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This year the *Annual Growth Profile* is once again being distributed in digital form. This distribution method facilitates the cost-effective use of many detailed and high-resolution color maps by a wider audience.

The *Growth Profile* is organized by six growth measures: Population and Housing, Construction, Zoning, Platting, Land Use and Transportation. Maps have also been included in each of these sections to provide detailed information regarding growth and development trends within the City. Much of the discussion centers around trend comparisons among planning sectors. A sector map has been included in the Executive Summary for reference.

Population and Housing

Historic trends in population and housing growth are detailed in this section to provide some context to the changes experienced over the past year. This section provides current housing and population estimates by sector and an analysis of growth trends and sector densities.

Construction

Construction trends are analyzed through an investigation of building permit data, including specific analysis pertaining to residential and non-residential new construction. Maps detail the location of new construction activity.

Zoning

This section looks briefly at current zoning conditions as well as a breakdown of zoning activity that took place during calendar year 2006. Maps illustrating existing zoning and zoning activity are included in this section as well.

Platting

Platting activity is a gauge of future development activity. This is particularly true of final plats, combination plats and minor plats, which all create new lots for development. This activity is discussed in the context of trends over the past five years. A map indicates the location of plats that created lots in 2006.

Land Use

A discussion of how Arlington compares to national averages pertaining to the share of different land uses prefaces information on generalized land use by sector and a citywide land use map.

Transportation

This section discusses traffic activity in 2006 by looking at the busiest road segments. A discussion of airport activity and current improvement projects underway at the airport is also included.

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Several factors, also present in 2005, continued to influence growth and development in Arlington in 2006.

Population and Housing

Arlington's population and housing grew by 0.4 percent over the previous year to an estimated 364,369 residents and 142,615 housing units. The vast majority of this growth was in the Southeast Sector, as it has been for the past few years.

Construction

The total number of permits issued

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in 2006 was 4,959; reflecting a decrease from last year's total by 14 percent.

However, increases were seen in both the number and value of commercial and institutional building permits. Commercial permits increased by 2 percent to 1,629 permits, and values soared to \$1.2 billion (1,415 percent gain). Institutional permits increased from 130 permits in 2005 to 142 permits in 2006 (9 percent) and values dramatically increased to \$101.5 million, a 557 percent increase from 2005.

The total number of residential permits issued fell to 3,188 (down 21

percent from last year). There was also a decrease of 14 percent in the total value (\$196.9 million).

Zoning

59 percent of the land in Arlington was zoned for residential uses, and low density residential was the majority of this share. During 2006, there were 48 requests for zoning changes or development plan/concept brief approval, and four requests for Specific Use Permits. These requests totaled 630 acres. Of the 52 total requests, 41 cases were approved, two cases were either denied or denied a public hearing, eight cases were withdrawn, and one case was continued.

		Year End 2005	Year End 2006	Percent Change
Population		362,972	364,369	0.4%
Housing:	Total Housing	142,063	142,615	0.4%
	Single Family Homes	91,330	92,464	1.2%
	Multi-family Homes	50,733	50,151	-1.2%
Construction:	Total Building Permits	5,769	4,959	-14%
	Value	\$325,646,110	\$1,526,350,683	368.7%
Zoning Change:	Acres	755	630	-16.4%
Platting:	Acres	589	187	-68.3%
	Lots	1,691	613	-63.8%
Transportation:	Airport Operations	141,200	147,700	4.6%

Source: City of Arlington, Community Development and Planning

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Platting

Plats filed in 2006 created 613 lots, a decrease of 64 percent from 2005. The acreage involved also decreased by 68 percent, from 589 acres in 2005 to 186.9 acres in 2006. However, there were also 40 replatting cases in 2006, which resulted in 301 acres of replatted land.

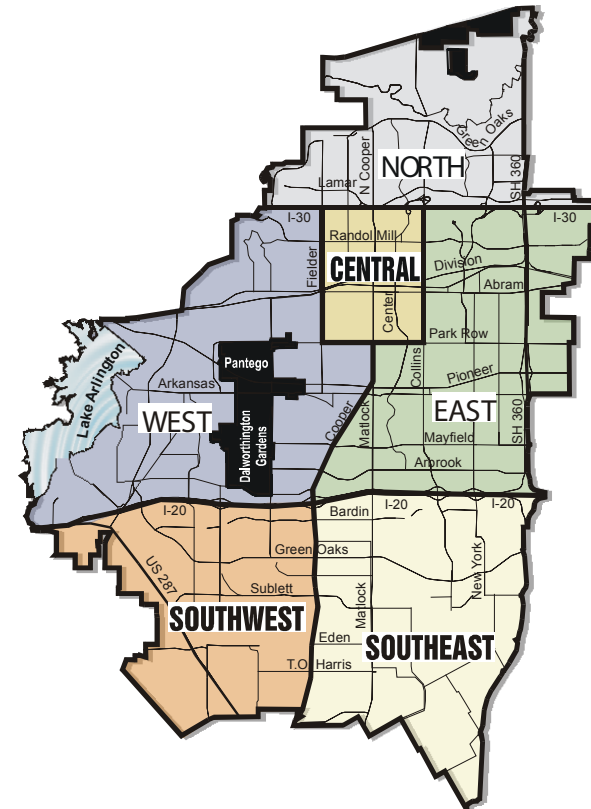
Land Use

A majority of the land in Arlington is developed, but the City still contained more vacant developable land in 2006 than that of cities with similar population sizes across the nation. This indicates that Arlington still has a strong potential for growth. After taking out the areas for the lake and the roadways, Arlington was dominated by residential land uses, occupying 47 percent of the City. Vacant developable land was the City's next largest land use category at 20 percent. The North, mainly the Lakes of Bird's Fort (Viridian) area, and Southeast Planning Sectors contained the most vacant land. This gives a good indication as to the direction of future growth in the City.

Transportation

Of the road segments counted, the most traveled in 2006 was Collins Street southbound between Interstate 30 eastbound ramp and Lamar Boulevard. The other top traveled segments were mainly to the south along Matlock Road and Cooper Street near Interstate 20.

Airport activity increased in 2006 to 147,700 take-offs and landings. In 2003, the Arlington Municipal Airport was awarded a \$1.1 million grant and an additional \$275,000 in 2004 through the Texas Department of Transportation (TxDOT) to fund the construction of an air traffic tower. The tower, which improves safety and enhances the economic development potential of the airport, became operational in September of 2006.



Population & Housing Trends



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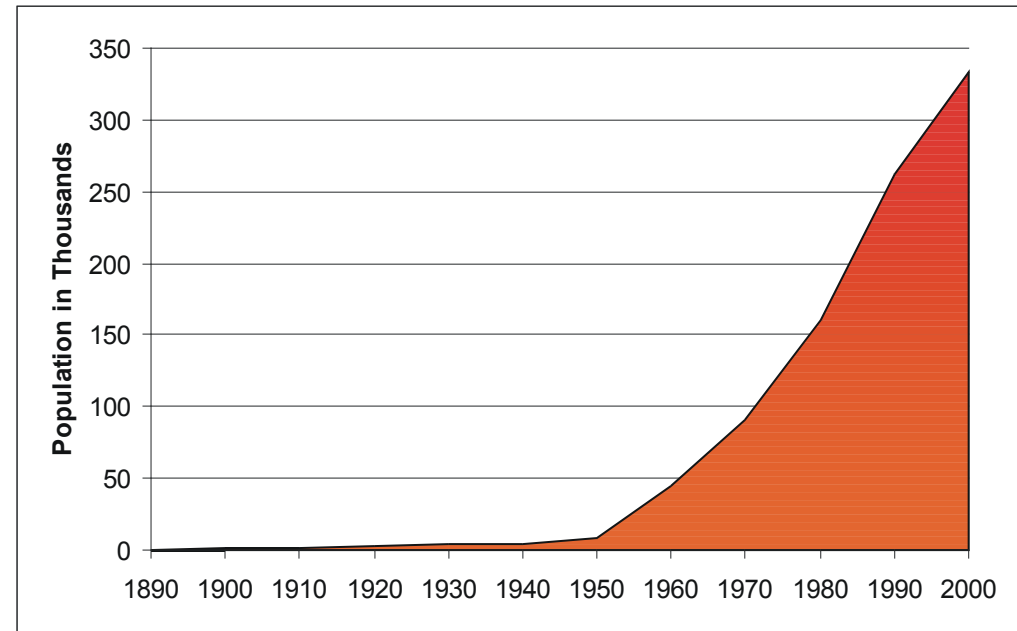
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Historic Trends

From the City's founding through the Great Depression and World War II, population growth was slow, but continued at a steady pace. The surging economy of the post-war era and Arlington's location between the rapidly expanding major cities of Dallas and Fort Worth led to a dramatic increase in growth.

The post-war population boom in Arlington resulted in a city that was six times larger in 1960 than it was in 1950, climbing from 7,692 to 44,775. During the decades that followed, several factors running parallel to one another would facilitate the continued growth of the City. The large-scale annexation of developable land (averaging nearly 15,000 acres per decade from 1950 - 1990), the opening of Interstate 20 and DFW International Airport in the mid-1970s and a strong regional economy all built to a peak in

Population Growth by Decennial Census, 1890-2000



Source: U.S. Census Bureau, Census of Population and Housing (1890-2000)

population growth during the 1980s, when Arlington added 101,000 new residents. By 2000, the population was more than 43 times greater than it was in 1950.

Decennial Population Growth, 1890-2000

Year	1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
Population	664	1,079	1,794	3,031	3,661	4,240	7,692	44,775	90,229	160,113	261,721	332,969
Change	-	415	715	1,237	630	579	3,452	37,083	45,454	69,884	101,608	71,248
% Change	-	62.5%	66.3%	68.6%	20.8%	15.8%	81.4%	482.1%	101.5%	77.5%	63.5%	27.2%

Source: U.S. Census Bureau, Census of Population and Housing (1890-2000)

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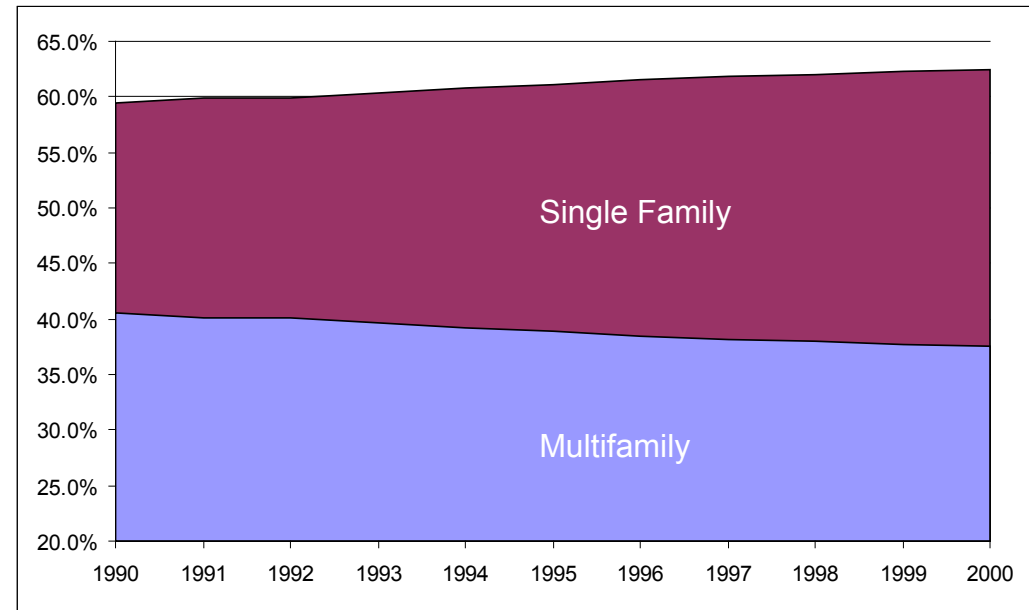
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Historic Trends

During the 1990s, the number of total housing units in Arlington grew by 16.3 percent - rising from 113,636 to greater than 132,000 in 2000. The focus of development between 1990 and 2000 was south of Interstate 20, with nearly 65 percent (almost 12,000 units) of the housing constructed during the decade located there. Residential construction trends have favored single family development over multi-family development during the past several years. Between 1990 and 2000, the share of total housing units in Arlington that are classified as single family increased. Year-end 1990 housing estimates indicated a housing mix of 59.5 percent single family and 40.5 percent multi-family. As of year-end 2000, the housing distribution had shifted to 62.5 percent single family and 37.5 percent multi-family.

Housing Mix, 1990-2000



Source: City of Arlington, Community Development and Planning

Share of Citywide Decennial Growth, 1990-2000

	Central	East	North	Southeast	Southwest	West	Citywide
1990	9,859	30,859	21,140	9,943	12,745	29,087	113,636
1991	9,861	30,882	21,202	10,451	12,990	29,334	114,723
1992	9,860	30,913	21,879	10,929	13,266	29,540	116,390
1993	9,857	30,940	22,065	11,404	13,648	29,757	117,674
1994	10,045	30,966	22,221	11,996	13,974	30,041	119,246
1995	10,212	31,043	22,403	12,718	14,299	30,217	120,895
1996	10,213	31,120	22,947	13,614	14,685	30,357	122,939
1997	10,202	31,240	23,004	14,292	15,122	30,705	124,565
1998	10,157	31,757	23,042	15,257	15,569	31,126	126,908
1999	10,265	32,185	23,086	16,577	16,050	31,271	129,434
2000	10,263	32,470	23,146	18,020	16,666	31,638	132,203

Source: City of Arlington, Community Development and Planning

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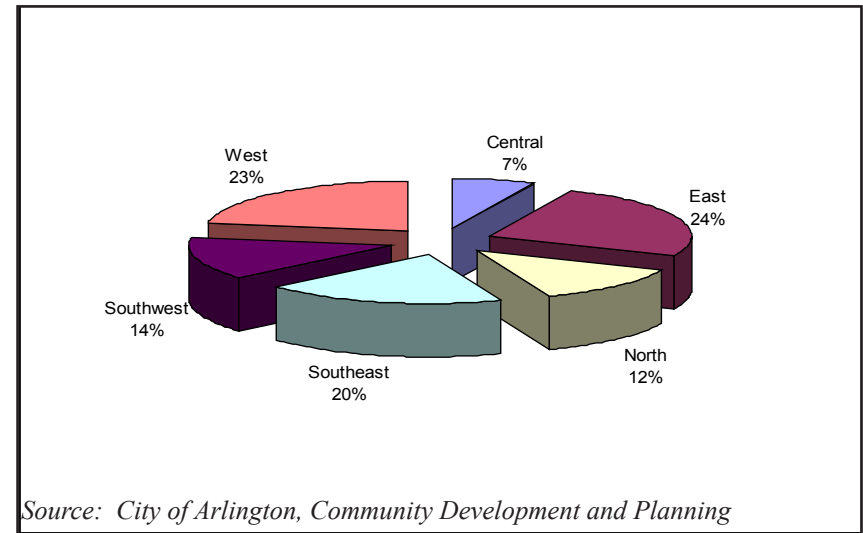
Current Conditions

During 2006, the City of Arlington added an estimated 1,397 residents and 552 housing units, representing almost a 0.4 percent gain in population as well as in housing units compared to year-end 2005.

The City's population was estimated to be 364,369 in 2006. Growth was heavily concentrated in the Southeast Planning Sector, which added 1,931 new residents during the year and had the highest population growth rate (almost 3 percent) of all the sectors. The Southwest Sector, with an additional 392 residents, represented the next highest population growth rate (0.79 percent). At the same time, the East Sector experienced a decrease of almost 1.5 percent in 2006 (a loss of 1,359 residents). This offset the population gains in the south. The decrease in number of residents was due to the demolitions of single family and multi-family housing

in the area designated for the Cowboys Stadium. These demolitions began in 2005 and continued into the first quarter of 2006.

Share of Citywide Population at the end of the year 2006



Annual Population and Housing Growth, 2005-2006

Sector	2005		2006		Change 2005-2006				
	Housing Units	Population	Housing Units	Population	Housing Units Completed	Housing Units Demolished	Change in Housing Units	Change in Population	Percent Change in Population
Central	10,216	24,648	10,238	24,704	28	6	22	56	0.23%
East	32,916	91,921	32,379	90,562	217	754	-537	-1354	-1.48%
North	23,294	45,236	23,316	45,292	22	0	22	56	0.12%
SE	24,576	69,651	25,339	71,582	764	1	763	1931	2.77%
SW	18,602	49,819	18,757	50,211	159	4	155	392	0.79%
West	32,459	81,697	32,586	82,018	128	1	127	321	0.39%
Total	142,063	362,972	142,615	364,369	1318	766	552	1397	0.38%

Source: City of Arlington, Community Development and Planning

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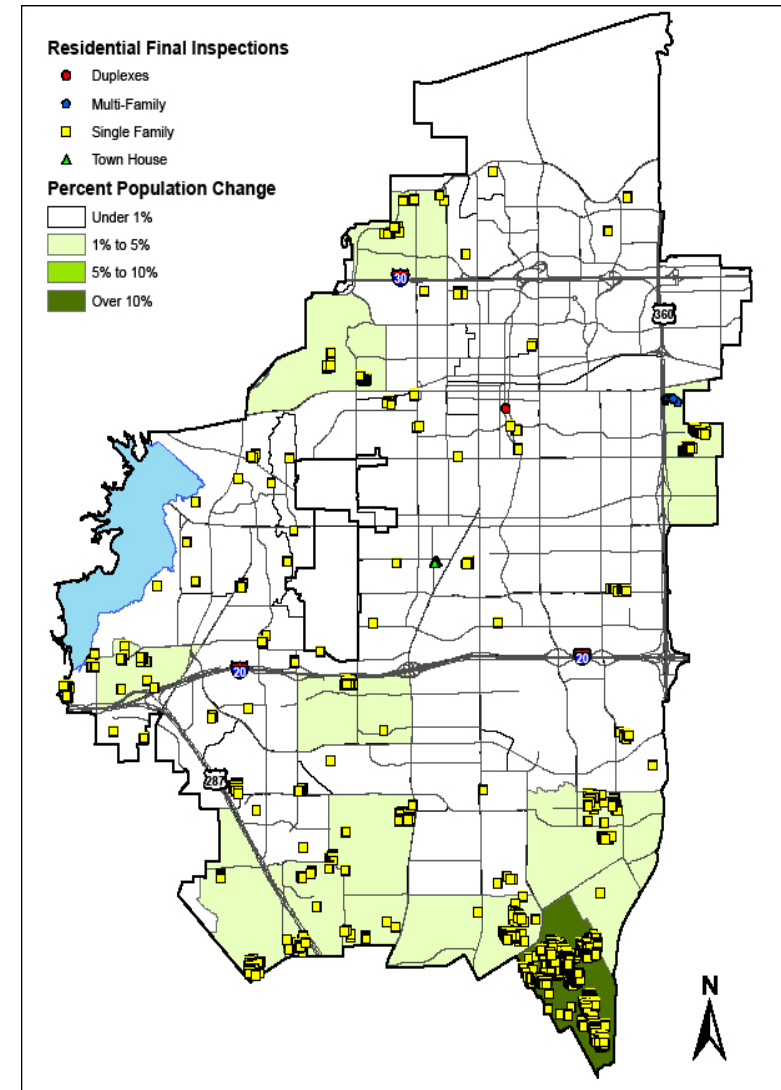
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Looking at population growth by census tract, the map indicates that the majority of the City experienced population gains of less than one percent, with the heaviest growth concentrated in Southeast Arlington. Housing growth mirrors that of the population, with Southeast Arlington experiencing the largest share (763 units) of single family housing growth in 2006. Multi-family development was isolated in the East Sector (140 units).

Although population and housing growth has consistently occurred south of Interstate 20 and that trend continued in 2006, the rate of development slowed from 2005. In 2006, the only area that experienced greater than 10 percent population change was in the southeastern tip of the City, with the remainder of the City experiencing 0 to 5 percent. In 2005, the entire southern boundary of Arlington had growth rates of 5 percent or more.

The City's total population is distributed more evenly than 2006 population growth implies, though the East and West Sectors continued to account for 172,580 (more than 47 percent) of the City's total population.

Residential Final Inspections and Population Change, 2006



Source: City of Arlington, Community Development and Planning

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Housing growth within the City continued to be predominately single family in 2006. Of the 1,318 new housing units completed (*not considering the demolitions*), 89 percent (1178 units) were classified as single family dwelling units. Compared to the previous year, this represented a 17 percent increase of newly constructed single family units as a share of total housing growth. The share of multi-family units decreased from 28.2 percent in the year 2005 to 11 percent of the total new housing units completed in 2006. Despite the shift in the mix of newly constructed housing types, at the end of 2006, the overall mix of housing types almost remained the same, at 64.8 percent (92,464 units) single family and 35.2 percent (50,151 units) multi-family.

The number of single family housing units heavily outweighed the number of multi-family units in the Southeast, Southwest and West Planning Sectors in 2006. The housing mix was more evenly distributed in the East Planning Sector with 53 percent of the total dwelling units being single family. However, the East sector also had the second largest number of multi-family units (15,141). The largest number of multi-family units has been consistently found in the North

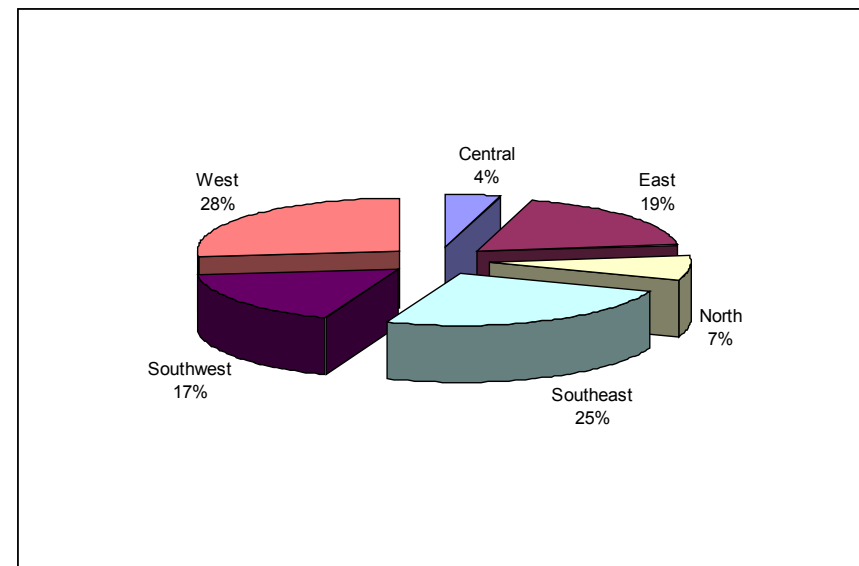
Housing Unit Change by Sector and Type, 2005-2006

Sector	Year ending 2005 (from last year's AGP)		2006 Change in Housing Units*		Year End 2006	
	SF	MF	SF	MF	SF	MF
Central	4,083	6,133	22	0	4,105	6,133
East	17,193	15,723	45	-582	17,238	15,141
North	6,763	16,531	22	0	6,785	16,531
SE	22,657	1,919	763	0	23,420	1,919
SW	15,866	2,736	155	0	16,021	2,736
West	24,768	7,691	127	0	24,895	7,691
Citywide	91,330	50,733	1,134	-582	92,464	50,151

* Change in housing units is equal to the new housing units completed minus any units demolished.

Source: City of Arlington, Community Development and Planning

Distribution of Single Family Housing Units by Sector, 2006



Source: City of Arlington, Community Development and Planning

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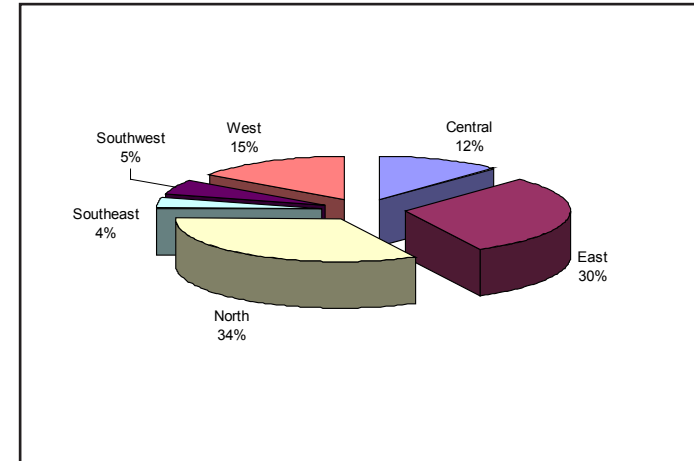
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sector (16,531). These two sectors accounted for almost two-thirds (63 percent) of the City's multi-family housing stock in 2006, while having 39 percent of the City's total housing stock.

It is important to understand the impact that continued housing and population growth have on the City's density. Existing densities were arrived at by calculating the number of housing units per acre of residentially zoned and developed land.

Distribution of Multi-family Housing Units by Sector, 2006



Source: City of Arlington, Community Development and Planning

Residential Density by Sector, 2006

Sector	Housing Units	Residentially Developed Land	Residential Density 2006
Central	10,238	1,221	8.38
East	32,379	4,099	7.90
North	23,316	2,467	9.45
SE	25,339	4,395	5.77
SW	18,757	4,801	3.91
West	32,586	6,595	4.94
Citywide	142,615	23,578	6.05

Source: City of Arlington, Community Development and Planning

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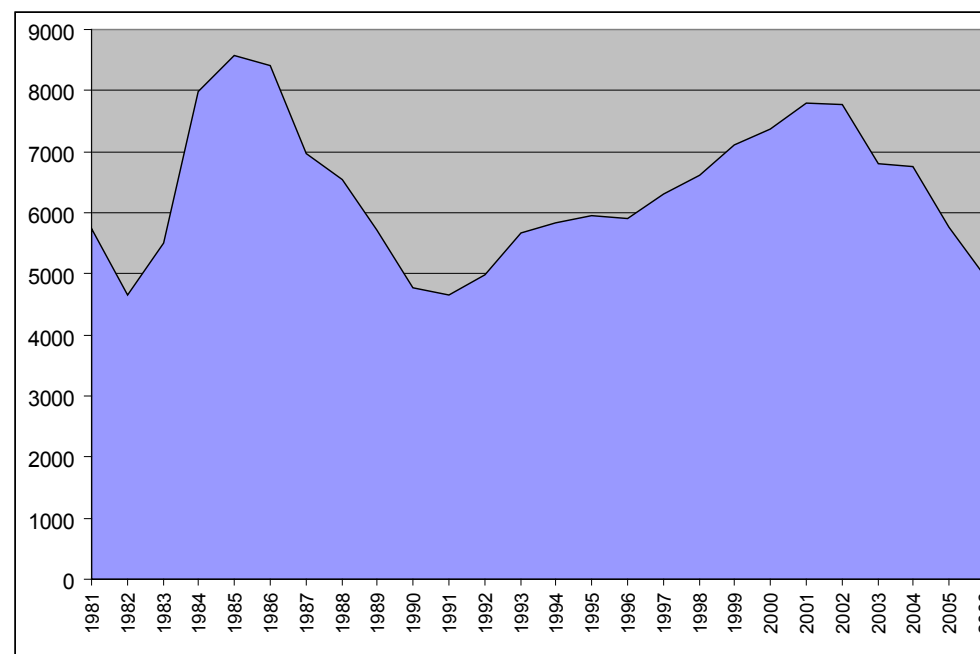
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Historic Trends

The number of permits issued annually during the 1990s increased at a steady and gradual rate, as opposed to the rapid expansion and contraction experienced during the 1980s. This reflects the nature of economic development during that period, during which the City experienced more sustained economic expansion, as compared to the dramatic boom-bust cycle of the 1980s. However in the 2000s, we are again experiencing a decrease in the number of building permits. This indicates the beginning stages of a new development cycle. In 2006, the City of Arlington issued a total of 4,959 building permits.

Total Number of Permits Issued by Year, 1981-2006



Source: City of Arlington, Community Development and Planning

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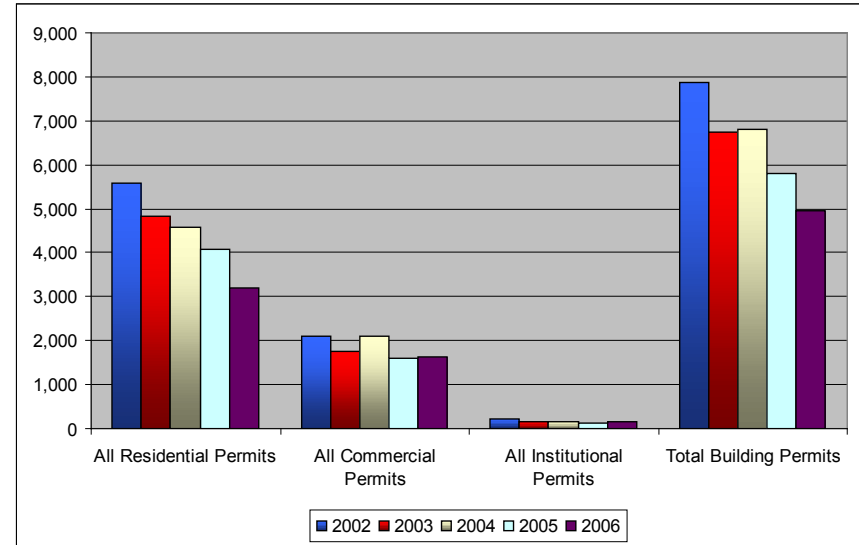
Total Permitting Activity

Compared to the year 2005 (5,769 permits), the total number of permits issued in 2006 (4,959 permits) reflected a decrease of 14 percent. The total number of residential permits issued dropped by 21 percent (3,188 permits); however, residential permits calculated to be about 64 percent of the total number of building permits in 2006. Commercial permits showed an increase of 2 percent to 1,629 permits in 2006. Institutional permits increased as well, from 130 permits to 142 (9 percent).

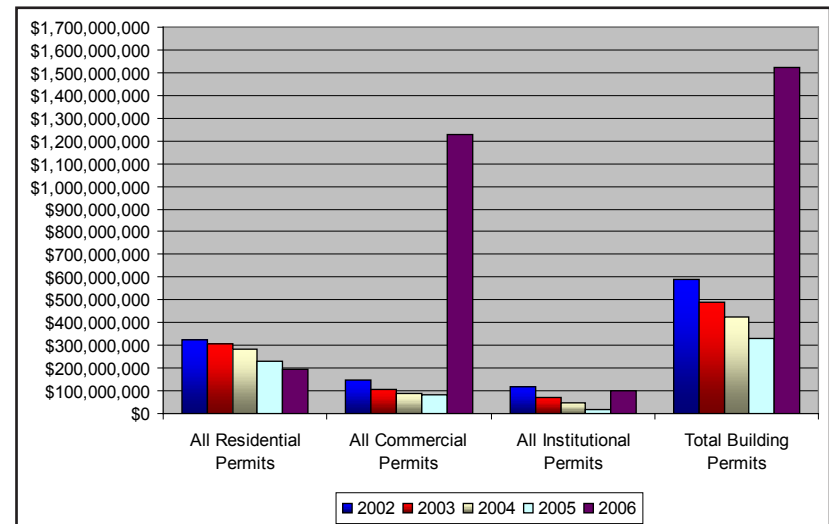
Total permitting activity does not give a complete picture of growth activity, though; permit value must also be examined. The value of total permits in 2006 was over \$1.5 billion, an increase of over 369 percent from 2005.

Institutional permits, which typically are the most variable construction category, increased significantly in 2006. Institutional permits reached a value of approximately \$101.5 million, a 557 percent increase from 2005. This was due, in large part, to the construction of a new tower at Arlington Memorial Hospital, which

Total Number of Building Permits Issued by Category, 2002-2006*



Total Value of Building Permits Issued by Category, 2002-2006*



* Information is for all permits received, including new construction, remodel, fence and sign. Source of building permits graphs: City of Arlington, Community Development and Planning

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had a value of approximately \$52 million. Institutional permits accounted for 6.7 percent of all permit value in 2006, while in 2005, institutional permits accounted for 4.7 percent of all permit value. Commercial permitting values also increased significantly from 2005 by \$1.15 billion (1,415 percent). This reflects the \$1 billion Cowboys Stadium permit that was issued in 2006. Residential permit values, at \$196 million, suffered a decline of 14 percent from 2005.

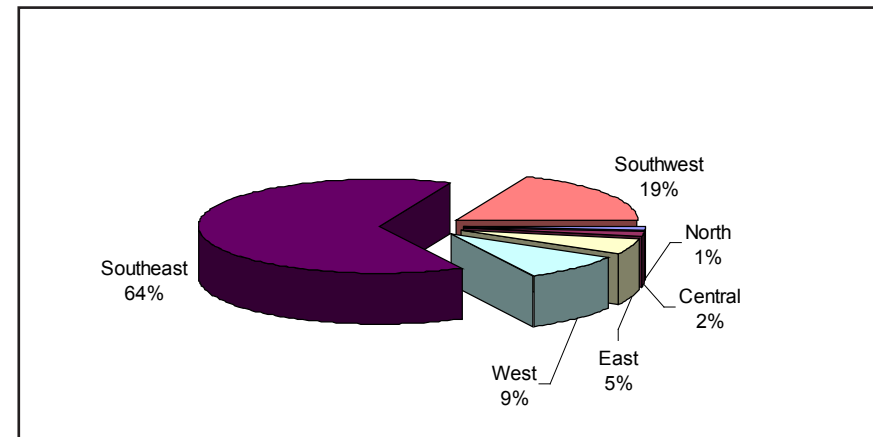
It is clear that a few specific projects greatly affected non-residential permitting value in 2006. The highest value institutional construction projects in 2006 included the previously mentioned Arlington Memorial Hospital tower (\$52 million), an elementary school for Mansfield ISD (\$10.3 million) and the new Tarrant County Sub-courthouse (\$9.5 million). The three highest valued commercial permits were the Cowboys Stadium (\$1 billion), the Arlington Highlands retail center (\$49 million) and a \$7.3 million manufacturing building for Progressive Inc. on South Commercial Boulevard.

Residential New Construction

Although residential permit values decreased, residential construction comprised the majority of building permits issued in 2006. Looking specifically at residential new construction, permit activity dropped by 17.5 percent, from 1,419 permits during 2005 to 1,170 during 2006. The overwhelming majority of these permits were for the construction of new houses.

There were also 41 townhouses and 11 duplex permits issued, which also fall under the category of single family residential. There were no permits issued for multi-family developments in 2006. This indicates a decrease when compared to 2005, in which there were 16 multi-family permits for 183 units issued.

Share of Residential New Construction Permits, 2006



Source: City of Arlington, Community Development and Planning

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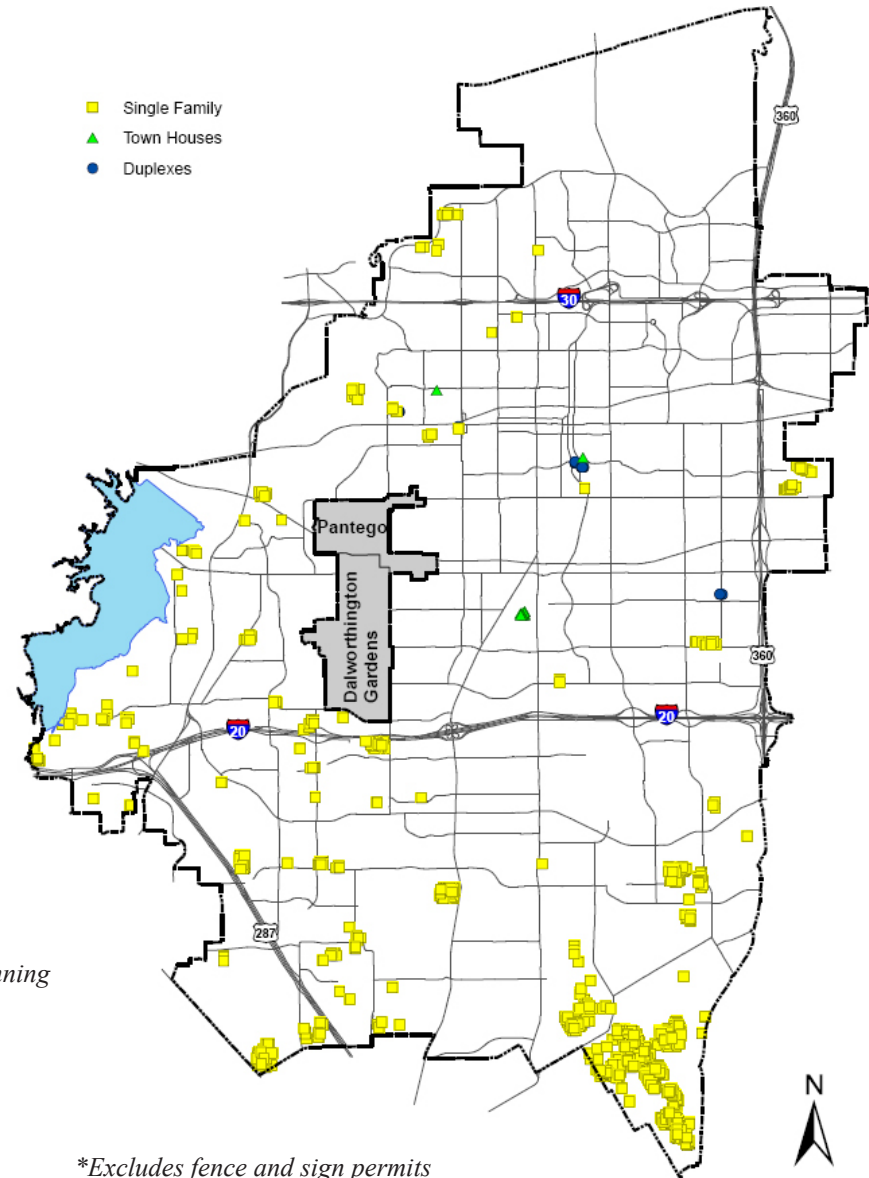
Building activity continued to be focused in the Southeast Sector in 2006, where almost two-thirds (748 permits) of the single family new construction occurred. As in 2005, the Southwest and West Sectors experienced modest residential new construction activity, with 217 permits and 108 permits respectively.

The average permit value for new single family construction was \$153,463 in 2006, an increase of \$11,812 from the previous year.

All Single Family New Construction Permits			
Sector	Number	Total Value	Average Value
North	16	\$3,468,832	\$216,802
Central	19	\$1,415,734	\$74,512
East	62	\$7,522,502	\$121,331
West	108	\$19,124,996	\$177,083
Southeast	748	\$108,468,531	\$145,011
Southwest	217	\$39,550,929	\$182,262
Total	1,170	\$179,551,524	\$153,463

Source: City of Arlington, Community Development and Planning

Residential New Construction Permits, 2006



*Excludes fence and sign permits

Source: City of Arlington, Community Development and Planning

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Non-residential New Construction

Non-residential new construction activity totaled about \$52 million in the year 2005 and increased to \$1.26 billion in 2006 - a gain of approximately 2,299 percent. This overall increase is primarily due to high dollar permits already discussed.

The East Sector again had the largest portion of the non-residential construction activity, with the Central Sector having the second largest. Breaking these numbers down into categories, the East Sector led the City in commercial new construction projects in terms of the total permit value, and the Central Sector led the City in institutional new construction projects. In terms of average value, the East Sector again led the City in commercial construction, with the Central Sector leading in institutional construction.

However, it should be noted that average values can be skewed by just a few high value projects. Generally, non-residential permitting fluctuates more than residential permitting, and commercial

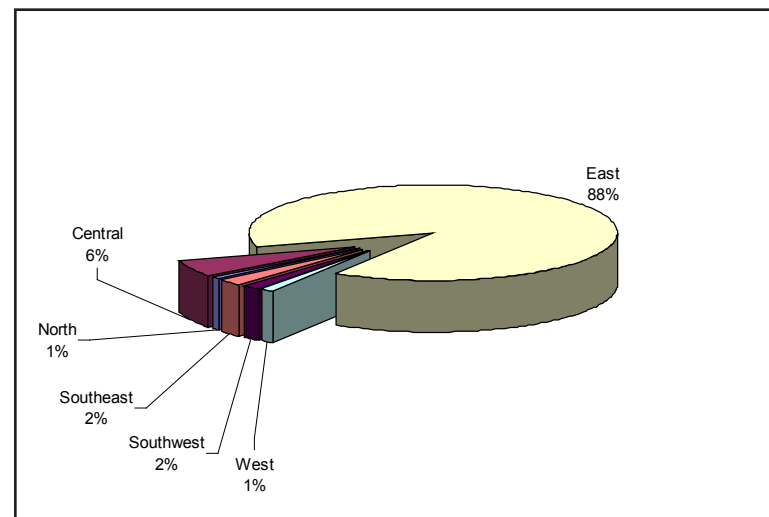
Non-residential New Construction Value by Sector,* 2006

Sector	Commercial		Institutional		Total Non-residential	
	Total Value	Average Value	Total Value	Average Value	Total Value	Average Value
North	\$8,830,879.00	\$883,087.90	\$40,460.00	\$40,460.00	\$8,871,339.00	\$461,773.95
Central	\$10,081,012.00	\$916,455.64	\$61,474,325.00	\$30,737,162.50	\$71,555,337.00	\$15,826,809.07
East	\$1,110,304,256.00	\$24,673,427.91	\$4,325,709.00	\$1,441,903.00	\$1,114,629,965.00	\$13,057,665.46
West	\$10,487,742.00	\$476,715.55	353,000.00	\$117,666.67	\$10,840,742.00	\$315,794.07
SW	\$8,873,304.00	\$591,553.60	\$12,271,480.00	\$3,067,870.00	\$21,144,784.00	\$1,829,711.80
SE	\$28,468,624.00	\$862,685.58	\$837,973.00	\$76,179.36	\$29,306,597.00	\$469,432.47
Total	\$1,177,054,727.00	\$8,654,814.17	\$79,302,947.00	\$3,304,289.46	\$1,256,357,674.00	\$7,852,235.46

Calculated from new construction permits. For locations in which multiple new construction permits were issued during the year, permit values were aggregated to find the total value of improvements for that location. Does not include fence, sign, and auxiliary buildings.

Source: City of Arlington, Community Development and Planning

Share of Non-residential New Construction Value by Sector, 2006



Source: City of Arlington, Community Development and Planning

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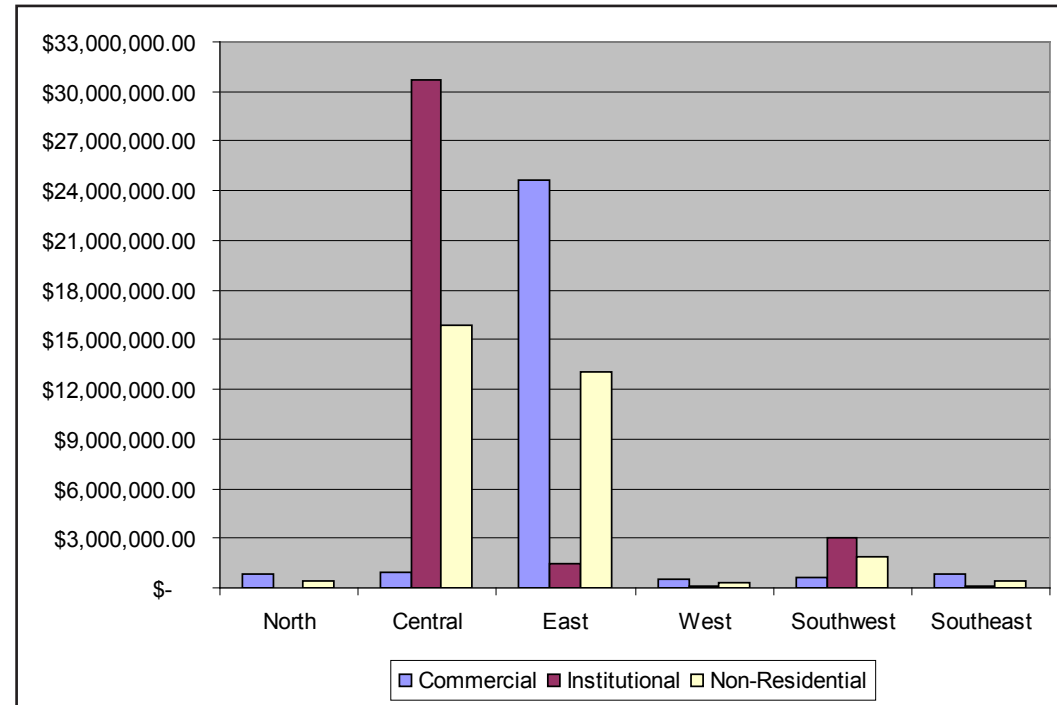
permit values fluctuate more than institutional permitting.

The largest permit for new construction was for the Cowboys Stadium with a permit value of \$1 billion. The second largest was the Arlington Memorial Hospital institutional permit for a medical tower, valued at \$52 million. The third highest was a commercial permit valued at \$49.1 million for the Arlington Highlands retail center.

Largest Non-Residential New Construction Values, 2006

Source: City of Arlington, Community Development and Planning

Average Value of Non-residential New Construction by Sector, 2006



Source: City of Arlington, Community Development and Planning

	Address	Sector	Values	Description
1	900 E RANDOL MILL RD	East	\$1,000,000,000.00	AMUSEMENT, ARENA, STADIUM
2	800 W RANDOL MILL RD	Central	\$51,974,325.00	HOSPITAL, INFIRMARY
3	135 E INTERSTATE 20 HWY	East	\$49,108,000.00	RETAIL STORE
4	7321 LEDBETTER RD	Southwest	\$10,290,000.00	ELEMENTARY SCHOOL
5	700 E ABRAM ST	Central	\$9,500,000.00	ASSEMBLY, COURT ROOM
6	1105 S COMMERCIAL BLVD	Southeast	\$7,319,610.00	FACTORY
7	137 E INTERSTATE 20 HWY	East	\$6,548,250.00	RETAIL STORE
8	1100 E INTERSTATE 20 HWY	Southeast	\$4,880,000.00	HOTEL, MOTEL
9	409 CENTRAL PARK DR	East	\$4,273,249.00	HOSPITAL, INFIRMARY
10	141 W ROAD TO SIX FLAGS	Central	\$3,996,980.00	AMUSEMENT, RECREATION

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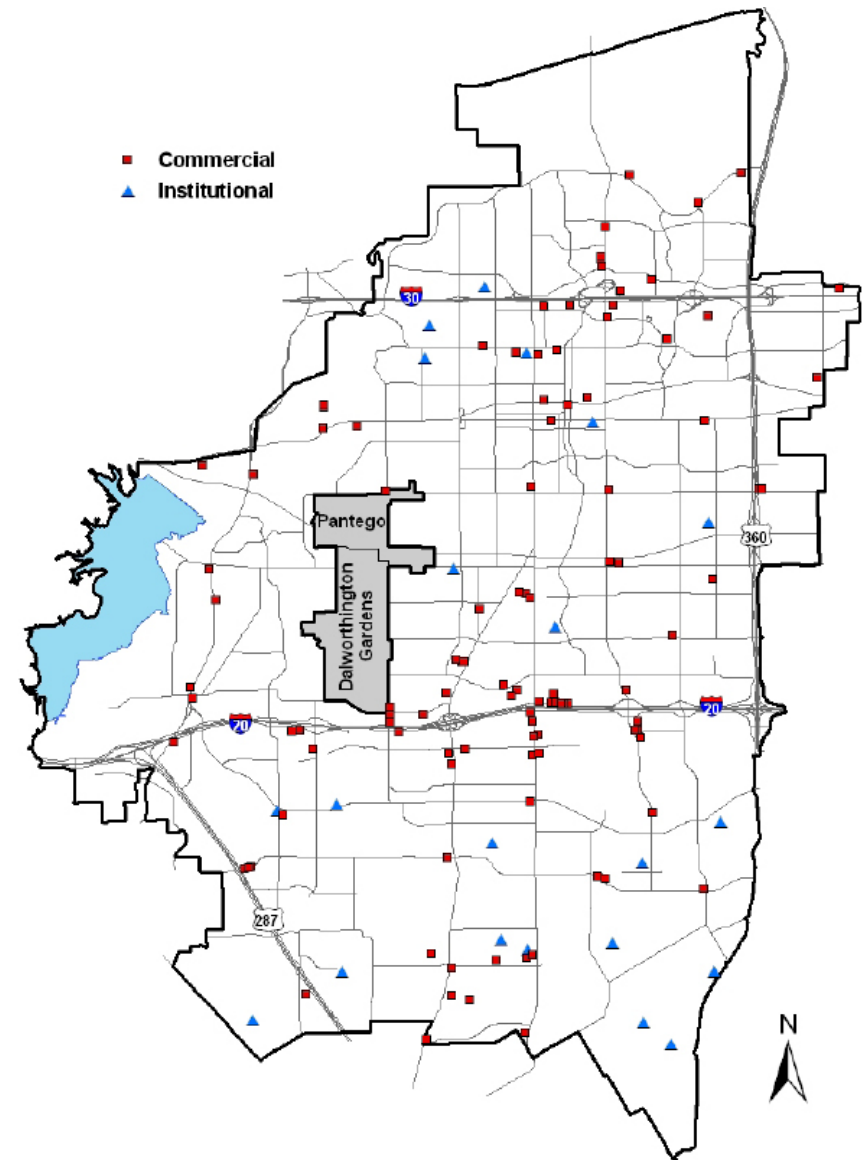
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Non-Residential New Construction, 2006



Source: City of Arlington, Community Development and Planning

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Current Conditions

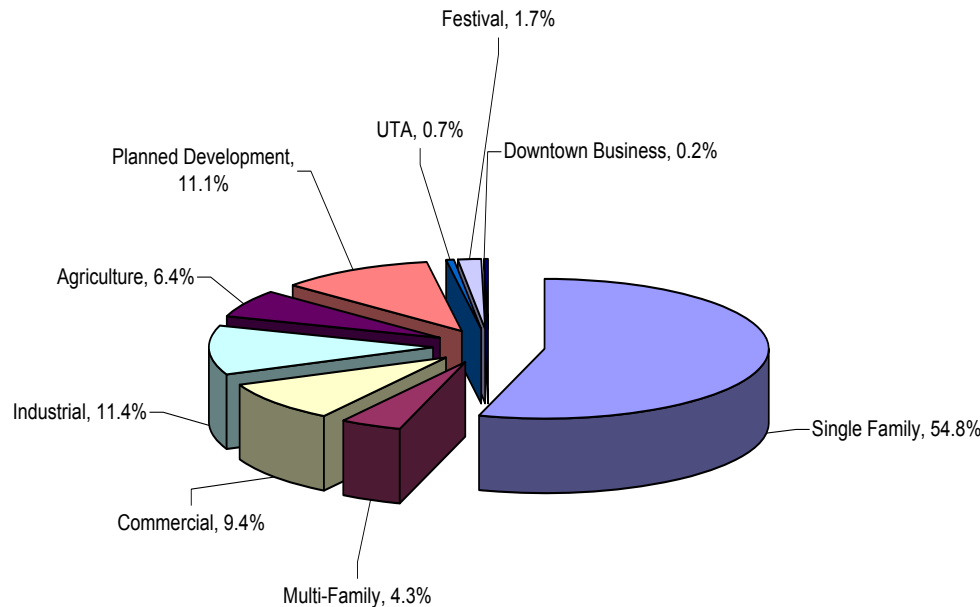
Approximately 59 percent of the land in Arlington was zoned for residential use in 2006, with low-density single family comprising the vast majority of this share (55 percent), and multi-family comprising the remaining 4 percent. The West sector had over three-fourths of its land zoned single-family residential.

Industrial and Planned Development (PD) zoning districts roughly comprised the same share of land, each accounting for approximately 11 percent of the City's land area. It should be noted that land zoned as Planned Development (PD) allows for both residential and non-residential uses. Commercial districts made up the next largest percentage of land area at 9 percent.

Approximately 51 percent of the City's industrially zoned land was located in the East Sector (which, as the third largest sector in the City, represents 20 percent of the City's total land area). This reflects the concentration of manufacturing and warehouse development associated with the Great Southwest Industrial District and the General Motors plant. The East Sector also contained the largest shares of commercial (22 percent) and multi-family (35 percent) zoning districts.

Although the City's agriculturally zoned land decreased by one percent from last year, a large percentage (86 percent) of it is located south of Interstate 20, further emphasizing the potential for development in this area as these acres are converted to other uses.

Share of Land by Generalized Zoning Category, 2006



Source: City of Arlington, Community Development and Planning


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Acres of Land by Generalized Zoning Category and Sector, 2006

Zoning Category	Central	East	North	Southeast	Southwest	West	Total
Single Family	1,766	5,051	2,759	6,057	6,226	11,505	33,362
Multi-Family	247	924	485	195	222	536	2,608
Commercial	424	1,252	321	1,146	463	835	5,718
Industrial	249	3,556	1,080	2,266	239	815	6,928
Agriculture	0	24	305	1,361	2,020	209	3,920
Planned Development	111	840	2,848	1,472	574	946	6,791
UTA	413	0	0	0	0	0	413
Festival	0	708	331	0	0	0	1,039
Downtown Business	151	0	0	0	0	0	151
Total	3,363	12,355	8,128	12,496	9,743	14,846	60,931

Share of Land by Generalized Zoning Category and Sector, 2006

Zoning Category	Central	East	North	Southeast	Southwest	West	Total
Single Family	53%	41%	34%	48%	64%	77%	54.8%
Multi-Family	7%	7%	6%	2%	2%	4%	4.3%
Commercial	13%	10%	4%	9%	5%	6%	9.4%
Industrial	7%	29%	13%	18%	2%	5%	11.4%
Agriculture	0%	0%	4%	11%	21%	1%	6.4%
Planned Development	3%	7%	35%	12%	6%	6%	11.1%
UTA	12%	0%	0%	0%	0%	0%	0.7%
Festival	0%	6%	4%	0%	0%	0%	1.7%
Downtown Business	4%	0%	0%	0%	0%	0%	0.2%
Total	100%	100%	100%	100%	100%	100%	100.0%

Source: City of Arlington, Community Development and Planning

Zoning



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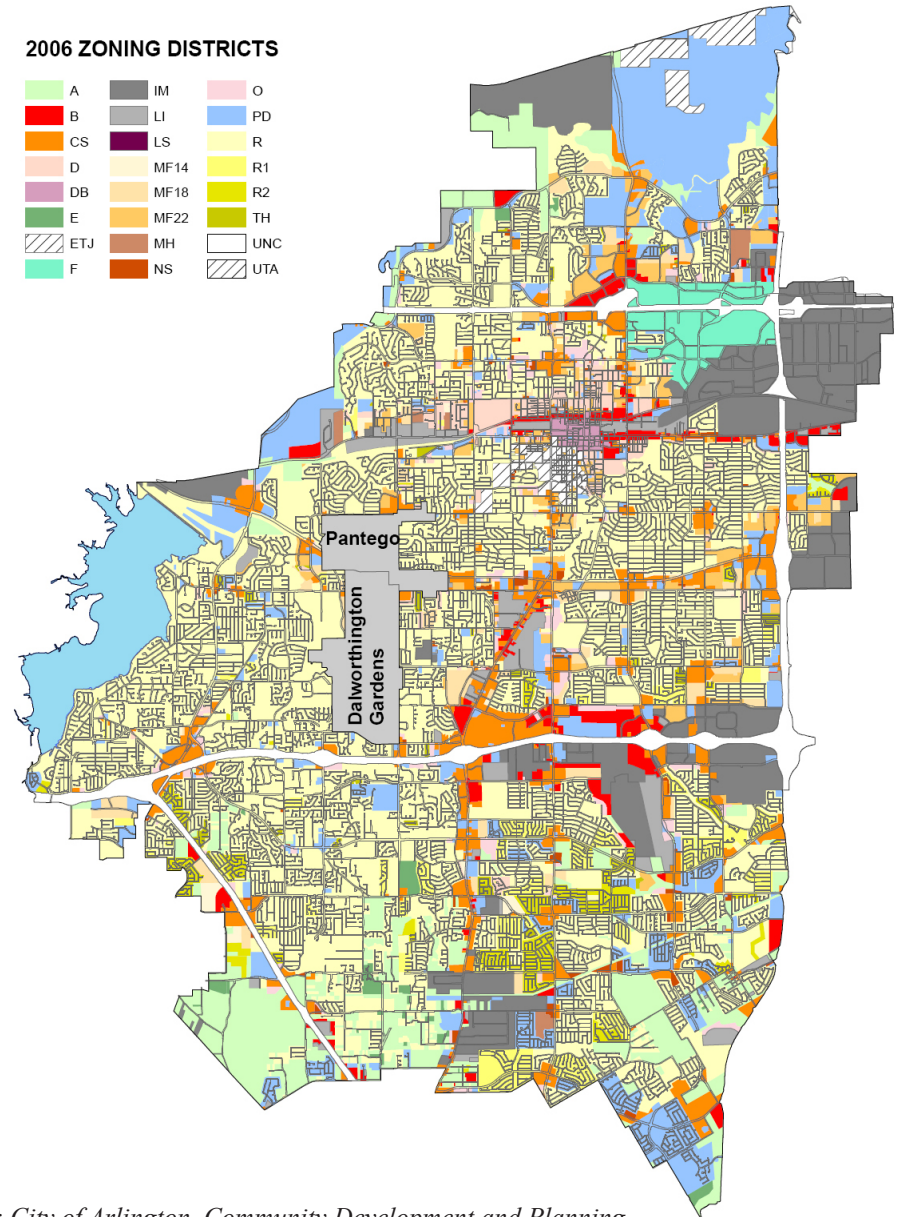
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Zoning Map, 2006

2006 ZONING DISTRICTS

A	IM	O
B	LI	PD
CS	LS	R
D	MF14	R1
DB	MF18	R2
E	MF22	TH
ETJ	MH	UNC
F	NS	UTA



Source: City of Arlington, Community Development and Planning

Zoning



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The total acres of vacant land increased in 2006 from 2005, due, in part, to the demolitions that were completed in preparation for the Cowboys Stadium. Of the total developable vacant land in Arlington, just under 2,000 acres was in single family residential zoning districts. In addition to this stock of residential land was agriculturally zoned land, which has the potential to become residential and made up approximately 13 percent of Arlington's vacant land in 2006.

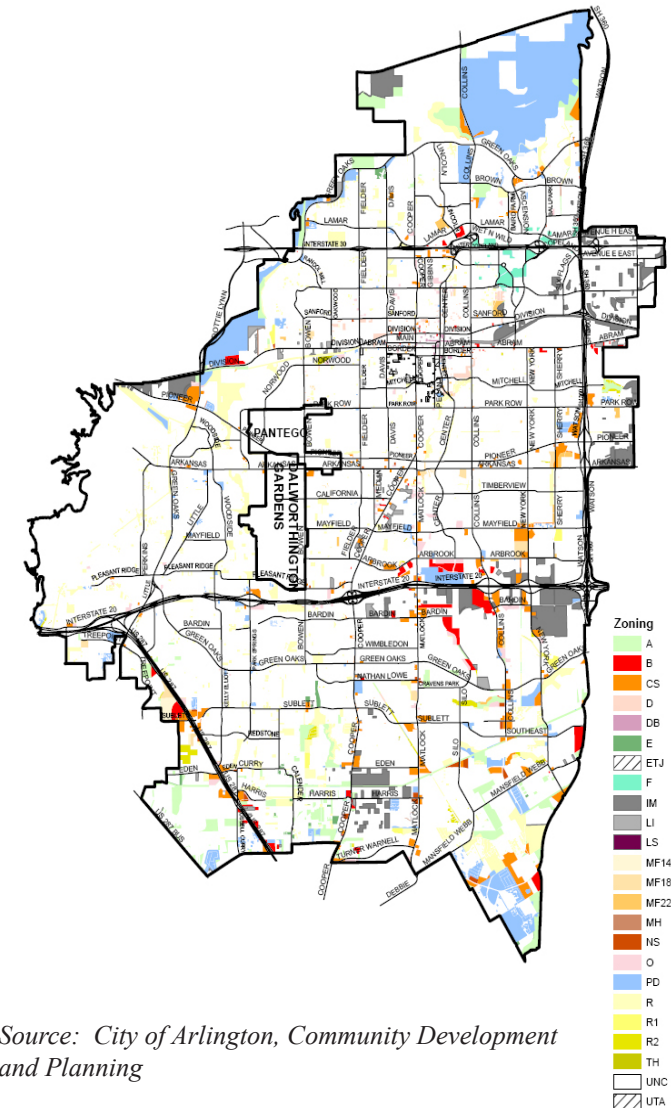
Looking more closely at general zoning categories, 35 percent of the land zoned for Agriculture uses was vacant. This was a 4 percent increase from the previous year, primarily due to the reduction in acreage zoned for Agriculture use. Much of this land was zoned Temporary Agriculture upon annexation into the City and is rezoned as it develops. Fifty-one percent of the 6,741 acres of land zoned Planned Development (PD) were not yet developed, a 10 percent increase from 2005, mainly in the Lakes of Bird's Fort (Viridian) area and the proposed Glorypark development near the Cowboys Stadium, which was rezoned PD in 2006.

Vacant Land by Generalized Zoning, 2006

Zoning Category	Total Acres	Vacant Acres	Percent Vacant
Single Family	33,362	1,981	6%
Multi-Family	2,608	296	11%
Commercial	5,718	1,620	28%
Industrial	6,928	1,594	23%
Agriculture	3,920	1,376	35%
Planned Development	6,791	3,453	51%
UTA	413	27	7%
Festival	1,039	140	13%
Downtown Business	151	17	11%
Total	60,931	10,504	17%

Source: City of Arlington, Community Development and Planning

Acres of Vacant Land by Zoning Category



Source: City of Arlington, Community Development and Planning

Zoning



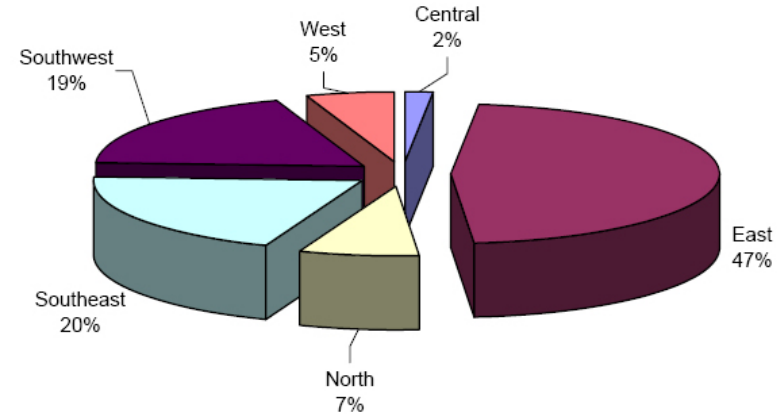
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Zoning Activity

In 2006, 48 requests (611.59 acres) for zoning changes, development plans or concept briefs were submitted for consideration by the Planning and Zoning Commission and City Council. This is a decrease from 50 requests (754.50 acres) in 2005. There were also 4 requests (18.84 acres) for Specific Use Permits submitted during 2006. Of the 52 total requests, 41 cases (549 acres) were approved, two cases (1.37 acres) were either denied or denied a public hearing, eight cases (61.52 acres) were withdrawn and one case (18.59 acres) was continued.

Zoning Change Requests by Sector, 2006 (Percent of Acreage)



Source: City of Arlington, Community Development and Planning

Ten Largest Zoning Cases by Acreage, 2006

Case Number	Sector	From	To	Acres	City Council Action	City Council Date
Z06-40/B06-40	East	F	PD	257.82	Approved	6/5/2007
Z06-30/B06-30	Southwest	A	PD	52	Approved	10/12/2006
Z06-15	Southeast	A	E	28.67	Approved	6/13/2006
P06-36	North	PD	PD	26.33	Approved	2/13/2007
Z06-23	Southwest	D	R2	23.8	Approved	7/25/2006
Z06-02	Southwest	A	E	21.7	Approved	10/10/2006
Z06-26/P06-26	East	BP-IM	BP-PD	18.6	Continued	9/12/2006
Z06-29/P06-29	West	CS	PD	17.5	Withdrawn	11/15/2006
P06-19	North	PD	PD	17.47	Approved	7/25/2006
Z06-04	Southeast	BP-IM	BP-CS	13.09	Approved	3/14/2006

Source: City of Arlington, Community Development and Planning

Zoning



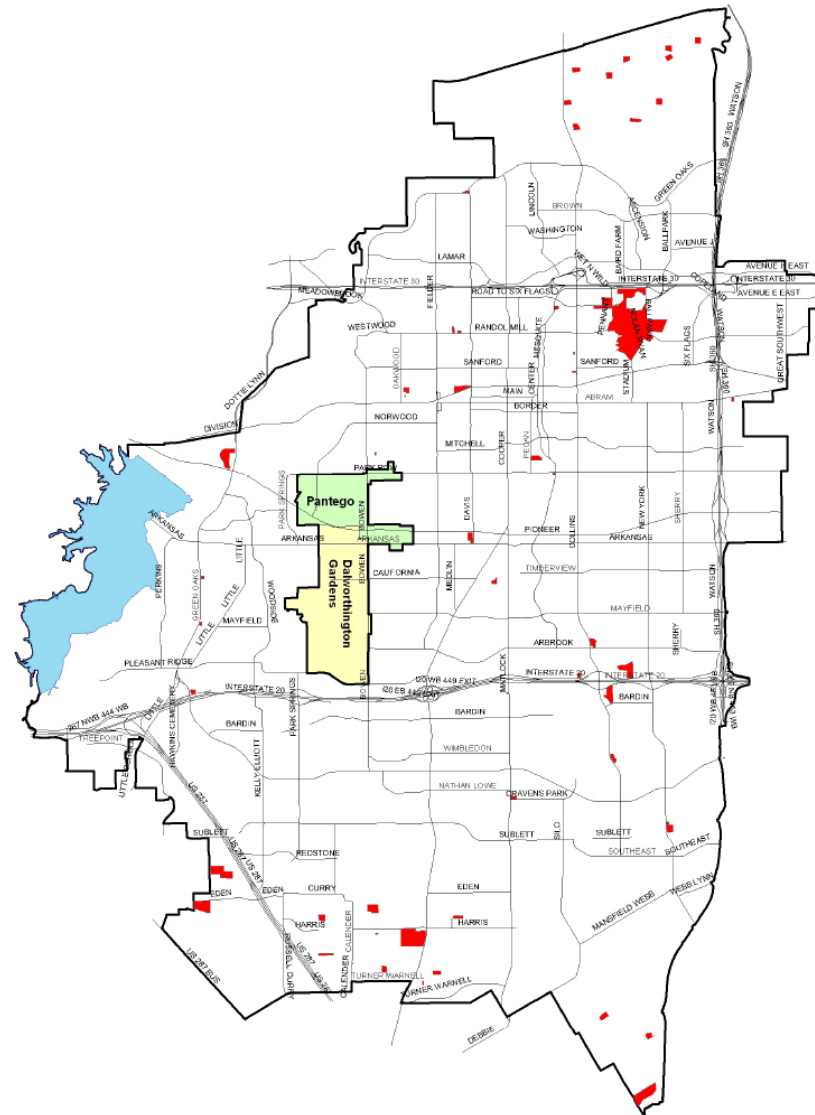
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Zoning Activity

A majority of the acreage involved in zoning change requests in 2006 was in the East Sector. The largest site that was rezoned was also in the East Sector. This was the Glorypark Planned Development containing 257.82 acres, which was rezoned from “F” to “PD”.

The largest number of requests from non-residential to residential zoning districts were in the Southwest Sector, and represented approximately 67 acres of newly zoned residential land. This indicates a strong likelihood of a continued trend of residential construction focused south of Interstate 20 as these tracts are developed.

Zoning Case Map, 2006



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Platting



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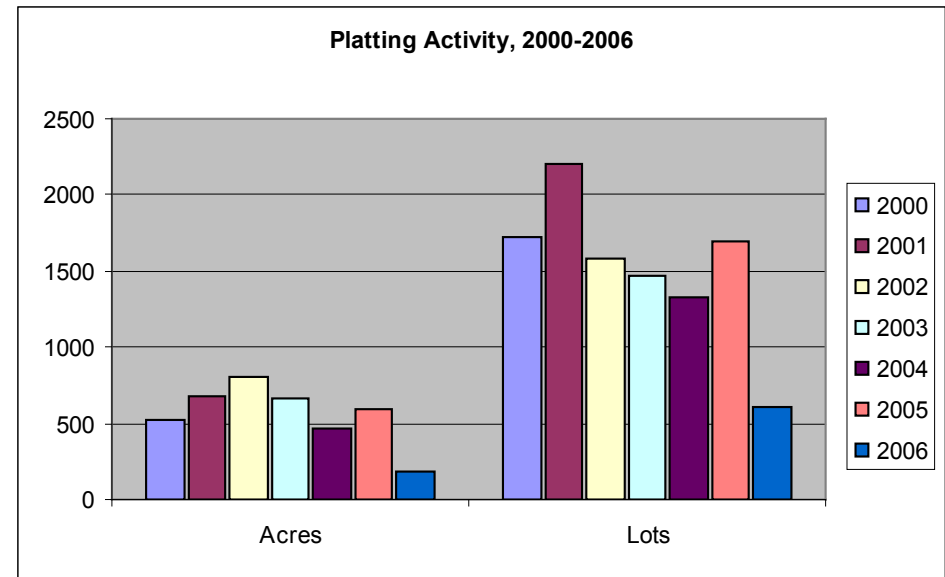
Historic Trends

Platting activity is another indicator of development activity within the City as tracts of land are subdivided for new development. Specifically, final plats, combination plats and minor plats* are good measures of growth because they create new lots for development.

After an increase in platting activity in 2005, Arlington began to see a decrease in activity, possibly due to the limited amount of vacant developable land remaining in the City. The number of lots created (613) decreased by 64 percent and the number of acres platted (186.9) decreased by 68 percent from 2005. The number of platting cases (22) also decreased by 50 percent from 2005.

It should be noted that because the amount of vacant land in the City continues to decrease, the amount of replats are beginning to increase. In 2006, there were 40 replatting cases, which resulted in 301 acres of replatted land.

Platting Activity, 2000-2006



Source: City of Arlington, Community Development and Planning

Plats by Type, 2000-2006

Plat Name	2000			2001			2002			2003			2004			2005			2006		
	No. of Cases	No. of Lots	Acres	No. of Cases	No. of Lots	Acres	No. of Cases	No. of Lots	Acres	No. of Cases	No. of Lots	Acres	No. of Cases	No. of Lots	Acres	No. of Cases	No. of Lots	Acres	No. of Cases	No. of Lots	Acres
Finals	20	1,703	495	28	2,171	575	29	1,534	625	26	1,429	474	25	1,272	353	22	1,605	484	10	585	138.4
Showings	13	20	33	21	32	106	31	53	182	24	37	167	-	-	-	-	-	-	-	-	-
Minor Plats	-	-	-	-	-	-	-	-	-	-	-	-	4	7	7	8	9	22	1	1	0.3
Combinations	-	-	-	-	-	-	-	-	-	2	2	29	14	53	113	14	77	83	11	27	48.2
Total	33	1,723	528	49	2,203	681	60	1,587	807	52	1,469	670	43	1,332	473	44	1,691	589	22	613	186.9

Source: City of Arlington, Community Development and Planning

*Combination plats were introduced in 2003 and combine preliminary and final platting steps into one phase. A combination plat can be used for the development of 30 or fewer lots. Minor plats replaced Plat Showings in 2004 to be in line with Texas Local Government Code guidelines. Minor plats can be used for plats that create 4 or fewer lots and require no additional infrastructure.

Platting



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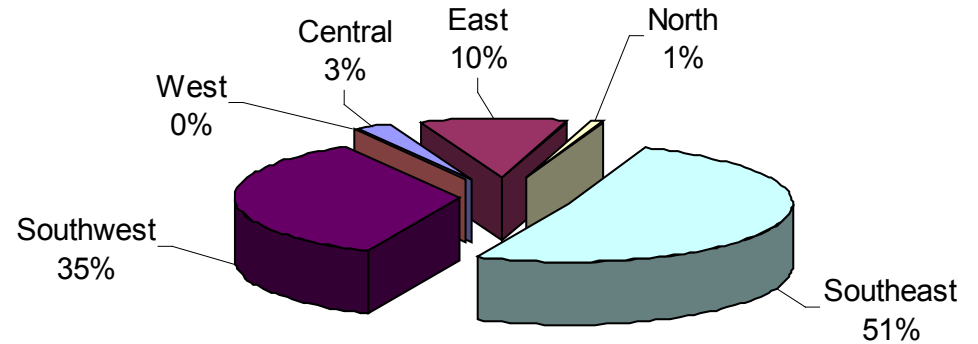
Current Conditions

Platting activity continued the trend of being heavily concentrated south of Interstate 20, particularly in the Southeast Sector where the majority of the remaining vacant developable land is located. Residential development pressures and the relative availability of vacant land continue to drive platting in this area. 86 percent of the acreage plated through final plats, minor plats and combination plats was located in the Southeast and Southwest Sectors, a 3 percent increase from 2005.

Nine of the ten largest plats in 2006 were located in the Southeast and Southwest Sectors. In fact, out of the 186.9 acres plated, 161 acres were in the Southeast and Southwest Sectors. However, compared to 2005, there was a 68 percent decrease in acres plated in the two sectors.

Of the 25.9 remaining new acres plated, Arlington Highlands retail center in the East Sector accounted for 19.4 acres. The North, East, and Central Sectors each had one plat filed, while the West Sector had no activity.

Share of Acreage Platted by Sector, 2006



Source: City of Arlington, Community Development and Planning
Represents filed final plats, combination plats and minor plats.

Largest Plats by Acreage, 2006

Name	Type	Acres	Lots Created	Sector
Southwind, Ph. 2	Final Plat	44.7	171	Southeast
La Frontera South, Ph. 2	Final Plat	28.3	119	Southeast
Arlington Highlands	Final Plat	19.4	8	East
Mondavi Estates	Final Plat	17.6	6	Southwest
Sublett Square Addition	Combination Plat	12.0	4	Southwest
New York Commons	Final Plat	9.2	37	Southeast
Fannin Farm West	Final Plat	9.2	27	Southwest
ABR	Combination Plat	5.7	2	Southwest
Stonebriar Park Estates	Final Plat	5.5	19	Southwest
South Cooper Estates	Combination Plat	5.5	2	Southeast
Total		157.3	445	

Source: City of Arlington, Community Development and Planning
Represents filed final plats, combination plats and minor plats.

Platting



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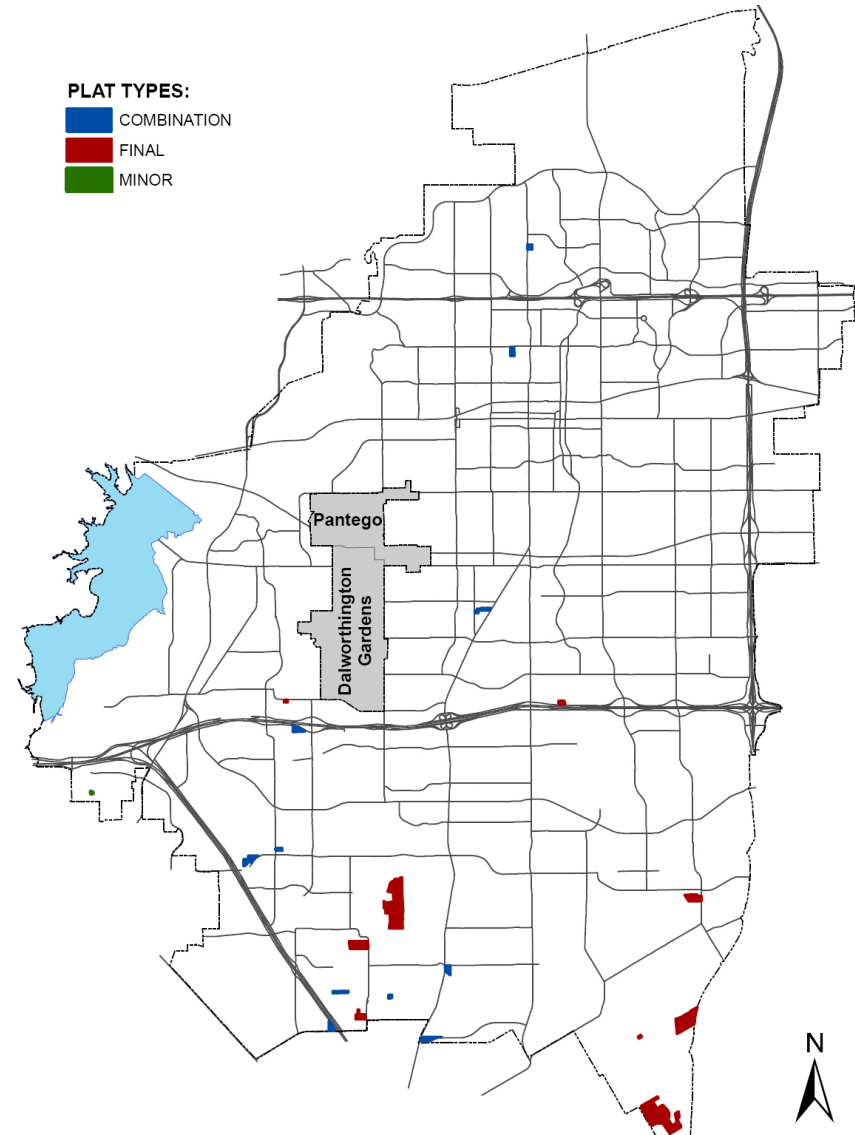
Plats Filed* by Sector, 2006

Sector	Plats	Acreage	Lots
Central	1	4.8	1
East	1	19.4	8
North	1	1.7	3
Southeast	7	95.4	474
Southwest	12	65.6	127
West	0	0.0	0
Total	22	186.9	613

*Includes minor, final, and combination plats.
Source: City of Arlington, Community Development and Planning

Platting Activity Map, 2006 (For plat types creating new lots)

PLAT TYPES:
■ COMBINATION
■ FINAL
■ MINOR



Source: City of Arlington, Community Development and Planning

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Land Use



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Land Use Characteristics

Arlington encompasses 98.7 square miles or roughly 63,000 acres. In 2006, this included approximately 13,000 acres of roadways and transportation facilities along with 48,700 acres of land either currently developed or that could be developed in the future, indicating about 81 percent of Arlington's total area had been developed. Factoring in undevelopable and undefined land, this left about 15.7 percent of Arlington's land area that could still be developed. An additional 468 acres were in the city's extraterritorial jurisdiction (ETJ) near its northern border. The ETJ is the remaining land the City can annex.

The City of Arlington has a more residential (multi-family and single family) mix than other cities of similar size nationally. Residential uses occupied the largest proportion of land in the City in 2006 at 37.3 percent. Arlington also differed from the national average in the amount of vacant developable land remaining within the City. Portions of the City, especially in the far north and far south, were vacant. This vacant land ensures that the

Generalized Land Use, City and National Averages

	Arlington	National Average*
Private		
Residential	37.3%	32%
Vacant- Developable	15.7%	13%
Commercial (Business/Commercial, Office, Retail)	6.8%	4%
Industrial (Manufacturing, Wholesale/Distribution/Warehouse)	2.9%	5%
Public		
Parks/Open Space/Recreation	5.8%	5%
Airport	0.8%	3%
Institutional	4.7%	7%
Streets/Utility Communications	19.8%	18%
Lake Arlington	3.1%	
Undevelopable & Undefined Area	3.1%	

*Arlington percentages are based on total land area including roadways. National averages are for cities with a population over 250,000. All figures rounded to the closest whole percent. Sources: City of Arlington, Community Development and Planning ; Hartshorn, Truman. Interpreting the City: An Urban Geography, 2nd Edition. John Wiley & Sons, Inc. New York, 1992.

City's population growth can be accommodated over the next 20 years. Arlington also had a larger share of land devoted to commercial uses, compared to the national average. Despite the presence of the University of Texas at Arlington and City government functions, the area dedicated to institutional land uses in Arlington (4.7 percent) was small when compared nationally (7 percent). This is largely attributable to the fact that Arlington, unlike

many cities of comparable size, is not a county seat. This means that Arlington does not have as many county-owned structures such as a county courthouse or county jail. Arlington had only about a quarter as much land dedicated to an airport use, as compared to cities of similar size, and the reason may be its proximity to the D/FW International Airport.

Land Use



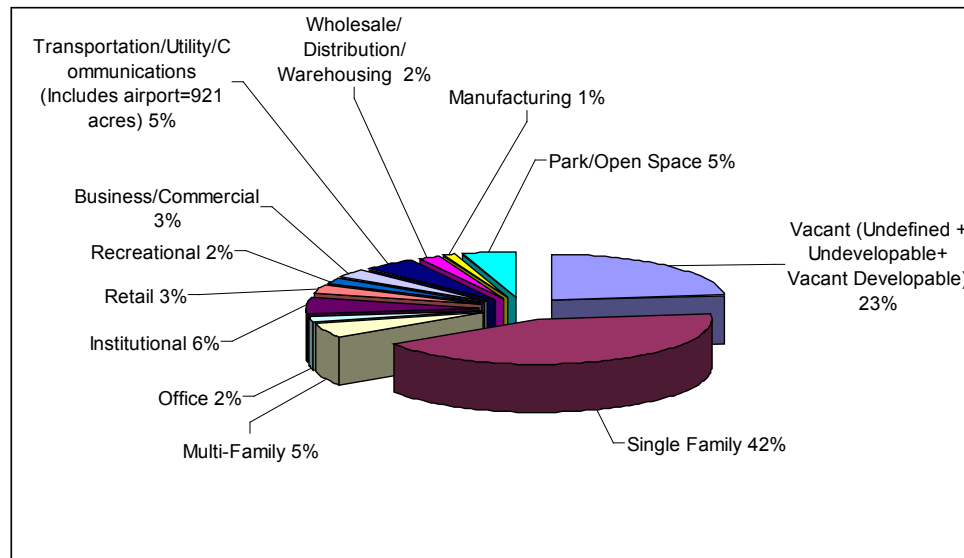
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Generalized Land Use, 2006

General Land Use Categories	Area (acres)	%
Vacant (Undefined + Undevelopable+ Vacant Developable)	11,861.78	23%
Single Family	21,257.15	42%
Multi-Family	21,320.42	5%
Office	1,181.97	2%
Institutional	2,979.15	6%
Retail	1,600.53	3%
Recreational	1,195.43	2%
Business/Commercial	1,501.16	3%
Transportation/Utility/Communications	2,486.90	5%
Wholesale/Distribution/Warehousing	1,169.61	2%
Manufacturing	662.56	1%
Park/Open Space	2,481.48	5%
TOTAL	50,698.14	
City Land Total	63,153.30	
Arlington Lake Area	1,957.20	
Roadways	10,497.96	

Source: City of Arlington, Community Development and Planning



Please note that Transportation/ Utility/ Communications do not include the roadways
 Source: City of Arlington, Community Development and Planning

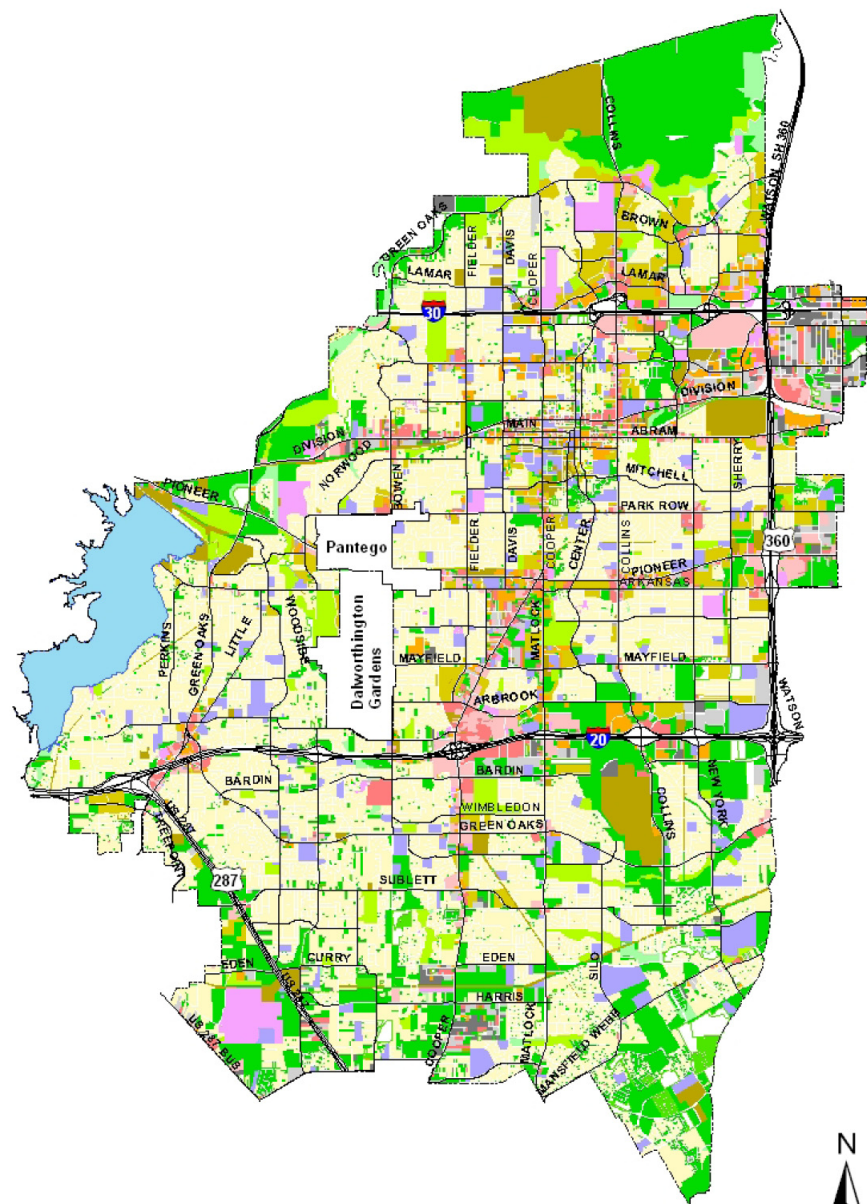
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Land Use, 2006

- Vacant-Undevelopable
- Vacant-Developable
- Single Family
- Multi Family
- Office
- Institutional
- Retail
- Recreation
- Business/Commercial
- Transportation/Utilities/Communication
- Wholesale/Distribution/Warehouse
- Manufacturing
- Park/Open



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Source: City of Arlington, Community Development and Planning



Land Use



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General Land Use

As mentioned previously, single family land uses comprised the largest portion of Arlington's land area in 2006. This statement also held true for each of the planning sectors with the exception of the North Sector. Vacant developable land comprised the largest portion of the North Sector's land area, most of which will soon be developed as Viridian. The Southeast Sector also contained a large amount of vacant developable land, though there were still more acres in this sector

designated for single family uses. Together, the North and Southeast Sectors contained greater than half of the City's vacant developable land.

Land devoted to multi-family uses was concentrated primarily in the North and East Sectors. The East Sector also contained the largest share of the City's manufacturing, warehouse, business/commercial, office and retail land. This concentration of land uses reflects the location of the General Motors plant and the Great Southwest Industrial

District. Other notable characteristics regarding land use distribution included a concentration of land devoted to parks/open space in the North and West Sectors, such as River Legacy Park in North Arlington and open space around Lake Arlington in the western portion of the City.

Generalized Land Use by Planning Sector (Acres), 2006

Land Use Category	Central	East	North	Southeast	Southwest	West	Total
Vacant Developable	301.03	1,433.32	24,05.64	2,831.66	1,782.52	1,148.76	9,902.93
Single Family	1,033.19	3,348.86	16,82.59	4,270.11	4,666.24	6,256.15	21,257.15
Multi-family	187.31	749.65	784.57	125.22	134.41	339.26	2,320.42
Office	196.48	473.10	154.21	100.38	50.68	207.12	1,181.97
Institutional	520.67	592.06	175.21	774.55	375.29	541.36	2,979.15
Retail	109.34	823.72	93.15	159.03	198.67	216.61	1,600.53
Recreation	55.45	231.59	362.33	8.72	351.92	185.42	1,195.43
Business/Commercial	138.96	595.60	100.16	224.40	155.87	286.17	1,501.16
Transportation/Utility/Communications	111.71	500.34	672.51	644.56	149.53	408.24	2,486.90
Wholesale/Distribution/Warehousing	19.84	613.20	78.64	236.10	104.65	117.19	1,169.61
Manufacturing	5.71	354.92	50.44	139.97	61.87	49.64	662.56
Park/Open Space	24.00	232.71	779.83	453.74	247.16	744.04	2,481.48
Undefined	61.49	285.53	142.91	547.98	137.20	138.74	1,313.85
Undevelopable	5.15	29.57	303.98	95.51	36.86	173.93	645.00
Land Use Total	2,770.35	10,264.17	7,786.16	10,611.95	8,452.89	10,812.62	50,698.14

Source: City of Arlington, Community Development and Planning

Transportation



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Traffic

The growth in Arlington's population and the continued development of retail and other commercial structures continue to place heavier demands upon City roadways. The map on the following page shows the number of vehicles counted that traveled on a street segment over a 24-hour period in 2006.

The Department of Public Works and Transportation counts traffic on Arlington streets along road segments using special mechanical counters. Not every street is visited every year, and different areas of the City are measured throughout the year.

Of the road segments counted, the most traveled road segment in 2006 was Collins St between I-30 and Lamar Blvd. The other top traveled segments are mainly to the south along Matlock Rd and Cooper St near I-20. Over the last two years, though traffic counts continue to be high along Cooper St, the traffic count in the Parks Mall area has been slightly decreased and is more evenly dispersed. Bowen Rd, which is often used as an alternative route

Top Ten Road Segments by Traffic Volume, 2006*

Rank	Street Name	From	To	Count
1	Collins**	Collins Sb I30 Ewb Rmp	Lamar	49,700
2	Matlock**	Interstate 20	Stephens	47,350
3	Matlock	Highlander	Interstate 20	46,026
4	Matlock	Amber Ridge	Matlock Meadow	45,737
5	Collins**	Sanford	Peach	45,058
6	Cooper**	Hardisty	Eden	43,088
7	Cooper**	New Center	Bardin	42,767
8	Cooper	Colorado	Station	42,454
9	Cooper**	Green Oaks	Nathan Lowe	42,377
10	Cooper	Lynda	Inwood	41,459

Top Ten Road Segments by Traffic Volume, 2005*

Rank	Street Name	From	To	Count
1	Matlock	Interstate 20	Stephens	48,570
2	Cooper	New Center	Bardin	48,412
3	Cooper	Arbrook	Pleasant Ridge	48,112
4	Collins	Collins Sb I30 Ewb Rmp	Lamar	45,146
5	Collins	Sanford	Peach	45,058
6	Matlock	Cornfield	Green Oaks	44,829
7	Cooper	Hardisty	Eden	43,888
8	Cooper	Oak Village	Wimbledon	42,225
9	Cooper***	Green Oaks	Nathan Lowe	41,935
10	Cooper	Colorado	Station	41,618

* All traffic counts are one-time, two-way only traffic counts for a 24-hour period excluding weekends.

** This location was in the top ten traffic counts in 2005

*** This location was in the top ten traffic counts in 2004.

Source: City of Arlington, Department of Public Works and Transportation

Note: Traffic on all road segments is not necessarily counted every year.

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Traffic Count by Road Segment, 2006

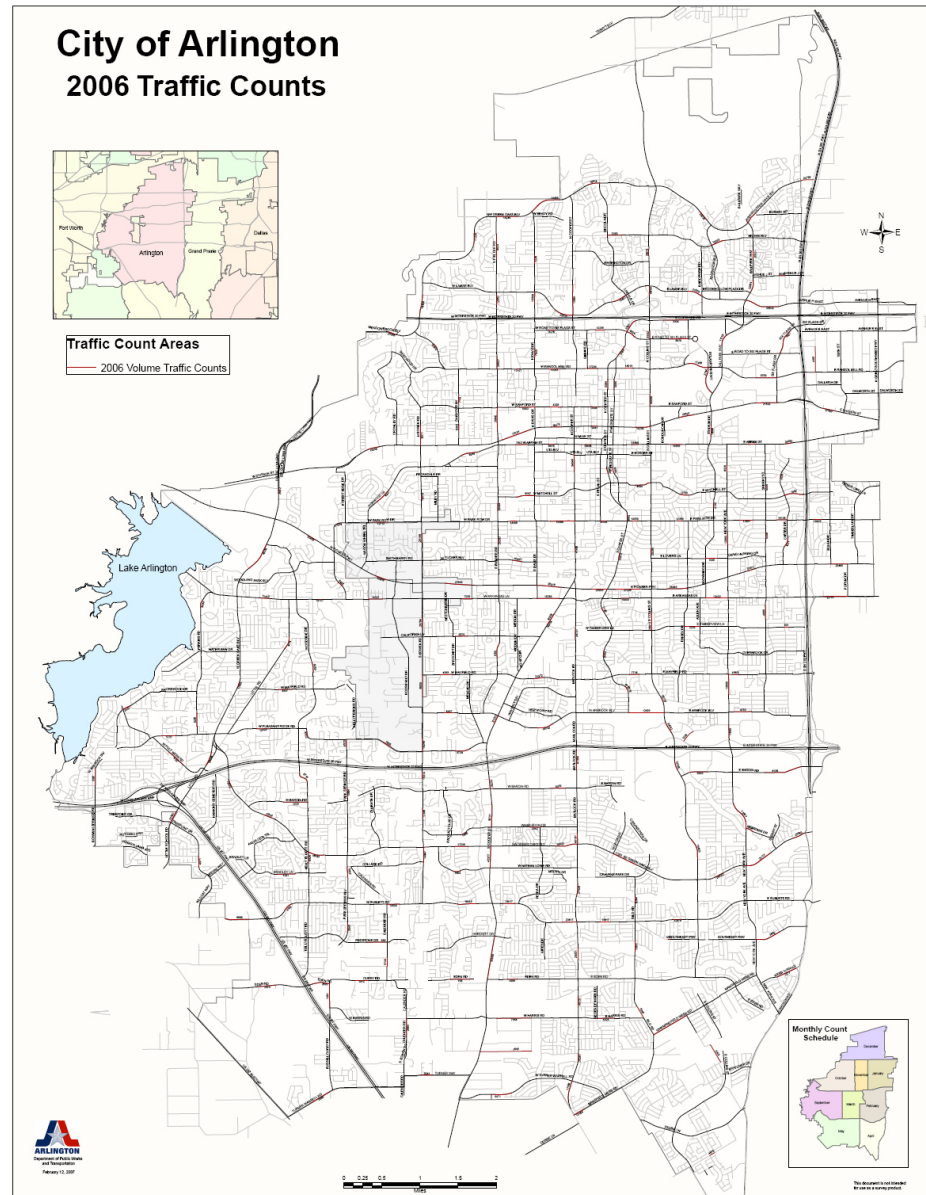
to the Parks Mall, also experienced a decrease in traffic. Traffic primarily increased in 2006, though. The largest increases (822 and 735 percents respectively) were seen at Division St between Lochngreen Trl and Wheatland Dr and W Tucker Blv between Goldenrod Ln and Wren Dr. However, these were the only increases of this magnitude. The other significant boosts in traffic (up to 180%) occurred at various segments of Little Rd, Turner Way, Division St and Matlock Rd. There were also decreases in traffic at a number of locations, notably E Copeland Rd and Nolan Ryan Expressway.

This map must be viewed electronically to be clearly read. To view traffic counts, use the zoom function.

All traffic counts are one-time two-way counts over a 24-hour period (excluding weekends). Traffic counts are highly variable. No adjustments have been made for seasonal, day of week, or other trends. No averaging has been performed. Data was collected during 2006. For information regarding the data, recording schedule, or collection procedures, please contact the Department of Public Works and Transportation.

Traffic Count data generated and map published on 2-12-07 by the Department of Public Works and Transportation.

City of Arlington 2006 Traffic Counts



Zoom in to view traffic counts.

Transportation



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Airport Activity

The Arlington Municipal Airport occupies approximately 500 acres between Interstate 20 and Southeast Green Oaks Boulevard along South Collins Street in Southeast Arlington. Since 1986, \$38 million has been invested in the infrastructure of the airport, and in 1991, the Federal Aviation Administration (FAA) designated the airport as a “reliever” airport for the Dallas-Fort Worth International Airport. Reliever airports are defined by the FAA as a facility that relieves corporate and general aviation traffic from the larger airport (in this case DFW International), and meets requirements pertaining to runway length, the

size of the metro area it serves and the number of aircraft operating from the facility.

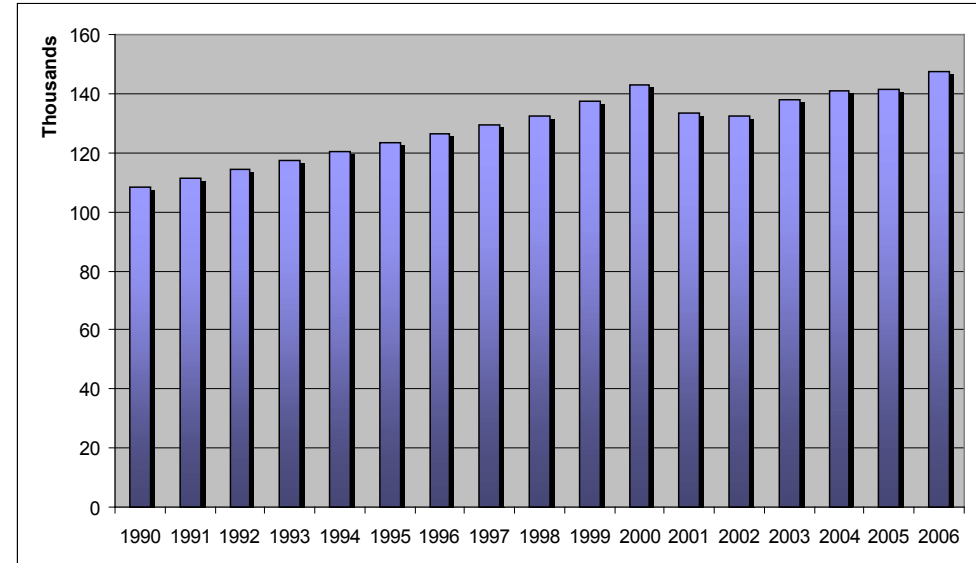
A \$1.375 million grant was awarded through Texas Department of Transportation (TxDOT) to fund the construction of an air traffic control tower at the airport. This has enhanced safety of aircraft operations and the economic development potential of the airport. The tower became operational in September 2006.

Airport Operations, 1990-2006

Year	Number of Operations	Percent Change
1990	108,100	-
1991	111,143	2.8%
1992	114,186	2.7%
1993	117,229	2.7%
1994	120,272	2.6%
1995	123,315	2.5%
1996	126,358	2.5%
1997	129,401	2.4%
1998	132,444	2.4%
1999	137,300	3.7%
2000	142,870	4.1%
2001	133,336	-6.7%
2002	132,403	-0.7%
2003	137,800	4.1%
2004	140,800	2.2%
2005	141,200	0.3%
2006	147,700	4.6%

Source: Arlington Municipal Airport

Airport Operations, 1990-2006



Source: Arlington Municipal Airport

Operations are defined as take-offs or landings.

Due to the events of September 11, 2001, the airspace surrounding the airport was restricted. This caused a temporary reduction in operations that negatively impacted the annual operations totals for 2001.

Transportation



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In December 2004, \$2.5 million in FAA funding was earmarked for the installation of an Instrument Landing System (ILS) and an approach lighting system for the airport. The ILS assists aircraft approaching the runway during inclement weather conditions by providing precision horizontal and vertical guidance. This will increase the capability of the airport to operate during inclement weather and increase the safety of those operations. The construction and installation of the ILS is scheduled for completion in late 2007 or early 2008.

A \$2.285 million two year grant was awarded in July 2005 through TxDOT's Aviation Division for the design and construction of a pavement rehabilitation project to include repairs and improvements to various taxiways and taxilanes at the airport. The design phase was completed in November of 2006 and the construction phase will be completed in January 2008.

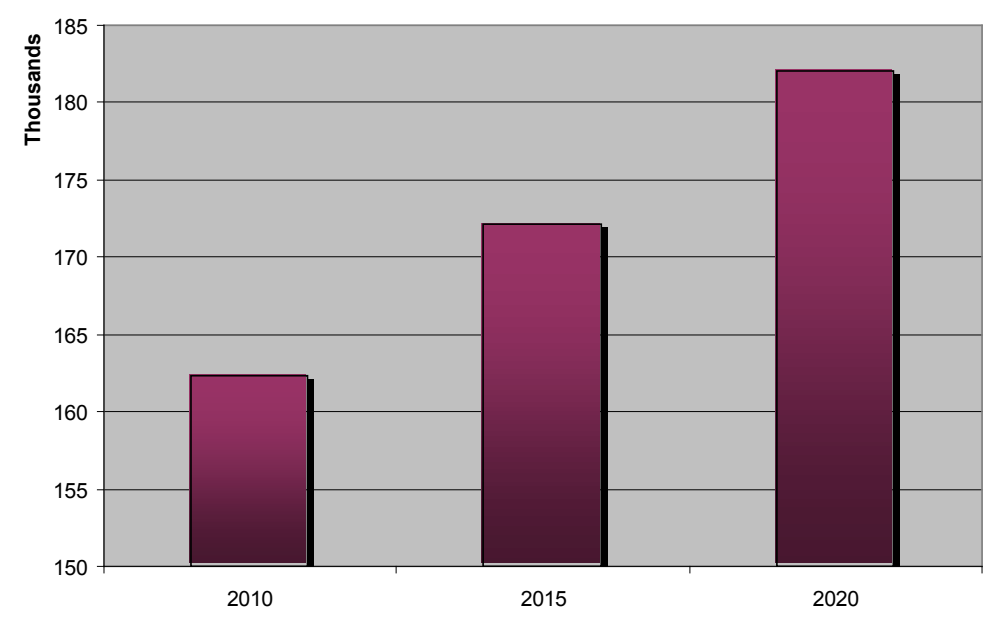
In addition to traffic control, the Arlington Municipal Airport Air Traffic Control Tower also accurately measures airport operations. The airport is strategically located in a competitive market, and over the past few years has seen a general upward trend in the number of departures and landings. In 2002, there was a slight decrease in operations due to the general economic state of the aviation industry and the events surrounding September 11, 2001. Airport operations reached a low point in 2002 after which the operations levels have seen a steady increase. The airport recently secured two grants from TxDOT aviation for the expansion of the terminal aircraft parking apron and for the replacement of the existing terminal building.

Projected Operations, 2010-2020

Year	Number of Operations	Percent Change
2010	162,381	7.2%
2015	172,128	6.0%
2020	182,000	5.7%

Source: January 2000 Airport Master Plan Update, GRW Willis, Inc.

Projected Operations (In Thousands), 2010-2020



Transportation



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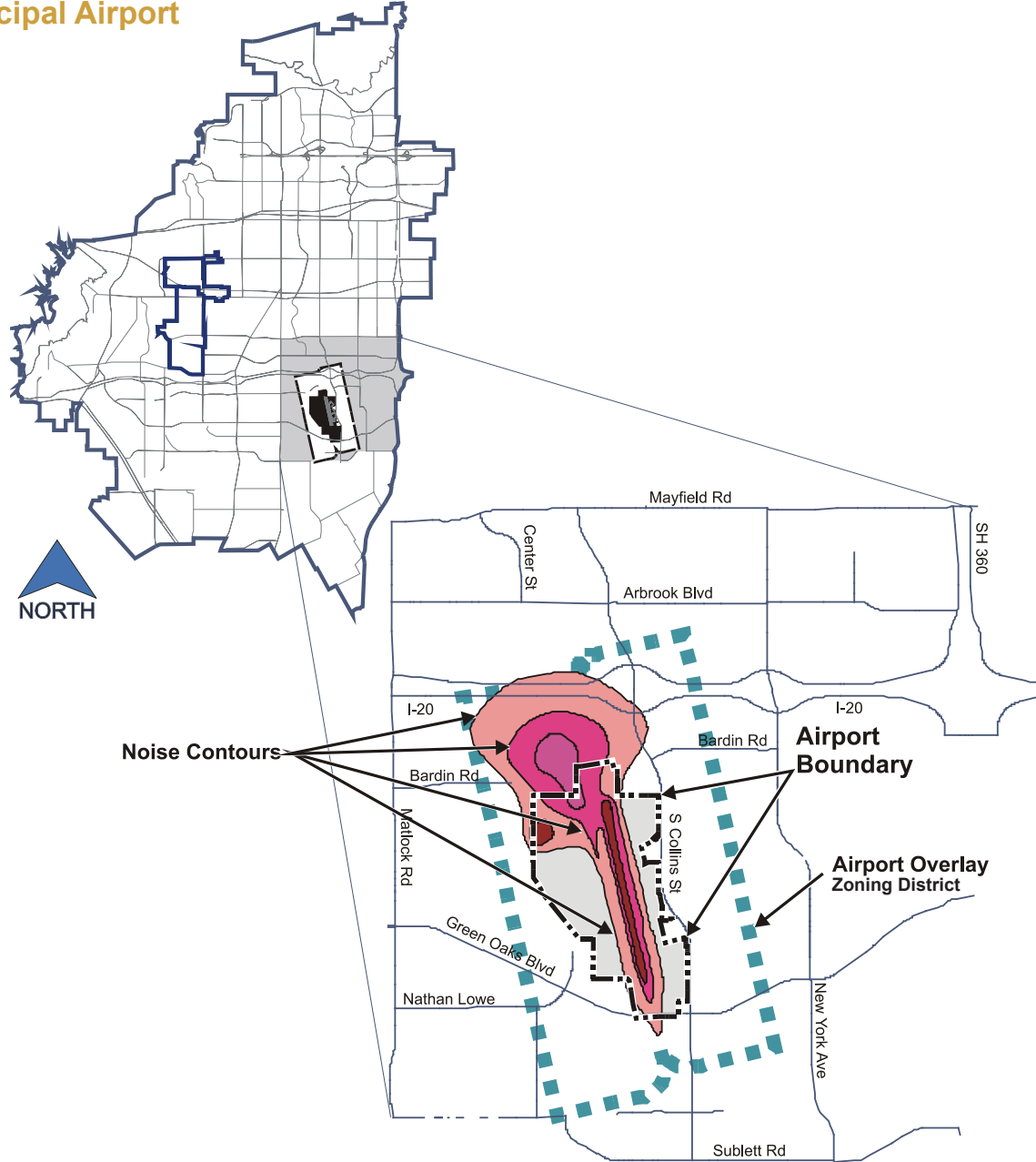
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Appendix A: Population and Housing Methodology

Population growth is calculated from the number of net new dwelling units added to the housing stock. The number of net new dwelling units is derived by subtracting the number of residential units demolished and/or moved out of the City from the number of residential final inspections completed. Based on where final residential inspections and home demolitions are located, we can estimate not only the growth (or decline) in population, but where these changes are happening within the city.

A population multiplier, based on occupancy and average household size for the City of Arlington from the 2000 Census, is then applied to the number of net new dwelling units to arrive at the number of new residents. Currently, occupancy rates and household size data are not yet available by housing type (i.e. multi-family and single family), and thus, the multiplier used to calculate population growth reflects the average household size and occupancy rate of the entire housing stock.

Population Growth = Occupancy Rate
(95.5%) * Household Size (2.65) * Net
New Dwelling Units

This estimated population growth is then added (or subtracted) to population totals from the previous year to derive new population estimates for the City as a whole and each planning sector.

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Appendix B: Housing and Population Growth

January 1, 2006- December 31, 2006	Population 2005	2005 Total Housing Units	Demos		New Housing		2006 Total Housing Units	Population 2006
			SF	MF	SF	MF		
Central	24,648	10,216	6	0	28	0	10,238	24,704
East	91,921	32,916	32	722	77	140	32,379	90,562
North	45,236	23,294	0	0	22	0	23,316	45,292
Southeast	69,651	24,576	1	0	764	0	25,339	71,582
Southwest	49,819	18,602	4	0	159	0	18,757	50,211
West	81,697	32,459	1	0	128	0	32,586	82,018
Total	362,972	142,063	44	722	1,178	140	142,615	364,369

Source: City of Arlington, Community Development and Planning

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Appendix B (Continued): Housing and Population Growth

Growth by Quarter

1st Quarter 2006	Population as of 1-Jan-06	Demos		New Housing		Change in Population	Population as of 31-Mar-06
		SF	MF	SF	MF		
Central	24,648	3	0	8	0	13	24,661
East	91,921	30	722	25	105	-1,574	90,347
North	45,236	0	0	6	0	15	45,251
Southeast	69,651	1	0	206	0	519	70,170
Southwest	49,819	3	0	23	0	51	49,870
West	81,697	0	0	31	0	78	81,775
Total	362,972	37	722	299	105	-898	362,074

2nd Quarter 2006	Population as of 1-Apr-06	Demos		New Housing		Change in Population	Population as of 30-June-06
		SF	MF	SF	MF		
Central	24,661	0	0	2	0	5	24,666
East	90,347	0	0	20	35	139	90,486
North	45,251	0	0	5	0	13	45,264
Southeast	70,170	0	0	192	0	486	70,656
Southwest	49,870	1	0	37	0	91	49,961
West	81,775	1	0	50	0	124	81,899
Total	362,074	2	0	306	35	858	362,932

Source: City of Arlington, Community Development and Planning

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Appendix B (Continued): Housing and Population Growth

Growth by Quarter

3rd Quarter 2006	Population as of 1-July-06	Demos		New Housing		Change in Population	Population as of 30-Sept-06
		SF	MF	SF	MF		
Central	24,666	2	0	18	0	40	24,706
East	90,486	0	0	16	0	40	90,526
North	45,264	0	0	4	0	10	45,274
Southeast	70,656	0	0	197	0	499	71,155
Southwest	49,961	0	0	50	0	127	50,088
West	81,899	0	0	26	0	66	81,965
Total	362,932	2	0	311	0	782	363,714

4th Quarter 2006	Population as of 1-Oct-06	Demos		New Housing		Change in Population	Population as of 31-Dec-06
		SF	MF	SF	MF		
Central	24,706	1	0	0	0	-3	24,703
East	90,526	2	0	16	0	35	90,561
North	45,274	0	0	7	0	18	45,292
Southeast	71,155	0	0	169	0	428	71,583
Southwest	50,088	0	0	49	0	124	50,212
West	81,965	0	0	21	0	53	82,018
Total	363,714	3	0	262	0	655	364,369

Source: City of Arlington, Community Development and Planning

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Appendix C: Total Building Permits Issued by Category, 2006

	2005		2006		Annual Change	
	Permits	Value	Permits	Value	Permits	Value
All Residential Permits	4,044	\$229,152,114	3,188	\$196,888,977	-21.2%	-14.1%
All Commercial Permits	1,595	\$81,042,495	1,629	\$1,227,947,708	2.1%	1415.2%
All Institutional Permits	130	\$15,451,501	142	\$101,513,998	9.2%	557.0%
Total Building Permits	5,769	\$325,646,110	4,959	\$1,526,350,683	-14.0%	368.7%

Source: City of Arlington, Community Development and Planning

Appendix D: Total Building Permits Issued, 2006

	2005		2006	
	Permits	Value (\$)	Permits	Value (\$)
Residential				
New Construction				
Single Family	1,403	\$198,736,602	1,170	\$179,551,524.40
Multi-family	16	\$11,529,843	0	\$0.00
Other	2,625	\$18,885,669	2,018	\$17,337,452.00
Commercial				
New Construction	84	\$44,167,533	136	\$1,177,045,817.00
Other	1,511	\$36,874,962	1,493	\$50,901,891.00
Institutional				
New Construction	21	\$8,210,125	24	\$79,302,947.00
Other	109	\$7,241,376	118	\$22,211,051.00

Source: City of Arlington, Community Development and Planning

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Appendix D(i) : New Construction Residential Building Permits Issued, 2006 (monthly)*

NEW RESIDENTIAL	SFR		TOWNHOUSE		DUPLEX	
	Permits/Units	Value	Permits/Units	Value	Permits/Units	Value
January	118	\$18,440,836.00	0	\$0	0	\$0
February	130	\$20,857,557.00	15	\$1,129,500.00	0	\$0
March	145	\$24,106,556.00	19	\$1,624,333.00	0	\$0
April	42	\$6,290,879.00	0	\$0	0	\$0
May	97	\$14,441,377.40	2	\$160,918.00	0	\$0
June	156	\$23,110,361.00	3	\$216,027.00	0	\$0
July	143	\$22,580,313.00	2	\$114,000.00	9	\$1,486,028.00
August	72	\$11,804,491.00	0	\$0	1	\$72,000.00
September	68	\$11,594,793.00	0	\$0	0	\$0
October	49	\$6,841,784.00	0	\$0	1	\$90,000.00
November	63	\$9,464,693.00	0	\$0	0	\$0
December	35	\$5,125,068.00	0	\$0	0	\$0
Total	1118	\$174,658,718.40	41	\$3,244,778.00	11	\$1,648,028.00

Source: City of Arlington, Community Development and Planning

* There were no multi-family permits issued in 2006

Appendix D(ii) : New Construction Residential Building Permits Issued, 2006 (by Sector)

Sector	SF Permits		Townhouse Permits		Duplex Permits		All Permits	
	No.	Value	No.	Value	No.	Value	No.	Value
North	16	\$3,468,832.00	0	\$0.00	0	\$0.00	16	\$3,468,832.00
Central	3	\$420,230.00	15	\$923,504.00	1	\$72,000.00	19	\$1,415,734.00
East	49	\$5,799,350.00	4	\$237,124.00	9	\$1,486,028.00	62	\$7,522,502.00
West	85	\$16,950,846.40	22	\$2,084,150.00	1	\$90,000.00	108	\$19,124,996.40
Southeast	748	\$108,468,531.00	0	\$0.00	0	\$0.00	748	\$108,468,531.00
Southwest	217	\$39,550,929.00	0	\$0.00	0	\$0.00	217	\$39,550,929.00
Total:	1118	\$174,658,718.40	41	\$3,244,778.00	11	\$1,648,028.00	1170	\$179,551,524.40

Source: City of Arlington, Community Development and Planning

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Appendix E: Zoning District Summary

Note: This summary is for illustrative purposes only. Some uses listed have conditions attached. For a complete listing of all permitted uses and conditions consult the Zoning Ordinance.

Residential Zoning Districts:

“E” ESTATE: Single Family detached dwellings on minimum 10,000 square foot lots; schools; churches. Specific Use Permit required for day care facility; bed and breakfast inn; university; philanthropic institution; personal care facility; country club with golf course; no mobile/manufactured homes.

“R” RESIDENTIAL: Single family detached dwellings on minimum 7,200 square foot lots; schools; parks; churches; utility distribution lines. Non-residential uses as permitted in “E”.

“R1” RESIDENTIAL: All uses permitted in “R” plus: Single family detached dwellings on minimum 6,000 square foot lots.

“R2” RESIDENTIAL: All uses permitted in “R1” plus: Single family detached dwellings on minimum 5,000 square foot lots.

“TH” TOWNHOUSE: All non-residential uses permitted in “E” plus: Townhouses (attached single family) on 3,600 square foot lots.

“D” DUPLEX: Duplex dwellings on minimum 6,000 square foot lots, the density and building types primarily for transition from areas of lower density; townhouses allowed. Specific Use Permit required for day care facility; bed and breakfast inn.

“MF14” MEDIUM DENSITY MULTI-FAMILY: All uses permitted in “D” plus: Apartments at 14 dwelling units per acre; personal care facility; women’s shelter; day care; boarding; fraternity and sorority house. Specific Use Permit required for nursing homes; private club; lodge or fraternal organization; cemetery; museum or art gallery.

“MF18” MEDIUM DENSITY MULTI-FAMILY: All uses permitted in “MF14” plus: Apartments at 18 dwelling units per acre.

“MF22” HIGH DENSITY MULTI-FAMILY: All uses permitted in “MF18” plus: Apartments at 22 dwelling units per acre.

Non-residential Zoning Districts:

“O” OFFICE SERVICE: Office for a doctor, dentist, attorney, architect, CPA, engineer, psychologist, chiropractor, podiatrist; general business office not offering on-premise sale, rental, or repair of goods; crop production; mortgage banking company; optometrist office; church; public/private school; country club with golf course; public park or playground; museum or art gallery; customarily incidental uses; veterinary clinic; day care; office uses; private club; women’s shelter; yacht club; lodge or fraternal organization. Specific Use Permit required for cemetery; university/college; philanthropic institution; bed and breakfast inn.

“NS” NEIGHBORHOOD SERVICE: All uses permitted in “O” plus: Convenience store; supermarket; beauty shop; dry cleaning and laundry service; rental store; health studio; drugstore; florist; nursing home; restaurant with no drive-in service or

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on-site consumption of alcoholic beverages; private vocational schools; pet shop - indoor only; auto parts and accessory sales; massage therapy; alcohol sales; supervised living facility; antique shop; business school; catering service; copy center; general retail store; museum or art gallery; personal household service.

"LS" LOCAL SERVICE: All uses permitted in "NS" (except crop production; university/college; cemetery; women's shelter) plus: Philanthropic institution; bed and breakfast inn; indoor theatre; banquet hall; wedding chapel; recreation-inside; sidewalk café; second hand goods; gasoline sales; radio or TV studio; swimming pool accessory sales and service; custom and craft work.

"CS" Community Service: All uses permitted in "LS" (except for bed and breakfast inn) plus: Crop production; university/college; cemetery; women's shelter; nursing home; supervised living facility; hotel; teen club; bowling alley; skating rink; car wash; plant sales; building and landscape materials; lumber sales; retail gun sales; boat service and sales; large scale retail; auto service; car wash; vehicle rental; tattoo parlor; specialty paraphernalia sales; bailbond service; wholesale supply business;

bank; savings and loan; custom craft work; food processing; mortuary or funeral chapel; hospital; recycling center; wrecker service. Specific Use Permit required for nightclub; motel; residence motel; indoor gun range; commercial parking; mini-warehouse; halfway house; psychiatric hospital; scientific research lab; transit passenger terminal.

"B" BUSINESS: All uses permitted in "CS" (except sidewalk café) plus: Motor vehicle sales and rental; muffler shop; minor auto repair garage; general retail store; commercial parking; commercial kennel; building maintenance and service; commercial cleaners; cold storage plant; warehouse; trade school; pawn shop; trailer park; pet shop (no outside runs); medical or scientific research lab; emergency shelter; recreation uses; package liquor store. Specific User Permit required for large scale retail; psychiatric hospital; halfway house.

"LI" LIGHT INDUSTRIAL: All uses permitted in "B" (except day care; supervised living facility; nursing home; psychiatric hospital) plus: Major auto repair garage; distribution center; light manufacturing; contractor's plant; electrical component assembly; manufacturing shop and storage

yard; bar; heavy machinery sales and storage; outside storage with conditions; sexually oriented business; used motor vehicle parts; auto body paint shop; collision services and dismantling; small appliance manufacture; machine or welding shop; commercial stable; newspaper and commercial printing; salvage or reclamation of products (indoor); spray painting or motor vehicle conversion. Specific Use Permit required for school; day care facility; hotel; gun club or outdoor target range.

"IM" INDUSTRIAL MANUFACTURING: All uses permitted in "LI" (except hospital) plus: Manufacture of wood, paper, and plastic products; paints, oils, pharmaceuticals, cosmetics, petroleum, and other chemical products; heavy manufacturing; manufacture of animal food; canning or bottling of food or beverages for human consumption; manufacture of textiles, furniture, and cabinets; wholesale storage; tire recapping; manufacture of motorcycles, cars, manufactured homes, and airplanes; foundry. Specific Use Permit required for horse or auto racing; asphalt or concrete plant; livestock sales; high impact use; outdoor salvage of products; prison.

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Special Purpose Zoning Districts:

“A” AGRICULTURE: Farm; ranch; plant nursery; other agricultural uses; public or private school; park; church; and single family dwelling on minimum 5-acre lot. Specific Use Permit required for university/college; day care.

“MU” MIXED USE: Established to provide areas in which a variety of housing types exists among neighborhood-serving commercial and institutional uses. The intent is to establish architectural character and to encourage pedestrian-oriented activities in key locations of Arlington and to encourage redevelopment in those areas deemed appropriate.

“MH” MANUFACTURED HOME: Manufactured home parks and subdivisions with incidental uses. Minimum 10-acre sites. Crop production permitted.

“PD” PLANNED DEVELOPMENT: Any residential or non-residential use allowed within the City shall be permitted under this zoning. Specific permitted uses for each “PD” will be determined at the time the district is approved.

“AP” AIRPORT OVERLAY: Special use and development regulations are applied to those properties which are impacted by the noise and flight patterns around Arlington Municipal Airport.

“LP” LANDMARK PRESERVATION OVERLAY: Intended to protect and preserve those buildings, structure sites, and areas of historical or cultural importance.

“BP” BUSINESS PARK OVERLAY: Special use and development standards are applied in this district to promote high-quality, high-intensity, mixed-use development in close proximity to controlled access freeways and other appropriate locations throughout the City. Specific Use Permit required for day care; school; philanthropic institution.

“F” FESTIVAL: Recreation and/or entertainment facilities including: Amusement park; teen club; movie theater; park; general retail; general business office; parking facility; major tourist attraction; private club or organization; inside recreation; day care; school; gasoline sales with associated convenience store. Specific Use Permit required for single family; duplex; multi-family; hotel; horse and auto racing; night club; restaurant;

farmers market; bed and breakfast inn.

“DB” DOWNTOWN BUSINESS: Office, specialized retail, institutional, cultural and multi-family including: Theater; restaurant; night club; open air vending; general business office; parking facility; gasoline sales with associated convenience store; bed and breakfast inn; hotel; sidewalk café; antique shop; copy center; business school; cleaning laundry. Specific Use Permit required for restaurant drive-through; multi-family; farmer’s market.

“DN” DOWNTOWN NEIGHBORHOOD OVERLAY: This area was established to aid in the revitalization of the transition area surrounding the Downtown Business (DB) area. Special use and development standards are applied in this district to promote a mixture of uses in a high quality, high density, pedestrian-oriented setting.

“LCMU” LAMAR/COLLINS MIXED USE OVERLAY: Special use and development standards are applied in this district to promote high-quality, high-density, mixed-use development in a specific north Arlington location.

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“VG” VILLAGE ON THE GREEN AT TIERRA VERDE OVERLAY:
Established to provide an area which will be a financially and environmentally sustainable community memorable for its rural character, village-like atmosphere, mix of high quality housing options and complementary commercial activity.

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Appendix F: Acreage by Zoning District and Sector, as of December, 2006

Zoning District	Citywide	Central	East	North	Southeast	Southwest	West
A	3,920	0	24	305	1,361	2,020	209
B	1,277	164	389	192	315	94	123
CS	3,498	245	1,052	265	903	364	667
D	941	523	153	0	42	7	216
DB	151	151	0	0	0	0	0
E	258	0	0	31	32	195	0
ETJ	0	0	0	0	0	0	0
F	1,039	0	708	331	0	0	0
IM	5,633	0	2,901	831	1,575	101	225
LI	1,295	84	266	57	376	43	468
LS	8	0	0	0	6	1	0
MF14	254	16	65	0	35	87	51
MF18	938	21	274	156	130	134	223
MF22	1,417	211	585	329	29	1	262
MH	174	0	0	73	42	0	60
NS	244	31	48	10	89	26	39
O	692	147	152	45	147	72	128
PD	6,791	111	840	2,848	1,472	574	946
R	28,895	1,238	4,556	2,622	4,010	5,430	11,040
R1	1,697	0	163	0	1,196	254	83
R2	1,155	0	126	12	695	279	43
TH	241	5	52	21	41	60	62
UTA	413	413	0	0	0	0	0
Grand Total	60,931	3,363	12,355	8,128	12,496	9,743	14,846

Source: City of Arlington, Community Development and Planning

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Appendix G (Continued): Zoning Record Log, 2006

Quarter	Sector	Case Number	From	To	Acres	City Council Action	Received
Q4-2005	SE	Z06-01	A, R & NS	CS	6.01	WITHDRAWN	10/27/2005
Q4-2005	SW	Z06-02	A	E	21.70	APPROVED	11/21/2005
Q4-2005	E	Z06-03	BP-B	BP-CS	2.00	APPROVED	11/28/2005
Q4-2005	SE	Z06-04	BP-IM	BP-CS	13.09	APPROVED	11/29/2005
Q4-2005	C	Z06-05/P06-05	PD	PD-O	1.06	APPROVED	11/29/2005
Q4-2005	W	Z06-06/P06-06	PD	PD-CS	2.64	WITHDRAWN	11/29/2005
Q4-2005	E	Z06-07/P06-07	F	PD-F & PD-MF18	5.30	APPROVED	12/20/2005
Q1	SE	Z06-08/P06-08	CS	PD-IM	5.06	APPROVED	1/3/2006
Q1	SE	Z06-09/B06-09	A	PD-CS	2.36	WITHDRAWN	1/24/2006
Q1	E	Z06-10/B06-10	B	PD-B	0.90	DENIED HEARING	1/24/2006
Q1	SW	Z06-11	A	R	3.01	APPROVED	2/7/2006
Q1	SE	Z06-12/B06-12	BP-CS	BP-PD-CS	0.51	APPROVED	2/7/2006
Q1	W	Z06-13	O, R & MF22	CS	6.50	APPROVED	2/7/2006
Q1	SE	Z06-14/P06-14	CS	PD-IM	4.14	APPROVED	2/21/2006
Q1	E	P00-34-R1	PD-CA	PD-CA	2.77	APPROVED	3/7/2006
Q1	W	P185-R2	PD	PD	0.95	APPROVED	3/7/2006
Q1	SE	Z06-15	A	E	28.67	APPROVED	3/6/2006
Q1	C	Z06-16/B06-16	R & PD	PD-O	1.88	APPROVED	3/21/2006
Q1	W	Z06-17	D	R1	3.75	APPROVED	3/21/2006
Q1	C	Z06-18/P06-18	R & MF18	PD-MF	5.30	APPROVED	3/21/2006
Q1	N	P06-19	PD	PD (GAS WELL)	17.47	APPROVED	3/21/2006
Q1	C	Z06-20	MF22	LP-D	0.24	APPROVED	3/23/2006
Q2	W	Z06-21/B06-21	R	PD-O	0.89	APPROVED	4/4/2006
Q2	C	Z06-22/P06-22	R	PD-TH	1.84	WITHDRAWN	4/11/2006

Source: City of Arlington, Community Development and Planning

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Appendix G: Zoning Record Log, 2006

Quarter	Sector	Case Number	From	To	Acres	City Council Action	Received
Q2	SW	Z06-23	D	R2	23.76	APPROVED	4/24/2006
Q2	W	Z06-24	R	D	0.47	DENIED HEARING	5/9/2006
Q2	C	Z06-25	NS	CS	0.31	APPROVED	5/9/2006
Q2	E	Z06-26/P06-26	BP-IM	BP-PD-IM	18.59	CONTINUED	4/25/2006
Q2	SE	Z06-27	A	LI	3.99	APPROVED	5/22/2006
Q2	SE	Z06-28	A	E	0.68	APPROVED	6/6/2006
Q2	W	Z06-29/P06-29	CS	PD-TH	17.49	WITHDRAWN	6/20/2006
Q2	SW	Z06-30/B06-30	A	PD-NS, PD-E & PD-R	51.24	APPROVED	6/20/2006
Q3	SE	Z06-31/B06-31	R & NS	PD-NS	0.92	APPROVED	7/3/2006
Q3	N	P06-32	PD	PD-CS	1.35	APPROVED	7/3/2006
Q3	SW	Z06-33	A	E	9.51	APPROVED	7/26/2006
Q3	SE	Z06-34/P06-34	IM	PD-IM	4.30	APPROVED	7/26/2006
Q3	SW	Z06-35/P06-35	A	PD-IM	4.20	APPROVED	8/8/2006
Q3	N	P06-36	PD	PD-IM	26.33	APPROVED	9/19/2006
Q4	SE	Z06-37	NS, R & A	LS	6.00	APPROVED	10/3/2006
Q4	E	Z06-38	CS	B	0.67	WITHDRAWN	10/3/2006
Q4	E	Z06-39/B06-39	CS	PD-CA-MF	5.65	APPROVED	10/3/2006
Q4	E	Z06-40/B06-40	PD	PD	257.82	APPROVED	10/3/2006
Q4	E	Z06-41/B06-41	R	PD-O	0.78	WITHDRAWN	10/3/2006
Q4	SW	Z06-42	A	E	0.51	APPROVED	10/31/2006
Q4	SE	Z06-43/B06-43	O	PD-LS	3.93	APPROVED	10/31/2006
Q4	SE	Z06-44/B06-44	A	PD-E	29.73	WITHDRAWN	10/31/2006
Q4	W	Z06-45/P06-45	D	PD-IM	0.31	APPROVED	10/31/2006
Q4	SW	Z06-46/P06-46	R	PD-IM	5.01	APPROVED	10/31/2006

Source: City of Arlington, Community Development and Planning

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Appendix G (Continued): Zoning Record Log, 2006

Specific Use Permits						
Quarter	Sector	Case Number	For	Acres	City Council Action	Received
Q1	Southeast	SUP06-01	Motel	2.83	APPROVED	1/18/2006
Q1	North	SUP06-02	Motel	2.58	APPROVED	2/21/2006
Q1	Southeast	SUP06-03	Day Care	12.00	APPROVED	3/6/2006
Q2	Southeast	SUP06-04	Restaurants	1.48	APPROVED	4/24/2006

Substitute Landscape Plans						
Quarter	Sector	Case Number	For	Acres	City Council Action	Received
Q4-2005	WEST	S06-01	MULTI-FACILITY CONCEPT STORE	2.64	WITHDRAWN	11/29/2005
Q4-2005	CENTRAL	S06-02	SAFE HARBOR	1.06	APPROVED	11/29/2005
Q4-2005	SOUTHWEST	S95-07-R1	RUSH CREEK CHRISTIAN CHURCH	4.98	N/A	11/29/2005
Q4-2005	SOUTHEAST	S06-03	O'REILLY AUTO PARTS	0.78	DENIED	12/30/2005
Q1	EAST	S06-04	BALLPARK ESTATES	5.30	APPROVED	1/18/2006
Q1	WEST	S06-05	THE CHURCH IN ARLINGTON	6.60	APPROVED	2/21/2006
Q1	WEST	S06-06	GREEN OAKS DENTAL OFFICE	0.95	APPROVED	3/7/2006
Q1	CENTRAL	S06-07	JOHNSON CREEK CROSSING	5.30	APPROVED	3/21/2006
Q2	WEST	S06-08	YMCA OF ARLINGTON	6.50	WITHDRAWN	4/17/2006
Q2	SOUTHEAST	S06-09	O'REILLY AUTO PARTS	0.78	APPROVED	4/25/2006
Q2	WEST	S06-10	COOPER'S LANDING	0.34	APPROVED	4/25/2006
Q2	CENTRAL	S06-11	19 ON CENTER TOWNHOMES	1.88	APPROVED	4/13/2006
Q2	CENTRAL	S06-12	ESPERANZA MARKET	0.62	APPROVED	5/9/2006
Q2	WEST	S06-13	YMCA OF ARLINGTON	6.50	WITHDRAWN	6/1/2006
Q2	NORTH	S06-14	OFFICES AT FOREST HILLS	3.37	APPROVED	6/14/2006
Q3	WEST	S06-15	COOPER'S LANDING	0.47	APPROVED	7/26/2006
Q3	WEST	S06-16	COOPER'S LANDING	0.64	APPROVED	7/26/2006
Q3	WEST	S06-17	ST MARIA GORETTI PARKING LOT	2.09	APPROVED	9/19/2006
Q4	WEST	S06-18	ROYAL ARCH WELL SITE	0.31	APPROVED	10/31/2006

Source: City of Arlington, Community Development and Planning

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Appendix H: Plats Filed, 2006

Quarter 1, 2006

NUMBER	NAME	TYPE	AREA (ACRES)	LOTS CREATED	SECTOR
1	La Frontera South, Ph.2	Final Plat	28.3	119	SE
2	Arlington Highlands	Final Plat	19.4	8	N
3	Mondavi Estates	Final Plat	17.6	56	SW
4	Stonebriar Park Estates	Final Plat	5.5	19	SW
5	Willowstone	Final Plat	1.4	142	SE
5 Total			72.2	344	

Quarter 2, 2006

NUMBER	NAME	TYPE	AREA (ACRES)	LOTS CREATED	SECTOR
1	Arlington Memorial Hospital	Combination Plat	4.8	1	C
2	ABR	Combination Plat	5.7	2	SW
3	Arlington Goodwill	Combination Plat	4.6	2	SE
4	Sublett Square Addition	Combination Plat	12.0	4	SW
5	Southwind, Ph.2	Final Plat	44.7	171	SE
6	Shops at the Commons	Final Plat	1.6	1	SE
7	New York Commons	Final Plat	9.2	37	SE
8	Mc Elreath Addition	Combination Plat	1.7	3	N
9	Boscoco Estates	Final Plat	1.3	5	SW
9 Total			85.6	226	

Source: City of Arlington, Community Development and Planning

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Appendix H (Continued): Plats Filed, 2005

Quarter 3, 2006

NUMBER	NAME	TYPE	AREA (ACRES)	LOTS CREATED	SECTOR
1	John Wheat Addition	Combination Plat	3.0	1	SW
2	Jones, S.	Combination Plat	1.0	1	SW
3	Ellis, Don	Combination Plat	1.5	1	SW
4	Fannin Farm West	Final Plat	9.2	27	SW
5	South Cooper Estates	Combination Plat	5.5	2	SE
6	Ledbetter Addition	Combination Plat	3.8	1	SW
7	J.D. Richardson Subdivision	Combination Plat	4.6	9	SW
7 Total			28.6	42	

Quarter 4, 2006

NUMBER	NAME	TYPE	AREA (ACRES)	LOTS CREATED	SECTOR
1	Potomac Point Addition Phase 2	Minor Plat	0.3	1	SW
1 Total			0.3	1	

Source: City of Arlington, Community Development and Planning

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Appendix I: New Commercial Permits Issued, 2006

Mo.	Permit Type	Land Use Description	Address	Permit No.	Value	Activity
Jan.	MISC BLDGS (N.E.C.)	COMMUNICATION,DEFENSE	4018 B S COOPER ST	10600165	\$25,000.00	New Const.
Jan.	GENERAL OFFICE BLDG	GENERAL BUSINESS OFFIC	1111 WET N WILD WAY	10600160	\$12,500.00	New Const.
Jan.	RETAIL STORE	GENERAL ITEM STORES-GE	2007 SOUTHEAST PWY	10600213	\$385,050.00	New Const.
Jan.	EATING/DRINKING EST.	RESTAURANT	4451 S COLLINS ST	10600159	\$556,750.00	New Const.
Jan.	RETAIL STORE	TEXTILE,WEARG APPAREL-	4720A S COOPER ST	10600161	\$11,075.00	New Const.
Jan.	OTHER UTILITIES (N.E.C.)	UTIL,ENERGY DIST SYS-N	5700A W DIVISION ST	10600013	\$300,000.00	New Const.
Jan.	GENERAL OFFICE BLDG	GENERAL BUSINESS OFFIC	2340 W INTERSTATE 20 HWY	10600174	\$1,531,275.00	New Const.
Jan.	RETAIL STORE	MERCANTILE PROP,OFC-GE	1011 E ARKANSAS LN	10600131	\$800,000.00	New Const.
Jan.	RETAIL STORE	MERCANTILE PROP,OFC-GE	801 SOUTHEAST PWY	10600136	\$256,500.00	New Const.
Jan.	RETAIL STORE	MERCANTILE PROP,OFC-NE	115 E INTERSTATE 20 HWY	10600148	\$360,650.00	New Const.
Jan.	RETAIL STORE	MERCANTILE PROP,OFC-NE	135 E INTERSTATE 20 HWY	10600150	\$49,108,000.00	New Const.
Jan.	RETAIL STORE	MERCANTILE PROP,OFC-NE	137 E INTERSTATE 20 HWY	10600151	\$6,548,250.00	New Const.
Jan.	RETAIL STORE	MERCANTILE PROP,OFC-NE	203 E INTERSTATE 20 HWY	10600152	\$3,526,575.00	New Const.
Jan.	RETAIL STORE	MERCANTILE PROP,OFC-NE	1630 E LAMAR BLV	10600167	\$1,424,975.00	New Const.
					\$64,846,600.00	14-New
Feb.	OTHER INSTITUTIONAL	CARE OF AGED W/NURSING	7100 MATLOCK RD	10600413	\$3,800,000.00	New Const.
Feb.	MISC BLDGS (N.E.C.)	COMMUNICATION,DEFENSE-	1529 C INDUSTRIAL CT	10600380	\$20,000.00	New Const.
Feb.	AMUSEMENT/REC	FIXED USE AMUSEMENT-GE	2201 E ROAD TO SIX FLAGS ST 514	10600354	\$75,000.00	New Const.
Feb.	AMUSEMENT/REC	FIXED USE AMUSEMENT-GE	7120 S COOPER ST	10600561	\$150,000.00	New Const.
Feb.	RETAIL STORE	FOOD,BEVERAGE SALES-GE	5960 W INTERSTATE 20 HWY	10600296	\$247,075.00	New Const.
Feb.	EATING/DRINKING EST.	RESTAURANT	944 E COPELAND RD	10600339	\$8,000.00	New Const.
Feb.	OTHER UTILITIES N.E.C.	UTIL,ENERGY DIST SYS-G	510 A PRAIRIE ST	10600396	\$20,000.00	New Const.
Feb.	COMMERCIAL WAREHOUSE	CONSTRUCTION,UNOCCUPD-	200 N MESQUITE ST	10600326	\$2,280,000.00	Shell-New
Feb.	GENERAL OFFICE BLDG	GENERAL BUSINESS OFFIC	1251 W GREEN OAKS BLV	10600461	\$388,000.00	Shell-New
Feb.	GENERAL OFFICE BLDG	GENERAL BUSINESS OFFIC	3600 S COOPER ST	10600539	\$240,000.00	Shell-New
Feb.	GENERAL OFFICE BLDG	GENERAL BUSINESS OFFIC	3600 S COOPER ST	10600540	\$325,000.00	Shell-New
Feb.	GENERAL OFFICE BLDG	GENERAL BUSINESS OFFIC	3620 S COOPER ST	10600541	\$325,000.00	Shell-New
Feb.	RETAIL STORE	TEXTILE,WEARG APPAREL-	111 E INTERSTATE 20 HWY	10600480	\$495,000.00	Shell-New
					\$8,373,075.00	7- New; 6-Shell
March	AMUSEMENT/REC	ARENA, STADIUM	1000 BALLPARK WAY	10600890	\$42,000.00	New Const.
March	MISC BLDGS (N.E.C.)	COMMUNICATION,DEFENSE-	2932 W DIVISION ST	10600687	\$20,000.00	New Const.
March	GENERAL OFFICE BLDG	GENERAL BUSINESS OFFIC	1000 113TH ST	10600965	\$85,000.00	New Const.
March	RETAIL STORE	MARKET, GROCERY STORE	4201 S BOWEN RD	10600706	\$2,200,000.00	New Const.
March	MISC BLDGS (N.E.C.)	SELF-SERV LAUNDRY,DRY	8120 MATLOCK RD	10600963	\$196,000.00	New Const.
March	RETAIL STORE	SPECIALTY SHOPS-NEC	150 LINCOLN SQUARE SC	10600933	\$1,081,232.00	New Const.
March	SOUTHWESTERN BELL	TELEPHONE EXCH,CENTRL	312 W ABRAM ST	10600970	\$172,000.00	New Const.
March	GENERAL OFFICE BLDG	GENERAL BUSINESS OFFIC	2005 NE GREEN OAKS BLV	10600812	\$1,399,200.00	Shell-New
March	RETAIL STORE	GENERAL ITEM STORES-GE	5409 S COLLINS ST	10600964	\$273,000.00	Shell-New

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Appendix I (Continued): New Commercial Permits Issued, 2006

Mo.	Permit Type	Land Use Description	Address	Permit No.	Value	Activity
March	RETAIL STORE	MERCANTILE PROP,OFC-NE	217 E INTERSTATE 20 HWY	10600599	\$1,927,343.00	Shell-New
March	RETAIL STORE	MERCANTILE PROP,OFC-NE	221 E INTERSTATE 20 HWY	10600600	\$3,703,437.00	Shell-New
March	RETAIL STORE	MERCANTILE PROP,OFC-NE	233 E INTERSTATE 20 HWY	10600602	\$2,082,913.00	Shell-New
March	RETAIL STORE	MERCANTILE PROP,OFC-NE	237 E INTERSTATE 20 HWY	10600603	\$2,419,982.00	Shell-New
March	RETAIL STORE	MERCANTILE PROP,OFC-NE	239 E INTERSTATE 20 HWY	10600604	\$851,315.00	Shell-New
March	RETAIL STORE	MERCANTILE PROP,OFC-NE	2100 N COLLINS ST	10600866	\$860,210.00	Shell-New
March	AMUSEMENT/RECREATION	MOTION-PICTURE THEATER	225 E INTERSTATE 20 HWY	10600601	\$1,979,200.00	Shell-New
					\$19,292,832.00	7-New; 9-Shell
April	Retail Store	SPORTING GOODS STORE	1101 W ARBROOK BLV	10601090	\$3,620,833.00	New Const.
April	Converted Permit	MOTOR VEH,BOAT SLS/SV	2028 E ABRAM ST	002705	\$2,800.00	New Const.
April	Converted Permit	VACANT, DEVELOPABLE	2007 SOUTHEAST PWY	002706	\$46,000.00	New Const.
April	Converted Permit	SPECIALTY SHOPS	4000 ARLINGTON HIGHLANDS BLV	002724	\$13,989.00	New Const.
April	Converted Permit	GENERAL ITEM STORAGE	715G1 W HARRIS RD	002747	\$97,700.00	New Const.
April	Converted Permit	GENERAL ITEM STORAGE	715G2 W HARRIS RD	002748	\$102,500.00	New Const.
April	Converted Permit	GENERAL ITEM STORAGE	715H1 W HARRIS RD	002749	\$83,900.00	New Const.
April	Converted Permit	GENERAL ITEM STORAGE	715H2 W HARRIS RD	002750	\$88,400.00	New Const.
April	Converted Permit	GENERAL ITEM STORAGE	715I W HARRIS RD	002753	\$122,300.00	New Const.
April	Converted Permit	GENERAL ITEM STORAGE	715J W HARRIS RD	002757	\$295,200.00	New Const.
April	Converted Permit	MOTOR VEH RPR,PAINT SHOP	3305 E DIVISION ST	002729	\$2,800.00	New Const.
April	Converted Permit	VACANT, DEVELOPABLE	3305 DIVISION	002730	\$678,614.00	New Const.
April	Converted Permit	COMMUNICATION,DEFENSE	2361E N COLLINS ST	002785	\$25,000.00	New Const.
April	Converted Permit	SPECIALTY SHOPS	1001 W ARBROOK BLV	002822	\$3,620,830.00	New Const.
April	Storage	VACANT, DEVELOPABLE	467 DODSON LAKE DR	100160	\$485,000.00	New Const.
April	Assembly	DINING OR DRINKING PLACE	4900 S COOPER ST	100333	\$500,000.00	New Const.
April	Assembly	AMUSEMENT, VAR, ARENA, STADIUM	900 E RANDOL MILL RD	100830	\$1,000,000,000.00	New Const.
April	Factory	MANUFACTURING, OTHER - GEN	925 W HARRIS RD	100804	\$1,431,920.00	New Const.
April	Converted Permit	OFFICES	2001 NE GREEN OAKS BLV	002818	\$763,604.00	Shell-New
April	Converted Permit	VACANT, DEVELOPABLE	1001 W ARBROOK BLV	002824	\$1,175,000.00	Shell-New
					\$1,013,156,390.00	18-New; 2-Shell
May	Business	GENERAL ITEM STORAGE	463 DODSON LAKE DR	101121	\$179,320.00	New Const.
May	Mercantile	MERCANTILE PROP,OFC-NEC	901 N COOPER ST	102246	\$10,000.00	New Const.
May	Business	VACANT, DEVELOPABLE	2102 N COLLINS ST	103161	\$1,395,390.00	New Const.
May	Business	FIXED USE AMUSEMENT,REC	2008 W PLEASANT RIDGE RD	102617	\$2,312,000.00	New Const.
May	Business	VACANT, DEVELOPABLE	4860 MATLOCK RD	103643	\$736,250.00	New Const.
May	Mercantile	VACANT, DEVELOPABLE	7351 S COOPER ST	104189	\$1,000,000.00	New Const.
May	Assembly	AMUSEMENT, VAR, ARENA, STADIUM	900 E RANDOL MILL RD	102682	\$3,306,560.00	New Const.
May	Utility & Miscellaneous	COMMUNICATION, DEFENSE	4801A W SUBLETT RD	103475	\$40,000.00	New Const.
May	Storage	VACANT, DEVELOPABLE	801 STATION DR	101988	\$400,000.00	Shell-New

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Appendix I (Continued): New Commercial Permits Issued, 2006

Mo.	Permit Type	Land Use Description	Address	Permit No.	Value	Activity
May	Storage	VACANT, DEVELOPABLE	781 STATION DR	101980	\$300,000.00	Shell-New
May	Mercantile	VACANT, DEVELOPABLE	1101 E BARDIN RD	101623	\$404,800.00	Shell-New
May	Mercantile	VACANT, DEVELOPABLE	309 CURTIS MATHES WAY	101724	\$1,555,150.00	Shell-New
May	Business	VACANT, DEVELOPABLE	2712 MATLOCK RD	103541	\$640,000.00	Shell-New
May	Assembly	RETAIL/MERCANTIL GENERAL	4000 FIVE POINTS BLV	101639	\$2,195,500.00	Shell-New
					\$14,474,970.00	8-New; 6 Shell
June	Mercantile	VACANT, DEVELOPABLE	231 E INTERSTATE 20 HWY	104987	\$1,000,000.00	New Const.
June	Residential	HOTEL,MOTEL,INN,LODGE	711 HIGHLANDER BLV	105273	\$3,500,000.00	New Const.
June	Business	VACANT, DEVELOPABLE	4721 W SUBLETT RD	100651	\$400,000.00	New Const.
June	Assembly	COMMUNICATION, DEFENSE	315A N GREAT SOUTHWEST	102009	\$18,000.00	New Const.
June	Utility & Miscellaneous	COMMUNICATION, DEFENSE	1351A NE GREEN OAKS BLV	105561	\$30,000.00	New Const.
June	Assembly	AMUSEMENT, VAR, ARENA, STADIUM	141 W ROAD TO SIX FLAGS ST	105463	\$3,996,980.00	New Const.
June	Assembly	DINING OR DRINKING PLACE	201 E INTERSTATE 20 HWY	100106	\$1,300,000.00	New Const.
June	Assembly	VACANT, DEVELOPABLE	3916 W INTERSTATE 20 HWY	106402	\$2,025,710.00	New Const.
June	Business	GENERAL BUSINESS OFFIC	3604 S COOPER ST	105388	\$278,250.00	Shell-New
June	Business	GENERAL BUSINESS OFFIC	3612 S COOPER ST	105390	\$194,400.00	Shell-New
June	Business	GENERAL BUSINESS OFFIC	3614 S COOPER ST	105385	\$278,250.00	Shell-New
					\$13,021,590.00	8-New; 3-Shell
July	Business	MOTOR VEH,BOAT SLS/SERV	517 E DIVISION ST	107849	\$500,000.00	New Const.
July	Mercantile	GENERAL ITEM STORES	2625 E PARK ROW DR	108101	\$285,000.00	New Const.
July	Business	VACANT, DEVELOPABLE	4001 S COLLINS ST	100638	\$3,088,000.00	New Const.
July	Mercantile	MERCANTILE PROP,OFC-GEN	4701 W SUBLETT RD	108827	\$799,244.00	New Const.
July	Business	COMMUNICATION, DEFENSE	4409A PLEASANTVIEW DR	104626	\$40,000.00	New Const.
July	Utility & Miscellaneous	UTILITY/ENERGY	2130B E ARKANSAS LN	108964	\$20,000.00	New Const.
July	Utility & Miscellaneous	UTILITY/ENERGY	5612 W ARKANSAS LN	108965	\$20,000.00	New Const.
July	Utility & Miscellaneous	COMMUNICATION, RADIO	4100 SW GREEN OAKS BLVD	106752	\$25,000.00	New Const.
July	Business	VACANT, UNDEVELOPABLE	2500 NE GREEN OAKS BLV	100253	\$1,920,000.00	Shell-New
July	Business	OUTDOOR PROPERTY	2819 MEDLIN DR	108465	\$180,664.00	Shell-New
July	Mercantile	VACANT, DEVELOPABLE	1390 S COOPER ST	101301	\$500,800.00	Shell-New
July	Assembly	MERCANTILE PROP,OFC-GEN	1440 S BOWEN RD	107077	\$392,522.00	Shell-New
					\$7,771,230.00	8-new; 4 Shell
Aug.	Mercantile	VACANT, DEVELOPABLE	4519 MATLOCK RD	107633	\$648,479.00	Shell-New
Aug.	Mercantile	VACANT, DEVELOPABLE	4515 MATLOCK RD	107629	\$553,840.00	Shell-New
Aug.	Mercantile	VACANT, DEVELOPABLE	1100 E BARDIN RD	109284	\$762,000.00	Shell-New
Aug.	Mercantile	VACANT, DEVELOPABLE	1120 E BARDIN RD	109291	\$518,400.00	Shell-New
Aug.	Mercantile	VACANT, DEVELOPABLE	1110E BARDIN RD	109286	\$339,400.00	Shell-New
					\$2,822,119.00	5-Shell

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Appendix I (Continued): New Commercial Permits Issued, 2006

Mo.	Permit Type	Land Use Description	Address	Permit No.	Value	Activity
Sept.	Business	HOTEL,MOTEL,INN,LODGE	801 HIGHLANDER BLV	102186	\$3,500,000.00	New Const.
Sept.	Business	VACANT, DEVELOPABLE	2711 W GREEN OAKS BLV	107288	\$400,000.00	New Const.
Sept.	Mercantile	VACANT, DEVELOPABLE	1811 E MAYFIELD RD	112335	\$311,651.00	New Const.
Sept.	Residential	HOTEL,MOTEL,INN,LODGE	1100 E INTERSTATE 20 HWY	106448	\$4,880,000.00	New Const.
Sept.	Business	OFFICES	1401 N COLLINS ST	106112	\$1,100,000.00	New Const.
Sept.	Business	EATING,DRINKING PLACE	4111 S BOWEN RD	112067	\$380,000.00	New Const.
Sept.	Business	VACANT, DEVELOPABLE	1321 W RANDOL MILL RD	110065	\$850,000.00	New Const.
Sept.	Business	OFFICES	112 W RANDOL MILL RD	101759	\$650,000.00	New Const.
Sept.	Mercantile	VACANT, DEVELOPABLE	4200 SW GREEN OAKS BLVD	108047	\$675,000.00	Shell-New
Sept.	Business	VACANT, DEVELOPABLE	4204 SW GREEN OAKS BLVD	108057	\$450,000.00	Shell-New
					\$13,196,651.00	8-New; 2 Shell
Oct.	Business	VACANT, DEVELOPABLE	4604 PARK SPRINGS BLV	113315	\$690,000.00	New Const.
Oct.	Mercantile	VACANT, DEVELOPABLE	1425 S COLLINS ST	103191	\$800,000.00	New Const.
Oct.	Mercantile	VACANT, DEVELOPABLE	8127 S COOPER ST	103423	\$800,000.00	New Const.
Oct.	Storage	VACANT, DEVELOPABLE	4041 EXPRESS ST	110697	\$800,000.00	New Const.
Oct.	Assembly	EATING,DRINKING PLACE	301 E INTERSTATE 20 HWY	105626	\$1,000,000.00	New Const.
Oct.	Assembly	VACANT, DEVELOPABLE	215 E INTERSTATE 20 HWY	105864	\$2,400,000.00	New Const.
Oct.	Mercantile	VACANT, DEVELOPABLE	311 E INTERSTATE 20 HWY	106379	\$269,000.00	Shell-New
Oct.	Storage	VACANT, DEVELOPABLE	4031 EXPRESS ST	110695	\$500,000.00	Shell-New
					\$7,259,000.00	6-New; 2 Shell
Nov.	Business	MOTOR VEH,BOAT SLS/SERV	2000 N COLLINS ST	106866	\$1,000,000.00	New Const.
Nov.	Mercantile	VACANT, DEVELOPABLE	710 W INTERSTATE 20 HWY	107025	\$600,000.00	New Const.
Nov.	Institutional	VACANT, DEVELOPABLE	811 SOUTHEAST PWY	100029	\$600,000.00	New Const.
Nov.	Business	SPECIALTY SHOPS	908B E PIONEER PWY	112437	\$10,000.00	New Const.
Nov.	Business	VACANT, DEVELOPABLE	710 SW GREEN OAKS BLVD	113291	\$370,000.00	Shell-New
					\$2,580,000.00	4-New; 1-Shell
Dec.	Factory	VACANT, DEVELOPABLE	1105 S COMMERCIAL BLV	111154	\$7,319,610.00	New Const.
Dec.	Mercantile	VACANT, DEVELOPABLE	4312 MATLOCK RD	110233	\$341,750.00	New Const.
Dec.	Mercantile	VACANT, DEVELOPABLE	1900 E SUBLETT RD	113595	\$800,000.00	New Const.
Dec.	Business	COMMUNICATION, DEFENSE	4801A MATLOCK RD	116691	\$45,000.00	New Const.
Dec.	Business	GENERAL BUSINESS OFFIC	2601 W PARK ROW DR	113883	\$650,000.00	New Const.
Dec.	Storage	STORAGE PROPERTY-NEC	4303 S BOWEN RD	111053	\$105,000.00	New Const.
Dec.	Business	GENERAL BUSINESS OFFIC	4307 S BOWEN RD	111054	\$540,000.00	New Const.
Dec.	Business	GENERAL BUSINESS OFFIC	4305 S BOWEN RD	111055	\$450,000.00	New Const.
					\$10,251,360.00	8-New
Total					\$1,177,045,817.00	96-New; 40 Shell

Source: City of Arlington, Community Development and Planning

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Appendix J: New Institutional Permits Issued, 2006

Mo.	Permit Type	Land Use Description	Address	Permit No.	Value	Activity
Jan.	Hospital, Infirmary	Hospital, Infirmary	800 W RANDOL MILL RD	10600215	\$51,974,325	New Const.
Jan.	Church, Chapel	Church, chapel	4325 SW GREEN OAKS BLV	10600210	\$25,000	New Const.
					\$51,999,325	2- New
Feb.	Church, Chapel	Church, Chapel	1003 OAKWOOD LN	10600482	\$110,000	New Const.
Feb.	Elementary School	Elementary School	7321 LEDBETTER RD	10600450	10,290,000	New Const.
Feb.	Hospital, Infirmary	Hospital, Infirmary	409 CENTRAL PARK DR	10600442	\$4,273,249	New Const.
Feb.	Neighbor. Park/Play	Neighbor. Park/Play	1901 W RANDOL MILL RD	10600429	\$3,000	New Const.
					\$14,676,249.00	4- New
April	Water Supply System		3311 GREEN OAKS	002805	\$1,703,000.00	New Const.
					\$1,703,000.00	1- New
May	Church, Chapel	Assembly	7000D MATLOCK RD	102236	\$615,793.00	New Const.
					\$615,793.00	1- New
June	Educational	Education, Elementary	7650 S WATSON RD	102654	\$9,350.00	New Const.
June	One Family	Assembly	1618B W ARKANSAS LN	106377	\$240,000.00	New Const.
June	Educational	Education, Elementary	1900 SHERRY ST	104643	\$12,000.00	New Const.
June	Educational	Education, Elementary	1900 SHERRY ST	105232	\$40,460.00	New Const.
June	Educational	Education, Elementary	5700 PETRA DR	102639	\$8,250.00	New Const.
June	Educational	Education, Elementary	900 EDEN RD	102631	\$10,250.00	New Const.
June	Educational	Education, High	1400 W LAMAR BLV	104628	\$40,460.00	New Const.
June	Educational	Education, High	7001 SILO RD	104662	\$40,460.00	New Const.
June	Educational	Education, High	7001 SILO RD	104671	\$40,460.00	New Const.
June	Educational	Education, Junior High	1200 BALLWEG RD	102653	\$9,300.00	New Const.
					\$450,990.00	10- New
July	Educational	Education, Junior High	8100 WEBB FERRELL RD	102646	\$11,800.00	New Const.
					\$11,800.00	1- New
Aug.	Business	Assembly, Court Room	700 E ABRAM ST	107545	\$9,500,000.00	New Const.
					\$9,500,000.00	1- New
Sept.	Educational	Nonresident	7650 S WATSON RD	102907	\$9,350.00	New Const.
					\$9,350.00	1- New
Oct.	Educational	Education, Junior High	2201 HAVENWOOD DR	112908	\$40,460.00	New Const.
					\$40,460.00	1- New
Nov.	Institutional	Religious, Church, Funeral	8301 US 287 BUS HWY	103935	\$253,480.00	New Const.
					\$253,480.00	1- New
Dec.	Church, Fun	Assembly	6000 S COLLINS ST	117665	\$42,500.00	New Const.
					\$42,500.00	1- New
Total					\$79,302,947.00	24- New

Source: City of Arlington, Community Development and Planning