The Urban Land Institute suggests that church sites be three to five acres in size.[2] Assuming four acres per additional church in the planning area, about 150 - 180 additional acres for churches will probably be required by 1980.

Since the 1960 land use survey, 77 acres were added to Green Valley Golf Course; this also has been included in the institutional acreage estimated in the future.

	1960	1970	1980
Acres in institutional use	952,9	1100-1120	1180-1210

The amount of land devoted to streets in 1960 within the planning area represented 21 per cent of the total amount of developed land. (This underestimates the true extent of street coverage in the planning area due to the large amounts of public and institutional land. Streets actually cover an area equal to 40 per cent of the combined categories: residential, commercial, and industrial. This is due to at least two reasons: (1) the many miles of secondary roads in the planning area serving rural land, and (2) the nature of the gridiron residential street pattern in some of the older sections of the city where streets covered large portions of the total area, serving housing on small residential lots.

In deriving an estimate of the future area needed for streets, it was assumed that (1) new subdivisions will develop with lower percentages of the total area devoted to streets and (2) that a portion of the additional homes would be built on existing streets. Roughly, a total area equal to one-fifth of the estimated additional acres needed for residential areas is assumed to be needed for streets in the planning area.

	1960	1970	1980
Acres in street rights-of-way	2,616,0	3,100-3,200	3,680-3,900

VI. SUMMARY OF SPACE NEEDS

The combined estimates of the space needs to accommodate the probable population in the planning area in 1980 amount to about 21,800 - 23,400 acres of land (a 27-40 per cent increase over 1960). This increase seems sound and reasonable to provide for the estimated planning area population of 152,000 - 168,000 in 1980 (a 55-115 per cent increase over 1960).

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[2] Community Builders Handbook (Washington, D. C. Urban Land Institute), 1954, p. 89.