

Projected Land Use Distribution Analysis

The Projected Land Use Distribution Analysis compares the current employment distribution with in three major employment categories to the projected maximum employment growth. This analysis helps us understand how future growth will change the employment characterization on the West Plains. The employment categories are as follows: Commercial includes Medical and Hotels, Office includes Education, Finances, Insurance, and Real Estate Services, and Industrial includes light and heavy Industries.

Table 1. Current Employment Distribution (Number of Employees)

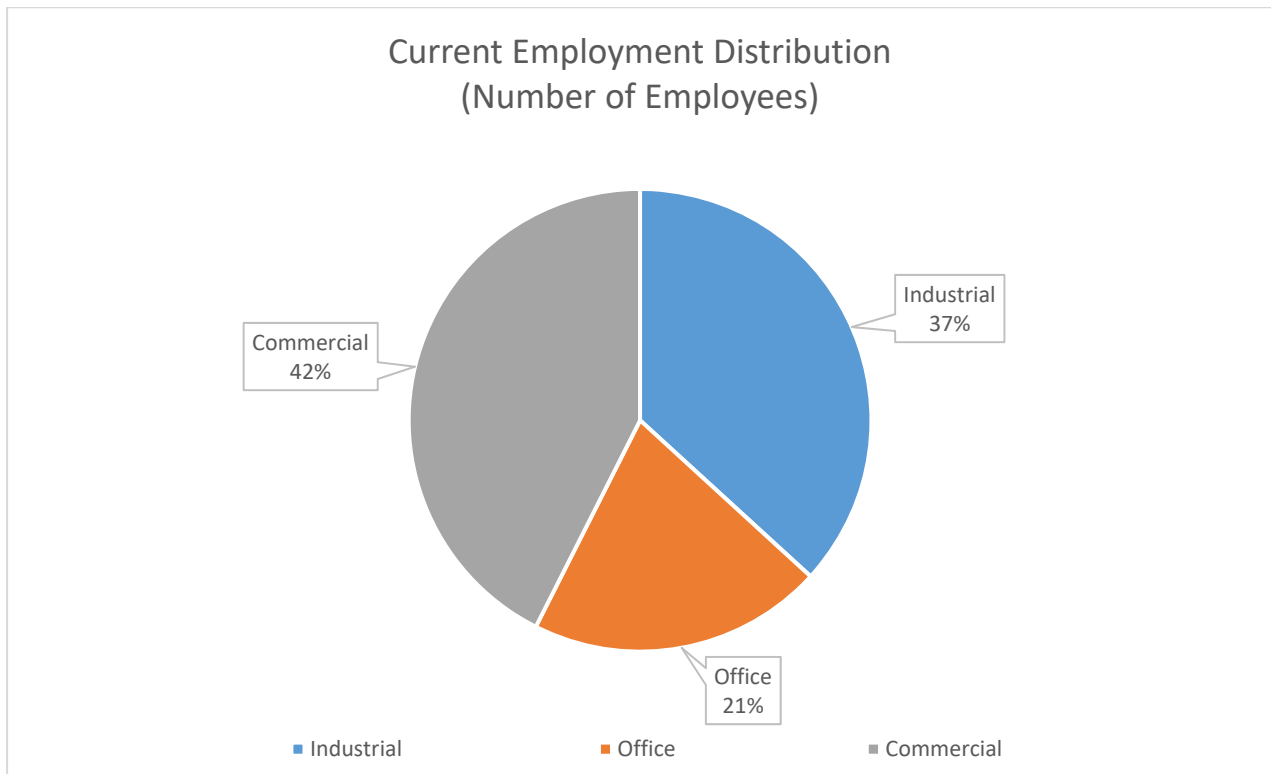


Table 1. Based on the current employment distribution in the West Plains, 37% of people are employed in light and heavy Industrial, 21% of people work in Education, Finances, Insurance, and Real Estate Services, and 42% of people work in the Commercial sector including Medical and Hotels. These numbers are based on the 2015 Spokane Regional Transportation Council (SRTC) Travel Demand Model Land Use data.

Table 2. Projected Employment Capacity Distribution (Max Number of Employees)

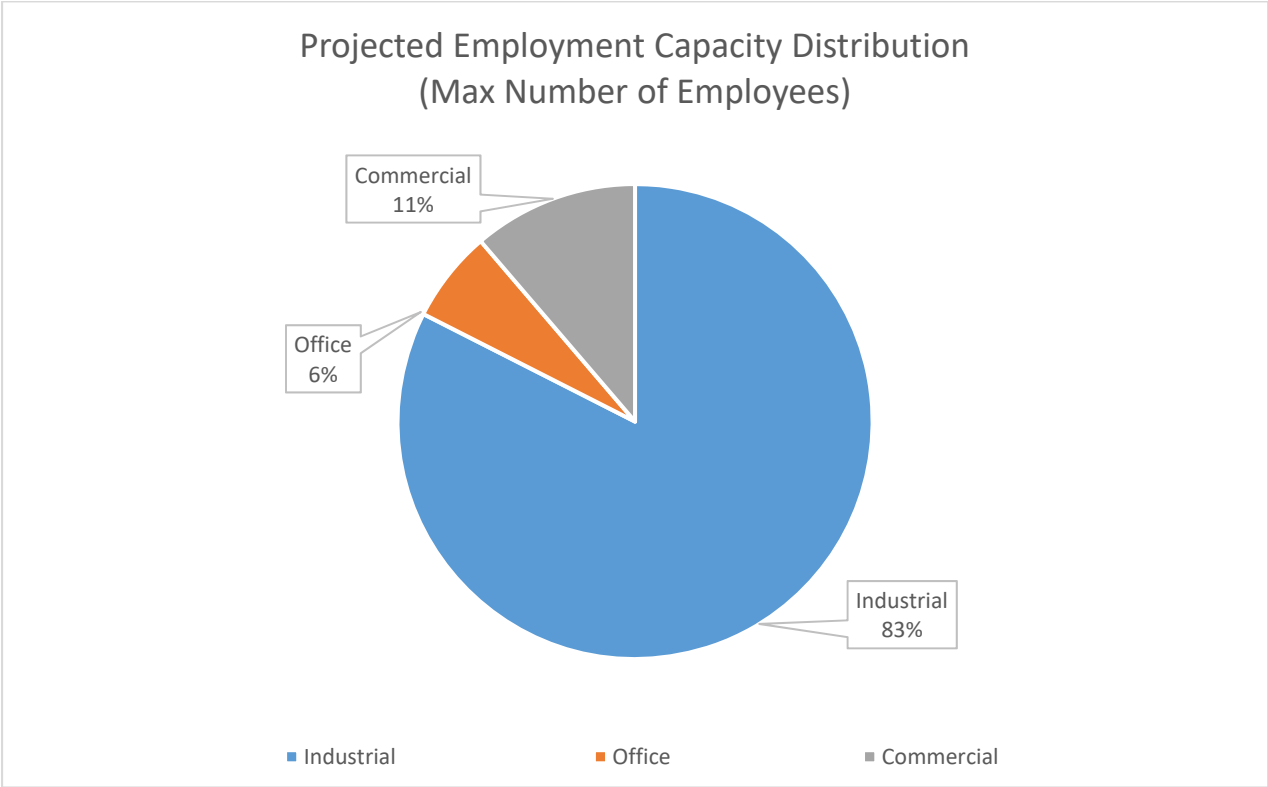


Table 2. Based on the forecasted employment distribution in the West Plains, about 83% of people will be employed in light and heavy Industrial, approximately 6% of people will be employed in the Office sectors which includes Education, Finances, Insurance, and Real Estate Services, and roughly 11% of people will work in the Commercial sector including Medical and Hotels. These projected percentages are subject to change based on further market analysis.

Table 3. Current and Projected Residential Dwelling Units

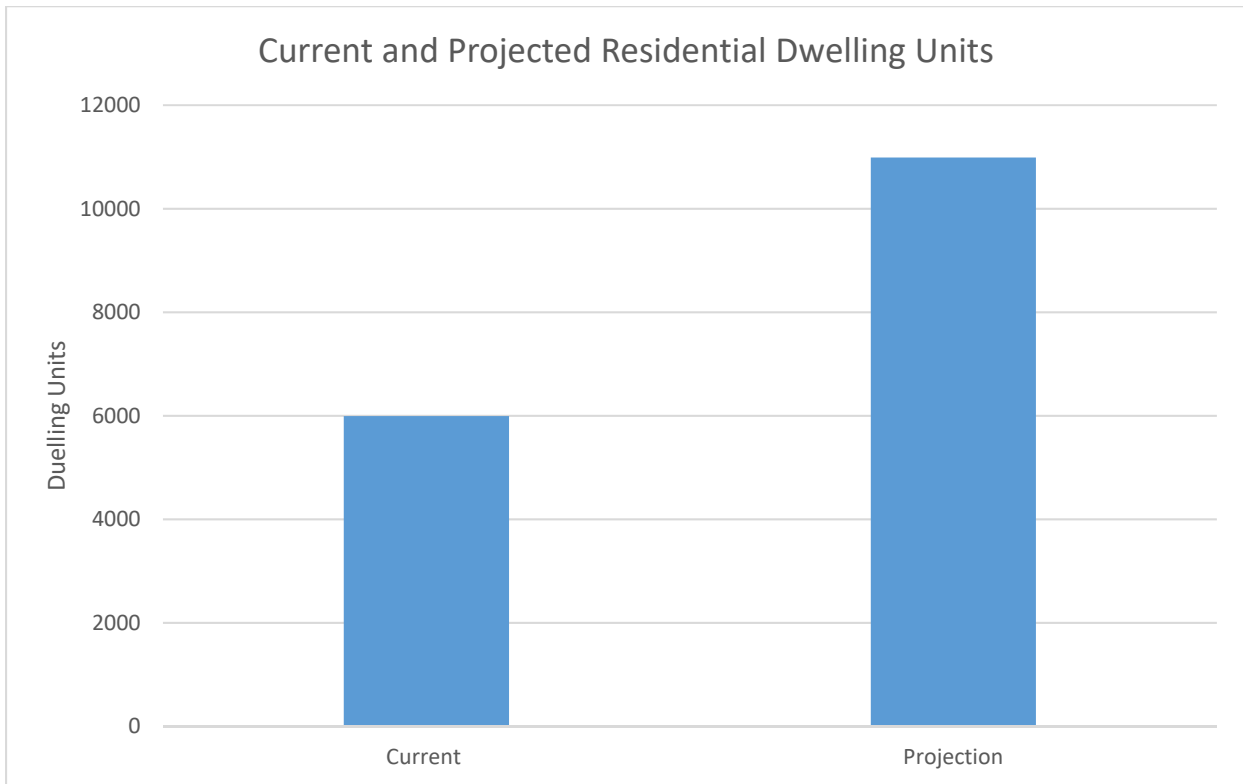


Table 3. The current number of residential dwelling units is about 6,000 in the West Plains based on 2015 Spokane Regional Transportation Council (SRTC) Travel Demand Model Land Use data. The projected number of units is nearly 11,000 dwelling units. This number is based on the maximum capacity of residential that may be built under a 100% full build-out scenario. In this scenario, all residentially zoned land in the West Plains is used to build additional residential dwelling units. The projected numbers are subject to change based on further market analysis.