

LINN COUNTY, IOWA
AND
CEDAR RAPIDS METROPOLITAN AREA



POPULATION AND EMPLOYMENT FORECASTS 2010-2040

Linn County Regional Planning Commission

February 2005

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AND
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Table of Contents

Section	Page
Linn County Regional Planning Commission	1
Background Information	2
Population and Employment Forecast Technical Advisory Committee	2
Expansion of planning area	3
Historic Linn County Population and Employment Trends	5
Population Forecasts	6
Population forecasts, 1997 and 2004	6
Allocation of county growth to the LCRPC planning area	7
Forecast population growth by district	7
Population projections by traffic analysis zone	9
Employment Forecasts	10
2040 Employment Forecast	10
Employment projections by district	12
Employment projections by traffic analysis zone	12
Appendix: Table and maps of population and employment forecasts	14

Table of Exhibits

Exhibit	Page
Exhibit 1 Metro area cities	3
Exhibit 2 Planning area map	4
Exhibit 3 Linn County population 1900-2000	5
Exhibit 4 Linn County employment 1970-2000	5
Exhibit 5 Population forecasts for Linn County and planning area	6
Exhibit 6 Population growth table for Linn County and planning area	7
Exhibit 7 Year 2040 population forecast by district	8
Exhibit 8 Various employment trend lines	10
Exhibit 9 Linn County and planning area employment level forecasts	11
Exhibit 10 Linn County and planning area employment growth forecast table	11
Exhibit 11 Forecast employment by district	13
Exhibit 12 TAZ population and employment forecast table	Appendix
Exhibit 13 LCRPC planning area population forecast map	Appendix
Exhibit 14 LCRPC central planning area population forecast map	Appendix
Exhibit 15 LCRPC planning area employment forecast map	Appendix
Exhibit 16 LCRPC central planning area employment forecast map	Appendix

Linn County Regional Planning Commission

Purpose

The Linn County Regional Planning Commission (LCRPC) was formed in 1964 with a continuing major responsibility to plan and help guide the orderly growth and development of the Cedar Rapids metropolitan area.

Membership

Members include elected officials and citizens who are appointed by the chief elected official of the jurisdiction each represents. The original membership was comprised of representatives from Linn County, Cedar Rapids, Marion, Hiawatha, and Robins. The Commission was expanded in 2001 to include representatives from Ely, Fairfax, and Shueyville.

Linn County Regional Planning Commission Membership Table		
Position	RPC Office	Name
Hiawatha Mayor	Treasurer	Tom Patterson
Robins Mayor		Randy Fouts
Marion Mayor		John Nieland
Marion Representative		Boyd Potter
Marion Representative		Kim McCarty
County Board Member		Jim Houser
County Board Chair	Chair	Lu Barron
County Board Member		Linda Langston
Cedar Rapids Mayor		Paul Pate
Cedar Rapids Commissioner		Don Thomas
Cedar Rapids Commissioner	Secretary	Lyle Hanson
Cedar Rapids Commissioner		Wade Wagner
Cedar Rapids Commissioner		David Zahn
Cedar Rapids Representative		Scott Sylvester
Cedar Rapids Representative	Vice-Chair	George Kanz
Cedar Rapids Representative		Monica Vernon
Fairfax Mayor		Bill Voss
Ely Mayor		Dale Stanek
Shueyville Mayor		Pat Murphy

Background Information

Population and Employment Forecast Technical Advisory Committee

This report documents the work performed by the Population and Employment Forecast Technical Advisory Committee (PEFTAC) of LCRPC. Members of PEFTAC include representatives from the planning area's banking, real estate, development, education, planning, and economic development community who are familiar with the planning area's growth trends and upcoming land development projects:

PEFTAC Membership Table	
Population and Employment Forecast Technical Advisory Committee	
Member Name	Affiliation
Allen Merta	Cedar Rapids Area Chamber of Commerce: Assistant Vice-President of Economic Development
Scott Olson. Chairperson	Skogman Commercial Real Estate Services Group: Commercial Real Estate Consultant, AIA, CFM, SIOR
Tim Sebetka	Collins Community Credit Union: Assistant Vice-President
Larry D. Sharp	Iowa Realty Commercial: Commercial Real Estate Consultant, CCIM, SIOR,
Sandy Stephen	Cedar Rapids School District: Research, Evaluation and Planning
Angie Reed	Linn County Planning and Development Department
Tom Treharne	Marion Planning and Development Director
Adjunct Members	
Adam Lindenlaub	Long-Range Planning Coordinator II, Transportation
Sam Shea	Long-Range Planning Coordinator II, Modeling
Principal Staff	
Randall McVey	Long-Range Planning Coordinator III

The committee's task was to forecast future population and employment for all of Linn County and within the metropolitan area. Forecasts recommended by the committee and approved by LCRPC are utilized for analysis of infrastructure needs and services for the metropolitan area. In the past, this has primarily consisted of the determination of major street needs and levels of service. More recently, analysis of transit, sewer and water service needs have been based on a future zone-level forecasts such as those presented in this report.

The committee met 26 times over a 23-month period, from January 2003 to December 2004. Meeting format was informal, with staff presenting background data or data requested by the committee, followed by discussion and direction for staff by the committee. Data from as many sources as available were reviewed and considered, and these sources are noted as appropriate throughout this report.

Linn County and LCRPC Planning Area Population and Employment Forecasts, 2010-2040

In March 2003 at the invitation of PEFTAC, Dr. Willis Goudy came to Cedar Rapids and gave a presentation entitled "Examining Linn County's Changing Population." Professor Goudy, who teaches at Iowa State University, is a leading authority on the state's population. It was his assessment that Linn County would continue to be one of the fastest growing counties in the State.

After first forecasting countywide and planning area growth, the committee allocated the growth to zones based on analysis of recent trends, availability of land that can be developed, difficulty in providing sanitary sewer service, and committee members' knowledge of development trends and plans. Inventories and mapping of future land use for undeveloped land were used extensively. During meetings, the Committee utilized a "live" computerized GIS project file containing aerial imagery, street network, and Traffic Analysis Zone (TAZ) boundaries. The GIS map files were linked to year 2000 data on population and employment at the zone level.

Expansion of planning area

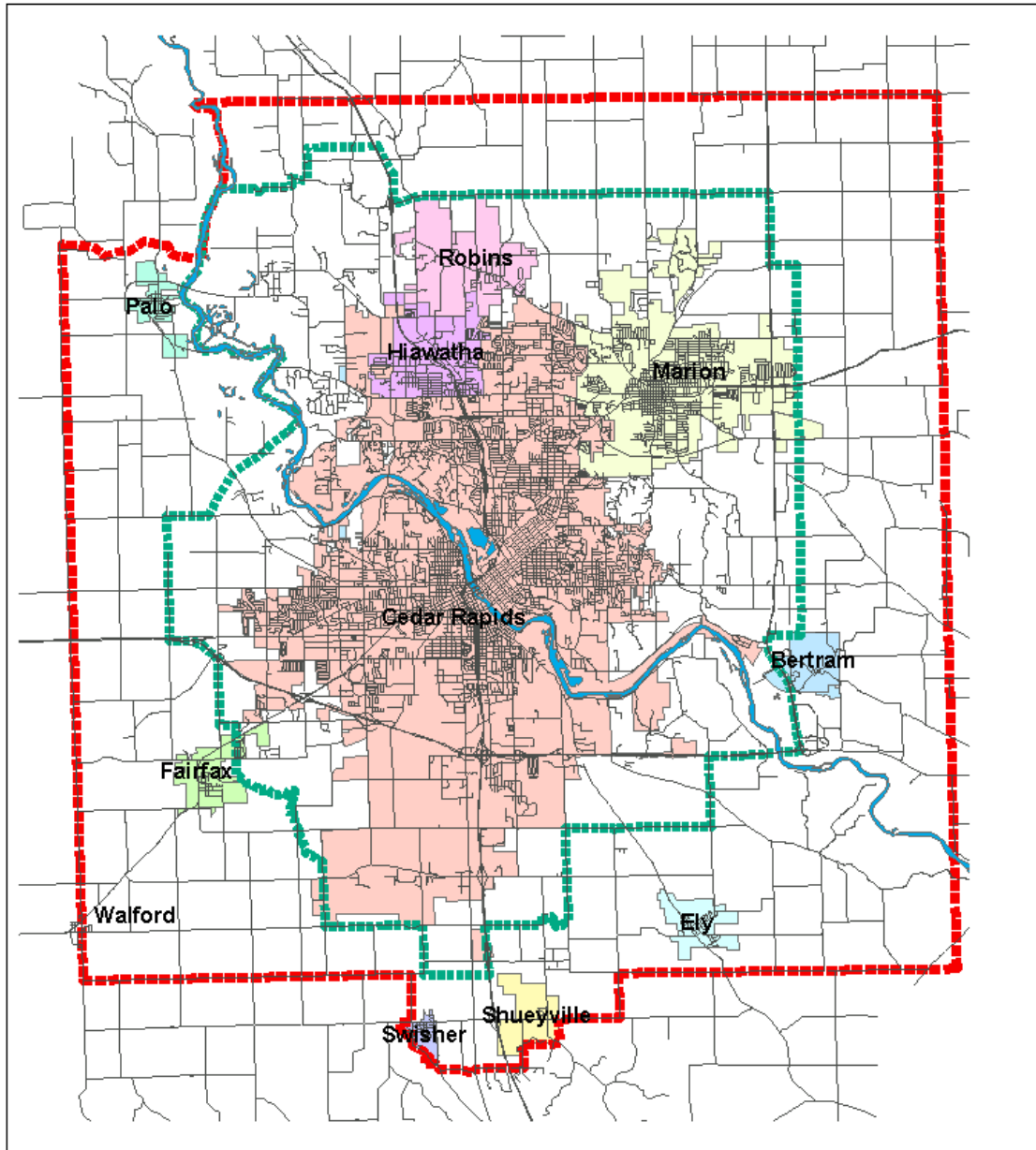
LCRPC previously approved population and employment projections for the Cedar Rapids area in April 1994 and October 1998. These earlier PEFTAC reports were prepared for a planning area that has since been expanded.

Originally the planning area included Cedar Rapids, Hiawatha, Marion, Robins and surrounding unincorporated areas. In June 2001, the planning area was expanded in all directions into Linn County and now includes the cities of Bertram, Ely, Fairfax, Palo, and part of Walford. A part of Johnson County encompassing the cities of Shueyville and Swisher was also added to the planning area.

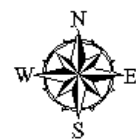
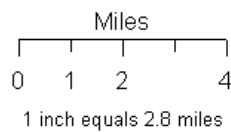
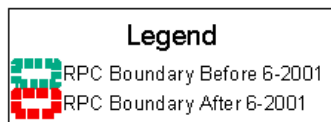
The old and new planning areas are illustrated in Exhibit 2 on the following page. Ely, Fairfax and Shueyville became new members of the Regional Planning Commission, while Bertram, Palo, Swisher and Walford remain non-members. Exhibit 1 at right lists the cities located in the present planning area and also gives their population.

LCRPC Planning Area Cities and Population	
Cities that are members of the Regional Planning Commission	Population (2000)
Cedar Rapids	120,758
Marion	26,294
Hiawatha	6,480
Robins	1,806
Ely	1,149
Fairfax	889
Shueyville	250
Other Cities in the planning area	
Bertram	681
Palo	614
Swisher	813
Walford (Part in Linn Co.)	120
Unincorporated Linn Co. in planning area	13,255
Unincorporated Johnson Co. in planning area	177
Total population within planning boundaries	173,286

Exhibit 1 Planning area cities table



Previous and Existing LCRPC Planning Areas



Department of Development

Exhibit 2 LCRPC planning area map, before and after June 2001

Linn County and LCRPC Planning Area Population and Employment Forecasts, 2010-2040

Historic Linn County Population and Employment Trends

Linn County’s population grew steadily throughout the 20th century except during the 1980's when there was a slight decline. When examining the graph in Exhibit 3 below, it becomes apparent that in the 20th century there were two periods of rapid population growth in the county. The first period was from roughly 1950 to 1970 and the second, from 1990 to 2000.

Linn County employment levels are shown in Exhibit 4 below. During the 1980's, job levels rose only 10.6 percent. But over the thirty year period from 1970 to 2000, employment grew from 64,700 to 113,800 which was a 76 percent jump.

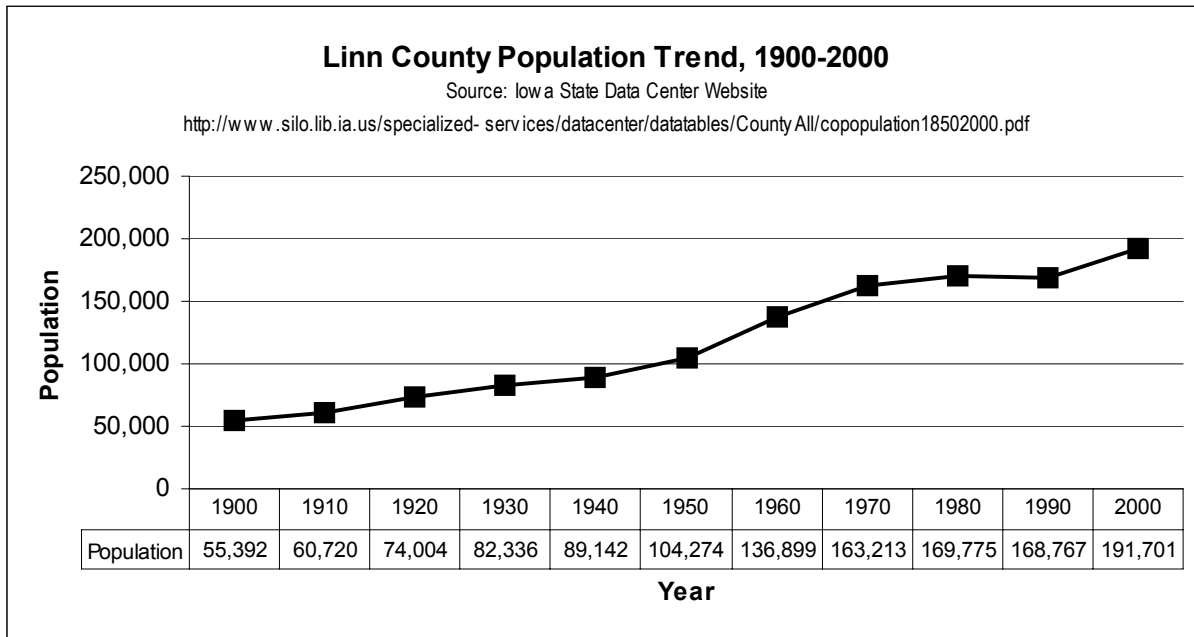


Exhibit 3 Linn County population 1900-2000.

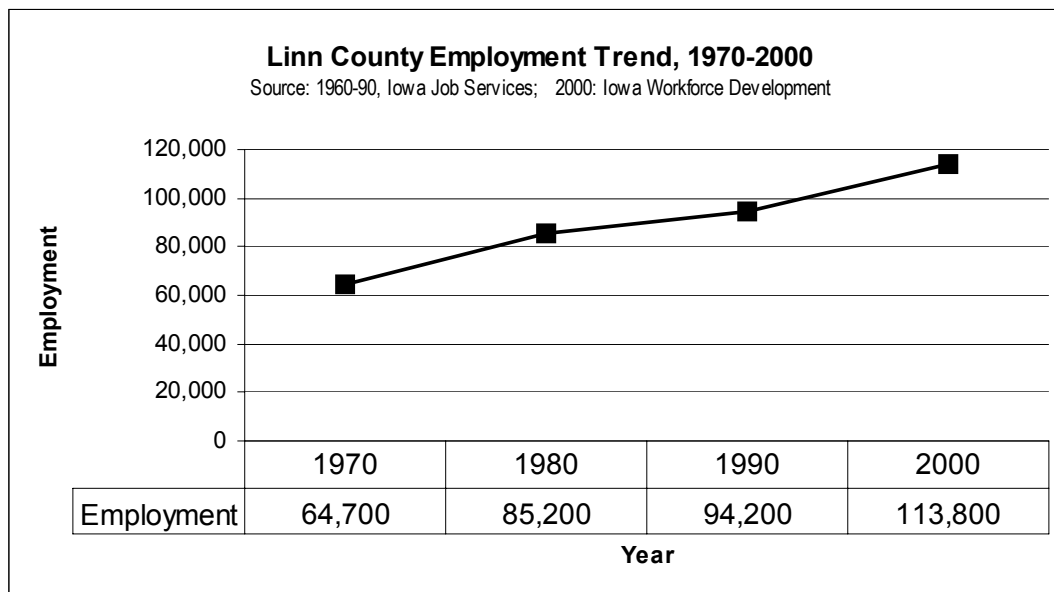


Exhibit 4 Linn County Employment 1970-2000.

Population Forecasts

Population forecasts, 1997 and 2004

In September of 1997, the Linn County Regional Planning Commission adopted a countywide forecast of 10% growth in population per decade from 1990 to the Year 2030. The 1997 forecast population for Linn County in 2000 was 185,657. Although that forecast was higher than other forecasts such as the Woods & Poole forecast, it was more than 6,000 under the actual population of 191,701.

In May 2004, the Regional Planning Commission approved new population forecasts for Linn County and the Cedar Rapids planning area. Linn County's population is forecasted to grow by about 64% or 123,622 persons between 2000 and 2040, while the Planning Area is forecasted to grow by nearly 69% or 119,230 persons between 2000 and 2040. Exhibits 5 and 6 below show the forecasted population for Linn County and the planning area, respectively, for the years 2010, 2020, 2030, and 2040.

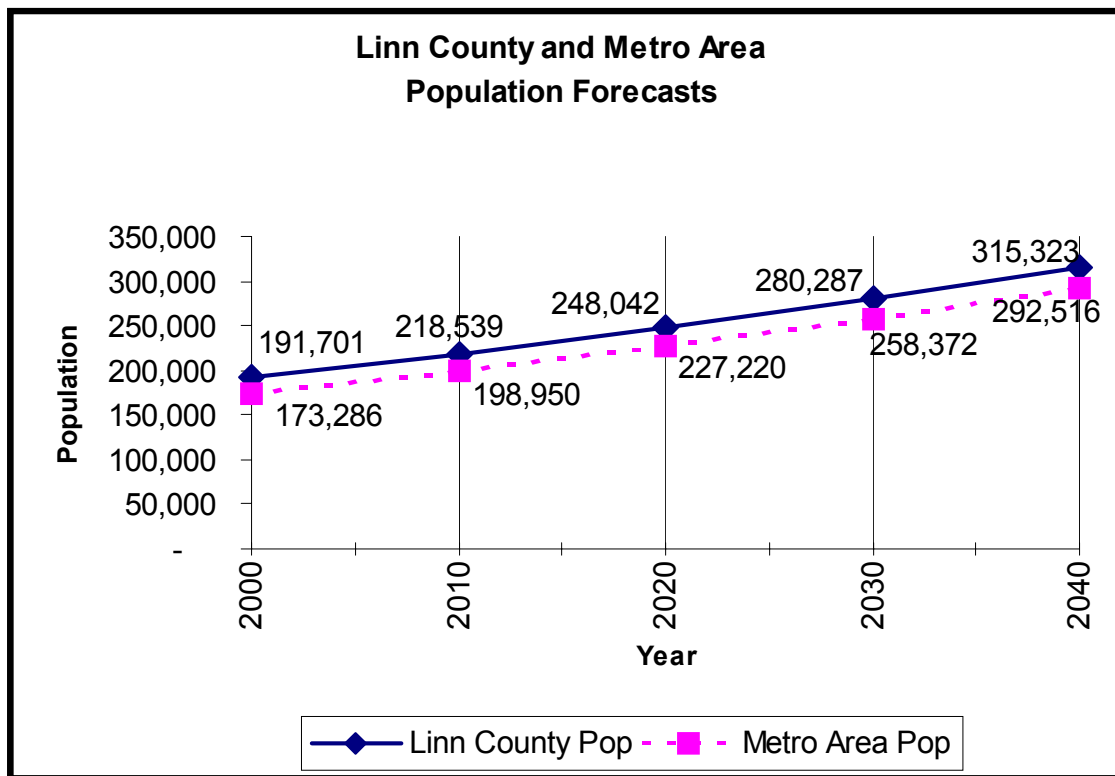


Exhibit 5 Population forecasts for Linn County and LCRPC planning area

Linn County and LCRPC Planning Area Population and Employment Forecasts, 2010-2040

Population Growth Forecasts					
	<i>2000-2010</i>	<i>2010-2020</i>	<i>2020-2030</i>	<i>2030-2040</i>	<i>Total Growth</i>
<i>Linn County Pop</i>	26,838	29,503	32,245	35,036	123,622
<i>Planning Area Pop</i>	25,664	28,271	31,152	34,144	119,230
<i>Linn Growth Rate</i>	14.0%	13.5%	13.0%	12.5%	64.5% ¹
<i>Planning Growth</i>	14.8%	14.2%	13.7%	13.2%	68.8% ¹

¹Note: Total growth rate is the result of compounding.

Exhibit 6 Population growth table for Linn County and Cedar Rapids planning area

Allocation of county population growth to the planning area

An analysis of population growth in the 1990's shows that the planning area grew at a rate almost twice that of the remainder of Linn County. A similar comparative growth rate through 2040 is forecasted. It is calculated that the planning area will grow from 173,286 in 2000 to 292,516 in 2040, a 68.8% increase, whereas the population of the entire county is expected to grow 64.5%.

Forecast population growth by district

To see how the population of different parts of the planning area is forecasted to grow, refer to Exhibit 7 which shows the forecasted growth for each of six districts in the planning area.

The following is a comparison of district population growth:

- District IV - most growth by number of persons: The area forecasted for greatest growth is District IV, which lies east of Interstate 380 and north of 1st Avenue East in Cedar Rapids and 10th Avenue in Marion. This area is expected to see a population gain of more than 42,000.
- District II and I - most growth by percentage increase: District II, located west of the Cedar River and east of Interstate 380, is forecasted to grow by about 104%. District I, which is located west of Interstate 380 and south of Williams Blvd/1st Avenue West, is not far behind with a forecasted population growth of 102% between 2000 and 2040.
- District III - lowest growth by number of persons and by percentage increase: The area with the lowest forecasted growth is District III which lies east of the Cedar River and south of 1st Avenue East, Cedar Rapids and 10th Avenue in Marion. District III is expected to see a population gain of no more than 7,600 or 20 percent from 2000 to 2040.

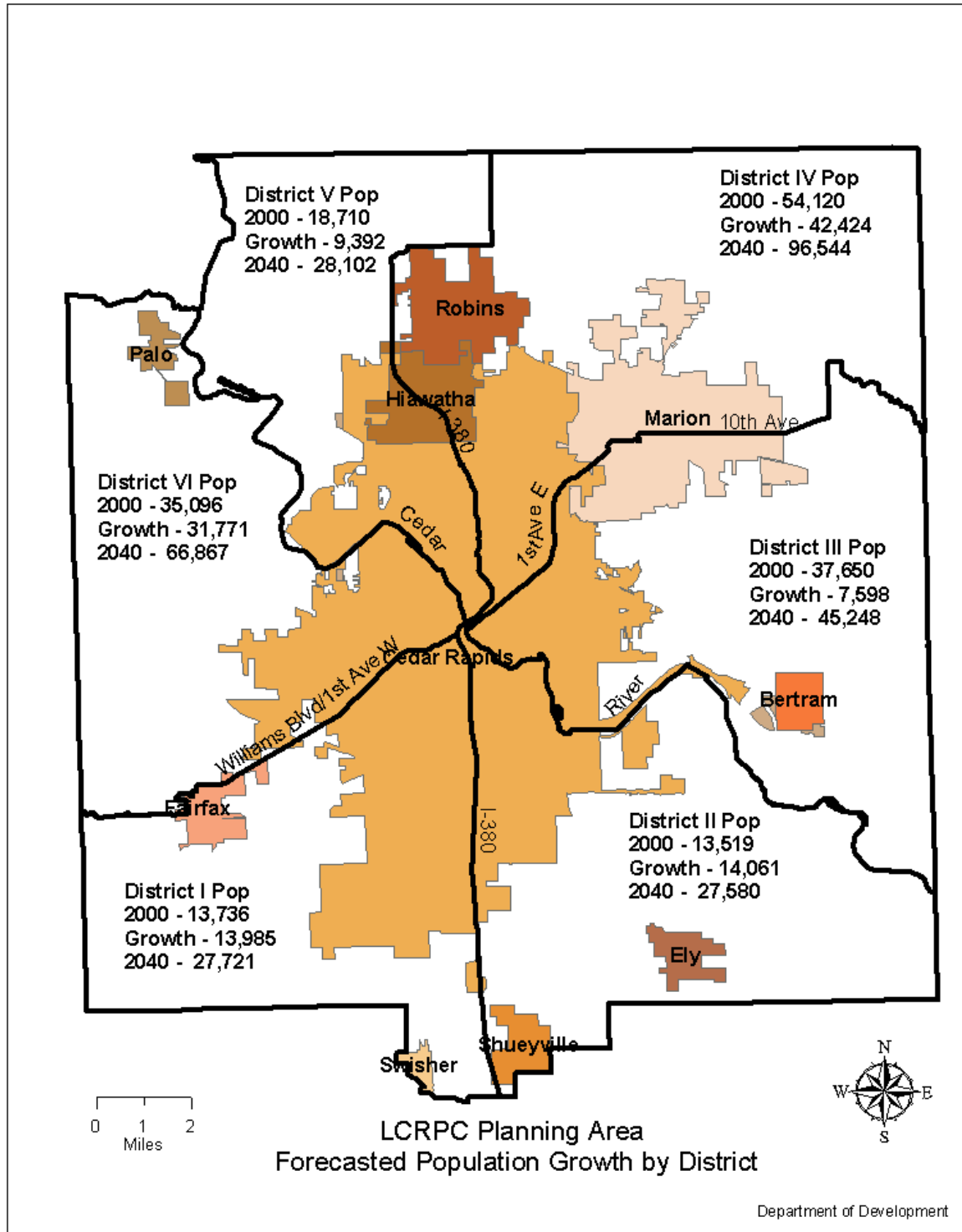


Exhibit 7 Year 2040 population forecast by district

Population Projections by Traffic Analysis Zone

After allocating a portion of Linn County's population growth to the planning area, population projections were made for each of the 395 individual Traffic Analysis Zones (TAZ's) that are located within the planning area. Most zones are bordered by major streets or highways, although a few have river or stream boundaries, or they may adjoin a county line. TAZ's are used by transportation planners as focus areas for vehicle traffic that may be generated outward or attracted inward because of residential development, employment centers, or retail and service activities.

It is projected that 162 of 395 zones, or about 41%, would gain population by 2040. As might be expected, the forecasts suggest that zones on the fringe of the urbanized area are expected to grow most rapidly. Forecasts show that about 50 zones will lose population by 2040. It is anticipated there may be some population losses in areas near industrial or commercial areas because of expansion of those uses. Some 180 zones will gain no or virtually no population (i.e., less than 5) during the forecast period. Most of those zones are in built-up areas that are not expected to change much over the next 35 or so years. For individual TAZ population forecast growth, see Exhibit 12 at the end of this report. For population maps of the zones, see Exhibits 13 and 14 in the Appendix.

Employment Forecasts

Employment forecasts address where people will work rather than where they live. Like other counties having relatively large manufacturing, retail and service industries, Linn County “imports” more workers than it “exports.” According to the 2000 Census, more than half the workforce in neighboring Jones and Benton Counties commute to jobs in Linn County. This forecast shows that Linn County will continue to expand its job base.

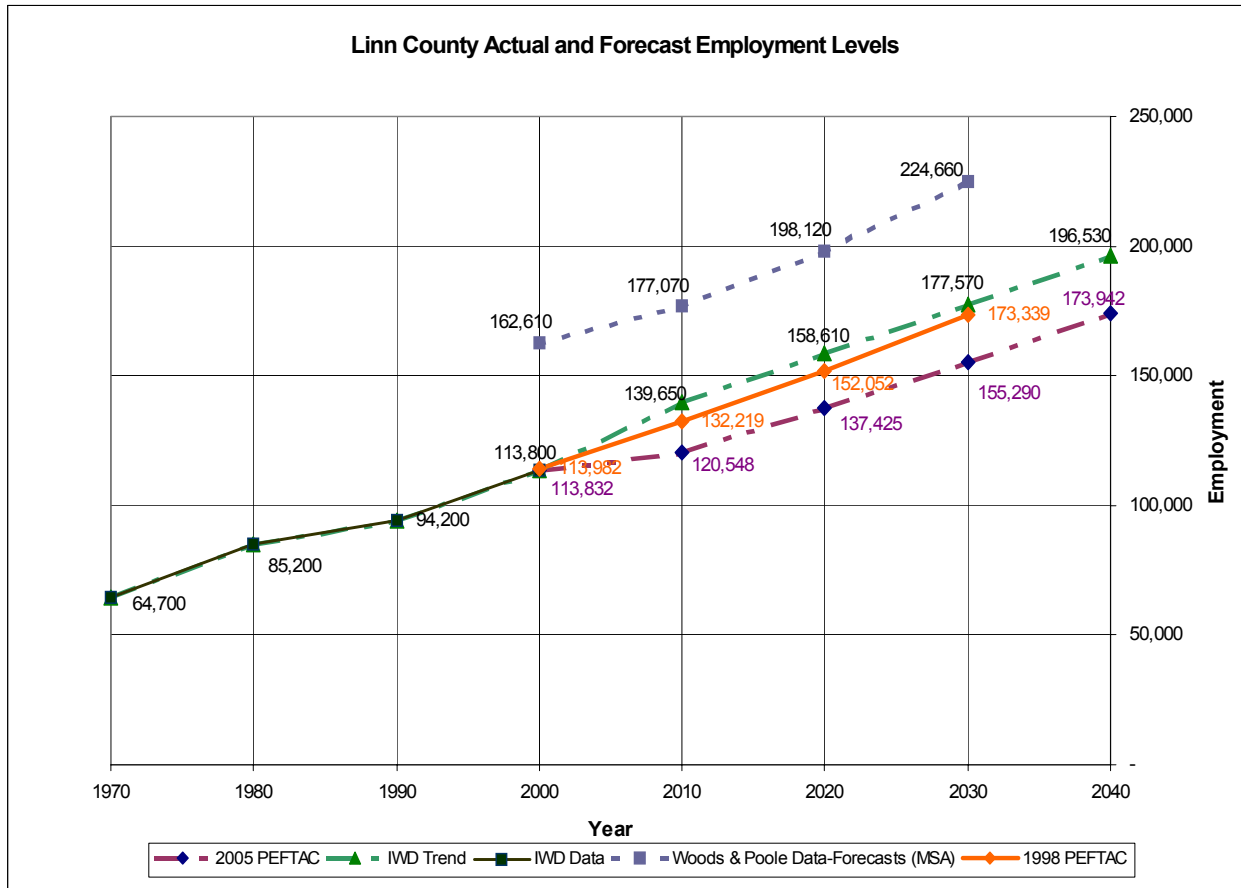


Exhibit 8 Graphs of various employment growth forecasts: the top line is Woods & Poole data/projections for the MSA that includes Linn, Jones and Benton Counties; the next line is a computer generated “trend” line projected from historical Iowa Workforce Development employment data; third down is the 1998 PEFTAC forecast; the bottom line is the present forecast numbers.

Various employment trend lines are illustrated in Exhibit 8. The bottom line illustrates the recommended trend which indicates a slower growth rate from 2000 to 2010.

2040 Employment Forecast

Linn County employment is forecasted to grow by 52.8% from 2000-2040. The level of employment is expected to recover from losses experienced at the beginning of the present decade, but overall growth from 2000 to 2010 is forecast to be 5.9%. Employment is expected to increase 14% from 2010 to 2020, 13% from 2020 to 2040, and 12% from 2030 to 2040 as shown in Exhibits 9 and 10.

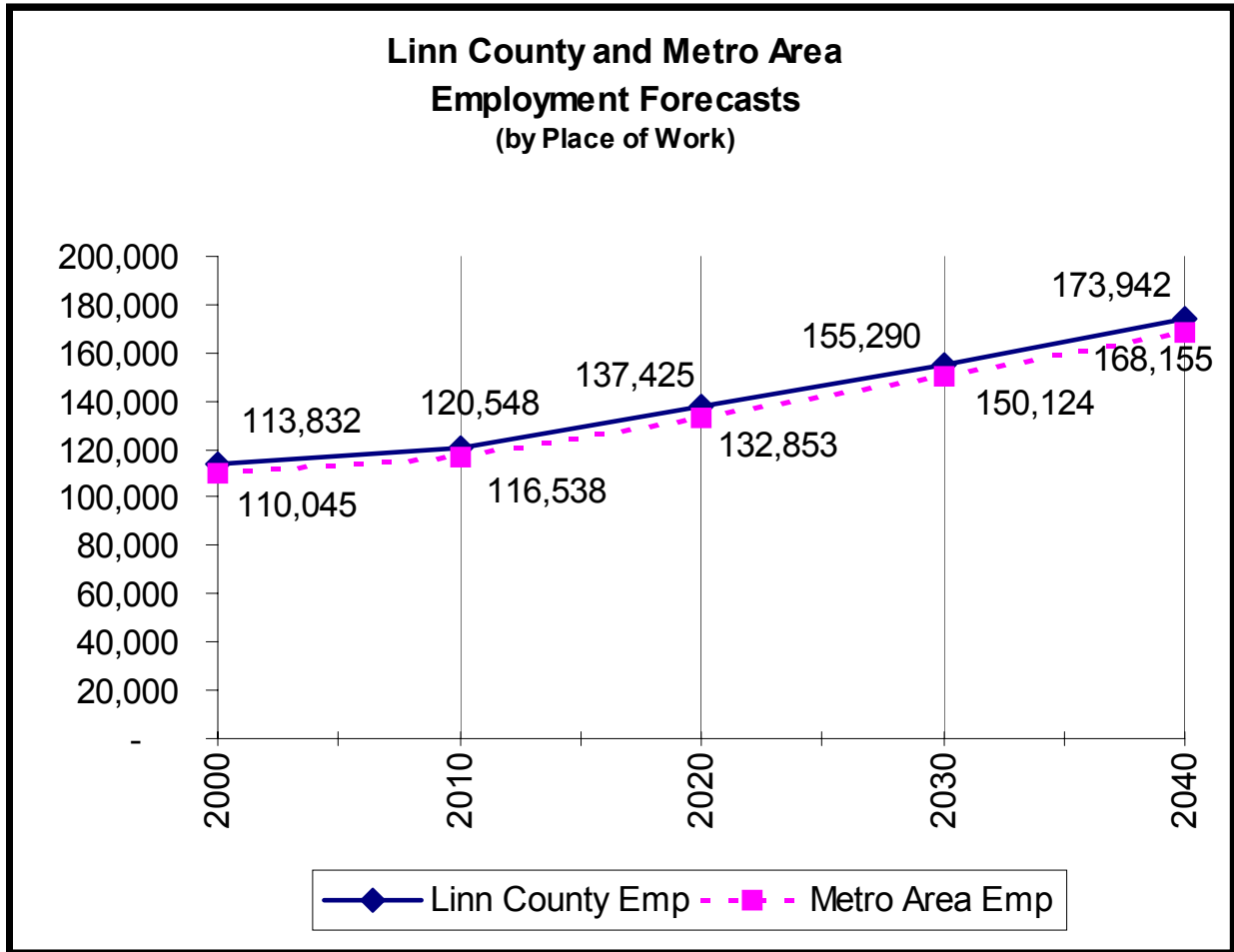


Exhibit 9 Employment forecasts for Linn County and LCRPC planning area.

Employment Growth Forecasts					
	2000-2010	2110-2020	2020-2030	2030-2040	Total Growth
<i>Linn County Emp Growth</i>	6,716	16,877	17,865	18,652	60,110
<i>Planning Area Emp Growth</i>	6,493	16,315	17,271	18,031	58,110
<i>Emp Growth Rate</i>	5.9%	14.0%	13.0%	12.0%	52.8% ¹

¹Note: Total growth rate is the result of compounding.

Exhibit 10 Linn County and LCRPC planning area employment growth forecast table

Linn County and LCRPC Planning Area Population and Employment Forecasts, 2010-2040

Employment projections by District

To see how employment may change in different parts of the Planning area, refer to the map on the next page which shows the forecasted growth for each of six districts.

The following summarizes district employment growth:

- District I - most growth by number of employees: The area forecasted for greatest growth is District I, lying west of Interstate 380 and south of Williams Blvd/1st Avenue West in Cedar Rapids. This area is expected to experience employment growth of more than 18,000 by 2040.
- District VI - least growth by number of employees: District VI, located west of the Cedar River and north of Williams Blvd SW and 1st Avenue West, is expected gain just over 4,000 jobs by 2040.

Employment projections by Traffic Analysis Zone

Employment projections for individual zones are made after assessing infrastructure such as road networks, considering the likelihood that existing employers will grow, and reviewing recommended land uses as shown on each city's comprehensive plan. Each zone was reviewed and a forecast of the employment in 2040 was made. As expected, areas of major employment growth are generally located within or adjoining existing employment centers and/or adjacent to major streets.

Individual TAZ employment forecasts for 2040 are shown in Exhibit 12 which is located in the appendix. At the end of this report are Exhibits 15 and 16 that map employment growth by zone.

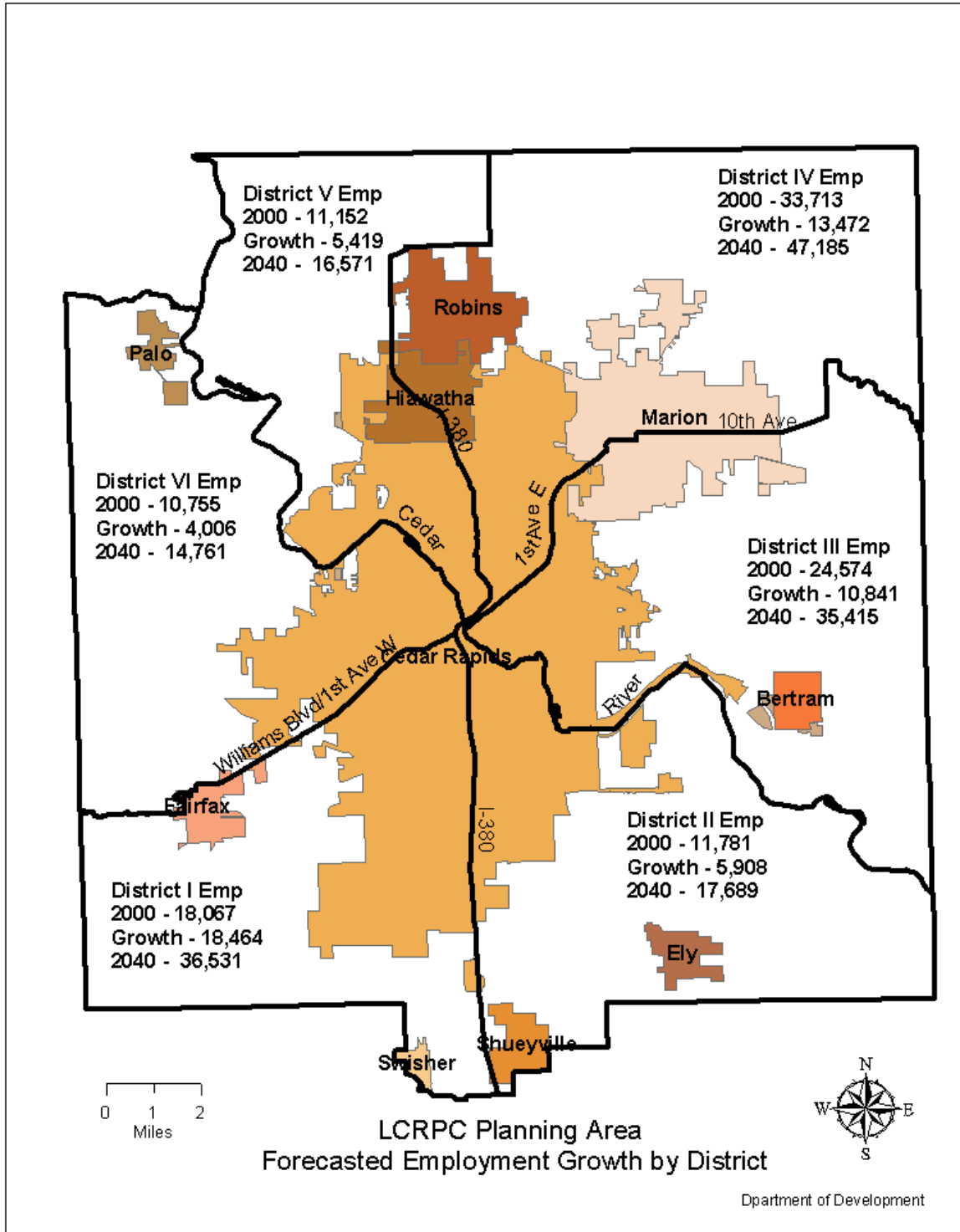


Exhibit 11 Forecast employment by district in LCRPC planning area

APPENDIX

- Exhibit 12 TAZ population and employment forecast table
- Exhibit 13 LCRPC planning area population forecast map
- Exhibit 14 LCRPC central planning area population forecast map
- Exhibit 15 LCRPC planning area employment forecast map
- Exhibit 16 LCRPC central planning area employment forecast map

Population and Employment Change by Traffic Analysis Zone, Cedar Rapids Metro Area

Population				Employment			
TAZ	Pop 2000	Pop Change	Pop 2040	Employ 2000	Emp Change	Employ 2040	TAZ
1	0	0	0	C	10	C	1
2	257	143	400	C	20	C	2
3	52	-42	10	557	175	732	3
4	0	0	0	54	30	84	4
5	332	0	332	434	240	674	5
7	298	0	298	73	0	73	7
8	68	-58	10	466	0	466	8
9	123	-23	100	46	60	106	9
10	423	0	423	24	14	38	10
11	643	0	643	C	0	C	11
12	380	-30	350	50	0	50	12
13	111	-11	100	600	0	600	13
14	858	-28	830	403	0	403	14
15	358	0	358	B	0	B	15
16	283	0	283	84	0	84	16
17	151	0	151	B	0	33	17
18	230	0	230	57	0	57	18
19 B	191	-41	150	348	0	348	19 B
19	387	0	387	44	0	44	19
20	77	0	77	70	0	70	20
21 B	290	-50	240	150	100	250	21 B
21	233	0	233	B	10	B	21
22	201	150	351	C	0	C	22
23	0	20	20	1,323	600	1,923	23
24	266	0	266	2,846	675	3,521	24
25	7	43	50	2,862	500	3,362	25
26	163	100	263	200	100	300	26
27	40	-40	0	376	150	526	27
28	110	0	110	209	140	349	28
29	1	1	2	1,205	550	1,755	29
30 B	337	13	350	484	16	500	30 B
30	0	0	0	D	-151	D	30
31	0	0	0	216	130	346	31
32	469	131	600	41	55	96	32
33	78	22	100	169	140	309	33
34	77	-27	50	292	130	422	34
35	86	-36	50	D	75	D	35
36	1,446	-100	1,346	B	0	B	36
37	532	-32	500	218	0	218	37
38	706	44	750	586	50	636	38
39	54	0	54	62	70	132	39
40	142	0	142	167	30	197	40
41	325	0	325	117	10	127	41
42	505	-5	500	293	100	393	42
43	1,136	0	1,136	53	0	53	43
44	722	-72	650	0	0	0	44
45	991	0	991	B	0	B	45
46	708	0	708	13	0	13	46
47	405	0	405	B	0	B	47
48	264	0	264	A	0	A	48
49	233	0	233	233	0	233	49

Data Suppression Codes: A=0-9 employees, B=10-99, C=100-999, D=1,000-9,999

Population and Employment Change by Traffic Analysis Zone, Cedar Rapids Metro Area

Population				Employment			
TAZ	Pop 2000	Pop Change	Pop 2040	Employ 2000	Emp Change	Employ 2040	TAZ
50	373	0	373	58	0	58	50
51 B	80	0	80	82	40	122	51 B
51	1,501	0	1,501	846	100	946	51
52	286	0	286	226	20	246	52
53 B	276	0	276	405	100	505	53 B
53	1,722	0	1,722	201	70	271	53
54	776	100	876	398	53	451	54
55	499	0	499	190	70	260	55
56	513	-13	500	135	65	200	56
57	1,890	110	2,000	666	600	1,266	57
58	694	0	694	65	70	135	58
59	179	100	279	64	120	184	59
60	628	40	668	59	0	59	60
61	820	0	820	165	135	300	61
62	2,132	0	2,132	606	100	706	62
63	636	0	636	200	70	270	63
64	709	0	709	B	0	B	64
65	422	0	422	D	-1,250	C	65
66	226	0	226	89	20	109	66
67 B	270	0	270	40	25	65	67 B
67	199	0	199	64	40	104	67
68	1,712	0	1,712	196	5	201	68
69	1,770	0	1,770	682	50	732	69
70	416	0	416	102	18	120	70
71	31	-31	0	484	200	684	71
72	2	-2	0	204	100	304	72
73	708	0	708	746	100	846	73
74	721	0	721	315	80	395	74
75	121	0	121	C	30	C	75
76 B	34	-34	0	67	70	137	76 B
76	502	0	502	444	70	514	76
77	9	-9	0	721	130	851	77
78	0	0	0	995	500	1,495	78
79	0	0	0	570	50	620	79
80	0	0	0	C	275	C	80
81	0	0	0	D	1,375	D	81
82	256	0	256	D	250	D	82
83	219	-69	150	956	140	1,096	83
84	2	-2	0	B	50	B	84
85	6	-6	0	300	-120	180	85
86	71	179	250	A	10	B	86
87	743	575	1,318	1,558	1,760	3,318	87
88	408	0	408	616	120	736	88
89	734	-34	700	197	100	297	89
90 B	203	0	203	100	20	120	90 B
90	35	-35	0	108	100	208	90
91	51	0	51	168	40	208	91
92	657	43	700	168	20	188	92
93	1,109	150	1,259	5	0	5	93
94	1,267	1,080	2,347	332	500	832	94
95	1,414	46	1,460	154	0	154	95

Data Suppression Codes: A=0-9 employees, B=10-99, C=100-999, D=1,000-9,999

Population and Employment Change by Traffic Analysis Zone, Cedar Rapids Metro Area

Population				Employment			
TAZ	Pop 2000	Pop Change	Pop 2040	Employ 2000	Emp Change	Employ 2040	TAZ
96	14	-14	0	437	363	800	96
97 B	228	200	428	1,248	1,200	2,448	97 B
97	0	0	0	353	1,000	1,353	97
98	838	0	838	B	0	B	98
99	943	555	1,498	106	-72	34	99
100 B	681	250	931	54	150	204	100 B
100	971	2,520	3,491	90	110	200	100
101	381	1,049	1,430	B	200	C	101
102	187	2,268	2,455	A	300	C	102
103 B	323	700	1,023	A	0	A	103 B
103	254	0	254	B	100	C	103
104	48	1,125	1,173	A	50	B	104
105 B	176	780	956	17	0	17	105 B
105 C	10	15	25	10	0	10	105 C
105 D	270	0	270	43	0	43	105 D
105	51	2,016	2,067	B	20	B	105
106	90	1,530	1,620	B	0	B	106
107	435	3,266	3,701	74	100	174	107
108	38	3,587	3,625	B	0	B	108
109	976	0	976	C	400	C	109
111	2,534	0	2,534	56	20	76	111
112	409	3,038	3,447	B	200	C	112
113 B	358	1,011	1,369	9	20	29	113 B
113	198	2,315	2,513	0	0	0	113
114	34	400	434	A	0	A	114
115	234	1,150	1,384	92	100	192	115
116	253	2,799	3,052	A	50	B	116
117	86	86	172	B	75	B	117
118	351	2,214	2,565	B	200	C	118
119 E	78	0	78	C	100	C	119 E
119	80	0	80	511	100	611	119
120	1,727	234	1,961	38	100	138	120
121	406	1,000	1,406	16	0	16	121
122	760	750	1,510	26	20	46	122
123 B	485	0	485	B	0	B	123 B
123	385	3	388	A	0	A	123
124 C	373	0	373	A	0	A	124 C
124 D	271	0	271	B	0	B	124 D
124	629	0	629	A	0	A	124
125 B	259	0	259	20	0	20	125 B
125	2,551	1,995	4,546	263	200	463	125
126	498	0	498	239	50	289	126
128	974	108	1,082	C	200	C	128
130	1,093	2,450	3,543	A	300	C	130
131	4	0	4	182	500	682	131
132	8	0	8	496	400	896	132
133	992	0	992	269	50	319	133
134	4	0	4	210	0	210	134
135	424	0	424	0	0	0	135
136	1,602	0	1,602	99	0	99	136
137 B	617	0	617	8	0	8	137 B

Data Suppression Codes: A=0-9 employees, B=10-99, C=100-999, D=1,000-9,999

Population and Employment Change by Traffic Analysis Zone, Cedar Rapids Metro Area

Population				Employment			
TAZ	Pop 2000	Pop Change	Pop 2040	Employ 2000	Emp Change	Employ 2040	TAZ
137	490	0	490	A	0	A	137
138	1,209	0	1,209	27	0	27	138
139	12	100	112	173	250	423	139
141	111	0	111	949	0	949	141
142	4	0	4	2,040	200	2,240	142
143	567	0	567	495	200	695	143
144	0	0	0	178	250	428	144
146	737	100	837	589	500	1,089	146
147	467	0	467	186	200	386	147
148	23	50	73	1,081	250	1,331	148
149	705	0	705	125	0	125	149
150	112	-112	0	241	50	291	150
151	385	0	385	C	50	C	151
152	27	-27	0	224	50	274	152
153	29	-29	0	253	0	253	153
154	106	-106	0	183	100	283	154
155	807	0	807	49	30	79	155
156 B	456	0	456	17	0	17	156 B
156	319	0	319	118	100	218	156
157 B	53	-53	0	B	50	C	157 B
157	223	0	223	A	0	A	157
158	40	-40	0	614	200	814	158
159	813	0	813	142	50	192	159
160 B	4	0	4	170	100	270	160 B
160	89	0	89	199	100	299	160
161	199	0	199	226	800	1,026	161
162	0	0	0	0	600	600	162
163	12	50	62	0	125	125	163
164 A	0	1,143	1,143	0	300	300	164 A
164	12	0	12	B	0	B	164
165	764	687	1,451	17	50	67	165
166	27	80	107	B	0	B	166
167 B	495	0	495	143	0	143	167 B
167	578	0	578	73	0	73	167
168	1,178	0	1,178	184	100	284	168
169	1,041	160	1,201	299	1,000	1,299	169
170	476	0	476	540	0	540	170
171	311	0	311	A	0	A	171
172	522	50	572	9	0	9	172
173	117	20	137	37	0	37	173
174	59	150	209	A	0	A	174
175	75	10	85	5	0	5	175
176	173	916	1,089	B	0	B	176
177	124	0	124	A	140	C	177
178	3	0	3	0	20	20	178
179	224	20	244	12	0	12	179
180	1,090	0	1,090	14	0	14	180
182	282	0	282	12	0	12	182
183	1,194	10	1,204	7	0	7	183
184	686	0	686	84	0	84	184
185	1,247	0	1,247	192	100	292	185

Data Suppression Codes: A=0-9 employees, B=10-99, C=100-999, D=1,000-9,999

Population and Employment Change by Traffic Analysis Zone, Cedar Rapids Metro Area

Population				Employment			
TAZ	Pop 2000	Pop Change	Pop 2040	Employ 2000	Emp Change	Employ 2040	TAZ
186	1,057	0	1,057	101	50	151	186
187	622	15	637	32	0	32	187
188 B	175	50	225	B	0	B	188 B
188	882	0	882	139	0	139	188
189	2,884	1,887	4,771	632	50	682	189
191	86	100	186	32	50	82	191
192	114	0	114	35	35	70	192
193	88	100	188	13	10	23	193
195 B	9	0	9	B	25	B	195 B
195	154	0	154	32	35	67	195
196	114	150	264	5	7	12	196
197	124	781	905	0	0	0	197
198	219	1,350	1,569	29	5	34	198
199	282	0	282	9	5	14	199
200	108	300	408	B	5	B	200
201	48	300	348	3	10	13	201
202	17	1,350	1,367	B	130	C	202
203	17	-17	0	B	150	C	203
204	1,028	50	1,078	22	0	22	204
205	434	0	434	40	0	40	205
206	309	0	309	322	70	392	206
207	478	0	478	228	50	278	207
208	115	225	340	216	500	716	208
209	1,277	0	1,277	569	0	569	209
210	356	0	356	25	0	25	210
211	1,279	0	1,279	207	50	257	211
212	182	-52	130	43	0	43	212
213	1,538	-50	1,488	114	0	114	213
214	269	80	349	0	0	0	214
215	506	80	586	C	0	C	215
216	455	0	455	0	0	0	216
217	698	0	698	372	0	372	217
218	0	0	0	175	0	175	218
219	0	0	0	764	0	764	219
220	398	0	398	206	50	256	220
221 C	78	-78	0	269	270	539	221 C
221	0	0	0	734	700	1,434	221
222	0	0	0	239	0	239	222
223	212	50	262	419	0	419	223
224	10	-10	0	971	100	1,071	224
225 B	0	0	0	C	0	C	225 B
225 C	0	0	0	292	0	292	225 C
225	11	-11	0	110	400	510	225
226	1,495	650	2,145	2,511	1,000	3,511	226
227	1,633	1,440	3,073	229	100	329	227
228	2	-2	0	1,376	1,200	2,576	228
230	94	-94	0	273	1,000	1,273	230
231	137	-37	100	593	0	593	231
232	27	1,350	1,377	10	100	110	232
233	14	100	114	B	0	B	233
234	60	1,800	1,860	C	200	C	234

Data Suppression Codes: A=0-9 employees, B=10-99, C=100-999, D=1,000-9,999

Population and Employment Change by Traffic Analysis Zone, Cedar Rapids Metro Area

Population				Employment			
TAZ	Pop 2000	Pop Change	Pop 2040	Employ 2000	Emp Change	Employ 2040	TAZ
235	5	1,000	1,005	C	1,000	D	235
236	1	-1	0	A	400	C	236
237	0	0	0	B	500	C	237
238 A	0	0	0	C	100	C	238 A
238	8	-8	0	B	1,270	D	238
239	68	0	68	324	900	1,224	239
240	11	-11	0	0	400	400	240
241	27	500	527	B	680	C	241
242 A	0	0	0	C	500	C	242 A
242	15	0	15	866	550	1,416	242
243 C	6	-6	0	713	1,250	1,963	243 C
243	14	-14	0	170	1,550	1,720	243
244	25	200	225	0	1,100	1,100	244
245	15	-15	0	1,337	2,000	3,337	245
246 B	0	0	0	1,147	200	1,347	246 B
246	129	700	829	A	20	B	246
247 A	96	45	141	0	0	0	247 A
247	288	3,600	3,888	0	0	0	247
248	9	2,700	2,709	0	50	50	248
249	341	2,700	3,041	A	0	A	249
250	4	1,800	1,804	0	50	50	250
251	1,198	3,375	4,573	223	150	373	251
253 C	0	0	0	C	200	C	253 C
253	70	2,250	2,320	452	500	952	253
254	751	1,350	2,101	58	200	258	254
255 C	70	0	70	1,005	300	1,305	255 C
255 D	0	0	0	891	300	1,191	255 D
255	81	-81	0	1,536	1,000	2,536	255
256 D	408	100	508	452	750	1,202	256 D
256	1,214	2,700	3,914	23	25	48	256
257	0	0	0	1,280	1,200	2,480	257
258	0	0	0	71	135	206	258
259	612	1,800	2,412	428	500	928	259
261	0	0	0	336	0	336	261
262	824	0	824	293	1,000	1,293	262
263	324	0	324	302	0	302	263
264	0	0	0	C	0	C	264
265	15	0	15	1,150	1,000	2,150	265
266 B	6	-6	0	359	50	409	266 B
266	605	0	605	38	0	38	266
267 B	292	0	292	B	50	B	267 B
267	103	0	103	0	0	0	267
268 B	430	0	430	445	200	645	268 B
268	97	0	97	0	0	0	268
269 B	156	80	236	228	100	328	269 B
269	776	0	776	35	0	35	269
270 B	175	0	175	D	150	D	270 B
270	539	0	539	C	0	C	270
271	1,123	1,000	2,123	C	100	C	271
272	136	0	136	5	0	5	272
273	1,940	200	2,140	100	25	125	273

Data Suppression Codes: A=0-9 employees, B=10-99, C=100-999, D=1,000-9,999

Population and Employment Change by Traffic Analysis Zone, Cedar Rapids Metro Area

Population				Employment			
TAZ	Pop 2000	Pop Change	Pop 2040	Employ 2000	Emp Change	Employ 2040	TAZ
275	36	750	786	A	65	B	275
276	1,639	3,039	4,678	109	0	109	276
277	1,669	250	1,919	18	10	28	277
278 B	846	0	846	19	0	19	278 B
278 C	932	0	932	85	0	85	278 C
278 D	716	0	716	50	50	100	278 D
278	248	0	248	B	0	B	278
279	199	100	299	70	50	120	279
280	725	50	775	168	0	168	280
281 B	143	50	193	0	0	0	281 B
281	109	150	259	184	27	211	281
282	1,351	0	1,351	392	0	392	282
283	981	0	981	260	0	260	283
284	787	0	787	29	0	29	284
285	240	0	240	B	0	B	285
286	1,337	-200	1,137	543	150	693	286
287	20	-20	0	1,282	50	1,332	287
288	1	-1	0	D	275	D	288
290 B	1,342	0	1,342	61	50	111	290 B
290	2,126	500	2,626	274	50	324	290
291	1,404	150	1,554	42	0	42	291
292	627	0	627	10	0	10	292
293	1,502	1,350	2,852	25	50	75	293
294	2,112	200	2,312	225	100	325	294
295	146	0	146	30	-20	10	295
296	603	1,000	1,603	231	0	231	296
297	609	2,700	3,309	C	0	C	297
298	866	0	866	B	0	B	298
299	265	1,800	2,065	B	0	B	299
301	74	500	574	B	-22	B	301
302	31	1,800	1,831	A	0	A	302
303	57	2,025	2,082	40	10	50	303
304	27	1,688	1,715	0	0	0	304
305	88	700	788	8	10	18	305
306	182	700	882	14	10	24	306
307 A	423	700	1,123	121	0	121	307 A
307	1,603	300	1,903	3,548	1,200	4,748	307
308	1,587	100	1,687	363	200	563	308
309	349	0	349	500	300	800	309
310	1,059	0	1,059	222	0	222	310
312	944	0	944	19	0	19	312
313	776	0	776	226	0	226	313
314	1,762	0	1,762	9	0	9	314
315	487	50	537	A	0	A	315
316	831	100	931	89	200	289	316
318	1,715	0	1,715	1,047	1,000	2,047	318
319 A	512	0	512	13	200	213	319 A
319 C	362	0	362	71	0	71	319 C
319	457	0	457	A	0	A	319
320 B	361	40	401	205	400	605	320 B
320 D	636	120	756	B	50	B	320 D

Data Suppression Codes: A=0-9 employees, B=10-99, C=100-999, D=1,000-9,999

Population and Employment Change by Traffic Analysis Zone, Cedar Rapids Metro Area

Population				Employment			
TAZ	Pop 2000	Pop Change	Pop 2040	Employ 2000	Emp Change	Employ 2040	TAZ
320	349	100	449	B	300	C	320
321 B	0	0	0	B	200	C	321 B
321 C	0	0	0	1,221	200	1,421	321 C
321	7	550	557	288	500	788	321
322 E	47	234	281	C	200	C	322 E
322	764	2,268	3,032	49	200	249	322
323 B	337	1,350	1,687	3	0	3	323 B
323	72	500	572	B	0	B	323
324	1,002	500	1,502	100	205	305	324
326	308	800	1,108	22	50	72	326
327	235	200	435	6	0	6	327
328	536	500	1,036	59	50	109	328
329	637	500	1,137	17	10	27	329
331	408	0	408	158	135	293	331
332	413	0	413	189	100	289	332
333	246	-246	0	271	270	541	333
334	142	100	242	B	25	B	334
1005	731	200	931	145	100	245	1005
1007	119	150	269	A	5	A	1007
1008	160	500	660	A	5	A	1008
2001	114	200	314	B	16	B	2001
2002	417	700	1,117	11	20	31	2002
2003	209	200	409	10	10	20	2003
2004	1,466	2,250	3,716	214	100	314	2004
2005	663	400	1,063	21	10	31	2005
2006	150	500	650	124	50	174	2006
2007	172	20	192	A	20	B	2007
2008	119	50	169	A	0	A	2008
2009	117	200	317	87	200	287	2009
2010	158	300	458	4	45	49	2010
2011	681	300	981	B	20	B	2011
2012	579	1,000	1,579	240	250	490	2012
2013	532	500	1,032	23	50	73	2013
2020	59	60	119	B	10	B	2020
2021	142	200	342	10	20	30	2021
2022	900	200	1,100	192	50	242	2022
2023	909	200	1,109	100	200	300	2023
2024	331	400	731	82	100	182	2024
	173,286	119,230	292,516	110,045	58,094	168,139	

Data Suppression Codes: A=0-9 employees, B=10-99, C=100-999, D=1,000-9,999