

# Medicine Hat Catholic Board of Education

## 3-Year Capital Plan (2025-2028)

## 10-Year Planning Priorities (2025-2034)



**Medicine Hat Catholic  
Board of Education**

Presented: April 09, 2024  
Approved by the Board of Trustees: April 09, 2024

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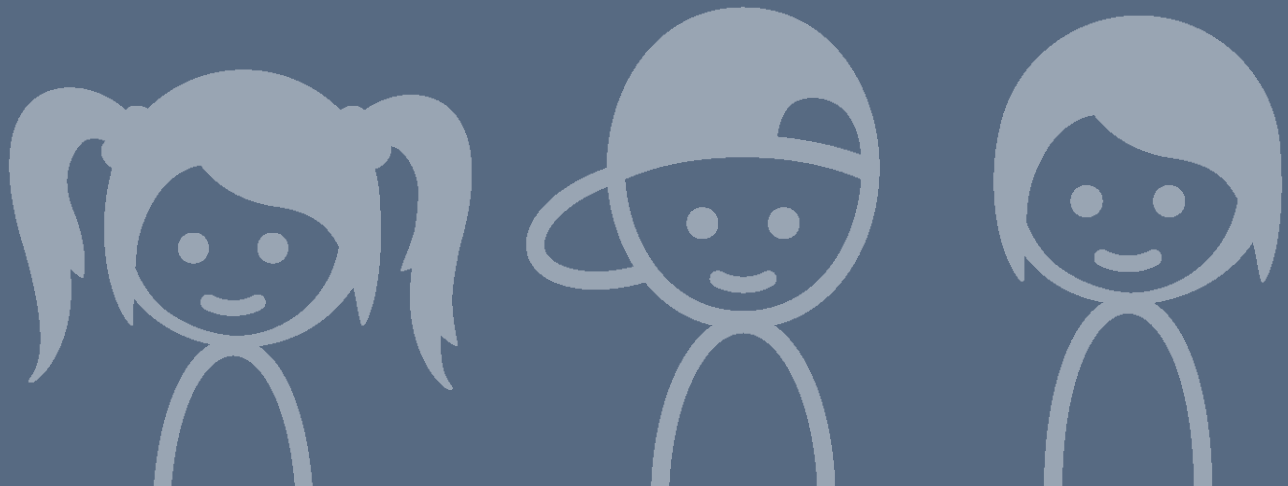


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# A. RECOMMENDATIONS ON PRIORITIZATION

FWBA Architects have been working on behalf of the Medicine Hat Catholic Board of Education on the preparation of 3-Year and 10-Year Capital Planning documents to guide the development of school facilities within the district over the next decade.

## Guiding Principles

This process has been informed by set of Guiding Principles which have been agreed with the administration of MHCBE, and are as follows:

- **The enhancement of learning environments across facilities for MHCBE students, teachers, staff, parents, and communities at large;**
- **Modernizing our school facilities to support the development of the knowledge, skills, attitudes, and values our students need to thrive in and shape their futures;**
- **Facilities with a Facility Condition Index (FCI) approaching, or greater than, 20% will be considered to be of prime importance;**
- **Facilities with an Area Capacity Utilization (ACU), or projected ACU, of less than 60% will be considered to be of prime importance;**

In understanding of other pressures that are current realities for MHCBE, where possible, recommendations will be made for facilities that could be modernized and right-sized by the school district in order to reduce Operations and Maintenance (O&M), and Infrastructure Maintenance and Renewal (IMR) expenditures, as well as allowing for reduction of district wide school administration costs. Reductions in costs in these areas will improve the ability of MHCBE to provide enhanced learning environments across district facilities.

## District Wide Area Capacity Utilization Summary

We have completed an analysis of the Area Capacity Utilization (ACU) of each of the school district's facilities in an effort to understand the utilization of each facility based on 2023/2024 enrollment numbers, and school facility capacities established by Alberta Education.

The following is a summary of the ACU of school facilities in the district by grade configurations, and across the district as a whole for the 2023/2024 school year.

- **K-5/6 school facilities: 78% utilization**
- **6/7-9 school facilities: 74% utilization**
- **10-12 school facilities: 67% utilization**
- **District wide school facilities: 75% utilization**

While some school facilities in the district have utilization rates in the 80% range, or as high as 93% in the case of Notre Dame Academy, overall enrollment across grades configurations, and across the district as a whole are moderate, and as low as 61% in a number of elementary school facilities. Enrollment rates are projected to remain steady in some neighbourhoods, or decline slightly in most district schools over the next 10-years.

# A1. DISTRICT PRINCIPLES

Medicine Hat Catholic Board of Education programming follows Alberta Education curriculum offered within the context of a Catholic Christian community. MHCBE is committed to creating an inclusive education system that inspires and enables students to achieve success and fulfillment.

Students and parents can choose from a wide variety of programs offered in Medicine Hat Catholic Board of Education schools to best meet the individual learning needs of each student. From Early Learning and Kindergarten, to High School, we offer exceptional programming throughout the district in both English and French Immersion. MHCBE's schools engage and inspire students to reach their greatest potential. MHCBE is a faith-based community that strives to inspire and prepare students to pray, to learn, to work, and to live fully and serve God in one another.

The capital planning priorities identified in this document have been prepared in consideration of the Mission, Vision, and Values of the Medicine Hat Catholic Board of Education.

## **Mission**

In partnership with family, Church and community, we provide Catholic Education of the highest quality to our students.

## **Vision**

A gospel-centered community committed to:

- Learning excellence
- Christian service
- Living Christ

## **Motto**

Showing the Face of Christ to All

## **Values**

We believe that Catholic education is a ministry that is at the heart of the Church. In our ministry, we value and celebrate"

- Teaching and living our Catholic faith;
- Our Catholic traditions;
- Our ability to offer a full range of educational programs for all students;
- The uniqueness of each child (that each child is special)

## A2. PARTNERSHIPS AND SUSTAINABILITY

### Partnering with our Community

In keeping with the philosophy that parents are the primary educators of their children, Medicine Hat Catholic Board of Education has developed a very close professional relationship with a myriad of supports and services at the hands of personnel from both within our system, as well as outside partnering agencies. This philosophy of collaboration, together with the creation of an inclusive educational environment, provides the best possible education for children and allows learners to grow and develop to their fullest potential. Much of the rationale within this Capital Plan looks towards integrating community partnerships that are designed to support the needs of our students and their families.

### Creating Infrastructure Sustainability

The objective of the long-range facility planning undertaken by Medicine Hat Catholic Board of Education is to develop district-wide infrastructure that will sustain our Catholic community for generations to come. Numerous factors influence the creation of a long-range facility plan, these include:

- Health and safety of students and staff
- Building condition
- Utilization rates (both current and anticipated, influenced by population growth or decline)
- Student transportation needs
- Student demographics
- Education program delivery
- Community relationships
- Capital funding constraints
- On-going operating and maintenance costs

### The Challenge

Medicine Hat Catholic Board of Education desires to deliver high quality educational programming for all students in the City of Medicine Hat, and those that join our community from the surrounding rural areas. As our community has grown and developed over many decades we are faced the reality of uneven enrollments throughout the school division, which has resulted in inefficient or insufficient use of some existing facilities. A few of our schools are facing static enrollment numbers over the next ten-years and beyond, while others are projected to experience notable growth. Whether experiencing high or low utilization rates, a number of our school facilities also face challenges related to ongoing maintenance and operations, and a marked need for modernization to ensure they are able to facilitate a flexible and collaborative learning environment for our learners and staff.

While a modest decline is projected within the district over the next ten-years, growth in some areas must still be addressed, and those facilities that will serve our students must be adaptable to facilitating ever changing teaching methodologies into the future.

The priority for Medicine Hat Catholic Board of Education over the next 3-years is to generate efficiency and more sustainable facility operations in the south of the city where utilization rates fluctuate significantly between facilities.

The priority over the next 10-years is to ensure flexibility to address changes in demographic and changing enrollment projections throughout the city to allow MHCBE to respond quickly to demographic bulges that may develop organically in some neighbourhoods within our school community.



## B. CITY OF MEDICINE HAT GROWTH TRENDS

The City of Medicine Hat has provided current Land Development Tracking Data which is incorporated in support of the project priorities put forward as a part of this Capital Plan. The data provided includes student distribution data between the Medicine Hat Catholic Board of Education and Medicine Public School Division, organized by neighbourhood within the city.

Lot Development Data is also provided showing the number of undeveloped lots, including infill developments projected in each neighbourhood. The Suburban Residential Growth Staging Map

The Suburban Residential Growth Staging map identifies the regions in the city, highlighting areas of anticipated growth.

In the City's Municipal Development Plan (2020-20250) they are projecting steady growth at approximately 0.8%, with a population of 80,000 people achieved by 2050.





## C. PLANNING PRIORITIES





# ST. PATRICK'S SCHOOL | MODERNIZATION

Estimated Project Cost: \$18,026,400

Hard Construction Cost: \$14,800,000 | Soft Costs: \$2,960,000 | Non-refundable GST: \$266,400

PRIORITY 1

## BUILDING ID

B3784A

## LOCATION

Medicine Hat, Alberta

## FCI | FCR

12.66% | 9.41% (January 30, 2017)

## REPLACEMENT COST

\$25,900,000

## AREA

3,809m<sup>2</sup> (40,985ft<sup>2</sup>)

## GRADE CONFIGURATION

Current: K-5

Proposed: No change

## ENROLLMENT

2018-2019: 404

2021-2022: 441

2023-2024: 435

## CAPACITY

501 (87% Utilization)

## PRIORITY OVERVIEW

### St. Patrick's School Modernization

St. Patrick's School is a grades K-5 facility located on the south side of Medicine Hat. St. Patrick's is already experiencing good overall utilization and growth is expected to remain steady.

Though utilization is in the 80% range, the school has (6) old portable classrooms, and (5) modular classrooms that are contributing to the student capacity. The core capacity of the school is well below the current classroom capacity and the core of the school is stressed as a result.

The proposed school modernization would incorporate the removal of the old portable classrooms and replacement with permanent construction. Redevelopment of the school would also allow for the creation of a central Gathering Space and Learning Commons to better serve the school and community.

### Educational Benefit

The modernization of St. Patrick's School will ensure modern amenities are available including: a central gathering space, open Learning Commons, Project Centres, team teaching areas, and break-out spaces. These amenities will help ensure the facility can accommodate the demands of delivering modern educational programming, and supporting changing teaching methodologies. A modernization will also allow for the development of common areas to enhance school community for staff and students.

### Infrastructure Benefit

The hot water heating system and mechanical ventilation at St. Patrick's is at its anticipated service life and due for replacement. Likewise elements of the exterior, including windows and doors, are due for replacement. The school's electrical system is inadequate to meet the requirements for technology for current learners and teachers. In addition, the (6) portable classrooms, which were added in the early 1990s are at their anticipated service life and should be replaced with permanent construction.

### Time Frame

The approval of planning funds is requested for spring of 2025, or sooner should funding be made available. Design funding should follow in 2026, with construction funding for to allow tendering and construction to be undertaken in 2027.

### Key Points:

- Facility modernization to provide a modern and adaptable learning environment for all students.
- Rectify stressed school core by expanding area for core services to meet current and project enrollments.
- Replace portable classrooms that are beyond their anticipated service life with permanent construction to reflect steady enrollment growth in the neighbourhood.





# MOTHER TERESA SCHOOL | MODERNIZATION

Estimated Project Cost: \$13,154,400

Hard Construction Cost: \$10,800,000 | Soft Costs: \$2,160,000 | Non-refundable GST: \$194,400

PRIORITY 2

## BUILDING ID

B3784A

## LOCATION

Medicine Hat, Alberta

## FCI | FCR

18.72% | 10.79% (January 22, 2018)

## REPLACEMENT COST

\$24,300,000

## AREA

3,439m<sup>2</sup> (37,000ft<sup>2</sup>)

## GRADE CONFIGURATION

Current: K-6

Proposed: No change

## ENROLLMENT

2018-2019: 266

2021-2022: 269

2023-2024: 262

## CAPACITY

Current: 427 (61% Utilization)

Proposed: 350 (75% Utilization)

## PRIORITY OVERVIEW

### Mother Teresa School Modernization

Mother Teresa School is a grades K-6 school facility located on the south side of Medicine Hat in the Ross Glen neighbourhood. Mother Teresa School has shown steady enrollment, with little change over the past 5+ years. Enrollment is projected to remain steady or decline slightly based on current projections.

Utilization at the school has remained steady in the 60% range. The school is comprised on the main school building, constructed in 1980, along with four portable classrooms constructed in 1975, and relocated to Mother Teresa in 1983. The school also includes four modular classrooms that were added in 2007. The modernization proposed here would see the removal of the portable classrooms, which are past their anticipated service life and in relatively poor condition. The modular classrooms currently on site would be repositioned on site, and connected to the school via a new connecting link.

### Educational Benefit

The modernization of Mother Teresa provides modern amenities for students and staff. The school currently lacks a prominent entrance and central Gathering Space, Project Centres, and break-out spaces. These amenities will help ensure the facility can accommodate the demands of delivering modern educational programming and supporting changing teaching methodologies.

### Infrastructure Benefit

The portable classrooms at Mother Theresa School are approaching 50-years of age and are well beyond their anticipated service life. Removal of these portable classrooms and reconnection of the existing modular classrooms to the school will provide modern amenities for the students, while also right-sizing the school capacity to reflect the projected growth trends. Many of the exterior envelope components at the school, including windows and doors, have reached their service life as well, and are due for replacement. The school's electrical system is inadequate to meet the requirements for technology for current learners and teachers.

### Time Frame

The approval of planning funds is requested for spring of 2026. Design funding should follow in 2027 to allow for detailed design and construction ready documents for approval in 2028.

### Key Points:

- Remove portable classrooms that are beyond their service life and reconnect existing modular classrooms to right-size the school based on enrollment projections.
- Facility modernization to provide a modern and adaptable learning environment for all students.
- Create a prominent entrance and central Gathering Space to allow students, staff, and parents to better come together as a school community.





## D. APPENDIX





Sector	Neighbourhood	Stage	Total future population from undeveloped lots					Public School Students				Seperate School Students				Total Students			
			Detached	Duplex	plex/Townh	Apartments	Total	K-6	7-9	10-12	Total	K-6	7-9	10-12	Total	K-6	7-9	10-12	Total
North	Parkview	Existing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
North	Ranchlands 1	Existing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
North	Ranchlands 2 (Terrace)	Existing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
North	River Flats	Existing	-	-	-	124.64	124.64	5.26	2.16	2.14	9.57	1.87	0.76	0.76	3.40	7.13	2.93	2.90	12.96
North	Riverside	Existing	56.00	-	-	98.40	154.40	9.36	3.85	3.80	17.02	3.32	1.36	1.36	6.04	12.68	5.21	5.16	23.06
South	South Vista Heights 1-9	Existing	-	-	8.24	-	8.24	0.57	0.24	0.23	1.04	0.20	0.08	0.08	0.37	0.77	0.32	0.32	1.41
South	MH Village (mobile home park)	Existing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South	Chartwell + Meadowlark Village	Existing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South	Saamis Heights 1-6	Existing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South	Southridge	Existing	-	-	-	264.04	264.04	11.15	4.59	4.53	20.27	3.95	1.62	1.62	7.19	15.10	6.21	6.15	27.46
<b>Subtotal</b>			<b>56.00</b>	<b>-</b>	<b>8.24</b>	<b>487.08</b>	<b>551.32</b>	<b>26.35</b>	<b>10.84</b>	<b>10.71</b>	<b>47.89</b>	<b>9.34</b>	<b>3.83</b>	<b>3.83</b>	<b>17.00</b>	<b>35.69</b>	<b>14.66</b>	<b>14.54</b>	<b>64.89</b>
South	Saamis Heights 7	1A	215.60	-	-	-	215.60	20.05	8.25	8.15	36.44	7.11	2.91	2.91	12.94	27.15	11.16	11.06	49.37
South	South Vista Heights 10/11	1B	39.20	-	-	-	39.20	3.64	1.50	1.48	6.62	1.29	0.53	0.53	2.35	4.94	2.03	2.01	8.98
South	Hamptons 1/2	1C	28.00	-	-	-	28.00	2.60	1.07	1.06	4.73	0.92	0.38	0.38	1.68	3.53	1.45	1.44	6.41
South	Southlands 4/5/6	1D	50.40	53.02	94.76	-	198.18	15.98	6.57	6.49	29.05	5.67	2.32	2.32	10.31	21.65	8.89	8.82	39.36
North	Ranchlands 3A/B	1E	28.00	14.46	-	328.00	370.46	17.74	7.30	7.21	32.24	6.29	2.58	2.58	11.45	24.03	9.87	9.79	43.69
<b>Subtotal</b>			<b>361.20</b>	<b>67.48</b>	<b>94.76</b>	<b>328.00</b>	<b>851.44</b>	<b>60.01</b>	<b>24.68</b>	<b>24.39</b>	<b>109.08</b>	<b>21.28</b>	<b>8.72</b>	<b>8.72</b>	<b>38.73</b>	<b>81.29</b>	<b>33.40</b>	<b>33.11</b>	<b>147.81</b>
South	Coulee Ridge	2A	590.80	-	-	-	590.80	54.93	22.59	22.32	99.85	19.48	7.98	7.98	35.45	74.41	30.58	30.31	135.29
North	Ranchlands 3C	2B	504.00	-	-	-	504.00	46.86	19.27	19.04	85.18	16.62	6.81	6.81	30.24	63.48	26.08	25.85	115.42
South	Hamptons 3	2C	204.40	-	-	-	204.40	19.00	7.82	7.72	34.54	6.74	2.76	2.76	12.26	25.74	10.58	10.48	46.81
South	Canyon Creek	2D	25.20	-	-	-	25.20	2.34	0.96	0.95	4.26	0.83	0.34	0.34	1.51	3.17	1.30	1.29	5.77
<b>Subtotal</b>			<b>1,324.40</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,324.40</b>	<b>123.13</b>	<b>50.65</b>	<b>50.04</b>	<b>223.83</b>	<b>43.67</b>	<b>17.89</b>	<b>17.89</b>	<b>79.46</b>	<b>166.81</b>	<b>68.54</b>	<b>67.94</b>	<b>303.29</b>
North	Brier Run	3A	464.80	274.74	123.60	1,640.00	2,503.14	145.47	59.84	59.12	264.43	51.60	21.14	21.14	93.88	197.07	80.98	80.26	358.30
South	Cimarron 2	3B	1,260.00	241.00	824.00	508.40	2,833.40	217.25	89.36	88.29	394.90	77.05	31.57	31.57	140.20	294.30	120.93	119.86	535.10
North	Ranchlands 4	3C	1,960.00	241.00	-	-	2,201.00	203.66	83.77	82.77	370.19	72.23	29.60	29.60	131.42	275.89	113.37	112.36	501.62
South	Southlands 7	3D	840.00	-	-	-	840.00	78.10	32.12	31.74	141.96	27.70	11.35	11.35	50.40	105.80	43.47	43.09	192.36
<b>Subtotal</b>			<b>4,524.80</b>	<b>756.74</b>	<b>947.60</b>	<b>2,148.40</b>	<b>8,377.54</b>	<b>644.48</b>	<b>265.09</b>	<b>261.92</b>	<b>1,171.49</b>	<b>228.58</b>	<b>93.66</b>	<b>93.66</b>	<b>415.89</b>	<b>873.06</b>	<b>358.75</b>	<b>355.57</b>	<b>1,587.38</b>
			<b>6,266.40</b>	<b>824.22</b>	<b>1,050.60</b>	<b>2,963.48</b>	<b>11,104.70</b>	<b>853.97</b>	<b>351.26</b>	<b>347.06</b>	<b>1,552.28</b>	<b>302.88</b>	<b>124.10</b>	<b>124.10</b>	<b>551.08</b>	<b>1,156.85</b>	<b>475.36</b>	<b>471.15</b>	<b>2,103.36</b>

Dwelling Type	People / Dwelling
Detached	2.80
Duplex	2.41
Fourplex/Townhouse	2.06
Apartment	1.64

School Split	%
Public K-6	40.6%
Public 7-9	16.7%
Public 10-12	16.5%
Separate K-6	14.4%
Separate 7-9	5.9%
Separate 10-12	5.9%
	100.0%

School Age Demographic by Dwelling	%
Detached	22.9%
Duplex	21.9%
Fourplex/Townhouse	17.1%
Apartment	10.4%

Current Stage 1

North	32.36	13.31	13.15	58.83	11.48	4.70	4.70	20.88	43.84	18.01	17.86	79.71
South	53.99	22.21	21.94	98.14	19.15	7.85	7.85	34.84	73.14	30.06	29.79	132.99
	86.36	35.52	35.10	156.97	30.63	12.55	12.55	55.73	116.98	48.07	47.64	212.70
Total												
North	428.35	176.19	174.08	778.63	151.93	62.25	62.25	276.42	580.28	238.44	236.33	1,055.05
South	425.62	175.07	172.97	773.66	150.96	61.85	61.85	274.66	576.57	236.92	234.82	1,048.32
	853.97	351.26	347.06	1,552.28	302.88	124.10	124.10	551.08	1,156.85	475.36	471.15	2,103.36

**Lot Development Data**

Sector	Neighbourhood	Stage	Detached			Attached			Fourplex & Townhouses			Apartment			Total			Notes
			Total	Developed	Undeveloped	Total	Developed	Undeveloped	Total	Developed	Undeveloped	Total	Developed	Undeveloped	Total	Developed	Undeveloped	
North	Parkview	Existing	253	253	-	-	-	-	-	-	-	-	-	253	253	-	Full build out	
North	Ranchlands 1	Existing	49	49	-	4	4	-	18	18	-	-	-	71	71	-	Full build out	
North	Ranchlands 2 (Terrace)	Existing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Full build out	
North	River Flats	Existing	-	-	-	-	-	-	-	-	-	76	76	76	-	76	Infill +76, note 2-3 years out could see additional +400 (arena lands)	
North	Riverside	Existing	20	-	20	-	-	-	-	-	-	60	60	80	-	80	Infill +60	
South	South Vista Heights 1-9	Existing	604	604	-	44	44	-	4	-	4	-	-	652	648	4	Full build out	
South	MH Village (mobile home park)	Existing	214	214	-	-	-	-	-	-	-	-	-	214	214	-	Potential limited expansion	
South	Crestwood/Southview/Norwood/Meadowlands	Existing	-	-	-	-	-	-	-	-	-	151	151	151	-	151	Infill +151	
South	Chartwell + Meadowlark Village	Existing	282	282	-	-	-	-	-	-	-	-	-	282	282	-	Full build out	
South	Saamis Heights 1-6	Existing	808	808	-	108	108	-	159	159	-	104	104	1,179	1,179	-	Full build out	
South	Southridge	Existing	-	-	-	-	-	-	-	-	-	161	161	161	-	161	Infill +161	
<b>Subtotal</b>			<b>2,230</b>	<b>2,210</b>	<b>20</b>	<b>156</b>	<b>156</b>	<b>-</b>	<b>181</b>	<b>177</b>	<b>4</b>	<b>552</b>	<b>104</b>	<b>448</b>	<b>3,119</b>	<b>2,647</b>	<b>472</b>	
South	Saamis Heights 7	1A	110	33	77	-	-	-	-	-	-	-	-	110	33	77		
South	South Vista Heights 10/11	1B	127	113	14	-	-	-	-	-	-	-	-	127	113	14		
South	Hamptons 1/2	1C	313	303	10	24	24	-	-	-	-	-	-	337	327	10	Does not include mobile home park (see Row 9)	
South	Southlands 4/5/6	1D	737	719	18	156	134	22	549	503	46	216	216	1,658	1,572	86	Does not include senior developments; Infill +46	
North	Ranchlands 3A/B	1E	352	342	10	56	50	6	118	118	-	200	-	726	510	216		
<b>Subtotal</b>			<b>1,639</b>	<b>1,510</b>	<b>129</b>	<b>236</b>	<b>208</b>	<b>28</b>	<b>667</b>	<b>621</b>	<b>46</b>	<b>416</b>	<b>216</b>	<b>200</b>	<b>2,958</b>	<b>2,555</b>	<b>403</b>	
South	Coulee Ridge	2A	241	30	211	-	-	-	-	-	-	-	-	241	30	211	Additional lots on market in 2024	
North	Ranchlands 3C	2B	180	-	180	-	-	-	-	-	-	-	-	180	-	180	Lots not created yet; 2025-2035 build	
South	Hamptons 3	2C	73	-	73	-	-	-	-	-	-	-	-	73	-	73	Lots on market in 2024	
South	Canyon Creek	2D	33	24	9	-	-	-	-	-	-	-	-	33	24	9	Further lots to be created	
<b>Subtotal</b>			<b>527</b>	<b>54</b>	<b>473</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>527</b>	<b>54</b>	<b>473</b>		
North	Brier Run	3A	166	-	166	114	-	114	60	-	60	1,000	-	1,340	-	1,340	Significant intensification planned over original design, 2025-2030 build	
South	Cimarron 2	3B	450	-	450	100	-	100	400	-	400	310	-	1,260	-	1,260	2030 or later build	
North	Ranchlands 4	3C	700	-	700	100	-	100	-	-	-	-	-	800	-	800	2035 or later build	
South	Southlands 7	3D	300	-	300	-	-	-	-	-	-	-	-	300	-	300	2030 or later build	
<b>Subtotal</b>			<b>1,616</b>	<b>-</b>	<b>1,616</b>	<b>314</b>	<b>-</b>	<b>314</b>	<b>460</b>	<b>-</b>	<b>460</b>	<b>1,310</b>	<b>-</b>	<b>1,310</b>	<b>3,700</b>	<b>-</b>	<b>3,700</b>	
<b>Total</b>			<b>2,166</b>	<b>1,564</b>	<b>602</b>	<b>236</b>	<b>208</b>	<b>28</b>	<b>667</b>	<b>621</b>	<b>46</b>	<b>416</b>	<b>216</b>	<b>200</b>	<b>3,485</b>	<b>2,609</b>	<b>876</b>	
			6,012	3,774	2,238	706	364	342	1,308	798	510	2,278	320	1,958	10,304	5,256	5,048	

Figure 14  
**SUBURBAN RESIDENTIAL GROWTH\***

