time to Work in Minutes	26		30		31		40	
2008 Workers Age 16 and Over, Transportation To Work	909		1,176		55		14,066	
Drove Alone	651	71.3%	851	72.2%	40	73.0%	10,811	76.1%
Car Pooled	219	24.2%	258	22.6%	12	22.0%	2,281	16.7%

Pop Facts:	Waller, TX		Waller ETJ/City		Core Study Area		Waller ISD	
Public Transportation	2	0.3%	5	0.5%	0	0.4%	117	0.7%
Walked	16	1.9%	19	1.8%	1	1.5%	319	2.6%
Motorcycle	-	0.0%	-	0.0%	0	0.0%	27	0.2%
Bicycle	5	0.5%	5	0.4%	0	0.4%	26	0.2%
Other Means	4	0.4%	9	0.7%	0	0.6%	115	0.8%
Worked at Home	12	1.3%	20	1.8%	1	1.7%	368	2.7%
2008 Estimated Population Age 25 and Over by Educational Attainment*								
	1,180		1,573		75		17,959	
Less than 9th grade	117	9.9%	142	9.1%	6	8.4%	1,245	6.9%
Some High School, no diploma	128	10.9%	179	11.4%	8	10.5%	1,998	11.1%
High School Graduate (or GED)	424	35.9%	553	35.2%	27	36.0%	5,729	31.9%
Some College, no degree	287	24.3%	369	23.5%	18	23.5%	4,352	24.2%
Associate Degree	32	2.7%	46	3.0%	2	2.6%	811	4.5%
Bachelor's Degree	97	8.2%	160	10.2%	8	11.2%	2,652	14.8%
Master's Degree	71	6.0%	93	5.9%	4	5.2%	923	5.1%
Professional School Degree	17	1.4%	21	1.3%	1	1.3%	125	0.7%
Doctorate Degree	7	0.6%	9	0.6%	0	0.4%	122	0.7%

	Waller city, TX		Waller ETJ		Traced Polygon		Study Area	
2008 Estimated Population by Sex	1,969		2,641			32,221		125
Male	988	50.2%	1,312	49.7%	16,092	49.9%	62	49.6%
Female	981	49.8%	1,329	50.3%	16,129	50.1%	63	50.4%
Male/Female Ratio	1.0		1		1		1.0	
2008 Estimated Male Population by Age								
	988		1,312		16,092		62	
Age 0 to 4	84	8.5%	116	8.9%	1,252	7.8%	6	9.0%
Age 5 to 9	75	7.6%	104	8.0%	1,165	7.2%	5	8.0%
Age 10 to 14	71	7.2%	94	7.2%	1,167	7.3%	4	7.1%
Age 15 to 17	47	4.8%	58	4.5%	753	4.7%	3	4.4%
Age 18 to 20	51	5.2%	60	4.5%	1,483	9.2%	3	4.5%
Age 21 to 24	77	7.8%	102	7.8%	1,293	8.0%	5	7.4%
Age 25 to 34	177	17.9%	216	16.5%	1,996	12.4%	10	16.1%

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Age 35 to 44	142	14.4%	183	14.0%	2,126	13.2%	9	14.0%
Age 45 to 49	67	6.8%	91	6.9%	1,168	7.3%	4	7.2%
Age 50 to 54	52	5.3%	80	6.1%	1,052	6.5%	4	6.3%
Age 55 to 59	36	3.6%	57	4.4%	845	5.3%	3	4.4%
Age 60 to 64	36	3.6%	50	3.8%	655	4.1%	2	3.8%
Age 65 to 74	47	4.8%	63	4.8%	727	4.5%	3	4.8%
Age 75 to 84	20	2.0%	29	2.2%	333	2.1%	1	2.3%
Age 85 and over	6	0.6%	9	0.7%	78	0.5%	0	0.7%
2008 Estimated Median Age, Male	29.7		30		29		30.7	
2008 Estimated Average Age, Male	32.2		33		33		32.9	
2008 Estimated Female Population by Age								
2008 Estimated Female Population by Age	981		1,329		16,129		63	
Age 0 to 4	87	8.9%	119	9.0%	1,278	7.9%	6	9.0%
Age 5 to 9	79	8.1%	111	8.3%	1,178	7.3%	5	8.3%
Age 10 to 14	70	7.1%	98	7.4%	1,144	7.1%	5	7.5%
Age 15 to 17	44	4.5%	60	4.5%	699	4.3%	3	4.7%
Age 18 to 20	43	4.4%	56	4.2%	1,596	9.9%	3	4.3%
Age 21 to 24	61	6.2%	88	6.6%	1,254	7.8%	4	6.6%
Age 25 to 34	161	16.4%	203	15.3%	1,881	11.7%	9	15.0%
Age 35 to 44	126	12.8%	171	12.9%	2,143	13.3%	8	13.1%
Age 45 to 49	61	6.2%	83	6.2%	1,126	7.0%	4	6.3%
Age 50 to 54	56	5.7%	78	5.9%	1,018	6.3%	4	6.0%
Age 55 to 59	51	5.2%	74	5.5%	865	5.4%	3	5.4%
Age 60 to 64	37	3.8%	53	4.0%	640	4.0%	2	3.8%
Age 65 to 74	56	5.7%	73	5.5%	778	4.8%	3	5.5%
Age 75 to 84	30	3.1%	39	2.9%	390	2.4%	2	2.9%
Age 85 and over	19	1.9%	23	1.7%	140	0.9%	1	1.7%
2008 Median Age, Female	31.5		31.4		30.1		31.3	
2008 Average Age, Female	34.2		34.0		33.1		33.8	

Household Trend	Waller ETJ					
	Census2000	%	Estimate2008	%	Projection2013	%
Population	2,701		2,641		2,786	
Percent Change			-2.2%		5.5%	
Households	980		940		980	
Percent Change			-4.1%		4.2%	
Families	689		670		702	
Percent Change			-2.7%		4.8%	
Housing Units	1,076		1,051		1,094	
Percent Change			-2.3%		4.1%	
Group Quarters Population	6		4		4	
Percent Change			-31.7%		-1.0%	
Average Household Size	2.8		2.8		2.9	
Percent Change			2.0%		1.3%	
Household Income						
Households by Household Income	991		940		980	
Less than \$15,000	207	20.9%	104	11.1%	90	9.2%
\$15,000 to \$24,999	173	17.5%	113	12.0%	92	9.4%
\$25,000 to \$34,999	115	11.6%	113	12.0%	106	10.8%
\$35,000 to \$49,999	137	13.8%	124	13.2%	133	13.6%
\$50,000 to \$74,999	207	20.9%	156	16.6%	155	15.9%
\$75,000 to \$99,999	76	7.6%	154	16.4%	135	13.8%
\$100,000 to \$149,999	60	6.0%	114	12.1%	168	17.2%
\$150,000 to \$249,999	14	1.4%	48	5.1%	77	7.9%
\$250,000 to \$499,999	3	0.3%	12	1.3%	18	1.8%
\$500,000 or more	0	0.0%	1	0.1%	5	0.5%
Average Household Income	48,224		66,994		78,538	
Median Household Income	35,099		52,536		61,018	
Family Household Income						
Total Family Household Income	693		670		702	
Less than \$15,000	91	13.2%	57	8.5%	52	7.4%
\$15,000 to \$24,999	97	14.1%	58	8.6%	45	6.4%
\$25,000 to \$34,999	86	12.4%	67	10.0%	62	8.9%
\$35,000 to \$49,999	94	13.6%	90	13.4%	92	13.1%
\$50,000 to \$74,999	182	26.3%	119	17.7%	109	15.5%
\$75,000 to \$99,999	68	9.8%	119	17.7%	106	15.1%
\$100,000 to \$149,999	57	8.3%	102	15.2%	143	20.4%
\$150,000 to \$249,999	14	2.0%	48	7.1%	74	10.6%
\$250,000 to \$499,999	3	0.4%	11	1.6%	16	2.3%
\$500,000 or more	0	0.0%	0	0.0%	3	0.4%
Average Family Household Income	58,203		75,654		88,945	

Household Trend	Waller ETJ					
	Census2000	%	Estimate2008	%	Projection2013	%
Median Family Household Income	46,468		63,344		73,113	
Non-family Households	291		270		277	
1-person household	198	68.1%	187	69.1%	192	69.1%
2-person household	75	25.7%	67	24.9%	68	24.5%
3-person household	11	3.7%	10	3.6%	12	4.4%
4-person household	4	1.5%	5	1.7%	4	1.3%
5-person household	1	0.3%	0	0.0%	0	0.0%
6-person household	0	0.0%	0	0.0%	0	0.0%
7 or more person household	2	0.7%	2	0.7%	2	0.7%
Family Households	689		670		702	
2-person household	270	39.1%	253	37.8%	262	37.3%
3-person household	160	23.2%	157	23.4%	163	23.3%
4-person household	135	19.6%	130	19.4%	136	19.4%
5-person household	73	10.6%	75	11.2%	78	11.2%
6-person household	31	4.5%	32	4.8%	36	5.1%
7 or more person household	20	2.9%	23	3.4%	27	3.9%

Appendix B: Green and Grey Spaces by Block

Block No.	Total Sq. Ft.	Building Footprint	Parking Lots, etc.	Total Impervious	Total Pervious	Percent Impervious
-12	3,813,783	9,915	12,937	22,852	3,790,931	0.6%
-11	294,234	1,831	50,943	52,774	241,460	17.9%
-10	109,579	1,761	21,928	23,689	85,890	21.6%
-9	143,234	18,883	54,923	73,806	69,428	51.5%
-8	85,220	6,545	7,403	13,948	71,272	16.4%
-7	90,774	10,712	23,739	34,451	56,323	38.0%
-6	326,563	3,743	1,375	5,118	321,445	1.6%
-5	142,804	1,345	740	2,085	140,719	1.5%
-4	86,179	18,807	35,930	54,737	31,442	63.5%
-3	121,819	8,959	8,323	17,282	104,537	14.2%
-2	58,011	0	0	0	58,011	0.0%
-1	37,029	8,543	13,769	22,312	14,717	60.3%
11	67,541	6,864	2,547	9,411	58,130	13.9%
12	63,818	8,181	3,084	11,265	52,553	17.7%
13	60,630	9,715	30,834	40,549	20,081	66.9%
14	63,990	25,270	12,526	37,796	26,194	59.1%
15	72,992	12,448	4,203	16,651	56,341	22.8%
16	62,741	28,081	17,529	45,610	17,131	72.7%
17	71,125	14,699	27,420	42,119	29,006	59.2%
18	72,173	8,213	2,660	10,873	61,300	15.1%
21	67,921	7,973	5,109	13,082	54,839	19.3%
22	70,917	8,252	1,156	9,408	61,509	13.3%
23	64,568	10,440	10,631	21,071	43,497	32.6%
24	62,785	24,358	6,094	30,452	32,333	48.5%
25	65,810	19,137	7,646	26,783	39,027	40.7%
26	61,901	6,776	19,649	26,425	35,476	42.7%
27	36,375	11,392	20,856	32,248	4,127	88.7%
28	14,881	1,622	1,994	3,616	11,265	24.3%
30	66,835	6,129	1,044	7,173	59,662	10.7%
31	62,098	12,287	10,073	22,360	39,738	36.0%
32	54,332	10,264	42,135	52,399	1,933	96.4%
33	28,403	9,077	16,105	25,182	3,221	88.7%
34	5,108	1,546	939	2,485	2,623	48.6%
36	31,953	5,055	21,247	26,302	5,651	82.3%
37	9,307	2,192	4,207	6,399	2,908	68.8%

Total Area	6,547,433	n/a
Total Impervious	842,713	13%
Total Pervious	5,704,720	87%

Appendix C

Improvements Cost Estimates

Source: Marshall & Swift

Multi-Family

- Assume units are constructed in 25 unit 1.0 acre projects.
- Assume wood studs in load bearing walls (Class D) with masonry veneer, average construction.
- Assume average 850 SF unit.
- Assume no pool, health club or reception room – housing only.
- Assume no balconies or fireplaces.
- Estimated costs:

Base cost including builder profit (8/08)	\$ 74.59/SF
X Floor area multiplier for 21,250 SF	<u>.99</u>
Adjusted cost	\$ 73.84/SF
Plus HVAC refinement for package AC – extreme temps.	<u>12.35/SF</u>
Adjusted cost	\$ 86.19/SF
X No. of stories multiplier (3 or less)	<u>1.00</u>
Adjusted cost	\$ 86.19/SF
X Central U.S. multiplier	1.01
X Local Houston multiplier	<u>0.91</u>
Adjusted cost	\$ 91.10/SF
X unit size	<u>850 SF</u>
Total improvements cost/unit	\$77,435/unit
Plus development cost @ \$0.50/SF x 43,560 SF=21,780÷25u.	<u>\$ 871/unit</u>
	\$78,306/unit

Town Homes

- Assume wood studs in load bearing walls (Class D) with masonry veneer, average construction.
- Assume built-in garage (class D masonry veneer).
- Assume package HVAC system for extreme climate.
- Assume fireplace.
- Estimated costs:

Base cost including	\$ 69.31/SF
X Floor area multiplier for 1,650SF	<u>0.985</u>
Adjusted cost of house	\$ 68.27/SF
Plus 400SF double garage prorated	<u>4.12/SF</u>
Adj. base cost of house and garage	\$ 72.39/SF
Plus extreme climate package HVAC	8.80/SF
Plus fireplace (\$3.950) prorated	<u>2.39/SF</u>
Total cost	\$ 83.58/SF
X Central U.S. multiplier	1.01
X Local Houston area multiplier	<u>.92</u>
Adjusted cost	\$ 76.89/SF
Plus developer / builder profit @ 15%	<u>\$ 11.53/SF</u>
Total improvement costs	\$ 88.42/SF
X 1,650 SF	\$145,839
Plus average cost of land (est.) @ \$6.00/SF x 4,335	26,010
Plus development cost @ \$0.50/SF	<u>2,222</u>
Total average price	\$174,125

Single Family Homes

- Assume wood studs and gyp board construction with average brick veneer (Class D).
- Assume average 2,000 SF living area on 50' x 100' (5,000 SF) lot.
- Assume 20% of land required for streets and detention. Total SF/home is 6,250 SF. Density is 7.0 units / acre.
- Assume package HVAC system for extreme climate.
- Assume one fireplace.
- Assume attached 400 SF 2-car garage.

- Estimated costs:

Base cost	\$78.39/SF
X Rectangular shape adjustment	<u>0.964</u>
Adjusted cost	\$78.57/SF
Add 400 SF garage prorated	4.12/SF
Add extreme climate HVAC	8.80/SF
Add fireplace prorated	<u>2.39/SF</u>
Adjusted total	\$90.88/SF
X Central region multiplier	1.00
X Local Houston area multiplier	<u>0.92</u>
Adjusted total	\$83.61/SF
Plus developer/builder profit @ 15%	<u>\$12.54/SF</u>
Adjusted cost plus profit	\$96.15/SF
X 2,000 SF	\$192,300
Plus average cost of land @ \$2/SF	12,500
Plus development cost @ \$1/SF land	<u>6,250</u>
Total average price	\$211,050

Retail Stores:

- Assume one-story with 12' ceiling height.
- Assume stucco or brick on concrete block construction, light frame, with good roof and store fronts (Class C Good).
- Assume package HVAC for extreme climate.
- Assume systems sprinklers with less than 10,000 SF coverage.
- Assume neighborhood center configuration.
- Retail space costs:

Base cost	\$ 89.13/SF
Plus HVAC	10.65/SF
Plus sprinklers	<u>4.55/SF</u>
Total	\$104.33/SF

Restaurants:

- Assume Class D Good with stucco on concrete block construction and light frame, tiled restrooms and complete HVAC and sprinklers.
- Restaurant space cost:

Base cost	\$128.31/SF
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Average – Retail/Restaurant Cost:

	\$116.32/SF
X Central U.S. and Houston multiplier	<u>.92</u>
	\$107.01/SF
Plus developer/builder profit @ 15%	16.05/SF
Plus prorated land cost @ 4/1 land to bldg. ratio @ \$4/SF	16.00/SF
Plus development cost @ \$2/SF x 4/1	<u>8.00/SF</u>
Total cost	\$147.06/SF

Office:

- Assume Class D Good. One story.
- Assume best stucco on good frame with brick and stone trim, good front and good restrooms, fixtures and package HVAC.
- Office space cost:

Base cost	\$125.36/SF
X Central U.S./Houston multiplier	<u>.92</u>
Adjusted cost	\$115.33/SF
Plus developer/builder profit @ 15%	17.30/SF
Plus prorated land cost @ 2/1 land to bldg. ratio @ \$4/SF	8.00/SF
Plus development cost @ \$2/SF x 2/1 land to bldg. ratio	<u>4.00/SF</u>
Total cost	\$144.63/SF