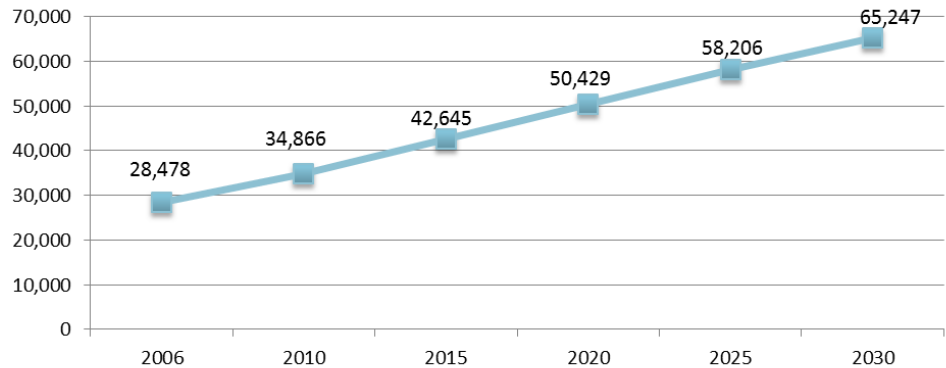




City of Bentonville PROJECTIONS

Population Projections

Population projections for Bentonville are based on historic growth trends. The rate of future growth depends on numerous factors, including the technological, political, environmental and economic climates.



Source: 2007 General Plan

Tischler Bise developed population projections for the city when evaluating impact fee programs in 2005. The preferred population projections from the Tischler Bise report are shown below. These projections indicate continued strong growth for the city and continued demand for new and expanded public services and facilities.

Growth projections are also available from the Northwest Arkansas Regional Planning Commission (NWARPC), the Metropolitan Planning Organization (MPO) for the region. NWARPC has calculated population projections for the region's cities through 2030 based on building permit information. NWARPC projects Bentonville's population to reach 61,739 in 2030.

The Center for Business and Economic Research at the University of Arkansas has calculated population projections for counties in Arkansas. Applying the Benton County growth rates to Bentonville's current population provides a third series of population projections. As it is unlikely that the city could sustain a growth rate above 6 percent for over 15 years, this projection should be considered an upper bound.

The population projection for the purposes of General Plan is 65,247 persons in 2030, an increase of 36,636 over the city's 2006 Census population.

| Year | Tischler Bise | | NWARPC | | CBER_UA (Benton Co. Growth Rate) | | Planning Works General Plan | |
|-----------|--------------------------|-----------------------|--------------------------|-----------------------|-------------------------------------|-----------------------|--------------------------------|-----------------------|
| | Population Projection | Annual Growth Rate | Population Projection | Annual Growth Rate | Population Projection | Annual Growth Rate | Population Projection | Annual Growth Rate |
| 2005/2006 | 28,831 | 7.88% | - | - | 24,085 | 4.07% | 28,478 | - |
| 2010 | 37,123 | 5.19% | 36,498 | 6.34% | 33,152 | 6.60% | 34,866 | 5.19% |
| 2015 | 45,416 | 4.11% | - | - | 45,631 | 6.60% | 42,645 | 4.11% |
| 2020 | 53,708 | 3.41% | 49,118 | 3.01% | 62,809 | 6.60% | 50,429 | 3.41% |
| 2025 | 62,000 | 2.91% | - | - | 86,467 | 6.60% | 58,206 | 2.91% |
| 2030 | - | - | 61,739 | 2.31% | - | - | 65,247 | 2.31% |

Sources: Tischler Bise, Impact Fees Report; Northwest Arkansas Regional Planning Commission; Center for business and Economic Research, University of Arkansas; Planning Works calculation.

Projected Housing Needs

The number of single-family and multi-family dwelling units needed to accommodate the projected population scenarios are provided in 5-year intervals. Based on this analysis, the following observations are made about the residential growth projections:

| Year | Projected Population | Single-Family Units | Multi-family Units | Total Dwelling Units |
|------|----------------------|---------------------|--------------------|----------------------|
| 2006 | 28,478 | 8,027 | 2,969 | 10,995 |
| 2010 | 34,866 | 9,827 | 3,635 | 13,462 |
| 2015 | 42,645 | 12,020 | 4,446 | 16,465 |
| 2020 | 50,429 | 14,214 | 5,257 | 19,471 |
| 2025 | 58,206 | 16,406 | 6,068 | 22,473 |
| 2030 | 65,247 | 18,930 | 6,802 | 25,192 |

- The housing stock will include 25,192 housing units with 14,197 dwelling units being built by 2030;
- 8,379 new single-family dwelling units will be needed by 2030; and
- Multifamily housing units will increase by 3,099

Employment Projections

Bentonville is a regional employment center due to the location of the Walmart Home Office. The Walmart Home Office attracts thousands of employees and other businesses who desire to be in close proximity to the home office.

Projections of non-residential space needed in the Bentonville through 2030 are based on employment projections. While many cities experience employment growth at the same rate as population growth, Bentonville's unique circumstances require separate consideration of employment trends over time.

| Year | Total Employment Projected |
|------|----------------------------|
| 2006 | 32,957 |
| 2010 | 40,350 |
| 2015 | 49,352 |
| 2020 | 58,360 |
| 2025 | 67,361 |
| 2030 | 75,509 |

Non-residential growth projections are based on employment projections. Employment projections are more difficult to accurately model because accurate employment figures are more difficult to obtain than population figures. Another difficulty in projecting employment is Bentonville's status as an employment center in the region due to the presence of the Walmart Home Office. The 2000 Census showed that more people are employed in Bentonville than live in Bentonville. The employment projections used in this analysis are based on the existing population to employment ratio, which results in a steady employment growth of 3.5 percent per year. Numerous conversations with employers, city staff, and the chamber of commerce supported the use of this growth rate.