

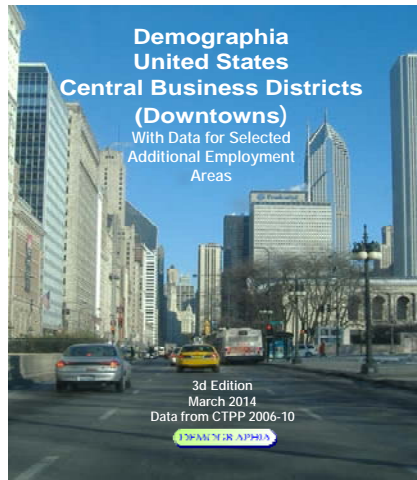
A photograph of a city street, likely in New York City, showing tall buildings, cars, and a bus. The sky is clear and blue. The text is overlaid on the top half of the image.

Demographia United States Central Business Districts (Downtowns)

With Data for Selected
Additional Employment
Areas

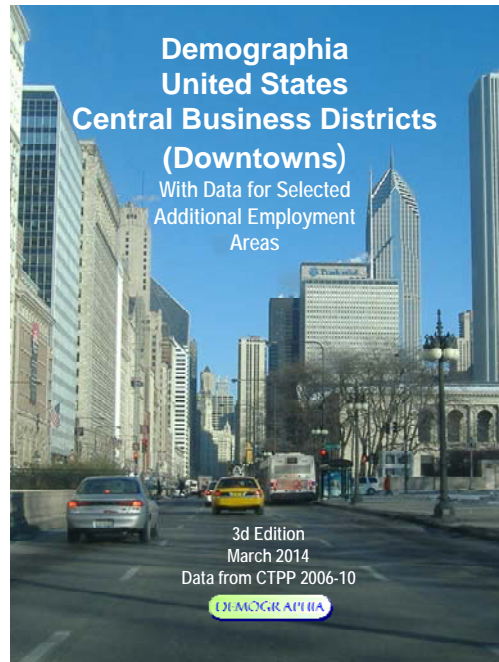
3d Edition
March 2014
Data from CTPP 2006-10

DEMOGRAPHIA



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Demographia Central Business Districts (Downtowns) With Data for Selected Additional Employment Areas 2006-2008 CTPP Data

INTRODUCTION

This is the third edition of *Demographia Central Business Districts*. The previous two editions provided estimates based on the 1990 and 2000 censuses. This edition provides estimates derived from the Census Transportation Planning Package (CTPP) 2006-2008 data (from the American Community Survey) This data was the basis of the Office of Management and Budget delineation of metropolitan areas for the 2010 census.

This edition focuses on the 52 major metropolitan areas (those with more than 1,000,000 population as of the 2010 census). Central business district and transit commuting data is provided for the principal, historic central business districts (downtowns) for each of the metropolitan areas.

Defining Central Business Districts

There are no generally accepted criteria by which to define central business districts. As in the case in the 2nd Edition, this edition defines the central business district using census tracts and seeks to include the complete concentration of high rise buildings (generally of 10 or more floors). This is a "tight" central business district definition, which is intended to gauge if the importance of transit commuting. This is consistent with Robert Fogelson, who noted in his classic volume *Downtown: Its Rise and Fall: 1880-1950*, that the concentrated US central business districts were the creation of transit.

Thus, medium and lower density employment that sometimes surrounds downtown are generally excluded (such as the large low and medium rise district that comprises most of the development inside the inner freeway loop of Los Angeles).

The CBD transit market shares are generally comparable to those from the 2nd edition, though changes in census tract boundaries could result in some discrepancies. There were substantial redefinitions in Atlanta and Richmond, such that the transit markets shares in these CBDs are not comparable.

This 3rd edition evaluates the employment share of CBD's using metropolitan area job totals as a base. This is different from the 2nd Edition, which used urban areas. As a result the CBD employment share data in the 3rd Edition is not comparable to that of previous editions.

Additional Centers Outside CBDs

Supplemental information is provided for other selected employment centers or corridors. Unlike the complete central business district the data provided for the major metropolitan areas, the supplemental center data is not intended to be complete or a statistically significant sample of such centers or corridors. In some cases, the centers are indicated by their well known names (such as downtown Brooklyn in New York, Century City in Los Angeles or Perimeter Center in Atlanta). In other cases, the centers or corridors are simply identified by a geographical name, such as the US-75 Corridor in Dallas-Fort Worth or the WA-167 Corridor in Seattle. The additional centers are divided into four categories:

1. Secondary Pre-World War II Downtowns (Engulfed by Metropolitan Growth)
2. Post World War II Centers with Pre-War CBD Form (Sidewalk Oriented Building Construction)
3. Other Employment Centers and Corridors
4. Central Business Districts in Metropolitan Areas below 1,000,000 Population

Table 1

Central Business Districts (Downtowns): Summary of Employment and Transit Commuting

American Community Survey 2006-2010

Major Metropolitan Areas (1,000,000 & Over Population)

Category of MMSA	Share of Local MMSA Employment in CBD	Local MMSA Transit Market Share: CBD Employment	CBD Transit Commuters: Share of MMSA Transit Commuters	Share of MMSA CBD Transit Commuting in US	Share of MMSA Transit Commuting in US	Share of MMSA Employment in US
Metropolitan Areas with Transit Legacy Cities (6)	15.6%	65.0%	54.0%	85.5%	71.2%	29.8%
New York	22.1%	76.6%	57.1%	54.8%	43.1%	11.4%
Chicago, Philadelphia, San Francisco, Boston, Washington	11.5%	51.2%	49.1%	30.7%	28.0%	18.4%
Outside Metropolitan Areas with Transit Legacy Cities (46)	5.3%	13.7%	22.7%	14.5%	28.8%	70.2%
Other MMSAs with >20% CBD Transit Market Shares (5)	5.1%	30.4%	25.2%	6.3%	11.3%	14.5%
Other MMSAs with >10% CBD Transit Market Shares (15)	5.6%	14.0%	25.8%	5.9%	10.2%	26.3%
Other MMSAs with <10% CBD Transit Market Shares (26)	5.2%	5.5%	14.5%	2.4%	7.3%	29.4%
Overall Average	8.4%	42.1%	44.9%	100.0%	100.0%	100.0%
Unweighted Average of Major Metropolitan Areas	6.9%	15.4%	24.5%			
Median of Major Metropolitan Areas	6.5%	9.8%	21.7%			
Outside Major Metropolitan Area CBDs: Average			3.1%			
United States: Average			4.9%			

Table 2
Central Business Districts (Downtowns): Employment
 American Community Survey 2006-2010

Metropolitan Area	CBD (If not first named municipality)	CBD Employment	MMSA Employment	CBD Share
Atlanta, GA		172,975	2,434,641	7.1%
Austin, TX		71,605	835,052	8.6%
Baltimore, MD		91,600	1,320,217	6.9%
Birmingham, AL		32,225	499,403	6.5%
Boston, MA-NH		242,900	2,279,803	10.7%
Buffalo, NY		32,890	518,632	6.3%
Charlotte, NC-SC		62,915	1,006,814	6.2%
Chicago, IL-IN-WI		500,450	4,407,655	11.4%
Cincinnati, OH-KY-IN		64,660	991,623	6.5%
Cleveland, OH		85,235	958,330	8.9%
Columbus, OH		78,875	897,380	8.8%
Dallas-Fort Worth, TX		69,710	2,968,972	2.3%
Denver, CO		119,565	1,252,889	9.5%
Detroit, MI		70,655	1,840,867	3.8%
Grand Rapids, MI		25,240	456,730	5.5%
Hartford, CT		62,520	589,357	10.6%
Houston, TX		169,495	2,645,276	6.4%
Indianapolis, IN		73,140	877,076	8.3%
Jacksonville, FL		44,035	621,153	7.1%
Kansas City, MO-KS		39,090	970,244	4.0%
Las Vegas, NV		24,350	894,892	2.7%
Los Angeles, CA		136,585	5,810,839	2.4%
Louisville, KY-IN		54,245	591,742	9.2%
Memphis, TN-MS-AR		19,455	579,235	3.4%
Miami, FL		96,760	2,504,316	3.9%
Milwaukee, WI		54,010	749,094	7.2%
Minneapolis-St. Paul, MN-WI		99,315	1,718,389	5.8%
Nashville, TN		50,490	776,796	6.5%
New Orleans, LA		49,250	510,454	9.6%
New York, NY-NJ-PA		1,981,305	8,983,981	22.1%
Oklahoma City, OK		10,040	579,514	1.7%
Orlando, FL		59,025	988,437	6.0%
Philadelphia, PA-NJ-DE-MD		239,625	2,758,126	8.7%
Phoenix, AZ		26,225	1,827,419	1.4%
Pittsburgh, PA		92,010	1,096,780	8.4%
Portland, OR-WA		85,195	1,043,671	8.2%
Providence, RI-MA		23,305	764,373	3.0%
Raleigh, NC		32,830	530,723	6.2%
Richmond, VA		56,815	498,175	11.4%
Riverside-San Bernardino, CA	San Bernardino	15,975	1,650,384	1.0%
Rochester, NY		26,560	569,488	4.7%
Sacramento, CA		75,970	929,984	8.2%
Salt Lake City, UT		44,015	514,702	8.6%
San Antonio, TX		57,015	928,004	6.1%
San Diego, CA		70,285	1,420,901	4.9%
San Francisco-Oakland, CA		297,420	2,069,673	14.4%
San Jose, CA		31,120	844,729	3.7%
Seattle, WA		163,830	1,690,490	9.7%
St. Louis, MO-IL		57,810	1,316,191	4.4%

Tampa-St. Petersburg, FL	30,450	1,231,174	2.5%
Virginia Beach-Norfolk, VA-NC Norfolk	24,305	834,719	2.9%
Washington, DC-VA-MD-WV	379,215	2,892,018	13.1%
Overall Average	6,574,585	78,471,527	8.4%
Unweighted Average of Major Metropolitan Areas			6.9%
Median of Major Metropolitan Areas			6.5%

NOTES

Central business district (CBD) is the CBD of the historical core municipality (<http://www.demographia.com/db-hcm.pdf>)

Atlanta: Includes Midtown, excludes Georgia Tech

Austin: Excludes University of Texas

Source: Analysis of high density employment census tracts from 2006-2010 ACS/AASHTO CTPP data

Table 3

Central Business Districts (Downtowns): Transit Commuting Share to Jobs

American Community Survey 2006-2010

Metropolitan Area	CBD (If not first named municipality)	CBD Transit Commuters	CBD Employment	Transit Market Share
Atlanta, GA		24,525	172,975	14.2%
Austin, TX		3,665	71,605	5.1%
Baltimore, MD		16,235	91,600	17.7%
Birmingham, AL		425	32,225	1.3%
Boston, MA-NH		126,735	242,900	52.2%
Buffalo, NY		3,790	32,890	11.5%
Charlotte, NC-SC		5,520	62,915	8.8%
Chicago, IL-IN-WI		287,245	500,450	57.4%
Cincinnati, OH-KY-IN		8,570	64,660	13.3%
Cleveland, OH		12,865	85,235	15.1%
Columbus, OH		3,860	78,875	4.9%
Dallas-Fort Worth, TX		9,785	69,710	14.0%
Denver, CO		23,660	119,565	19.8%
Detroit, MI		5,285	70,655	7.5%
Grand Rapids, MI		435	25,240	1.7%
Hartford, CT		5,085	62,520	8.1%
Houston, TX		22,285	169,495	13.1%
Indianapolis, IN		1,930	73,140	2.6%
Jacksonville, FL		1,025	44,035	2.3%
Kansas City, MO-KS		2,735	39,090	7.0%
Las Vegas, NV		1,365	24,350	5.6%
Los Angeles, CA		30,709	136,585	22.5%
Louisville, KY-IN		3,510	54,245	6.5%
Memphis, TN-MS-AR		685	19,455	3.5%
Miami, FL		9,049	96,760	9.4%
Milwaukee, WI		5,969	54,010	11.1%
Minneapolis-St. Paul, MN-WI		31,320	99,315	31.5%
Nashville, TN		1,810	50,490	3.6%
New Orleans, LA		3,295	49,250	6.7%
New York, NY-NJ-PA		1,517,749	1,981,305	76.6%
Oklahoma City, OK		95	10,040	0.9%
Orlando, FL		1,719	59,025	2.9%
Philadelphia, PA-NJ-DE-MD		105,869	239,625	44.2%
Phoenix, AZ		3,100	26,225	11.8%
Pittsburgh, PA		29,920	92,010	32.5%
Portland, OR-WA		22,970	85,195	27.0%
Providence, RI-MA		2,440	23,305	10.5%
Raleigh, NC		575	32,830	1.8%
Richmond, VA		3,720	56,815	6.5%
Riverside-San Bernardino, CA	San Bernardino	280	15,975	1.8%
Rochester, NY		1,310	26,560	4.9%
Sacramento, CA		9,850	75,970	13.0%
Salt Lake City, UT		5,360	44,015	12.2%
San Antonio, TX		3,670	57,015	6.4%
San Diego, CA		7,180	70,285	10.2%
San Francisco-Oakland, CA		150,724	297,420	50.7%
San Jose, CA		2,610	31,120	8.4%
Seattle, WA		60,604	163,830	37.0%
St. Louis, MO-IL		6,500	57,810	11.2%

Tampa-St. Petersburg, FL	945	30,450	3.1%
Virginia Beach-Norfolk, VA-NC	770	24,305	3.2%
Washington, DC-VA-MD-WV	178,500	379,215	47.1%
Overall Average	2,769,832	6,574,585	42.1%
Unweighted Average of Major Metropolitan Areas			15.4%
Median of Major Metropolitan Areas			9.8%
Employment Outside CBDs	4,102,898	132,680,450	3.1%
Total Employment	6,872,730	139,255,035	4.9%

Table 4

Central Business Districts (Downtowns): CBD as a Share of Metropolitan Transit Commuting

American Community Survey 2006-2010

Metropolitan Area	CBD (If not first named municipality)	CBD Transit Commuters	MMSA Transit Commuters	CBD Share of MMSA Transit Commuting
Atlanta, GA		24,525	81,748	30.0%
Austin, TX		3,665	21,507	17.0%
Baltimore, MD		16,235	82,747	19.6%
Birmingham, AL		425	3,563	11.9%
Boston, MA-NH		126,735	270,130	46.9%
Buffalo, NY		3,790	19,070	19.9%
Charlotte, NC-SC		5,520	17,080	32.3%
Chicago, IL-IN-WI		287,245	500,650	57.4%
Cincinnati, OH-KY-IN		8,570	24,441	35.1%
Cleveland, OH		12,865	37,311	34.5%
Columbus, OH		3,860	14,454	26.7%
Dallas-Fort Worth, TX		9,785	46,020	21.3%
Denver, CO		23,660	58,009	40.8%
Detroit, MI		5,285	27,611	19.1%
Grand Rapids, MI		435	5,148	8.4%
Hartford, CT		5,085	16,246	31.3%
Houston, TX		22,285	68,083	32.7%
Indianapolis, IN		1,930	8,902	21.7%
Jacksonville, FL		1,025	7,051	14.5%
Kansas City, MO-KS		2,735	12,474	21.9%
Las Vegas, NV		1,365	32,611	4.2%
Los Angeles, CA		30,709	353,665	8.7%
Louisville, KY-IN		3,510	12,704	27.6%
Memphis, TN-MS-AR		685	7,718	8.9%
Miami, FL		9,049	92,112	9.8%
Milwaukee, WI		5,969	27,392	21.8%
Minneapolis-St. Paul, MN-WI		31,320	78,011	40.1%
Nashville, TN		1,810	7,674	23.6%
New Orleans, LA		3,295	12,762	25.8%
New York, NY-NJ-PA		1,517,749	2,657,572	57.1%
Oklahoma City, OK		95	2,956	3.2%
Orlando, FL		1,719	16,874	10.2%
Philadelphia, PA-NJ-DE-MD		105,869	257,081	41.2%
Phoenix, AZ		3,100	40,406	7.7%
Pittsburgh, PA		29,920	63,165	47.4%
Portland, OR-WA		22,970	64,416	35.7%
Providence, RI-MA		2,440	20,163	12.1%
Raleigh, NC		575	4,804	12.0%
Richmond, VA		3,720	10,026	37.1%
Riverside-San Bernardino, CA	San Bernardino	280	26,300	1.1%
Rochester, NY		1,310	10,921	12.0%
Sacramento, CA		9,850	24,943	39.5%
Salt Lake City, UT		5,360	17,049	31.4%
San Antonio, TX		3,670	20,772	17.7%
San Diego, CA		7,180	46,951	15.3%
San Francisco-Oakland, CA		150,724	301,400	50.0%
San Jose, CA		2,610	27,717	9.4%
Seattle, WA		60,604	138,600	43.7%
St. Louis, MO-IL		6,500	34,107	19.1%

Tampa-St. Petersburg, FL	945	17,033	5.5%
Virginia Beach-Norfolk, VA-NC Norfolk	770	14,460	5.3%
Washington, DC-VA-MD-WV	178,500	399,500	44.7%
Overall Average	2,769,832	6,164,110	44.9%
Unweighted Average of Major Metropolitan Areas			24.5%
Median of Major Metropolitan Areas			21.7%

Table 5

Metropolitan Area & CBD Transit Commuting

American Community Survey 2006-2010

Metropolitan Area	CBD (If not first named municipality)	MMSA Transit		Outside CBD Transit
		Share	CBD Transit Share	Share
Atlanta, GA		3.4%	14.2%	2.5%
Austin, TX		2.6%	5.1%	2.3%
Baltimore, MD		6.3%	17.7%	5.4%
Birmingham, AL		0.7%	1.3%	0.7%
Boston, MA-NH		11.8%	52.2%	7.0%
Buffalo, NY		3.7%	11.5%	3.1%
Charlotte, NC-SC		1.7%	8.8%	1.2%
Chicago, IL-IN-WI		11.4%	57.4%	5.5%
Cincinnati, OH-KY-IN		2.5%	13.3%	1.7%
Cleveland, OH		3.9%	15.1%	2.8%
Columbus, OH		1.6%	4.9%	1.3%
Dallas-Fort Worth, TX		1.6%	14.0%	1.2%
Denver, CO		4.6%	19.8%	3.0%
Detroit, MI		1.5%	7.5%	1.3%
Grand Rapids, MI		1.1%	1.7%	1.1%
Hartford, CT		2.8%	8.1%	2.1%
Houston, TX		2.6%	13.1%	1.8%
Indianapolis, IN		1.0%	2.6%	0.9%
Jacksonville, FL		1.1%	2.3%	1.0%
Kansas City, MO-KS		1.3%	7.0%	1.0%
Las Vegas, NV		3.6%	5.6%	3.6%
Los Angeles, CA		6.1%	22.5%	5.7%
Louisville, KY-IN		2.1%	6.5%	1.7%
Memphis, TN-MS-AR		1.3%	3.5%	1.3%
Miami, FL		3.7%	9.4%	3.5%
Milwaukee, WI		3.7%	11.1%	3.1%
Minneapolis-St. Paul, MN-WI		4.5%	31.5%	2.9%
Nashville, TN		1.0%	3.6%	0.8%
New Orleans, LA		2.5%	6.7%	2.1%
New York, NY-NJ-PA		29.6%	76.6%	16.3%
Oklahoma City, OK		0.5%	0.9%	0.5%
Orlando, FL		1.7%	2.9%	1.6%
Philadelphia, PA-NJ-DE-MD		9.3%	44.2%	6.0%
Phoenix, AZ		2.2%	11.8%	2.1%
Pittsburgh, PA		5.8%	32.5%	3.3%
Portland, OR-WA		6.2%	27.0%	4.3%
Providence, RI-MA		2.6%	10.5%	2.4%
Raleigh, NC		0.9%	1.8%	0.8%
Richmond, VA		2.0%	6.5%	1.4%
Riverside-San Bernardino, CA	San Bernardino	1.6%	1.8%	1.6%
Rochester, NY		1.9%	4.9%	1.8%
Sacramento, CA		2.7%	13.0%	1.8%
Salt Lake City, UT		3.3%	12.2%	2.5%
San Antonio, TX		2.2%	6.4%	2.0%
San Diego, CA		3.3%	10.2%	2.9%
San Francisco-Oakland, CA		14.6%	50.7%	8.5%
San Jose, CA		3.3%	8.4%	3.1%
Seattle, WA		8.2%	37.0%	5.1%
St. Louis, MO-IL		2.6%	11.2%	2.2%

Tampa-St. Petersburg, FL	1.4%	3.1%	1.3%
Virginia Beach-Norfolk, VA-NC Norfolk	1.7%	3.2%	1.7%
Washington, DC-VA-MD-WV	13.8%	47.1%	8.8%
Overall Average	7.9%	42.1%	4.7%
Unweighted Average of Major Metropolitan Areas	4.2%	15.4%	3.0%
Median of Major Metropolitan Areas	2.6%	9.8%	2.1%

Table 6

Central Business Districts (Downtowns): Employment Ranked

American Community Survey 2006-2010

Rank	Metropolitan Area	CBD (If not first named municipality)	CBD Employment	MMSA Employment	CBD Share
1	New York, NY-NJ-PA		1,981,305	8,983,981	22.1%
2	San Francisco-Oakland, CA		297,420	2,069,673	14.4%
3	Washington, DC-VA-MD-WV		379,215	2,892,018	13.1%
4	Richmond, VA		56,815	498,175	11.4%
5	Chicago, IL-IN-WI		500,450	4,407,655	11.4%
6	Boston, MA-NH		242,900	2,279,803	10.7%
7	Hartford, CT		62,520	589,357	10.6%
8	Seattle, WA		163,830	1,690,490	9.7%
9	New Orleans, LA		49,250	510,454	9.6%
10	Denver, CO		119,565	1,252,889	9.5%
11	Louisville, KY-IN		54,245	591,742	9.2%
12	Cleveland, OH		85,235	958,330	8.9%
13	Columbus, OH		78,875	897,380	8.8%
14	Philadelphia, PA-NJ-DE-MD		239,625	2,758,126	8.7%
15	Austin, TX		71,605	835,052	8.6%
16	Salt Lake City, UT		44,015	514,702	8.6%
17	Pittsburgh, PA		92,010	1,096,780	8.4%
18	Indianapolis, IN		73,140	877,076	8.3%
19	Sacramento, CA		75,970	929,984	8.2%
20	Portland, OR-WA		85,195	1,043,671	8.2%
21	Milwaukee, WI		54,010	749,094	7.2%
22	Atlanta, GA		172,975	2,434,641	7.1%
23	Jacksonville, FL		44,035	621,153	7.1%
24	Baltimore, MD		91,600	1,320,217	6.9%
25	Cincinnati, OH-KY-IN		64,660	991,623	6.5%
26	Nashville, TN		50,490	776,796	6.5%
27	Birmingham, AL		32,225	499,403	6.5%
28	Houston, TX		169,495	2,645,276	6.4%
29	Buffalo, NY		32,890	518,632	6.3%
30	Charlotte, NC-SC		62,915	1,006,814	6.2%
31	Raleigh, NC		32,830	530,723	6.2%
32	San Antonio, TX		57,015	928,004	6.1%
33	Orlando, FL		59,025	988,437	6.0%
34	Minneapolis-St. Paul, MN-WI		99,315	1,718,389	5.8%
35	Grand Rapids, MI		25,240	456,730	5.5%
36	San Diego, CA		70,285	1,420,901	4.9%
37	Rochester, NY		26,560	569,488	4.7%
38	St. Louis, MO-IL		57,810	1,316,191	4.4%
39	Kansas City, MO-KS		39,090	970,244	4.0%
40	Miami, FL		96,760	2,504,316	3.9%
41	Detroit, MI		70,655	1,840,867	3.8%
42	San Jose, CA		31,120	844,729	3.7%
43	Memphis, TN-MS-AR		19,455	579,235	3.4%
44	Providence, RI-MA		23,305	764,373	3.0%
45	Virginia Beach-Norfolk, VA-NC	Norfolk	24,305	834,719	2.9%
46	Las Vegas, NV		24,350	894,892	2.7%
47	Tampa-St. Petersburg, FL		30,450	1,231,174	2.5%
48	Los Angeles, CA		136,585	5,810,839	2.4%
49	Dallas-Fort Worth, TX		69,710	2,968,972	2.3%
50	Oklahoma City, OK		10,040	579,514	1.7%
51	Phoenix, AZ		26,225	1,827,419	1.4%
52	Riverside-San Bernardino, CA	San Bernardino	15,975	1,650,384	1.0%

Table 7

Central Business Districts (Downtowns): Transit Commuting Share to Jobs: Ranked

American Community Survey 2006-2010

Rank	Metropolitan Area	CBD (If not first named municipality)	Transit		Transit Market Share
			Commuters	CBD Employment	
1	New York, NY-NJ-PA		1,517,749	1,981,305	76.6%
2	Chicago, IL-IN-WI		287,245	500,450	57.4%
3	Boston, MA-NH		126,735	242,900	52.2%
4	San Francisco-Oakland, CA		150,724	297,420	50.7%
5	Washington, DC-VA-MD-WV		178,500	379,215	47.1%
6	Philadelphia, PA-NJ-DE-MD		105,869	239,625	44.2%
7	Seattle, WA		60,604	163,830	37.0%
8	Pittsburgh, PA		29,920	92,010	32.5%
9	Minneapolis-St. Paul, MN-WI		31,320	99,315	31.5%
10	Portland, OR-WA		22,970	85,195	27.0%
11	Los Angeles, CA		30,709	136,585	22.5%
12	Denver, CO		23,660	119,565	19.8%
13	Baltimore, MD		16,235	91,600	17.7%
14	Cleveland, OH		12,865	85,235	15.1%
15	Atlanta, GA		24,525	172,975	14.2%
16	Dallas-Fort Worth, TX		9,785	69,710	14.0%
17	Cincinnati, OH-KY-IN		8,570	64,660	13.3%
18	Houston, TX		22,285	169,495	13.1%
19	Sacramento, CA		9,850	75,970	13.0%
20	Salt Lake City, UT		5,360	44,015	12.2%
21	Phoenix, AZ		3,100	26,225	11.8%
22	Buffalo, NY		3,790	32,890	11.5%
23	St. Louis,, MO-IL		6,500	57,810	11.2%
24	Milwaukee,WI		5,969	54,010	11.1%
25	Providence, RI-MA		2,440	23,305	10.5%
26	San Diego, CA		7,180	70,285	10.2%
27	Miami, FL		9,049	96,760	9.4%
28	Charlotte, NC-SC		5,520	62,915	8.8%
29	San Jose, CA		2,610	31,120	8.4%
30	Hartford, CT		5,085	62,520	8.1%
31	Detroit, MI		5,285	70,655	7.5%
32	Kansas City, MO-KS		2,735	39,090	7.0%
33	New Orleans. LA		3,295	49,250	6.7%
34	Richmond, VA		3,720	56,815	6.5%
35	Louisville, KY-IN		3,510	54,245	6.5%
36	San Antonio, TX		3,670	57,015	6.4%
37	Las Vegas, NV		1,365	24,350	5.6%
38	Austin, TX		3,665	71,605	5.1%
39	Rochester, NY		1,310	26,560	4.9%
40	Columbus, OH		3,860	78,875	4.9%
41	Nashville, TN		1,810	50,490	3.6%
42	Memphis, TN-MS-AR		685	19,455	3.5%
43	Virginia Beach-Norfolk, VA-NC	Norfolk	770	24,305	3.2%
44	Tampa-St. Petersburg, FL		945	30,450	3.1%
45	Orlando, FL		1,719	59,025	2.9%
46	Indianapolis. IN		1,930	73,140	2.6%
47	Jacksonville, FL		1,025	44,035	2.3%
48	Riverside-San Bernardino, CA	San Bernardino	280	15,975	1.8%
49	Raleigh, NC		575	32,830	1.8%
50	Grand Rapids, MI		435	25,240	1.7%
51	Birmingham, AL		425	32,225	1.3%
52	Oklahoma City, OK		95	10,040	0.9%

Table 8

Central Business Districts (Downtowns): CBD as a Share of Metropolitan Transit Commuting: Ranked

American Community Survey 2006-2010

Rank	Metropolitan Area	CBD (If not first named municipality)	CBD Transit Commuters	MMSA Transit Commuters	CBD Share of MMSA Transit Commuting
1	Chicago, IL-IN-WI		287,245	500,650	57.4%
2	New York, NY-NJ-PA		1,517,749	2,657,572	57.1%
3	San Francisco-Oakland, CA		150,724	301,400	50.0%
4	Pittsburgh, PA		29,920	63,165	47.4%
5	Boston, MA-NH		126,735	270,130	46.9%
6	Washington, DC-VA-MD-WV		178,500	399,500	44.7%
7	Seattle, WA		60,604	138,600	43.7%
8	Philadelphia, PA-NJ-DE-MD		105,869	257,081	41.2%
9	Denver, CO		23,660	58,009	40.8%
10	Minneapolis-St. Paul, MN-WI		31,320	78,011	40.1%
11	Sacramento, CA		9,850	24,943	39.5%
12	Richmond, VA		3,720	10,026	37.1%
13	Portland, OR-WA		22,970	64,416	35.7%
14	Cincinnati, OH-KY-IN		8,570	24,441	35.1%
15	Cleveland, OH		12,865	37,311	34.5%
16	Houston, TX		22,285	68,083	32.7%
17	Charlotte, NC-SC		5,520	17,080	32.3%
18	Salt Lake City, UT		5,360	17,049	31.4%
19	Hartford, CT		5,085	16,246	31.3%
20	Atlanta, GA		24,525	81,748	30.0%
21	Louisville, KY-IN		3,510	12,704	27.6%
22	Columbus, OH		3,860	14,454	26.7%
23	New Orleans, LA		3,295	12,762	25.8%
24	Nashville, TN		1,810	7,674	23.6%
25	Kansas City, MO-KS		2,735	12,474	21.9%
26	Milwaukee, WI		5,969	27,392	21.8%
27	Indianapolis, IN		1,930	8,902	21.7%
28	Dallas-Fort Worth, TX		9,785	46,020	21.3%
29	Buffalo, NY		3,790	19,070	19.9%
30	Baltimore, MD		16,235	82,747	19.6%
31	Detroit, MI		5,285	27,611	19.1%
32	St. Louis, MO-IL		6,500	34,107	19.1%
33	San Antonio, TX		3,670	20,772	17.7%
34	Austin, TX		3,665	21,507	17.0%
35	San Diego, CA		7,180	46,951	15.3%
36	Jacksonville, FL		1,025	7,051	14.5%
37	Providence, RI-MA		2,440	20,163	12.1%
38	Rochester, NY		1,310	10,921	12.0%
39	Raleigh, NC		575	4,804	12.0%
40	Birmingham, AL		425	3,563	11.9%
41	Orlando, FL		1,719	16,874	10.2%
42	Miami, FL		9,049	92,112	9.8%
43	San Jose, CA		2,610	27,717	9.4%
44	Memphis, TN-MS-AR		685	7,718	8.9%
45	Los Angeles, CA		30,709	353,665	8.7%
46	Grand Rapids, MI		435	5,148	8.4%
47	Phoenix, AZ		3,100	40,406	7.7%
48	Tampa-St. Petersburg, FL		945	17,033	5.5%
49	Virginia Beach-Norfolk, VA-NC	Norfolk	770	14,460	5.3%
50	Las Vegas, NV		1,365	32,611	4.2%
51	Oklahoma City, OK		95	2,956	3.2%
52	Riverside-San Bernardino, CA	San Bernardino	280	26,300	1.1%

Table 9

Metropolitan Area & CBD Transit Commuting: Ranked

American Community Survey 2006-2010

Rank	Metropolitan Area	CBD (If not first named municipality)	MMSA Transit		Outside CBD Transit
			Share	CBD Transit Share	Share
1	New York, NY-NJ-PA		29.6%	76.6%	16.3%
2	San Francisco-Oakland, CA		14.6%	50.7%	8.5%
3	Washington, DC-VA-MD-WV		13.8%	47.1%	8.8%
4	Boston, MA-NH		11.8%	52.2%	7.0%
5	Chicago, IL-IN-WI		11.4%	57.4%	5.5%
6	Philadelphia, PA-NJ-DE-MD		9.3%	44.2%	6.0%
7	Seattle, WA		8.2%	37.0%	5.1%
8	Baltimore, MD		6.3%	17.7%	5.4%
9	Portland, OR-WA		6.2%	27.0%	4.3%
10	Los Angeles, CA		6.1%	22.5%	5.7%
11	Pittsburgh, PA		5.8%	32.5%	3.3%
12	Denver, CO		4.6%	19.8%	3.0%
13	Minneapolis-St. Paul, MN-WI		4.5%	31.5%	2.9%
14	Cleveland, OH		3.9%	15.1%	2.8%
15	Miami, FL		3.7%	9.4%	3.5%
16	Buffalo, NY		3.7%	11.5%	3.1%
17	Milwaukee, WI		3.7%	11.1%	3.1%
18	Las Vegas, NV		3.6%	5.6%	3.6%
19	Atlanta, GA		3.4%	14.2%	2.5%
20	Salt Lake City, UT		3.3%	12.2%	2.5%
21	San Diego, CA		3.3%	10.2%	2.9%
22	San Jose, CA		3.3%	8.4%	3.1%
23	Hartford, CT		2.8%	8.1%	2.1%
24	Sacramento, CA		2.7%	13.0%	1.8%
25	Providence, RI-MA		2.6%	10.5%	2.4%
26	St. Louis,, MO-IL		2.6%	11.2%	2.2%
27	Austin, TX		2.6%	5.1%	2.3%
28	Houston, TX		2.6%	13.1%	1.8%
29	New Orleans, LA		2.5%	6.7%	2.1%
30	Cincinnati, OH-KY-IN		2.5%	13.3%	1.7%
31	San Antonio, TX		2.2%	6.4%	2.0%
32	Phoenix, AZ		2.2%	11.8%	2.1%
33	Louisville, KY-IN		2.1%	6.5%	1.7%
34	Richmond, VA		2.0%	6.5%	1.4%
35	Rochester, NY		1.9%	4.9%	1.8%
36	Virginia Beach-Norfolk, VA-NC	Norfolk	1.7%	3.2%	1.7%
37	Orlando, FL		1.7%	2.9%	1.6%
38	Charlotte, NC-SC		1.7%	8.8%	1.2%
39	Columbus, OH		1.6%	4.9%	1.3%
40	Riverside-San Bernardino, CA	San Bernardino	1.6%	1.8%	1.6%
41	Dallas-Fort Worth, TX		1.6%	14.0%	1.2%
42	Detroit, MI		1.5%	7.5%	1.3%
43	Tampa-St. Petersburg, FL		1.4%	3.1%	1.3%
44	Memphis, TN-MS-AR		1.3%	3.5%	1.3%
45	Kansas City, MO-KS		1.3%	7.0%	1.0%
46	Jacksonville, FL		1.1%	2.3%	1.0%
47	Grand Rapids, MI		1.1%	1.7%	1.1%
48	Indianapolis, IN		1.0%	2.6%	0.9%
49	Nashville, TN		1.0%	3.6%	0.8%
50	Raleigh, NC		0.9%	1.8%	0.8%
51	Birmingham, AL		0.7%	1.3%	0.7%
52	Oklahoma City, OK		0.5%	0.9%	0.5%

Table 10

Central Business Districts (Downtowns): Ranked by Number of Jobs

American Community Survey 2006-2010

Rank	Metropolitan Area	CBD (If not first named municipality)	Transit Commuters	CBD Employment	Transit Market Share
1	New York, NY-NJ-PA		1,517,749	1,981,305	76.6%
2	Chicago, IL-IN-WI		287,245	500,450	57.4%
3	Washington, DC-VA-MD-WV		178,500	379,215	47.1%
4	San Francisco-Oakland, CA		150,724	297,420	50.7%
5	Boston, MA-NH		126,735	242,900	52.2%
6	Philadelphia, PA-NJ-DE-MD		105,869	239,625	44.2%
7	Atlanta, GA		24,525	172,975	14.2%
8	Houston, TX		22,285	169,495	13.1%
9	Seattle, WA		60,604	163,830	37.0%
10	Los Angeles, CA		30,709	136,585	22.5%
11	Denver, CO		23,660	119,565	19.8%
12	Minneapolis-St. Paul, MN-WI		31,320	99,315	31.5%
13	Miami, FL		9,049	96,760	9.4%
14	Pittsburgh, PA		29,920	92,010	32.5%
15	Baltimore, MD		16,235	91,600	17.7%
16	Cleveland, OH		12,865	85,235	15.1%
17	Portland, OR-WA		22,970	85,195	27.0%
18	Columbus, OH		3,860	78,875	4.9%
19	Sacramento, CA		9,850	75,970	13.0%
20	Indianapolis, IN		1,930	73,140	2.6%
21	Austin, TX		3,665	71,605	5.1%
22	Detroit, MI		5,285	70,655	7.5%
23	San Diego, CA		7,180	70,285	10.2%
24	Dallas-Fort Worth, TX		9,785	69,710	14.0%
25	Cincinnati, OH-KY-IN		8,570	64,660	13.3%
26	Charlotte, NC-SC		5,520	62,915	8.8%
27	Hartford, CT		5,085	62,520	8.1%
28	Orlando, FL		1,719	59,025	2.9%
29	St. Louis, MO-IL		6,500	57,810	11.2%
30	San Antonio, TX		3,670	57,015	6.4%
31	Richmond, VA		3,720	56,815	6.5%
32	Louisville, KY-IN		3,510	54,245	6.5%
33	Milwaukee, WI		5,969	54,010	11.1%
34	Nashville, TN		1,810	50,490	3.6%
35	New Orleans, LA		3,295	49,250	6.7%
36	Jacksonville, FL		1,025	44,035	2.3%
37	Salt Lake City, UT		5,360	44,015	12.2%
38	Kansas City, MO-KS		2,735	39,090	7.0%
39	Buffalo, NY		3,790	32,890	11.5%
40	Raleigh, NC		575	32,830	1.8%
41	Birmingham, AL		425	32,225	1.3%
42	San Jose, CA		2,610	31,120	8.4%
43	Tampa-St. Petersburg, FL		945	30,450	3.1%
44	Rochester, NY		1,310	26,560	4.9%
45	Phoenix, AZ		3,100	26,225	11.8%
46	Grand Rapids, MI		435	25,240	1.7%
47	Las Vegas, NV		1,365	24,350	5.6%
48	Virginia Beach-Norfolk, VA-NC	Norfolk	770	24,305	3.2%
49	Providence, RI-MA		2,440	23,305	10.5%
50	Memphis, TN-MS-AR		685	19,455	3.5%
51	Riverside-San Bernardino, CA	San Bernardino	280	15,975	1.8%
52	Oklahoma City, OK		95	10,040	0.9%

Table 11

Central Business Districts (Downtowns): Ranked by Number of Transit Commuters

American Community Survey 2006-2010

Rank	Metropolitan Area	CBD (If not first named municipality)	Transit Commuters	CBD		Transit Market Share
				Employment		
1	New York, NY-NJ-PA		1,517,749	1,981,305		76.6%
2	Chicago, IL-IN-WI		287,245	500,450		57.4%
3	Washington, DC-VA-MD-WV		178,500	379,215		47.1%
4	San Francisco-Oakland, CA		150,724	297,420		50.7%
5	Boston, MA-NH		126,735	242,900		52.2%
6	Philadelphia, PA-NJ-DE-MD		105,869	239,625		44.2%
7	Seattle, WA		60,604	163,830		37.0%
8	Minneapolis-St. Paul, MN-WI		31,320	99,315		31.5%
9	Los Angeles, CA		30,709	136,585		22.5%
10	Pittsburgh, PA		29,920	92,010		32.5%
11	Atlanta, GA		24,525	172,975		14.2%
12	Denver, CO		23,660	119,565		19.8%
13	Portland, OR-WA		22,970	85,195		27.0%
14	Houston, TX		22,285	169,495		13.1%
15	Baltimore, MD		16,235	91,600		17.7%
16	Cleveland, OH		12,865	85,235		15.1%
17	Sacramento, CA		9,850	75,970		13.0%
18	Dallas-Fort Worth, TX		9,785	69,710		14.0%
19	Miami, FL		9,049	96,760		9.4%
20	Cincinnati, OH-KY-IN		8,570	64,660		13.3%
21	San Diego, CA		7,180	70,285		10.2%
22	St. Louis, MO-IL		6,500	57,810		11.2%
23	Milwaukee, WI		5,969	54,010		11.1%
24	Charlotte, NC-SC		5,520	62,915		8.8%
25	Salt Lake City, UT		5,360	44,015		12.2%
26	Detroit, MI		5,285	70,655		7.5%
27	Hartford, CT		5,085	62,520		8.1%
28	Columbus, OH		3,860	78,875		4.9%
29	Buffalo, NY		3,790	32,890		11.5%
30	Richmond, VA		3,720	56,815		6.5%
31	San Antonio, TX		3,670	57,015		6.4%
32	Austin, TX		3,665	71,605		5.1%
33	Louisville, KY-IN		3,510	54,245		6.5%
34	New Orleans, LA		3,295	49,250		6.7%
35	Phoenix, AZ		3,100	26,225		11.8%
36	Kansas City, MO-KS		2,735	39,090		7.0%
37	San Jose, CA		2,610	31,120		8.4%
38	Providence, RI-MA		2,440	23,305		10.5%
39	Indianapolis, IN		1,930	73,140		2.6%
40	Nashville, TN		1,810	50,490		3.6%
41	Orlando, FL		1,719	59,025		2.9%
42	Las Vegas, NV		1,365	24,350		5.6%
43	Rochester, NY		1,310	26,560		4.9%
44	Jacksonville, FL		1,025	44,035		2.3%
45	Tampa-St. Petersburg, FL		945	30,450		3.1%
46	Virginia Beach-Norfolk, VA-NC	Norfolk	770	24,305		3.2%
47	Memphis, TN-MS-AR		685	19,455		3.5%
48	Raleigh, NC		575	32,830		1.8%
49	Grand Rapids, MI		435	25,240		1.7%
50	Birmingham, AL		425	32,225		1.3%
51	Riverside-San Bernardino, CA	San Bernardino	280	15,975		1.8%
52	Oklahoma City, OK		95	10,040		0.9%

Table 12
Selected Additional Employment Centers & Corridors: Summary
For Exhibit Purposes Only
 American Community Survey 2006-2010

Type of Employment Area	Center/Corridor Employment	Transit Commuting	Transit Market Share
Secondary Pre-World War II Downtowns (Engulfed by Metropolitan Growth)	332,795	70,932	21.3%
Post World War II Centers with Pre-War CBD Form (Sidewalk Oriented Building Construction)	127,800	35,704	27.9%
Other Employment Centers and Corridors	6,796,280	331,835	4.9%
Central Business Districts in Metropolitan Areas below 1,000,000 Population	239,750	13,830	5.8%
Total Additional Employment Centers & Corridors	7,496,625	452,301	6.0%

Table 13

Selected Additional Employment Centers & Corridors

Metropolitan Area	Center	Center/Corridor Employment	Transit Commuting	Transit Market Share
Secondary Pre-World War II Downtowns (Engulfed by Metropolitan Growth)				
Dallas-Fort Worth	Fort Worth	38,900	815	2.1%
Minneapolis-St. Paul	St. Paul	48,630	4,675	9.6%
Los Angeles	Long Beach	30,050	1,479	4.9%
Los Angeles	Santa Monica	21,075	2,365	11.2%
New York	Brooklyn	52,555	31,600	60.1%
New York	Newark	48,840	12,450	25.5%
San Francisco-Oakland	Oakland	60,315	16,023	26.6%
Seattle	Tacoma	32,430	1,525	4.7%
Post World War II Centers with Pre-War CBD Form (Sidewalk Oriented Building Construction)				
New York	Jersey City Waterfront	44,925	23,325	51.9%
Seattle	Bellevue	29,960	3,630	12.1%
St. Louis	Clayton	26,615	729	2.7%
Washington	Rosslyn	26,300	8,020	30.5%
Other Employment Centers and Corridors				
Atlanta	Atlanta Airport Area	84,335	3,740	4.4%
Atlanta	Buckhead	45,660	5,659	12.4%
Atlanta	Cumberland Mall	32,610	1,842	5.6%
Atlanta	Fulton Industrial & I-285 Corridor	74,945	2,004	2.7%
Atlanta	Georgia Tech	18,410	1,190	6.5%
Atlanta	I-85 Southwest Corridor	14,780	390	2.6%
Atlanta	Marrietta Blvd Corridor Atlanta	21,885	1,395	6.4%
Atlanta	Perimeter Center	57,490	4,869	8.5%
Austin	US-183 Corridor North	106,055	1,849	1.7%
Austin	University of Texas	32,380	5,225	16.1%
Chicago	O'Hare Airport & Elk Grove Village	211,240	9,662	4.6%
Chicago	Schaumburg	39,780	1,005	2.5%
Dallas-Fort Worth	Dallas North Tollway	99,770	1,230	1.2%
Dallas-Fort Worth	DFW Airport to Arlington Corridor	135,215	855	0.6%
Dallas-Fort Worth	Las Colinas-Irving Corridor	43,530	158	0.4%
Dallas-Fort Worth	Love Field & I-35 North Corridor	205,510	4,495	2.2%
Dallas-Fort Worth	US-75 Corridor	171,805	3,646	2.1%
Denver	Tech Center	93,385	2,069	2.2%
Detroit	Southfield	41,160	275	0.7%
Detroit	Troy	41,135	250	0.6%
Houston	Buffalo Bayou (Port of Houston)	99,535	385	0.4%
Houston	Energy Corridor (I-10 West)	63,580	440	0.7%
Houston	Greenway	23,960	940	3.9%
Houston	Texas Medical Center	117,085	8,950	7.6%
Houston	Uptown (Galleria)	39,550	1,319	3.3%
Kansas City	I-35 South Corridor (Lenexa)	96,320	210	0.2%
Kansas City	Overland Park	70,130	175	0.2%
Las Vegas	Las Vegas Strip	145,320	6,485	4.5%
Los Angeles	Anaheim-Orange	118,455	4,335	3.7%
Los Angeles	Burbank Airport-Van Nuys Airport Corridor	103,555	8,184	7.9%
Los Angeles	Burbank-Glendale I-5 Corridor	53,445	3,014	5.6%
Los Angeles	CA-91 Fullerton-Placentia Corridor	83,815	2,620	3.1%
Los Angeles	Central & I-5 South Corridor	215,550	24,991	11.6%
Los Angeles	Century City	33,615	2,310	6.9%
Los Angeles	Chatsworth-West Valley Corridor	69,845	4,770	6.8%
Los Angeles	City of Industry	82,560	1,715	2.1%
Los Angeles	Downtown Glendale	30,520	1,654	5.4%

Los Angeles	Downtown Pasadena	55,655	3,260	5.9%
Los Angeles	I-110/I-405 Corridor (South Bay) Corridor	203,465	7,559	3.7%
Los Angeles	I-710 Corridor: Cudahy-Lakewood	36,360	1,675	4.6%
Los Angeles	Irwindale	29,985	745	2.5%
Los Angeles	La Habra-Brea	38,425	1,015	2.6%
Los Angeles	Lake Forest-El Toro-Irvine	118,845	2,474	2.1%
Los Angeles	Los Alamitos	35,640	550	1.5%
Los Angeles	Los Angeles Airport-El Segundo	135,405	11,939	8.8%
Los Angeles	North Hollywood Lankershim Corridor	11,945	705	5.9%
Los Angeles	San Dimas-La Verne	25,455	575	2.3%
Los Angeles	Santa Ana Downtown-Costa Mesa Corridor	164,395	4,595	2.8%
Los Angeles	Santa Ana-Fountain Valley Corridor	41,555	2,475	6.0%
Los Angeles	Santa Clarita I-5 Corridor	50,685	2,144	4.2%
Los Angeles	Santa Fe Springs-La Mirada-Buena Park Corridor	93,590	1,943	2.1%
Los Angeles	Universal City-Burbank Corridor	48,275	2,050	4.2%
Los Angeles	Ventura Blvd White Oak to Wilbur	12,400	899	7.3%
Los Angeles	Warner Center	56,480	3,825	6.8%
Memphis	Memphis Airport	82,410	1,075	1.3%
Miami	Miami Airport & Adjacent Corridors	155,590	3,209	2.1%
Minneapolis-St. Paul	I-494 Corridor South	201,820	5,515	2.7%
New York	Farmingdale-Melville (LI) Corridor	88,625	1,840	2.1%
New York	I-80 Corridor New Jersey	117,955	2,945	2.5%
New York	Kennedy Airport	35,405	10,235	28.9%
New York	LaGuardia Airport	21,260	5,645	26.6%
New York	Newark Airport & Port Corridor	68,850	8,845	12.8%
New York	Secaucus	32,240	5,475	17.0%
New York	South Brunswick	24,435	309	1.3%
New York	Southwest Queens	108,420	46,384	42.8%
New York	White Plains Downtown	36,835	6,150	16.7%
Portland	Beaverton-Tigard-Sherwood Corridor	100,260	3,453	3.4%
Portland	Lloyd Center & Inner East Side	62,830	7,315	11.6%
Portland	Portland Airport & Columbia River South Corridor	61,865	2,665	4.3%
Portland	US-26 Corridor (Sunset Highway)	45,520	1,735	3.8%
Portland	Wilsonville	17,455	275	1.6%
Raleigh-Durham	Research Triangle	53,690	255	0.5%
Riverside-San Bernardino	Ontario Airport	158,665	1,504	0.9%
San Antonio	I-10 West Corridor	67,425	874	1.3%
San Francisco-Oakland	Hayward	43,365	1,270	2.9%
San Francisco-Oakland	San Francisco Airport	81,520	6,215	7.6%
San Francisco-Oakland	Walnut Creek	27,580	1,100	4.0%
San Jose	Silicon Valley 101-880	374,340	10,994	2.9%
St. Louis	St. Louis Airport Area	62,905	843	1.3%
St. Louis	Westport Plaza-Mid County Corridor	63,880	935	1.5%
Seattle	WA-167 Corridor (Renton-Auburn)	132,800	4,539	3.4%
Washington	Arlington-Ballston Corridor	38,685	7,659	19.8%
Washington	Dulles Airport Corridor	172,635	2,605	1.5%
Washington	Silver Spring	22,310	5,130	23.0%
Washington	Tyson's Corner	58,225	2,109	3.6%

Central Business Districts in Metropolitan Areas below 1,000,000 Population

Albany	Downtown	29,010	2,330	8.0%
Bakersfield	Downtown	19,815	250	1.3%
Des Moines	Downtown	50,575	1,950	3.9%
Fresno	Downtown	11,355	225	2.0%
Honolulu	Downtown	51,635	7,135	13.8%
Omaha	Downtown	36,595	700	1.9%
Tucson	Downtown	11,980	725	6.1%
Tulsa	Downtown	28,785	515	1.8%