

Level 2 Alternatives Analysis Report
Task 5.3.3

Localized Economic Impacts Analysis



Localized Economic Impact Analysis

This technical memorandum summarizes the methodology and results of the localized impact analysis for the 19 alternatives under initial consideration for the I-69 corridor in southwest Indiana.

The localized impact analysis focuses on the potential change in sales for abutting businesses for each alternative. This technical memorandum discusses 1) the meaning of the localized impact performance measure; 2) the methodology for its assessment; and 3) interpretation of the results of the analysis.

What Does this Measure Mean?

This performance measure represents the estimated change in sales for existing businesses along the proposed highway alignment. The measure accounts for two potentially offsetting effects:

- Access restrictions – Businesses along a two-lane or four-lane highway that is converted to a limited-access highway may experience losses in sales because access from passing traffic is made more difficult.
- Increased traffic – Businesses along the new limited-access freeway may experience gains in sales because of increases in pass-by traffic volumes.

It is important to note that this measure does not consider benefits to new businesses locating at new freeway interchanges, and does not consider benefits or impacts to businesses elsewhere in the study area but not directly adjacent to the alignment. Overall, little or no net impact on sales in the study region would be expected as a result of traffic changes due to the highway project.

The specific impact on abutting businesses will depend heavily upon the actual alignment of the new freeway as well as the location of interchanges. Since these are not yet known, a range of potential impacts is reported. The range reflects the uncertainty of the potential freeway alignment with respect to existing, adjacent two-lane roads and is interpreted as follows:

- **“High”** values assume that the new freeway is built directly adjacent to existing two-lane roads such as S.R. 57 or U.S. 231 (i.e., the existing highway serves as a “frontage road”). Therefore, businesses may benefit from the additional traffic brought by the freeway, although these benefits are tempered by the fact that access for this traffic is restricted.
- **“Low”** values assume that the new freeway is at enough of a distance (1/4 mile away or more) from the existing road that businesses will not benefit from the traffic on the freeway. Instead, the primary impact on sales will be from the reduction in traffic volumes along the existing two-lane roadway because of the construction of the parallel facility.

Where applicable, existing four-lane highways, including U.S. 41 and S.R. 37, were assumed to be



upgraded to freeway status along the same alignment. Therefore, the impact on businesses along the segment would be an increase in pass-by traffic volume combined with a decrease in access.

The impacts on specific business will vary based on the dependence of the business on pass-by traffic. Gas stations and convenience stores, for example, are heavily dependent upon pass-by traffic and will benefit more from greater traffic volumes but also will be impacted more by access restrictions. Specific business impacts may also vary widely depending upon other factors, such as the local population base served.

Methodology for Assessing this Measure

In order to estimate the potential impact on sales of highway improvements on abutting businesses, the following methodology was used. This methodology was developed based on research conducted for National Cooperative Highway Research Program Project 25-4.1

1. Businesses along each proposed alignment were inventoried and classified into eight establishment types with common characteristics, including similar dependence on pass-by traffic.
2. The effect of reduced highway access on business sales was accounted for by adjusting sales for businesses located along each proposed alignment by a designated percentage change that is based on the relative importance of convenience of customer access to each type of business.
3. The effect of increased or decreased average daily traffic volume on sales for businesses located along each proposed alignment was based on the percent change in traffic volume, adjusted for the relative dependence of each type of business on pass-by traffic.
4. Finally, the percentage increase or decrease in business sales due to access restrictions and the percentage increase or decrease in business sales due to changes in traffic volume were combined to determine an overall percentage impact on sales for each type of business along the proposed alignment.

For all of these analysis steps, data were first analyzed at the county level, and the resulting impacts were then aggregated to produce corridor-level results. The aggregate corridor level results are displayed in the reports. The change in business sales is displayed as a percent of the study area total business sales, in order to compare the magnitude of potential impact with total regional sales. It should be noted, however, that actual sales in the region are not expected to change by this amount.

The report for each alternative also contains a summary of abutting business characteristics by type of location (at intersection, on cross-street, at mid-block or other) and access (curb cut, frontage road, or turn from cross-street). This summary represents all businesses abutting the proposed alternative, including business types not considered in the localized impact analysis (such as office buildings) because their sales are not expected to be affected by access restrictions.

¹ Highway Access Restriction Eliminator (HARE) model version 3.0, by Glen Weisbrod, December 1997



Interpretation of Results

The attached table presents the results of the analysis for the 19 initial alternatives. More detail on each alternative is provided in a one – page summary at the end of this technical memorandum. Please note that the individual results are based upon the 1997 Census of Retail Trade. The totals shown in the one-page summary have been adjusted for inflation, and are in 2001 dollars. Some general observations about these results include:

- The potential “high” impacts are positive for all but one alternative. This suggests that the benefits to abutting businesses of increased traffic volumes due to the new highway outweigh the increased restrictions on access to much of that traffic. Positive benefits for abutting businesses will only be realized, however, if the alignment is such that the businesses can be easily seen and accessed from the highway. It is likely that some businesses not located near interchanges will be negatively impacted even if they are directly adjacent to the highway alignment.
- The potential “low” impacts are negative for most, but not all, alternatives. This is because under the low scenario, businesses along the existing two-lane highways are assumed not to receive any benefits from the new freeway traffic. Instead, they will be affected by a change in traffic volumes (usually a drop) along the existing road.
- Scenarios in which the “low” impacts are still positive are characterized by largely new-terrain highway in conjunction with a S.R. 37 approach to Indianapolis. Businesses along S.R. 37 benefit under every scenario which includes that approach, because the new highway is assumed to follow the same alignment as the existing four-lane highway. The model suggests that the positive impact of increased traffic volumes outweighs the negative impact of restricted access. Again, however, results will vary depending upon the proximity of specific businesses to interchanges as well as other local factors.
- Routing Option 2 (S.R. 37) usually performs better than Routing Option 1 (I-70) as an approach to Indianapolis. This is for the same reason as specified above (businesses along S.R. 37 benefit). It should be noted that any losses in sales to businesses not directly along the alignment (such as those on I-70) are not accounted for in this analysis.

The level of detail in the current alternatives analysis is not sufficient to distinguish the local business impacts of specific routing decisions, such as bypasses around Jasper or Washington. Overall, the results of the analysis should be interpreted with caution.

Alternative B1 / High

Business Type	Total	Sales in 1997 (Thousands of \$1997)				Study Area	Percent of
	Businesses	Pre-Sales	Post-Sales	Change	Percent Change in Sales	Total	Study Area
Grocery-Convenience	5	4,367	4,799	433	93%	102,691	0.4%
Grocery-Supermarket	0	0	0	0	0%	1,294,499	0.0%
Non-Durables Retail	21	39,094	66,342	27,248	104%	3,232,844	0.8%
Durables-Retail	39	93,809	131,032	37,223	79%	3,843,530	1.0%
Gas Stations	20	26,213	28,854	2,641	63%	931,885	0.3%
Restaurants/Bars	23	10,594	15,348	4,755	78%	918,327	0.5%
Hotels	7	2,433	1,940	(493)	16%	141,980	0.3%
Other Services	65	56,001	74,149	18,149	72%	801,069	2.3%
Total	180	232,511	322,465	89,954	79%	11,266,825	0.8%

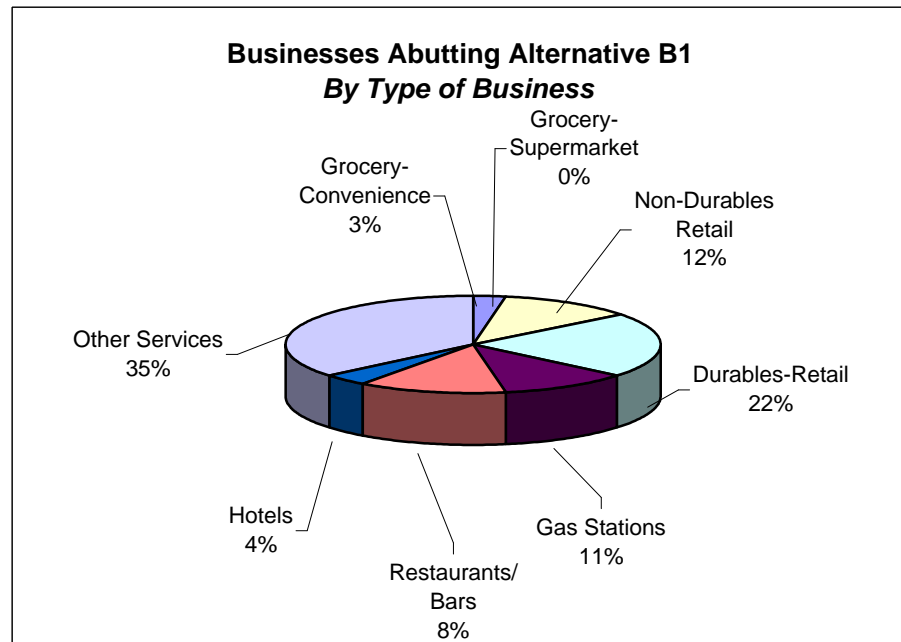
Alternative B1 / Low

Business Type	Total Businesses	Sales in 1997 (Thousands of \$1997)				Percent Change in Sales	Study Area Total	Percent of Study Area
		Pre-Sales	Post-Sales	Change				
Grocery-Convenience	5	4,367	4,172	(195)	-4%	102,691	0.2%	
Grocery-Supermarket	0	0	0	0	0%	1,294,499	0.0%	
Non-Durables Retail	21	39,094	43,892	4,798	12%	3,232,844	0.1%	
Durables-Retail	39	93,809	107,585	13,776	15%	3,843,530	0.4%	
Gas Stations	20	26,213	20,496	(5,718)	-22%	931,885	0.6%	
Restaurants/Bars	23	10,594	12,279	1,685	16%	918,327	0.2%	
Hotels	7	2,433	2,136	(297)	-12%	141,980	0.2%	
Other Services	65	56,001	62,569	6,569	12%	801,069	0.8%	
Total	180	232,511	253,129	20,618	9%	11,266,825	0.2%	

Characteristics of Businesses Abutting Alternative B1

Type of Location	Total	Percent
At Intersection	8	3%
On Cross-Street	185	63%
Mid-Block	95	32%
Other	8	3%

Type of Access	Total	Percent
Curb Cut	142	32%
Joint	20	5%
Frontage Road	77	17%
Turn from Cross-Street	202	46%



Alternative B2 / High

Business Type	Total	Sales in 1997 (Thousands of \$1997)				Study Area	Percent of
	Businesses	Pre-Sales	Post-Sales	Change	Percent Change in Sales	Total	Study Area
Grocery-Convenience	7	4,433	4,226	(208)	-5%	102,691	0.2%
Grocery-Supermarket	1	51,535	54,685	3,150	6%	1,294,499	0.2%
Non-Durables Retail	28	171,173	209,743	38,570	23%	3,232,844	1.2%
Durables-Retail	65	42,251	132,254	90,003	213%	3,843,530	2.3%
Gas Stations	28	21,718	25,151	3,433	16%	931,885	0.4%
Restaurants/Bars	42	5,290	18,830	13,540	256%	918,327	1.5%
Hotels	10	64,247	63,773	(474)	-1%	141,980	0.3%
Other Services	90	368,214	390,157	21,943	6%	801,069	2.7%
Total	271	728,861	898,818	169,957	23%	11,266,825	1.5%

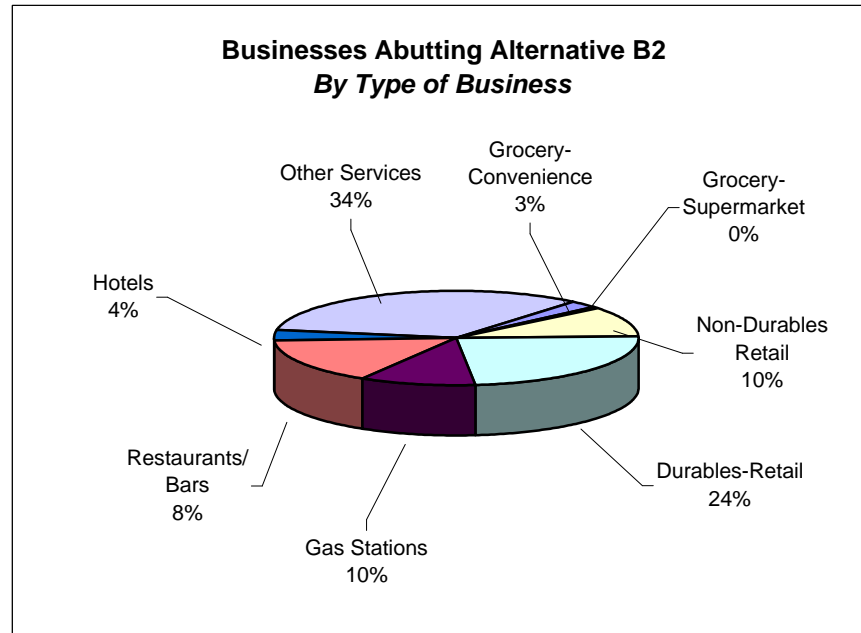
Alternative B2 / Low

Business Type	Total Businesses	Sales in 1997 (Thousands of \$1997)				Percent Change in Sales	Study Area Total	Percent of Study Area
		Pre-Sales	Post-Sales	Change				
Grocery-Convenience	7	7,567	6,751	(816)	-11%	102,691	0.8%	
Grocery-Supermarket	1	4,433	7,583	3,150	71%	1,294,499	0.2%	
Non-Durables Retail	28	51,535	67,793	16,258	32%	3,232,844	0.5%	
Durables-Retail	65	171,173	238,077	66,905	39%	3,843,530	1.7%	
Gas Stations	28	42,251	37,413	(4,838)	-11%	931,885	0.5%	
Restaurants/Bars	42	21,718	32,226	10,508	48%	918,327	1.1%	
Hotels	10	5,290	5,017	(274)	-5%	141,980	0.2%	
Other Services	90	64,247	74,764	10,517	16%	801,069	1.3%	
Total	271	368,214	469,624	101,410	28%	11,266,825	0.9%	

Characteristics of Businesses Abutting Alternative B2

Type of Location	Total	Percent
At Intersection	29	7%
On Cross-Street	262	61%
Mid-Block	132	31%
Other	8	2%

Type of Access	Total	Percent
Curb Cut	150	25%
Joint	26	4%
Frontage Road	124	21%
Turn from Cross-Street	296	50%



Alternative C1 / High

Business Type	Total	Sales in 1997 (Thousands of \$1997)				Study Area	Percent of
	Businesses	Pre-Sales	Post-Sales	Change	Percent Change in Sales	Total	Study Area
Grocery-Convenience	2	1,464	424	(1,040)	-71%	102,691	1.0%
Grocery-Supermarket	2	4,265	6,335	2,070	49%	1,294,499	0.2%
Non-Durables Retail	21	35,195	77,564	42,369	120%	3,232,844	1.3%
Durables-Retail	55	92,885	181,271	88,386	95%	3,843,530	2.3%
Gas Stations	25	35,822	35,818	(4)	0%	931,885	0.0%
Restaurants/Bars	30	11,739	22,200	10,461	89%	918,327	1.1%
Hotels	8	5,265	4,254	(1,011)	-19%	141,980	0.7%
Other Services	92	22,938	39,169	16,232	71%	801,069	2.0%
Total	235	209,572	367,035	157,463	75%	11,266,825	1.4%

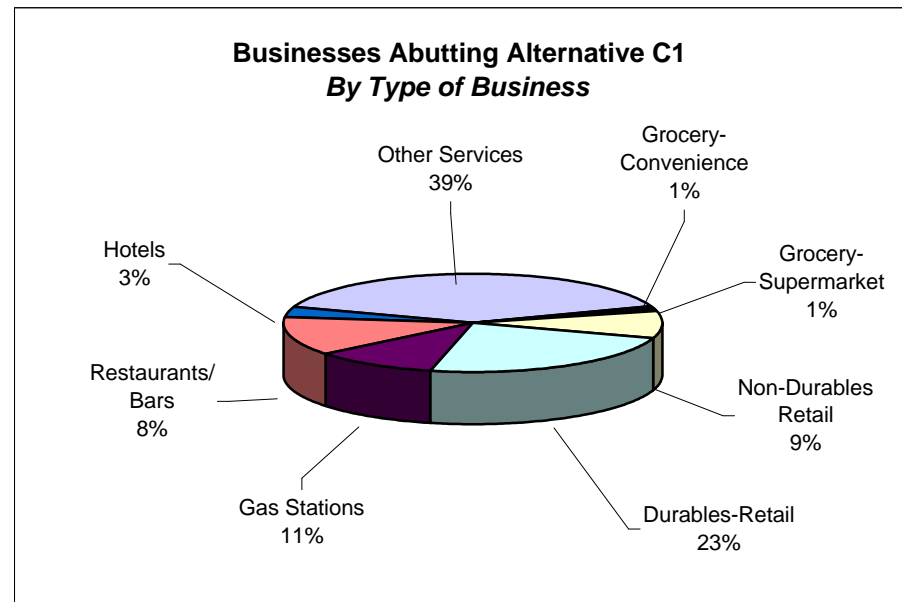
Alternative C1 / Low

Business Type	Total Businesses	Sales in 1997 (Thousands of \$1997)				Percent Change in Sales	Study Area Total	Percent of Study Area
		Pre-Sales	Post-Sales	Change	Change			
Grocery-Convenience	2	1,464	474	(990)	-68%	102,691	1.0%	
Grocery-Supermarket	2	4,265	2,677	(1,588)	-37%	1,294,499	0.1%	
Non-Durables Retail	21	35,195	23,856	(11,339)	-32%	3,232,844	0.4%	
Durables-Retail	55	92,885	79,858	(13,026)	-14%	3,843,530	0.3%	
Gas Stations	25	35,822	15,371	(20,451)	-57%	931,885	2.2%	
Restaurants/Bars	30	11,739	8,387	(3,352)	-29%	918,327	0.4%	
Hotels	8	5,265	4,191	(1,074)	-20%	141,980	0.8%	
Other Services	92	22,938	19,168	(3,770)	-16%	801,069	0.5%	
Total	235	209,572	153,982	(55,590)	-27%	11,266,825	0.5%	

Characteristics of Businesses Abutting Alternative C1

Type of Location	Total	Percent
At Intersection	21	5%
On Cross-Street	160	42%
Mid-Block	203	53%
Other	0	0%

Type of Access	Total	Percent
Curb Cut	256	56%
Joint	8	2%
Frontage Road	14	3%
Turn from Cross-Street	177	39%



Alternative C2 / High

Business Type	Total	Sales in 1997 (Thousands of \$1997)				Study Area	Percent of Study Area
	Businesses	Pre-Sales	Post-Sales	Change	Percent Change in Sales	Total	
Grocery-Convenience	4	4,433	3,000	(1,433)	-48%	102,691	1.4%
Grocery-Supermarket	3	51,535	57,318	5,784	10%	1,294,499	0.4%
Non-Durables Retail	28	171,173	228,692	57,520	25%	3,232,844	1.8%
Durables-Retail	81	42,251	193,605	151,353	78%	3,843,530	3.9%
Gas Stations	33	21,718	24,927	3,209	13%	931,885	0.3%
Restaurants/Bars	49	5,290	26,274	20,984	80%	918,327	2.3%
Hotels	11	64,247	63,413	(834)	-1%	141,980	0.6%
Other Services	117	368,214	389,920	21,706	6%	801,069	2.7%
Total	326	728,861	987,149	258,288	26%	11,266,825	2.3%

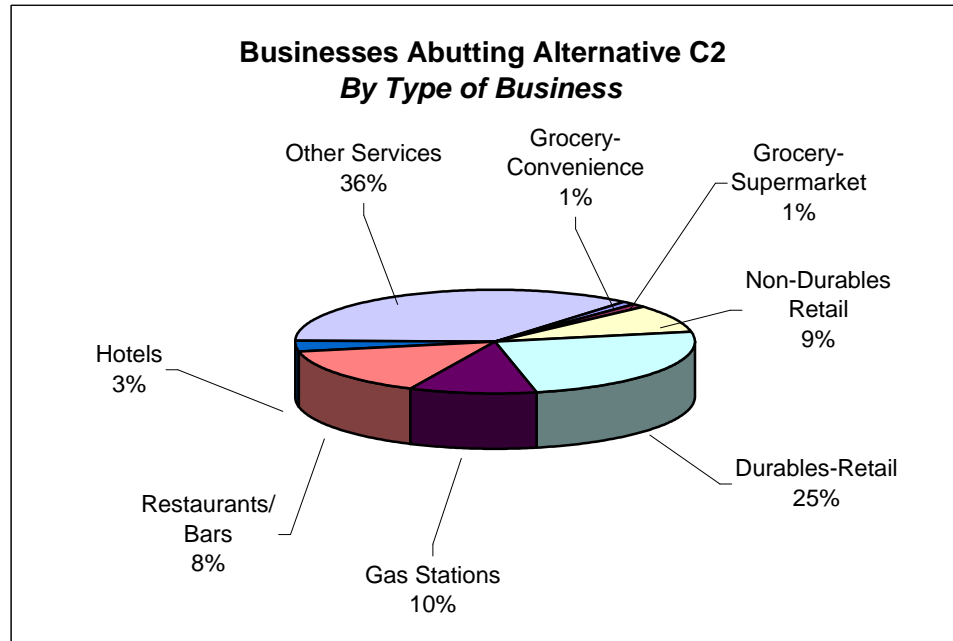
Alternative C2 / Low

Business Type	Total Businesses	Sales in 1997 (Thousands of \$1997)				Percent Change in Sales	Study Area Total	Percent of Study Area
		Pre-Sales	Post-Sales	Change				
Grocery-Convenience	4	4,664	3,261	(1,402)	-30%	102,691	1.4%	
Grocery-Supermarket	3	8,698	10,626	1,928	22%	1,294,499	0.1%	
Non-Durables Retail	28	47,636	49,706	2,071	4%	3,232,844	0.1%	
Durables-Retail	81	170,248	217,286	47,037	28%	3,843,530	1.2%	
Gas Stations	33	51,860	33,616	(18,244)	-35%	931,885	2.0%	
Restaurants/Bars	49	22,864	29,528	6,665	29%	918,327	0.7%	
Hotels	11	8,122	7,172	(950)	-12%	141,980	0.7%	
Other Services	117	31,184	32,236	1,052	3%	801,069	0.1%	
Total	326	345,275	383,432	38,157	11%	11,266,825	0.3%	

Characteristics of Businesses Abutting Alternative C2

Type of Location	Total	Percent
At Intersection	42	8%
On Cross-Street	237	46%
Mid-Block	240	46%
Other	0	0%

Type of Access	Total	Percent
Curb Cut	264	43%
Joint	14	2%
Frontage Road	61	10%
Turn from Cross-Street	271	44%



Alternative D / High

Business Type	Total	Sales in 1997 (Thousands of \$1997)				Study Area	Percent of Study Area
	Businesses	Pre-Sales	Post-Sales	Change	Percent Change in Sales	Total	
Grocery-Convenience	8	7,453	649	(6,804)	-91%	102,691	6.6%
Grocery-Supermarket	2	6,595	11,846	5,251	80%	1,294,499	0.4%
Non-Durables Retail	48	79,198	105,011	25,812	33%	3,232,844	0.8%
Durables-Retail	109	219,206	325,379	106,173	48%	3,843,530	2.8%
Gas Stations	35	52,235	19,890	(32,345)	-62%	931,885	3.5%
Restaurants/Bars	64	28,435	44,001	15,566	55%	918,327	1.7%
Hotels	15	25,999	17,966	(8,032)	-31%	141,980	5.7%
Other Services	157	46,402	55,494	9,092	20%	801,069	1.1%
Total	438	465,523	580,236	114,713	25%	11,266,825	1.0%

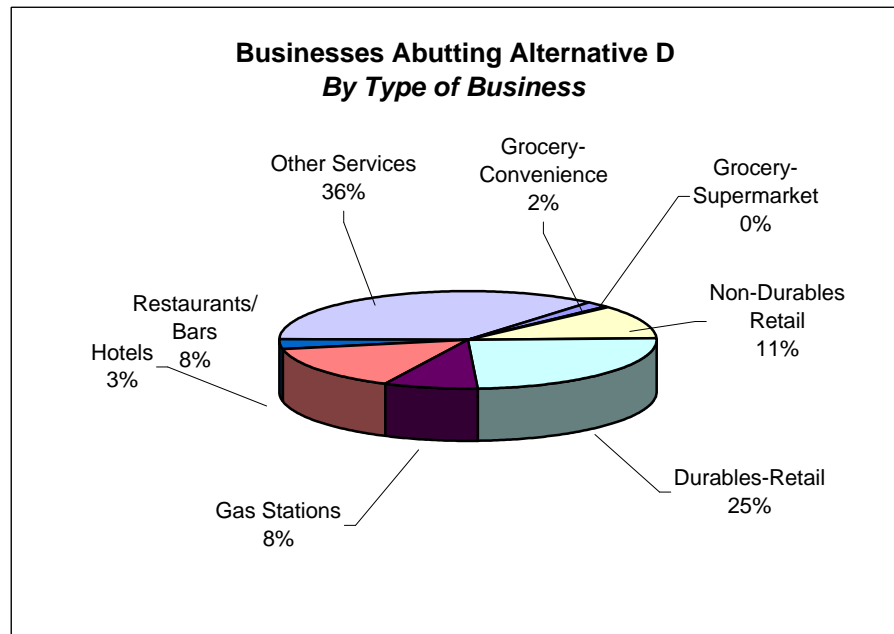
Alternative D / Low

Business Type	Total Businesses	Sales in 1997 (Thousands of \$1997)				Study Area Total	Percent of Study Area
		Pre-Sales	Post-Sales	Change	Percent Change in Sales		
Grocery-Convenience	8	7,453	4,609	(2,844)	-38%	102,691	2.8%
Grocery-Supermarket	2	6,595	9,085	2,490	38%	1,294,499	0.2%
Non-Durables Retail	48	79,198	90,831	11,633	15%	3,232,844	0.4%
Durables-Retail	109	219,206	268,341	49,135	22%	3,843,530	1.3%
Gas Stations	35	52,235	41,233	(11,002)	-21%	931,885	1.2%
Restaurants/Bars	64	28,435	35,850	7,416	26%	918,327	0.8%
Hotels	15	25,999	24,951	(1,048)	-4%	141,980	0.7%
Other Services	157	46,402	50,904	4,503	10%	801,069	0.6%
Total	438	465,523	525,806	60,283	13%	11,266,825	0.5%

Characteristics of Businesses Abutting Alternative D

Type of Location	Total	Percent
At Intersection	58	12%
On Cross-Street	303	63%
Mid-Block	110	23%
Other	8	2%

Type of Access	Total	Percent
Curb Cut	212	23%
Joint	126	13%
Frontage Road	139	15%
Turn from Cross-Street	464	49%



Alternative E / High

Business Type	Total	Sales in 1997 (Thousands of \$1997)				Study Area	Percent of
	Businesses	Pre-Sales	Post-Sales	Change	Percent Change in Sales	Total	Study Area
Grocery-Convenience	6	4,108	1,359	(2,749)	-67%	102,691	2.7%
Grocery-Supermarket	3	6,426	9,224	2,798	44%	1,294,499	0.2%
Non-Durables Retail	34	56,045	86,384	30,339	54%	3,232,844	0.9%
Durables-Retail	88	126,748	178,347	51,599	41%	3,843,530	1.3%
Gas Stations	34	45,295	19,213	(26,082)	-58%	931,885	2.8%
Restaurants/Bars	50	17,006	24,346	7,341	43%	918,327	0.8%
Hotels	12	25,036	20,440	(4,596)	-18%	141,980	3.2%
Other Services	151	15,990	19,180	3,190	20%	801,069	0.4%
Total	378	296,655	358,494	61,840	21%	11,266,825	0.5%

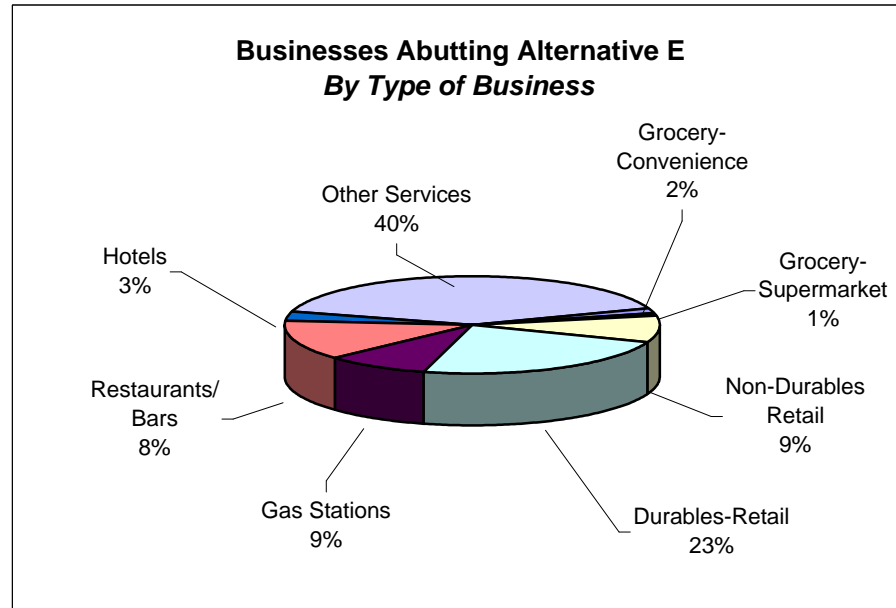
Alternative E / Low

Business Type	Total Businesses	Sales in 1997 (Thousands of \$1997)				Percent Change in Sales	Study Area Total	Percent of Study Area
		Pre-Sales	Post-Sales	Change				
Grocery-Convenience	6	4,108	2,292	(1,815)	-44%	102,691	1.8%	
Grocery-Supermarket	3	6,426	4,866	(1,560)	-24%	1,294,499	0.1%	
Non-Durables Retail	34	56,045	49,892	(6,153)	-11%	3,232,844	0.2%	
Durables-Retail	88	126,748	123,129	(3,619)	-3%	3,843,530	0.1%	
Gas Stations	34	45,295	26,688	(18,606)	-41%	931,885	2.0%	
Restaurants/Bars	50	17,006	14,656	(2,350)	-14%	918,327	0.3%	
Hotels	12	25,036	23,652	(1,384)	-6%	141,980	1.0%	
Other Services	151	15,990	13,637	(2,354)	-15%	801,069	0.3%	
Total	378	296,655	258,812	(37,842)	-13%	11,266,825	0.3%	

Characteristics of Businesses Abutting Alternative E

Type of Location	Total	Percent
At Intersection	39	10%
On Cross-Street	192	51%
Mid-Block	146	39%
Other	0	0%

Type of Access	Total	Percent
Curb Cut	284	39%
Joint	100	14%
Frontage Road	23	3%
Turn from Cross-Street	327	45%



Alternative F1 / High

Business Type	Total	Sales in 1997 (Thousands of \$1997)				Study Area	Percent of Study Area
	Businesses	Pre-Sales	Post-Sales	Change	Percent Change in Sales	Total	
Grocery-Convenience	5	4,218	3,523	(695)	-16%	102,691	0.7%
Grocery-Supermarket	0	0	0	0	0%	1,294,499	0.0%
Non-Durables Retail	12	20,629	58,183	37,554	182%	3,232,844	1.2%
Durables-Retail	34	73,378	142,684	69,305	94%	3,843,530	1.8%
Gas Stations	23	27,105	41,712	14,607	54%	931,885	1.6%
Restaurants/Bars	22	9,247	19,490	10,243	111%	918,327	1.1%
Hotels	7	5,133	4,484	(649)	-13%	141,980	0.5%
Other Services	81	34,655	60,943	26,288	76%	801,069	3.3%
Total	184	174,365	331,018	156,653	90%	11,266,825	1.4%

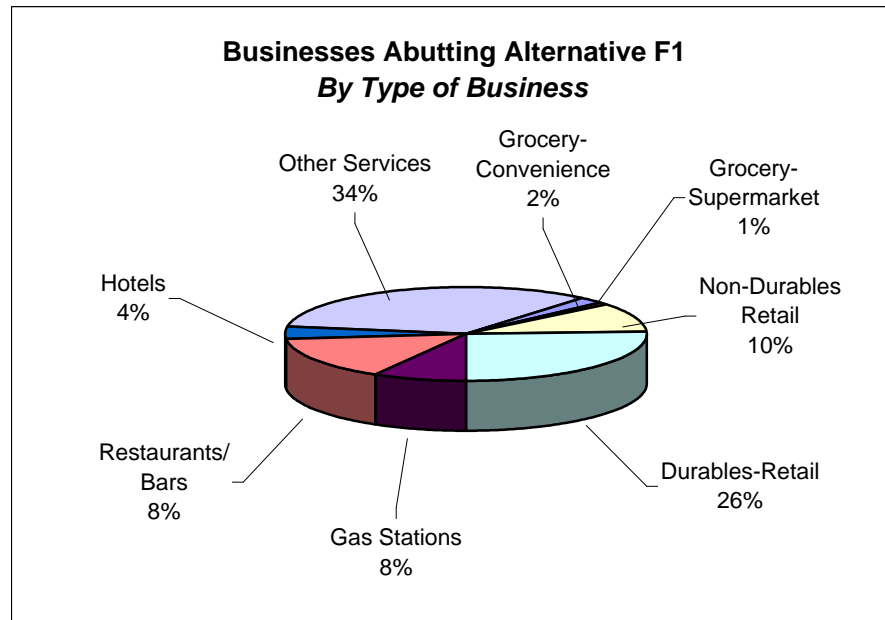
Alternative F1 / Low

Business Type	Total Businesses	Sales in 1997 (Thousands of \$1997)				Percent Change in Sales	Study Area Total	Percent of Study Area
		Pre-Sales	Post-Sales	Change				
Grocery-Convenience	5	4,218	1,437	(2,781)	-66%	102,691	2.7%	
Grocery-Supermarket	0	0	0	0	0%	1,294,499	0.0%	
Non-Durables Retail	12	20,629	11,089	(9,540)	-46%	3,232,844	0.3%	
Durables-Retail	34	73,378	49,889	(23,489)	-32%	3,843,530	0.6%	
Gas Stations	23	27,105	7,318	(19,788)	-73%	931,885	2.1%	
Restaurants/Bars	22	9,247	5,551	(3,696)	-40%	918,327	0.4%	
Hotels	7	5,133	4,269	(864)	-17%	141,980	0.6%	
Other Services	81	34,655	26,524	(8,131)	-23%	801,069	1.0%	
Total	184	174,365	106,077	(68,288)	-39%	11,266,825	0.6%	

Characteristics of Businesses Abutting Alternative F1

Type of Location	Total	Percent
At Intersection	26	9%
On Cross-Street	100	33%
Mid-Block	174	58%
Other	0	0%

Type of Access	Total	Percent
Curb Cut	206	68%
Joint	2	1%
Frontage Road	2	1%
Turn from Cross-Street	94	31%



Alternative F2 / High

Business Type	Total	Sales in 1997 (Thousands of \$1997)				Study Area	Percent of Study Area
	Businesses	Pre-Sales	Post-Sales	Change	Percent Change in Sales	Total	
Grocery-Convenience	7	7,418	6,470	(948)	-13%	102,691	0.9%
Grocery-Supermarket	1	4,433	7,861	3,428	77%	1,294,499	0.3%
Non-Durables Retail	19	33,070	85,343	52,273	158%	3,232,844	1.6%
Durables-Retail	60	150,742	281,939	131,197	87%	3,843,530	3.4%
Gas Stations	31	43,143	61,302	18,159	42%	931,885	1.9%
Restaurants/Bars	41	20,371	40,870	20,499	101%	918,327	2.2%
Hotels	10	7,990	7,511	(479)	-6%	141,980	0.3%
Other Services	106	42,901	75,165	32,264	75%	801,069	4.0%
Total	275	310,068	566,461	256,393	83%	11,266,825	2.3%

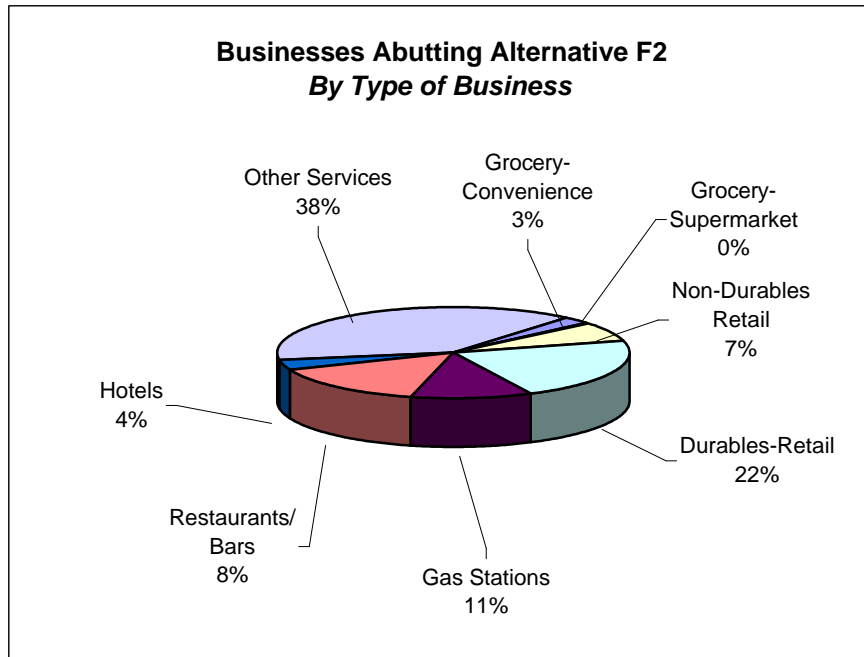
Alternative F2 / Low

Business Type	Total Businesses	Sales in 1997 (Thousands of \$1997)				Percent Change in Sales	Study Area Total	Percent of Study Area
		Pre-Sales	Post-Sales	Change	Change			
Grocery-Convenience	7	7,418	4,224	(3,194)	-43%	102,691	3.1%	
Grocery-Supermarket	1	4,433	7,861	3,428	77%	1,294,499	0.3%	
Non-Durables Retail	19	33,070	36,688	3,618	11%	3,232,844	0.1%	
Durables-Retail	60	150,742	185,856	35,114	23%	3,843,530	0.9%	
Gas Stations	31	43,143	25,389	(17,755)	-41%	931,885	1.9%	
Restaurants/Bars	41	20,371	26,443	6,071	30%	918,327	0.7%	
Hotels	10	7,990	7,225	(764)	-10%	141,980	0.5%	
Other Services	106	42,901	39,519	(3,382)	-8%	801,069	0.4%	
Total	275	310,068	333,204	23,136	7%	11,266,825	0.2%	

Characteristics of Businesses Abutting Alternative F2

Type of Location	Total	Percent
At Intersection	47	11%
On Cross-Street	177	41%
Mid-Block	211	49%
Other	0	0%

Type of Access	Total	Percent
Curb Cut	214	47%
Joint	8	2%
Frontage Road	49	11%
Turn from Cross-Street	188	41%



Alternative G / High

Business Type	Total	Sales in 1997 (Thousands of \$1997)				Study Area	Percent of Study Area
	Businesses	Pre-Sales	Post-Sales	Change	Percent Change in Sales	Total	
Grocery-Convenience	2	1,604	2,793	1,188	74%	102,691	1.2%
Grocery-Supermarket	0	0	0	0	0%	1,294,499	0.0%
Non-Durables Retail	3	6,746	28,185	21,439	318%	3,232,844	0.7%
Durables-Retail	4	8,442	27,320	18,878	224%	3,843,530	0.5%
Gas Stations	5	5,096	17,383	12,287	241%	931,885	1.3%
Restaurants/Bars	3	1,009	3,679	2,670	265%	918,327	0.3%
Hotels	0	0	0	0	0%	141,980	0.0%
Other Services	11	5,733	15,431	9,698	169%	801,069	1.2%
Total	28	28,631	94,790	66,159	231%	11,266,825	0.6%

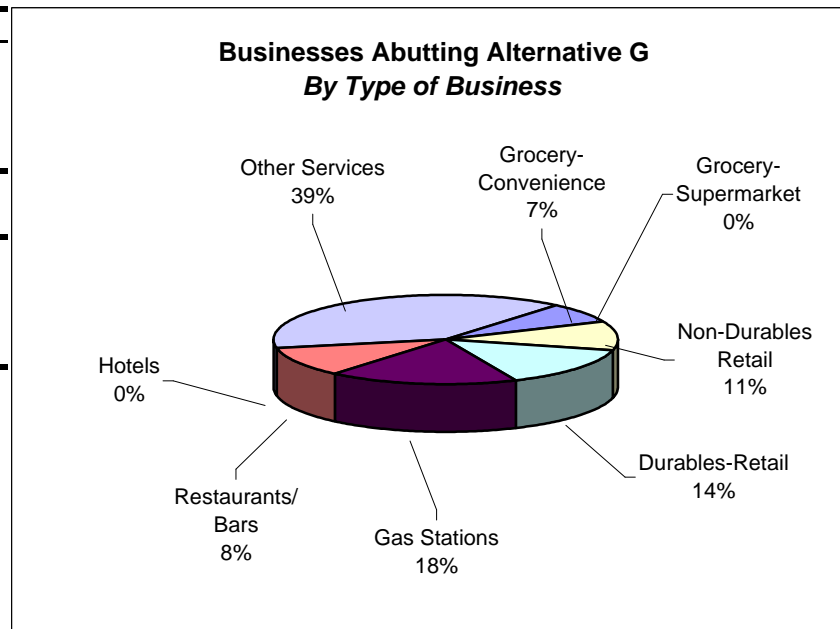
Alternative G / Low

Business Type	Total Businesses	Sales in 1997 (Thousands of \$1997)				Percent Change in Sales	Study Area Total	Percent of Study Area
		Pre-Sales	Post-Sales	Change	Change			
Grocery-Convenience	2	1,604	653	(951)	-59%	102,691	0.9%	
Grocery-Supermarket	0	0	0	0	0%	1,294,499	0.0%	
Non-Durables Retail	3	6,746	4,009	(2,737)	-41%	3,232,844	0.1%	
Durables-Retail	4	8,442	6,334	(2,108)	-25%	3,843,530	0.1%	
Gas Stations	5	5,096	2,074	(3,022)	-59%	931,885	0.3%	
Restaurants/Bars	3	1,009	694	(315)	-31%	918,327	0.0%	
Hotels	0	0	0	0	0%	141,980	0.0%	
Other Services	11	5,733	4,660	(1,074)	-19%	801,069	0.1%	
Total	28	28,631	18,424	(10,208)	-36%	11,266,825	0.1%	

Characteristics of Businesses Abutting Alternative G

Type of Location	Total	Percent
At Intersection	0	0%
On Cross-Street	26	51%
Mid-Block	25	49%
Other	0	0%

Type of Access	Total	Percent
Curb Cut	29	55%
Joint	0	0%
Frontage Road	0	0%
Turn from Cross-Street	24	45%



Alternative H1 / High

Business Type	Total	Sales in 1997 (Thousands of \$1997)				Study Area	Percent of Study Area
	Businesses	Pre-Sales	Post-Sales	Change	Percent Change in Sales	Total	
Grocery-Convenience	6	4,955	3,392	(1,563)	-32%	102,691	1.5%
Grocery-Supermarket	0	0	0	0	0%	1,294,499	0.0%
Non-Durables Retail	25	43,559	80,925	37,366	86%	3,232,844	1.2%
Durables-Retail	47	110,693	181,253	70,560	64%	3,843,530	1.8%
Gas Stations	25	30,484	39,397	8,913	29%	931,885	1.0%
Restaurants/Bars	32	15,333	25,850	10,517	69%	918,327	1.1%
Hotels	10	6,423	5,364	(1,059)	-16%	141,980	0.7%
Other Services	104	66,383	94,466	28,084	42%	801,069	3.5%
Total	249	277,830	430,647	152,817	55%	11,266,825	1.4%

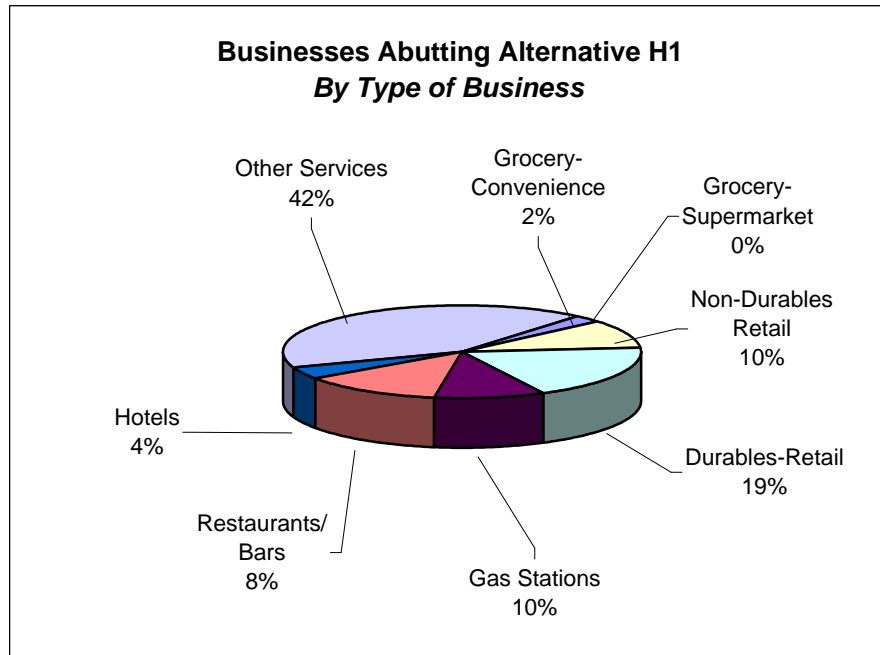
Alternative H1 / Low

Business Type	Total Businesses	Sales in 1997 (Thousands of \$1997)				Percent Change in Sales	Study Area Total	Percent of Study Area
		Pre-Sales	Post-Sales	Change				
Grocery-Convenience	6	4,955	1,957	(2,998)	-61%	102,691	2.9%	
Grocery-Supermarket	0	0	0	0	0%	1,294,499	0.0%	
Non-Durables Retail	25	43,559	39,198	(4,361)	-10%	3,232,844	0.1%	
Durables-Retail	47	110,693	94,800	(15,893)	-14%	3,843,530	0.4%	
Gas Stations	25	30,484	9,180	(21,304)	-70%	931,885	2.3%	
Restaurants/Bars	32	15,333	12,845	(2,487)	-16%	918,327	0.3%	
Hotels	10	6,423	5,215	(1,208)	-19%	141,980	0.9%	
Other Services	104	66,383	62,874	(3,509)	-5%	801,069	0.4%	
Total	249	277,830	226,070	(51,760)	-19%	11,266,825	0.5%	

Characteristics of Businesses Abutting Alternative H1

Type of Location	Total	Percent
At Intersection	28	7%
On Cross-Street	185	45%
Mid-Block	192	46%
Other	8	2%

Type of Access	Total	Percent
Curb Cut	235	45%
Joint	22	4%
Frontage Road	71	14%
Turn from Cross-Street	195	37%



Alternative H2 / High

Business Type	Total	Sales in 1997 (Thousands of \$1997)				Study Area	Percent of
	Businesses	Pre-Sales	Post-Sales	Change	Percent Change in Sales	Total	Study Area
Grocery-Convenience	8	8,155	6,015	(2,140)	-26%	102,691	2.1%
Grocery-Supermarket	1	4,433	7,642	3,209	72%	1,294,499	0.2%
Non-Durables Retail	32	56,000	103,585	47,585	85%	3,232,844	1.5%
Durables-Retail	73	188,056	308,484	120,428	64%	3,843,530	3.1%
Gas Stations	33	46,522	54,674	8,152	18%	931,885	0.9%
Restaurants/Bars	51	26,457	45,175	18,717	71%	918,327	2.0%
Hotels	13	9,281	8,109	(1,171)	-13%	141,980	0.8%
Other Services	129	74,629	105,460	30,831	41%	801,069	3.8%
Total	340	413,533	639,144	225,611	55%	11,266,825	2.0%

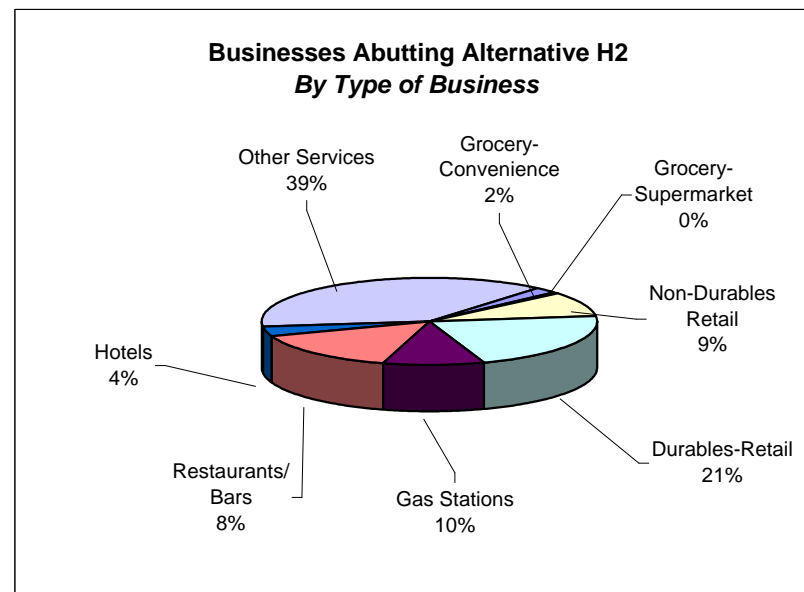
Alternative H2 / Low

Business Type	Total	Sales in 1997 (Thousands of \$1997)				Study Area	Percent of																																
	Businesses	Pre-Sales	Post-Sales	Change	Percent Change in Sales	Total	Study Area																																
Grocery-Convenience	8	8,155	4,614	(3,541)	-43%	102,691	3.4%																																
Grocery-Supermarket	1	4,433	7,642	3,209	72%	1,294,499	0.2%																																
Non-Durables Retail	32	56,000	63,044	7,044	13%	3,232,844	0.2%																																
Durables-Retail	73	188,056	226,012	37,955	20%	3,843,530	1.0%																																
Gas Stations	33	46,522	26,459	(20,063)	-43%	931,885	2.2%	Restaurants/Bars	51	26,457	32,899	6,442	24%	918,327	0.7%	Hotels	13	9,281	8,107	(1,174)	-13%	141,980	0.8%	Other Services	129	74,629	74,943	314	0%	801,069	0.0%	Total	340	413,533	443,720	30,187	7%	11,266,825	0.3%
Restaurants/Bars	51	26,457	32,899	6,442	24%	918,327	0.7%																																
Hotels	13	9,281	8,107	(1,174)	-13%	141,980	0.8%																																
Other Services	129	74,629	74,943	314	0%	801,069	0.0%																																
Total	340	413,533	443,720	30,187	7%	11,266,825	0.3%																																

Characteristics of Businesses Abutting Alternative H2

Type of Location	Total	Percent
At Intersection	49	9%
On Cross-Street	262	48%
Mid-Block	229	42%
Other	8	1%

Type of Access	Total	Percent
Curb Cut	243	36%
Joint	28	4%
Frontage Road	118	17%
Turn from Cross-Street	289	43%



Alternative I / High

Business Type	Total	Sales in 1997 (Thousands of \$1997)				Study Area	Percent of Study Area
	Businesses	Pre-Sales	Post-Sales	Change	Percent Change in Sales	Total	
Grocery-Convenience	7	6,618	3,765	(2,853)	-43%	102,691	2.8%
Grocery-Supermarket	4	9,666	13,469	3,803	39%	1,294,499	0.3%
Non-Durables Retail	23	40,652	85,895	45,244	111%	3,232,844	1.4%
Durables-Retail	62	110,006	190,535	80,529	73%	3,843,530	2.1%
Gas Stations	37	46,841	43,549	(3,292)	-7%	931,885	0.4%
Restaurants/Bars	48	19,282	33,244	13,961	72%	918,327	1.5%
Hotels	13	9,327	7,839	(1,488)	-16%	141,980	1.0%
Other Services	153	52,440	82,750	30,310	58%	801,069	3.8%
Total	347	294,832	461,045	166,214	56%	11,266,825	1.5%

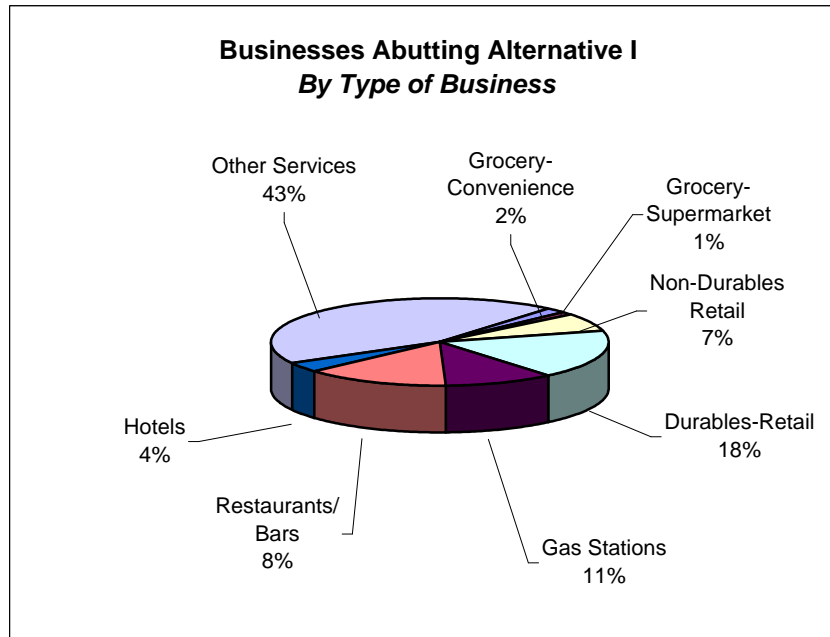
Alternative I / Low

Business Type	Total Businesses	Sales in 1997 (Thousands of \$1997)				Study Area Total	Percent of Study Area
		Pre-Sales	Post-Sales	Change	Percent Change in Sales		
Grocery-Convenience	7	6,618	1,825	(4,793)	-72%	102,691	4.7%
Grocery-Supermarket	4	9,666	6,391	(3,275)	-34%	1,294,499	0.3%
Non-Durables Retail	23	40,652	19,318	(21,333)	-52%	3,232,844	0.7%
Durables-Retail	62	110,006	73,446	(36,560)	-33%	3,843,530	1.0%
Gas Stations	37	46,841	10,167	(36,674)	-78%	931,885	3.9%
Restaurants/Bars	48	19,282	11,188	(8,094)	-42%	918,327	0.9%
Hotels	13	9,327	7,713	(1,614)	-17%	141,980	1.1%
Other Services	153	52,440	39,557	(12,883)	-25%	801,069	1.6%
Total	347	294,832	169,606	(125,226)	-42%	11,266,825	1.1%

Characteristics of Businesses Abutting Alternative I

Type of Location	Total	Percent
At Intersection	38	7%
On Cross-Street	174	32%
Mid-Block	325	61%
Other	0	0%

Type of Access	Total	Percent
Curb Cut	386	68%
Joint	2	0%
Frontage Road	2	0%
Turn from Cross-Street	175	31%



Alternative J / High

Business Type	Total	Sales in 1997 (Thousands of \$1997)				Study Area	Percent of
	Businesses	Pre-Sales	Post-Sales	Change	Percent Change in Sales	Total	Study Area
Grocery-Convenience	6	4,810	4,833	23	0%	102,691	0.0%
Grocery-Supermarket	2	4,265	6,797	2,532	59%	1,294,499	0.2%
Non-Durables Retail	18	32,847	81,197	48,350	147%	3,232,844	1.5%
Durables-Retail	52	95,598	175,185	79,587	83%	3,843,530	2.1%
Gas Stations	32	39,582	69,971	30,389	77%	931,885	3.3%
Restaurants/Bars	37	15,028	28,995	13,967	93%	918,327	1.5%
Hotels	10	8,318	8,501	183	2%	141,980	0.1%
Other Services	123	44,217	74,027	29,809	67%	801,069	3.7%
Total	280	244,665	449,504	204,840	84%	11,266,825	1.8%

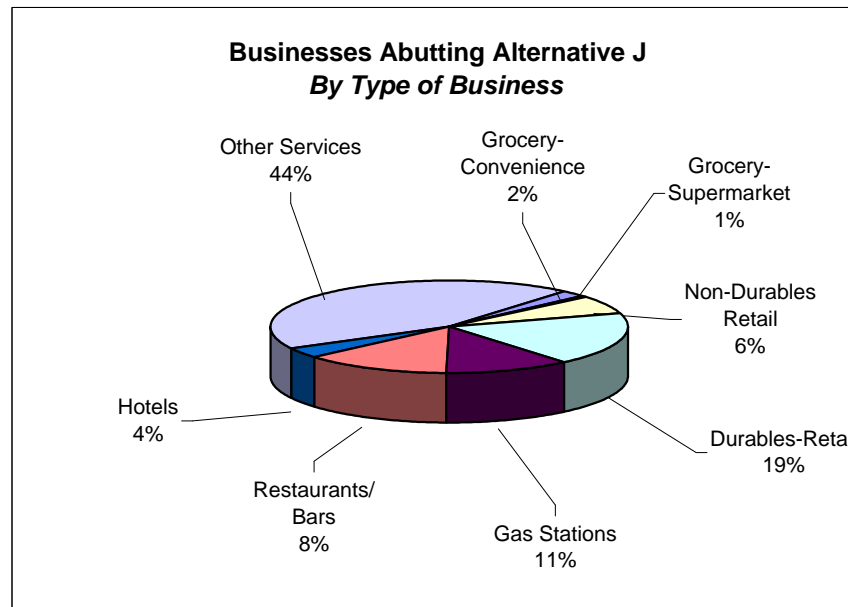
Alternative J / Low

Business Type	Total Businesses	Sales in 1997 (Thousands of \$1997)				Percent Change in Sales	Study Area Total	Percent of Study Area
		Pre-Sales	Post-Sales	Change	Change			
Grocery-Convenience	6	4,810	1,365	(3,444)	-72%	102,691	3.4%	
Grocery-Supermarket	2	4,265	2,673	(1,591)	-37%	1,294,499	0.1%	
Non-Durables Retail	18	32,847	15,493	(17,353)	-53%	3,232,844	0.5%	
Durables-Retail	52	95,598	63,537	(32,062)	-34%	3,843,530	0.8%	
Gas Stations	32	39,582	8,303	(31,278)	-79%	931,885	3.4%	
Restaurants/Bars	37	15,028	8,592	(6,436)	-43%	918,327	0.7%	
Hotels	10	8,318	6,861	(1,457)	-18%	141,980	1.0%	
Other Services	123	44,217	33,264	(10,954)	-25%	801,069	1.4%	
Total	280	244,665	140,089	(104,576)	-43%	11,266,825	0.9%	

Characteristics of Businesses Abutting Alternative J

Type of Location	Total	Percent
At Intersection	30	7%
On Cross-Street	151	34%
Mid-Block	265	59%
Other	0	0%

Type of Access	Total	Percent
Curb Cut	315	67%
Joint	2	0%
Frontage Road	2	0%
Turn from Cross-Street	152	32%



Alternative K / High

Business Type	Total	Sales in 1997 (Thousands of \$1997)				Study Area	Percent of
	Businesses	Pre-Sales	Post-Sales	Change	Percent Change in Sales	Total	Study Area
Grocery-Convenie	5	4,218	3,576	(642)	-15%	102,691	0.6%
Grocery-Supermai	0	0	0	0	0%	1,294,499	0.0%
Non-Durables Ret:	12	20,629	51,209	30,580	148%	3,232,844	0.9%
Durables-Retail	34	73,378	127,870	54,492	74%	3,843,530	1.4%
Gas Stations	23	27,105	35,621	8,516	31%	931,885	0.9%
Restaurants/Bars	22	9,247	17,139	7,892	85%	918,327	0.9%
Hotels	7	5,133	4,125	(1,008)	-20%	141,980	0.7%
Other Services	81	34,655	55,684	21,030	61%	801,069	2.6%
Total	184	174,365	295,225	120,860	69%	11,266,825	1.1%

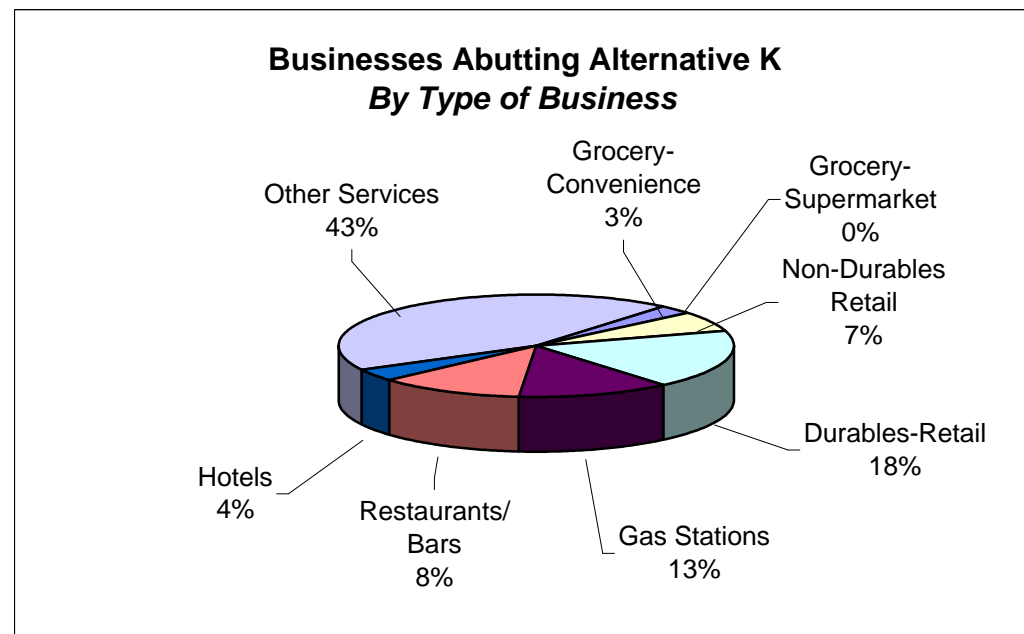
Alternative K / Low

Business Type	Total Businesses	Sales in 1997 (Thousands of \$1997)				Percent Change in Sales	Study Area Total	Percent of Study Area
		Pre-Sales	Post-Sales	Change				
Grocery-Convenience	5	4,218	2,554	(1,664)	-39%	102,691	1.6%	
Grocery-Supermarket	0	0	0	0	0%	1,294,499	0.0%	
Non-Durables Retail	12	20,629	14,294	(6,335)	-31%	3,232,844	0.2%	
Durables-Retail	34	73,378	52,409	(20,969)	-29%	3,843,530	0.5%	
Gas Stations	23	27,105	10,879	(16,226)	-60%	931,885	1.7%	
Restaurants/Bars	22	9,247	5,925	(3,322)	-36%	918,327	0.4%	
Hotels	7	5,133	4,270	(863)	-17%	141,980	0.6%	
Other Services	81	34,655	27,802	(6,853)	-20%	801,069	0.9%	
Total	184	174,365	118,133	(56,232)	-32%	11,266,825	0.5%	

Characteristics of Businesses Abutting Alternative K

Type of Location	Total	Percent
At Intersection	26	9%
On Cross-Street	100	33%
Mid-Block	174	58%
Other	0	0%

Type of Access	Total	Percent
Curb Cut	206	68%
Joint	2	1%
Frontage Road	2	1%
Turn from Cross-Street	94	31%



Alternative L1 / High

Business Type	Total	Sales in 1997 (Thousands of \$1997)				Study Area	Percent of Study Area
	Businesses	Pre-Sales	Post-Sales	Change	Percent Change in Sales	Total	
Grocery-Convenience	6	4,208	694	(3,513)	-83%	102,691	3.4%
Grocery-Supermarket	1	3,553	4,563	1,010	28%	1,294,499	0.1%
Non-Durables Retail	31	48,598	73,397	24,798	51%	3,232,844	0.8%
Durables-Retail	71	162,578	252,296	89,717	55%	3,843,530	2.3%
Gas Stations	30	36,164	30,394	(5,770)	-16%	931,885	0.6%
Restaurants/Bars	48	22,373	34,547	12,173	54%	918,327	1.3%
Hotels	14	7,605	6,302	(1,303)	-17%	141,980	0.9%
Other Services	134	75,820	101,907	26,087	34%	801,069	3.3%
Total	335	360,899	504,100	143,200	40%	11,266,825	1.3%

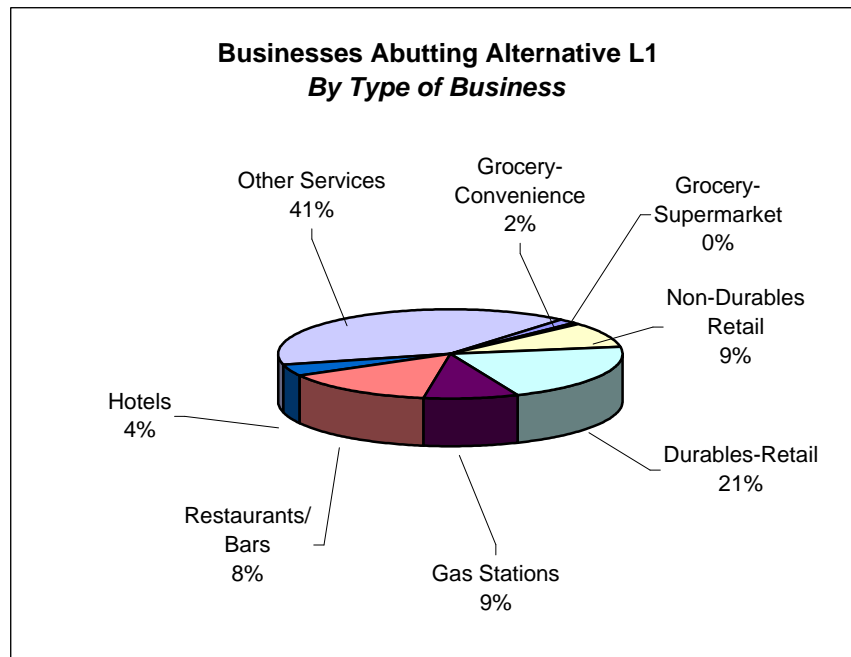
Alternative L1 / Low

Business Type	Total Businesses	Sales in 1997 (Thousands of \$1997)				Percent Change in Sales	Study Area Total	Percent of Study Area
		Pre-Sales	Post-Sales	Change	Change			
Grocery-Convenience	6	4,208	956	(3,252)	-77%	102,691	3.2%	
Grocery-Supermarket	1	3,553	4,563	1,010	28%	1,294,499	0.1%	
Non-Durables Retail	31	48,598	43,153	(5,446)	-11%	3,232,844	0.2%	
Durables-Retail	71	162,578	142,016	(20,562)	-13%	3,843,530	0.5%	
Gas Stations	30	36,164	11,151	(25,013)	-69%	931,885	2.7%	
Restaurants/Bars	48	22,373	20,042	(2,331)	-10%	918,327	0.3%	
Hotels	14	7,605	6,186	(1,419)	-19%	141,980	1.0%	
Other Services	134	75,820	70,350	(5,470)	-7%	801,069	0.7%	
Total	335	360,899	298,417	(62,482)	-17%	11,266,825	0.6%	

Characteristics of Businesses Abutting Alternative L1

Type of Location	Total	Percent
At Intersection	33	6%
On Cross-Street	214	40%
Mid-Block	247	47%
Other	36	7%

Type of Access	Total	Percent
Curb Cut	325	48%
Joint	46	7%
Frontage Road	73	11%
Turn from Cross-Street	231	34%



Alternative L2 / High

Business Type	Total	Sales in 1997 (Thousands of \$1997)				Study Area	Percent of Study Area
	Businesses	Pre-Sales	Post-Sales	Change	Percent Change in Sales	Total	
Grocery-Convenience	8	7,408	3,230	(4,177)	-56%	102,691	4.1%
Grocery-Supermarket	2	7,986	12,127	4,141	52%	1,294,499	0.3%
Non-Durables Retail	38	61,039	96,336	35,297	58%	3,232,844	1.1%
Durables-Retail	97	239,942	380,169	140,228	58%	3,843,530	3.6%
Gas Stations	38	52,202	46,575	(5,627)	-11%	931,885	0.6%
Restaurants/Bars	67	33,498	54,090	20,593	61%	918,327	2.2%
Hotels	17	10,462	9,127	(1,335)	-13%	141,980	0.9%
Other Services	159	84,066	113,242	29,176	35%	801,069	3.6%
Total	426	496,603	714,897	218,294	44%	11,266,825	1.9%

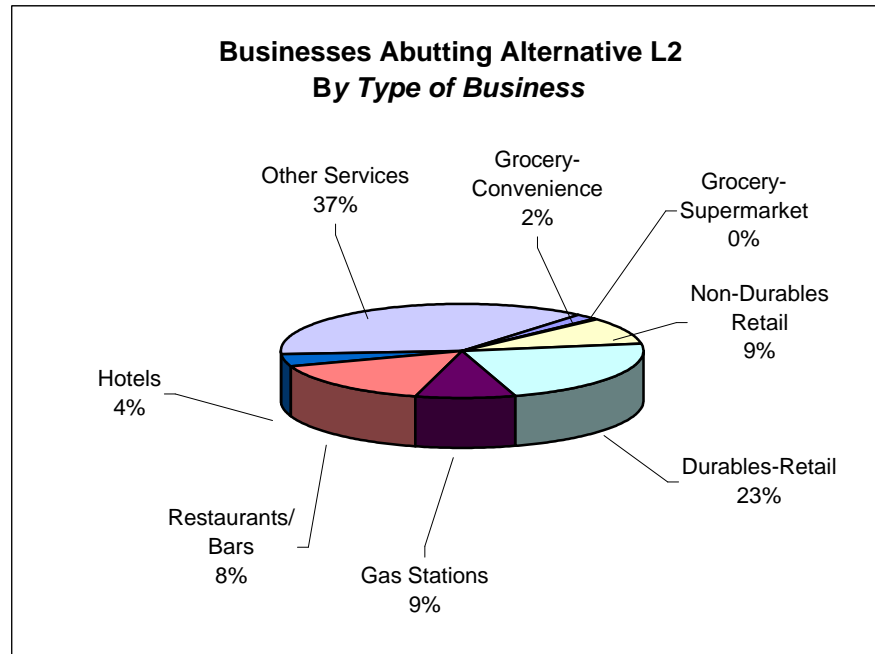
Alternative L2 / Low

Business Type	Total Businesses	Sales in 1997 (Thousands of \$1997)				Percent Change in Sales	Study Area Total	Percent of Study Area
		Pre-Sales	Post-Sales	Change	Change			
Grocery-Convenience	8	7,408	3,544	(3,864)	-52%	102,691	3.8%	
Grocery-Supermarket	2	7,986	12,127	4,141	52%	1,294,499	0.3%	
Non-Durables Retail	38	61,039	66,743	5,704	9%	3,232,844	0.2%	
Durables-Retail	97	239,942	272,008	32,066	13%	3,843,530	0.8%	
Gas Stations	38	52,202	28,077	(24,125)	-46%	931,885	2.6%	
Restaurants/Bars	67	33,498	39,892	6,394	19%	918,327	0.7%	
Hotels	17	10,462	9,062	(1,401)	-13%	141,980	1.0%	
Other Services	159	84,066	82,387	(1,679)	-2%	801,069	0.2%	
Total	426	496,603	513,838	17,235	3%	11,266,825	0.2%	

Characteristics of Businesses Abutting Alternative L2

Type of Location	Total	Percent
At Intersection	54	8%
On Cross-Street	291	44%
Mid-Block	284	43%
Other	36	5%

Type of Access	Total	Percent
Curb Cut	333	40%
Joint	52	6%
Frontage Road	120	14%
Turn from Cross-Street	325	39%



Alternative M / High

Business Type	Total	Sales in 1997 (Thousands of \$1997)				Study Area	Percent of Study Area
	Businesses	Pre-Sales	Post-Sales	Change	Percent Change in Sales	Total	
Grocery-Convenience	5	7,174	-611	(7,785)	-109%	102,691	7.6%
Grocery-Supermarket	8	18,916	26,962	8,047	43%	1,294,499	0.6%
Non-Durables Retail	30	47,959	72,631	24,673	51%	3,232,844	0.8%
Durables-Retail	73	80,725	112,627	31,902	40%	3,843,530	0.8%
Gas Stations	36	41,801	22,975	(18,825)	-45%	931,885	2.0%
Restaurants/Bars	46	15,954	23,492	7,538	47%	918,327	0.8%
Hotels	11	10,928	9,470	(1,459)	-13%	141,980	1.0%
Other Services	138	35,200	46,829	11,629	33%	801,069	1.5%
Total	347	258,658	314,376	55,718	22%	11,266,825	0.5%

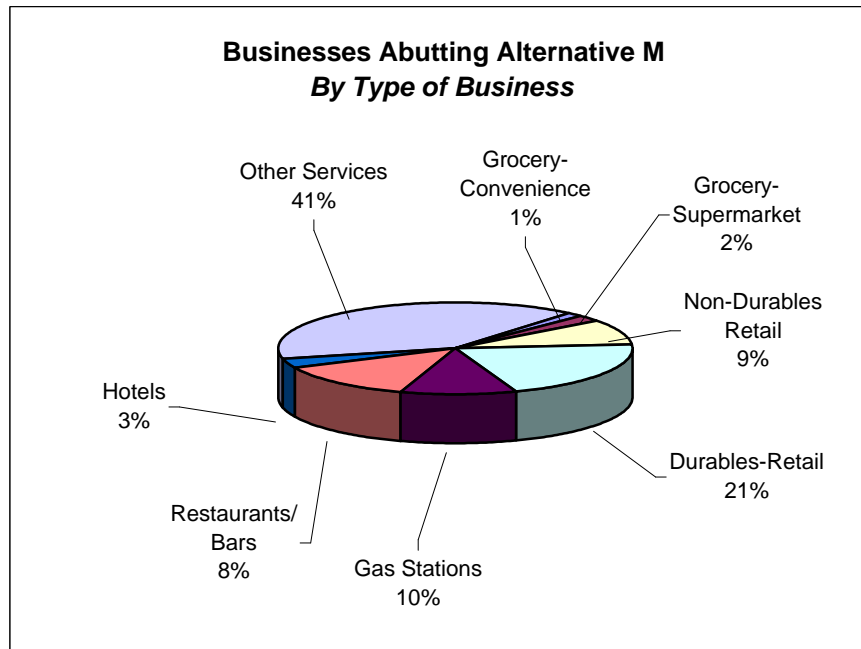
Alternative M / Low

Business Type	Total Businesses	Sales in 1997 (Thousands of \$1997)				Study Area Total	Percent of Study Area
		Pre-Sales	Post-Sales	Change	Percent Change in Sales		
Grocery-Convenience	5	7,174	2,501	(4,673)	-65%	102,691	4.6%
Grocery-Supermarket	8	18,916	14,912	(4,004)	-21%	1,294,499	0.3%
Non-Durables Retail	30	47,959	32,806	(15,153)	-32%	3,232,844	0.5%
Durables-Retail	73	80,725	65,920	(14,805)	-18%	3,843,530	0.4%
Gas Stations	36	41,801	23,231	(18,570)	-44%	931,885	2.0%
Restaurants/Bars	46	15,954	12,530	(3,424)	-21%	918,327	0.4%
Hotels	11	10,928	9,824	(1,104)	-10%	141,980	0.8%
Other Services	138	35,200	29,801	(5,399)	-15%	801,069	0.7%
Total	347	258,658	191,525	(67,133)	-26%	11,266,825	0.6%

Characteristics of Businesses Abutting Alternative M

Type of Location	Total	Percent
At Intersection	29	6%
On Cross-Street	152	30%
Mid-Block	329	65%
Other	0	0%

Type of Access	Total	Percent
Curb Cut	410	71%
Joint	0	0%
Frontage Road	7	1%
Turn from Cross-Street	158	27%



Alternative N / High

Business Type	Total	Sales in 1997 (Thousands of \$1997)				Study Area	Percent of Study Area
	Businesses	Pre-Sales	Post-Sales	Change	Percent Change in Sales	Total	
Grocery-Convenience	8	9,569	1,259	(8,310)	-87%	102,691	8.1%
Grocery-Supermarket	3	12,110	17,561	5,451	45%	1,294,499	0.4%
Non-Durables Retail	35	58,130	84,502	26,372	45%	3,232,844	0.8%
Durables-Retail	90	185,059	278,105	93,046	50%	3,843,530	2.4%
Gas Stations	29	40,387	25,102	(15,285)	-38%	931,885	1.6%
Restaurants/Bars	53	27,045	40,834	13,788	51%	918,327	1.5%
Hotels	14	11,002	9,050	(1,952)	-18%	141,980	1.4%
Other Services	118	66,430	84,372	17,942	27%	801,069	2.2%
Total	350	409,732	540,784	131,051	32%	11,266,825	1.2%

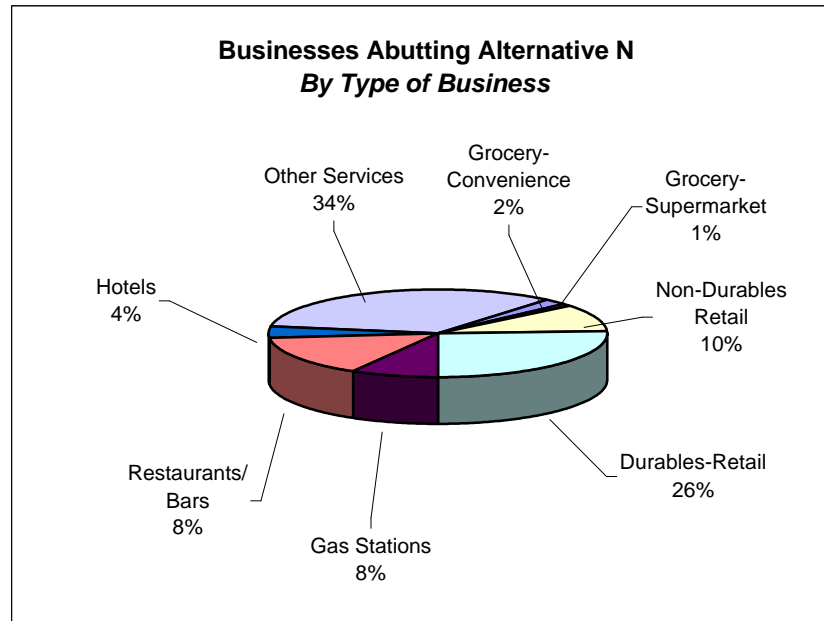
Alternative N / Low

Business Type	Total Businesses	Sales in 1997 (Thousands of \$1997)				Percent Change in Sales	Study Area Total	Percent of Study Area
		Pre-Sales	Post-Sales	Change				
Grocery-Convenience	8	9,569	4,198	(5,371)	-56%	102,691	5.2%	
Grocery-Supermarket	3	12,110	14,606	2,496	21%	1,294,499	0.2%	
Non-Durables Retail	35	58,130	64,147	6,017	10%	3,232,844	0.2%	
Durables-Retail	90	185,059	230,016	44,957	24%	3,843,530	1.2%	
Gas Stations	29	40,387	25,384	(15,003)	-37%	931,885	1.6%	
Restaurants/Bars	53	27,045	35,137	8,092	30%	918,327	0.9%	
Hotels	14	11,002	9,515	(1,487)	-14%	141,980	1.0%	
Other Services	118	66,430	68,669	2,239	3%	801,069	0.3%	
Total	350	409,732	451,674	41,941	10%	11,266,825	0.4%	

Characteristics of Businesses Abutting Alternative N

Type of Location	Total	Percent
At Intersection	41	8%
On Cross-Street	253	48%
Mid-Block	195	37%
Other	36	7%

Type of Access	Total	Percent
Curb Cut	245	34%
Joint	50	7%
Frontage Road	120	17%
Turn from Cross-Street	299	42%



**I-69 Localized Impact Analysis
Estimated Change in Roadside Business Sales**

All Values Represent 2001\$ (\$1000s)

Alternative	Estimated Change in Roadside Business Sales		Rank		Percent of Total Study Area Sales*	
	Low	High	Low	High	Low	High
A	\$ (7,220)	\$ (7,220)	9	19	0.1%	0.1%
B1	\$ 22,185	\$ 96,791	7	15	0.2%	0.9%
B2	\$ 109,117	\$ 182,874	1	6	1.0%	1.6%
C1	\$ (59,815)	\$ 169,430	13	8	0.5%	1.5%
C2	\$ 41,057	\$ 277,918	4	1	0.4%	2.5%
D	\$ 64,865	\$ 123,431	2	14	0.6%	1.1%
E	\$ (40,718)	\$ 66,540	11	17	0.4%	0.6%
F1	\$ (73,478)	\$ 168,559	17	9	0.7%	1.5%
F2	\$ 24,894	\$ 275,879	6	2	0.2%	2.4%
G	\$ (10,984)	\$ 71,187	10	16	0.1%	0.6%
H1	\$ (55,694)	\$ 164,489	12	10	0.5%	1.5%
H2	\$ 32,481	\$ 242,757	5	3	0.3%	2.2%
I	\$ (134,786)	\$ 178,846	19	7	1.2%	1.6%
J	\$ (112,524)	\$ 220,408	18	5	1.0%	2.0%
K	\$ (60,506)	\$ 130,045	14	13	0.5%	1.2%
L1	\$ (67,231)	\$ 154,083	15	11	0.6%	1.4%
L2	\$ 18,545	\$ 234,884	8	4	0.2%	2.1%
M	\$ (72,235)	\$ 59,953	16	18	0.6%	0.5%
N	\$ 53,737	\$ 141,011	3	12	0.5%	1.3%

Total (26-co.) Study
Area Sales, 1997 (\$1000s)
\$ 11,266,825

*presented for comparison only --
Does not represent an actual
change in study area sales