Estimate based on floor space growth--In the proportion of the central business district alone, much consideration was given to the growth possibilities of floor space within the CBD. Various projection techniques were used to estimate how much space within the CBD would be required for commercial functions in 1980. Some of the techniques included an estimation of floor space for the planning area as a whole. A single estimate was then chosen as a basis for design of the CBD plan. On page 10 are some pertinent data derived in the formulation of the CBD floor space estimates.

Estimate based on total floor space growth rate--If the total amount of commercial land increases in proportion to the above estimated increase in floor space, following would be the 1980 estimates of total commercial land:

	1930	1960	1970	1980
Acres	192.9	238.3	396.3	811.8

This estimate would seem to be on the low side because of the trend toward more parking, more landscaping and loading space per square foot of floor space.

Estimate based on floor space - total area ratio--In 1962, there was a total of about 4,774,000 square feet of commercial floor space and 498.8 acres (19,114,000 square feet). Put another way, commercial floor space represented 25 per cent of total commercial land. Inside the CBD, this ratio was 88% (2,190,000/2,483,000); outside the CBD, it was 16% (2,584,000/16,631,000). In the future, some commercial land will develop in the CBD, at a high ratio, but much more will develop outside the CBD at a low ratio. Assuming that the additional commercial land added by 1980 will develop at a ratio of 18 per cent, by 1980 the commercial acreage will be 41,594,000 square feet (955 acres).

Summary and Choice of Design Estimate

	Acres of Commercial Land (rounded)			
Method	1930	1960	1970	1980
Per cent acreage increase	192.9	238.3	800	1290
Per cent population increase	192.9	439.8	610	860
Acres per 100 persons	192.9	438.8	610	830
	192.9	438.3	760	1220
Commercial employment	192.9	438.8	620	1050
Total floor space growth rate	192.9	438.8	600	810
Floor space - total area ratio	192.9	438.3	630	950