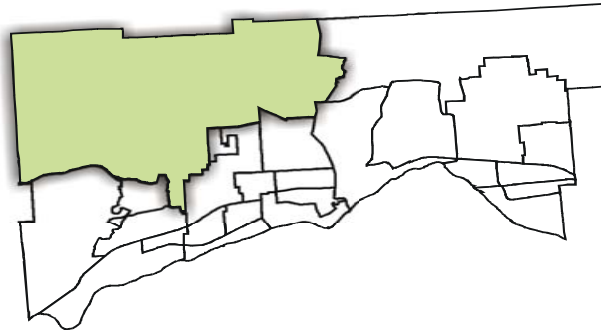


# TOWN OF UNION

## COMPREHENSIVE PLAN

### DEMOGRAPHIC PROFILE



### **NEIGHBORHOOD SETTING**

**N**orth Endwell/Union Center is the largest neighborhood in the Town of Union, occupying 7,393 acres or 32% of the total area of the town. It is located in the northwest portion of the town, with the western and northern borders coinciding with the town boundary, and is accessed by Nanticoke Avenue, NY Route 26, Hooper Road, and Taft Avenue.

Because of its geographic size, North Endwell/Union Center has been divided into five parts to aid in description of the neighborhood:

- The western portion of the neighborhood extends from the western boundary eastward to Boswell Hill Road;
- The central portion extends from Boswell Hill Road to Nanticoke Drive and extends to the north edge of West Creek and nearby residences;
- The northeast portion extends from Nanticoke Drive eastward to Farm To Market Road, and between Twist Run Road on the south to the northern boundary of the neighborhood;
- The east-central portion extends south of Twist Run Road and Sally Piper Road, and east of Nanticoke Drive;
- The southeast portion is south of the east-central portion, east of Nanticoke Drive.

 **Photograph 1 ~ Twist Run Road Outcropping**



### LANDSCAPE FEATURES

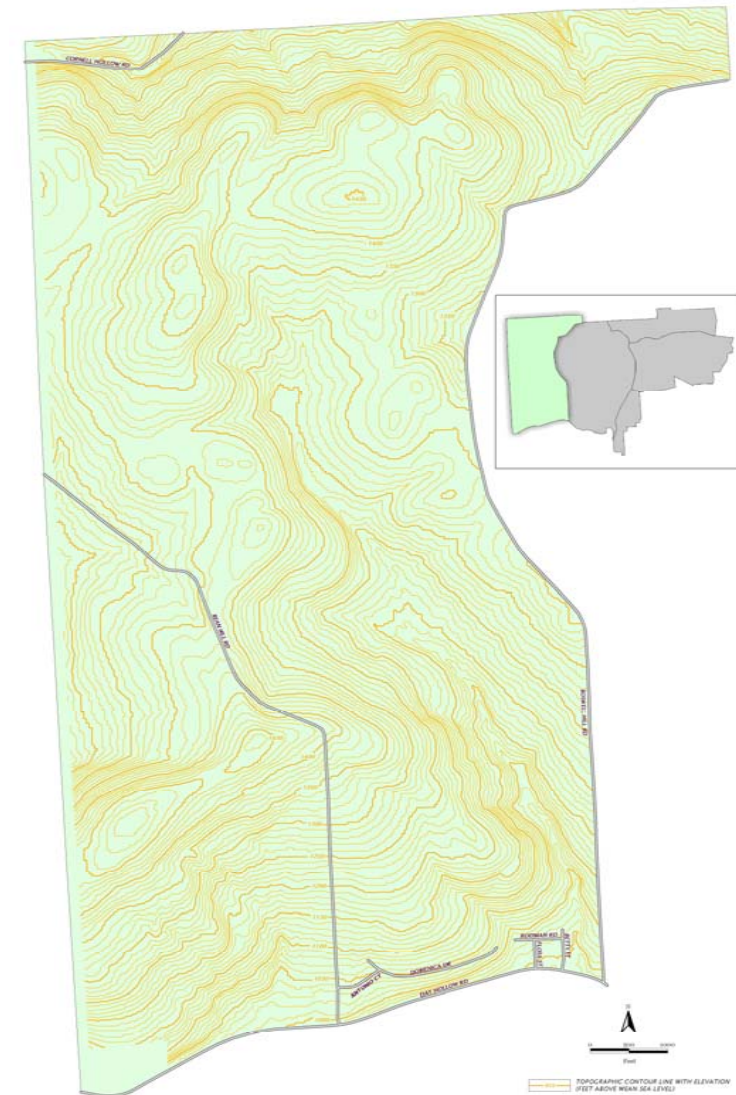
Steep slopes rise to hilltops on each side of the Nanticoke Valley with 42% slopes on the east, and 36% slopes on the west side of the valley. On the east side of the valley, a hilltop cresting above 1,450 feet lies between Twist Run Road and the northern boundary of the town. A prominent ridge extends from the hilltop to the south. On the west side of the Nanticoke Valley, a series of hilltops cresting above 1,450 feet lie in the northwest corner and along the western boundary of the neighborhood.

Nanticoke Creek flows across the northern boundary of the town to the south along the Nanticoke Valley through the center of the neighborhood. Patterson Creek flows along a segment of the eastern border of the neighborhood and West Creek flows along the southern border of the neighborhood. The confluence of Bradley and Nanticoke Creeks lies close to the northern border, and West Creek joins Nanticoke Creek close to the southern border of the neighborhood. The 100-year flood zone extends in wide areas along Nanticoke Creek. A wetland is located west of NY Route 26, north of Ann G. McGuinness Intermediate School.

### Western Portion

The western portion of North Endwell/Union Center is hilly with two elevations that are among the highest in the town. A hilltop to the south crests at over 1,480 feet above mean sea level, and one to the north crests at over 1,460 feet above mean sea level. A north-south trending ridge connects these hilltops. Steep slopes lie at the flanks of the two hills and along the east side of the ridge. A north-south trending stream valley lies at

Map 1 ~ Western Section of Neighborhood 1

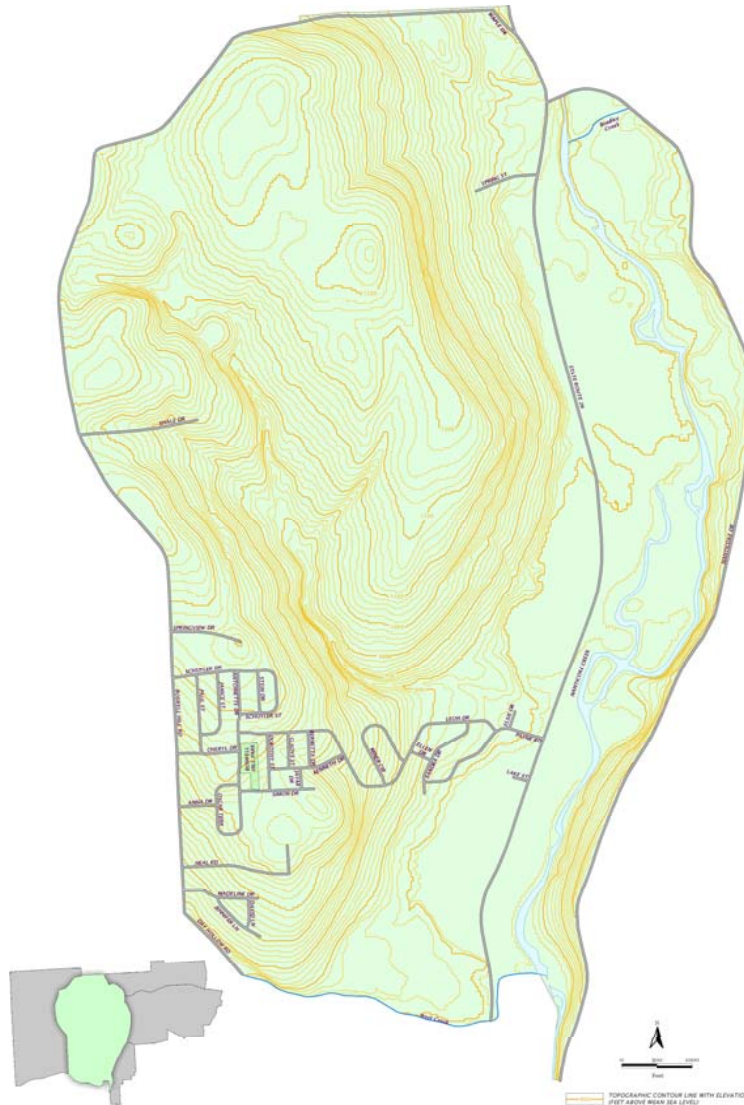




## Town of Union Unified Comprehensive Plan

the base of the ridge. This part of the neighborhood is heavily wooded with large open fields in the center and to the south.

 Map 2 ~ Central Section of Neighborhood 1



### Central Portion

Nanticoke Creek flows from north to south at the eastern edge of this portion of the neighborhood. The terrain rises steeply at each side of the creek floodplain. West of the creek floodplain, a deeply incised stream flowing from the northwest toward Nanticoke Creek cuts the hillside. At the northeast corner, a short segment of Bradley Creek flows from the east into Nanticoke Creek. West Creek, flowing from west to east along the southern boundary of the neighborhood, joins Nanticoke Creek as it flows out of the neighborhood to the south. This part of the neighborhood is wooded with open fields occupying the center, interspersed among the forest.

### Northeast Portion

Short segments of the Nanticoke and Bradley creeks flow from north to south through the western part of this section of the neighborhood. The crest of a hill, with an elevation over 1,450 feet above mean sea level, is the dominant landscape feature. The western flank of the hill slopes towards Bradley Creek. Steep slopes lie along the northern flank of the hill. Extremely steep slopes with rock outcroppings rise above Twist Run Road at the southern edge of this section of the neighborhood. The center of this section of the neighborhood is wooded with open areas lying to the west and east.

 Map 3 ~ Northeast Section of Neighborhood 1



## Town of Union Unified Comprehensive Plan

### East-Central Portion

The crest of a hill, with an elevation over 1,410 feet above mean sea level, is the dominant landscape feature of this section of the neighborhood. A ridge extends from the crest of the hill to the south into adjoining neighborhoods. The western flank of the ridge slopes into Nanticoke Valley with the steepest slope to the south. Patterson Creek flows from north to south along the eastern boundary of the neighborhood, directing water to a flood control reservoir along its course. A deeply incised stream flows from the highest elevation, through a glen, toward the southeast. Another stream flows to the southeast, along a steep slope at the eastern flank of the hill. Twist Run, a deeply incised stream, flows through a glen from the hilltop to the west into Nanticoke Creek.

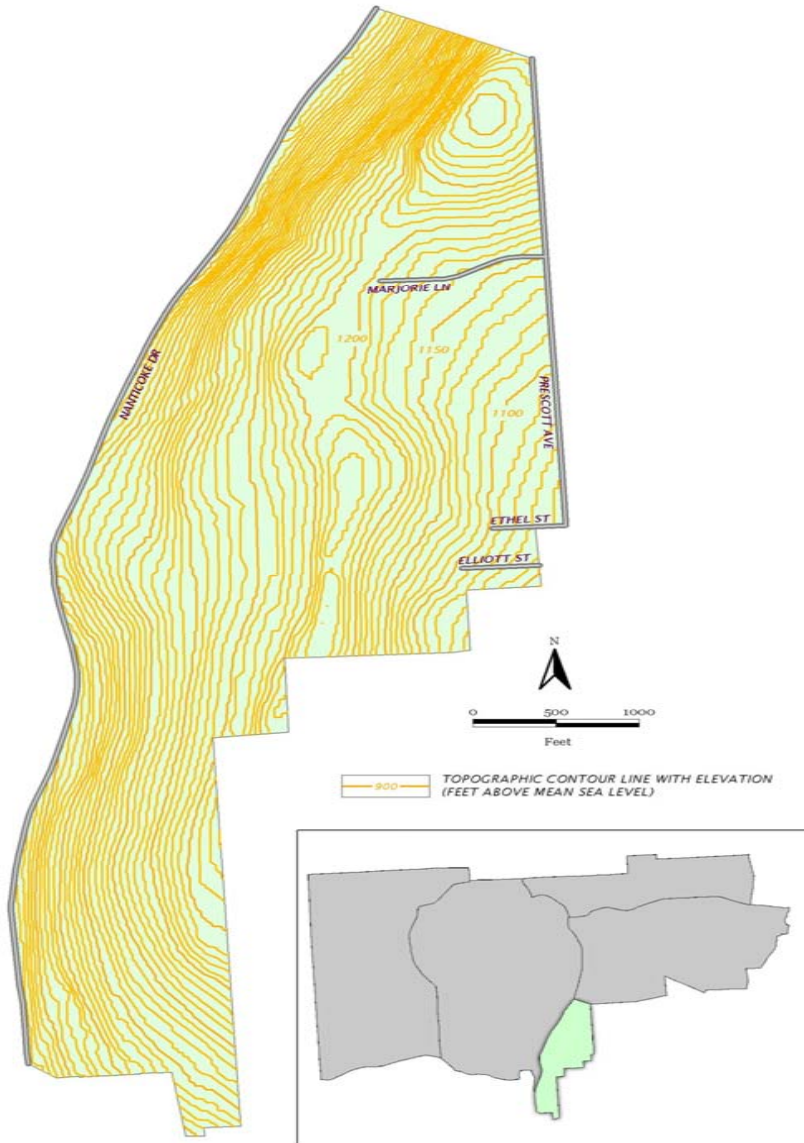
This section of the neighborhood is wooded with areas cleared for subdivision development. A golf course in the northeast corner and an outdoor sports facility at the base of the flood control dike extend into the adjoining neighborhoods.

 Map 4 ~ East-Central Section of Neighborhood 1





Map 5 ~ Southeast Section of Neighborhood 1



## Southeast Portion

The north-south trending ridge originating to the north in the adjoining section of the neighborhood continues into this section. The western flank of the ridge slopes into Nanticoke Valley and is steepest to the north. This section is wooded with clearings along electric transmission lines, which run along the western flank of the ridge.

### EXISTING LAND USE

Figure 1 shows parcel acreage by land use. Fifty-four percent of the parcel acreage in the neighborhood is used for single-family housing, while only two percent is used for two-family family housing. Two percent is used for commercial shopping. Three percent of the acreage is used for farming. Educational uses and Utilities each account for one percent of land use each, and thirty-seven percent of the parcel acreage is vacant.

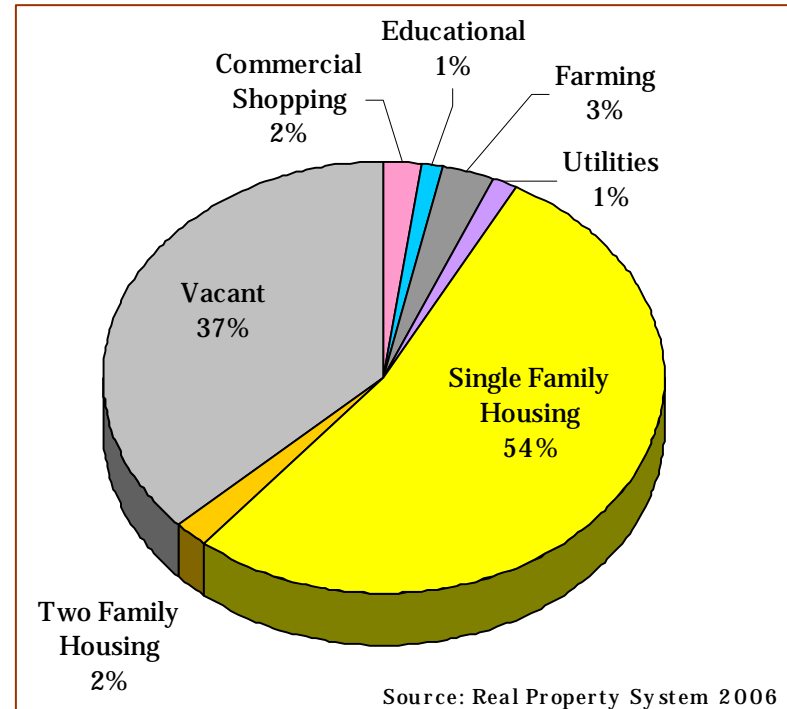
#### Western Portion

This section of the neighborhood is primarily composed of large single-family and vacant parcels. The housing on these parcels is typically situated at or near the road frontage. Smaller single-family parcels lie along the southern extent of Boswell Hill and Bean Hill Roads, and in a small subdivision along Day Hollow Road. A small number of two-family and multi-family parcels are interspersed among these single-family parcels.

#### Central Portion

A large proportion of this section is composed of large single-family and vacant parcels. Adjoining subdivisions composed of smaller single-family parcels, extend from Boswell Hill Road to State Route 26 to the east. The Linnaeus W. West Elementary school and Ann G. McGuinness Intermediate school occupy two parcels south of the subdivisions, at the southern boundary of the neighborhood. Parcels along State Route 26 have a variety of uses including Commercial Shopping, Industrial, and Single-Family. There are four Institutional parcels with churches, two at the northern boundary of this section and two in the southern portion of this section. A large recreational parcel, the site of a campground, lies in the northwest portion of this section.

 Figure 1 ~ Existing Land Uses By Acreage





## **Town of Union Unified Comprehensive Plan**

### **Northeast Portion**

This section of the neighborhood is mostly composed of large single-family and vacant parcels. Smaller single-family parcels lie along Farm To Market Road, Bradley Creek Road, Twist Run Road, Edson Road, and Nanticoke Drive. Two-family housing is clustered where Bradley Creek and Edson Roads join Nanticoke Drive. Several parcels designated as “Public Service/Utilities”, containing natural gas transmission facilities, lie along Twist Run Road. A school bus terminal for the Union-Endicott school system is located on Bradley Creek Road, a short distance from the intersection with Nanticoke Drive. A large parcel containing a tree farm lies along Farm To Market Road, in the eastern portion of this section.

### **East-Central Portion**

A large proportion of this section is occupied by residential subdivisions with single-family parcels. The remaining acreage is mostly comprised of large single-family and vacant parcels. The Maine-Endwell Middle School is located at the intersection of Hillside Terrace and Farm To Market Road. The Struble Road Sports Facility is located east of Farm To Market Road at the eastern boundary of the neighborhood. A golf course occupies several large parcels east of Farm To Market Road in the northeast corner of the neighborhood.

### **Southeast Portion**

This section of the neighborhood is predominantly composed of large single-family and vacant parcels. Smaller single-family parcels are located along Prescott Avenue, at the eastern boundary, and along a short segment of Zimmer Avenue, at the southernmost point of the neighborhood. An electrical transmission substation is located in the center of this portion of the neighborhood.

### FUTURE LAND USE

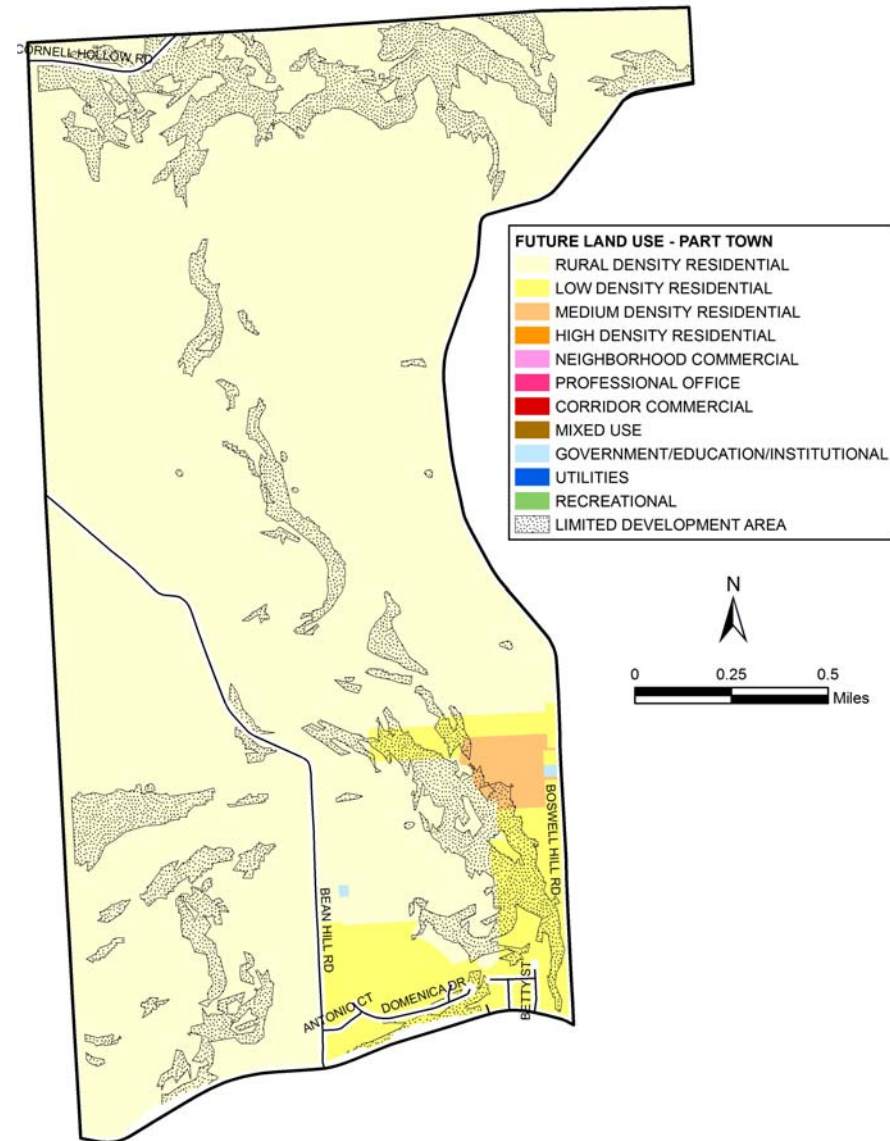
#### Western Portion

Much of the western section of this neighborhood is zoned Agricultural, and it is recommended that land zoned Agricultural be changed to Rural Residential. The impact of this change is that duplexes would no longer be allowed by right, yet single-family housing requirements would remain the same (lot size equal to 40,000 square feet without public sewer and/or water). There is a fifty-six acre parcel designated as a New York State Ag and Markets Agricultural District in this western portion; existing farms would be allowed to continue farming practices under the protection of the Agricultural Districts Law (1971) or by grandfather clause.

Although there are steep slopes running north to south through the western portion, a significant area in the center is composed of large lots between ten and one-hundred twenty acres on 0%-10% slopes. Rural Development Residential land use would allow large-lot subdivisions to be built with private water and sewer. A number of the lots are landlocked due to familial partitioning, and it is recommended that this practice be discontinued.

Only a small area in the southeast of the western section has existing public water and sewer, and it is in this area that there are some residential

Map 6 ~ Proposed Future Land Use, Western Portion Of Neighborhood 1



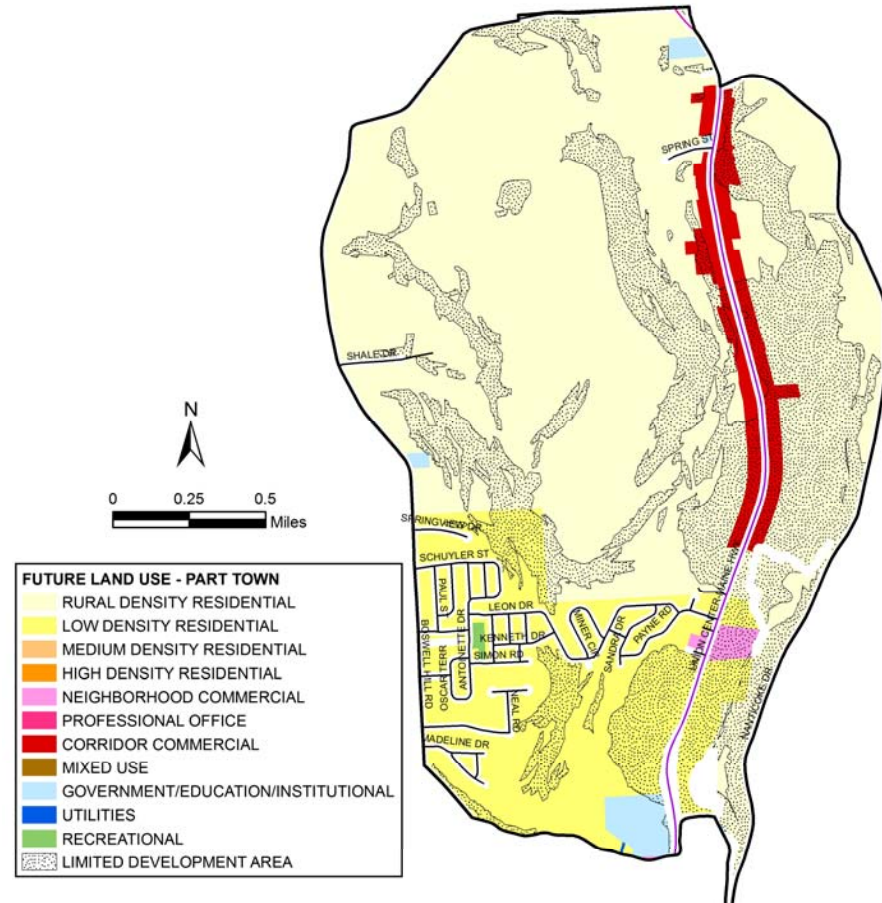
## Town of Union Unified Comprehensive Plan

developments and the future land use is recommended to remain Low Density Residential. In addition, one undeveloped twenty-four acre parcel with public water and sewer is currently zoned Residential Suburban Multifamily, and it is recommended that this remain as Medium Density Residential land use for future opportunities for multi-family housing.

### Central Portion

The central section of the neighborhood contains a hub of mixed commercial, light industrial, and residential development along the State Route 26 corridor. For the most part, this corridor is bordered on the east by Nanticoke Creek, national wetlands, and the floodplain, and bordered on the west by steep slopes, a small area of national wetlands, and some areas of floodplain coverage in the low-lying areas. In addition, public sewer and water are not available to the northern two-thirds of Route 26 in this neighborhood; therefore future development is limited other than along the corridor on lots sufficient in size to support private water and sewer systems. As there are existing light industrial and commercial uses mixed with residential along the route, the recommendation is to maintain the land use as Corridor Commercial for the first 270 feet along each side of the road, with the revised zoning ordinance requiring Special Permits for those uses which may potentially have negative impacts on wetlands and floodplain districts. Any industrial or commercial permitted uses involving hazardous chemicals or flammable liquids should incorporate state and federal regulations pertaining to the storage and disposal of such. Floodplain

Map 7 ~ Proposed Future Land Use, Central Portion Of Neighborhood 1





## Town of Union Unified Comprehensive Plan

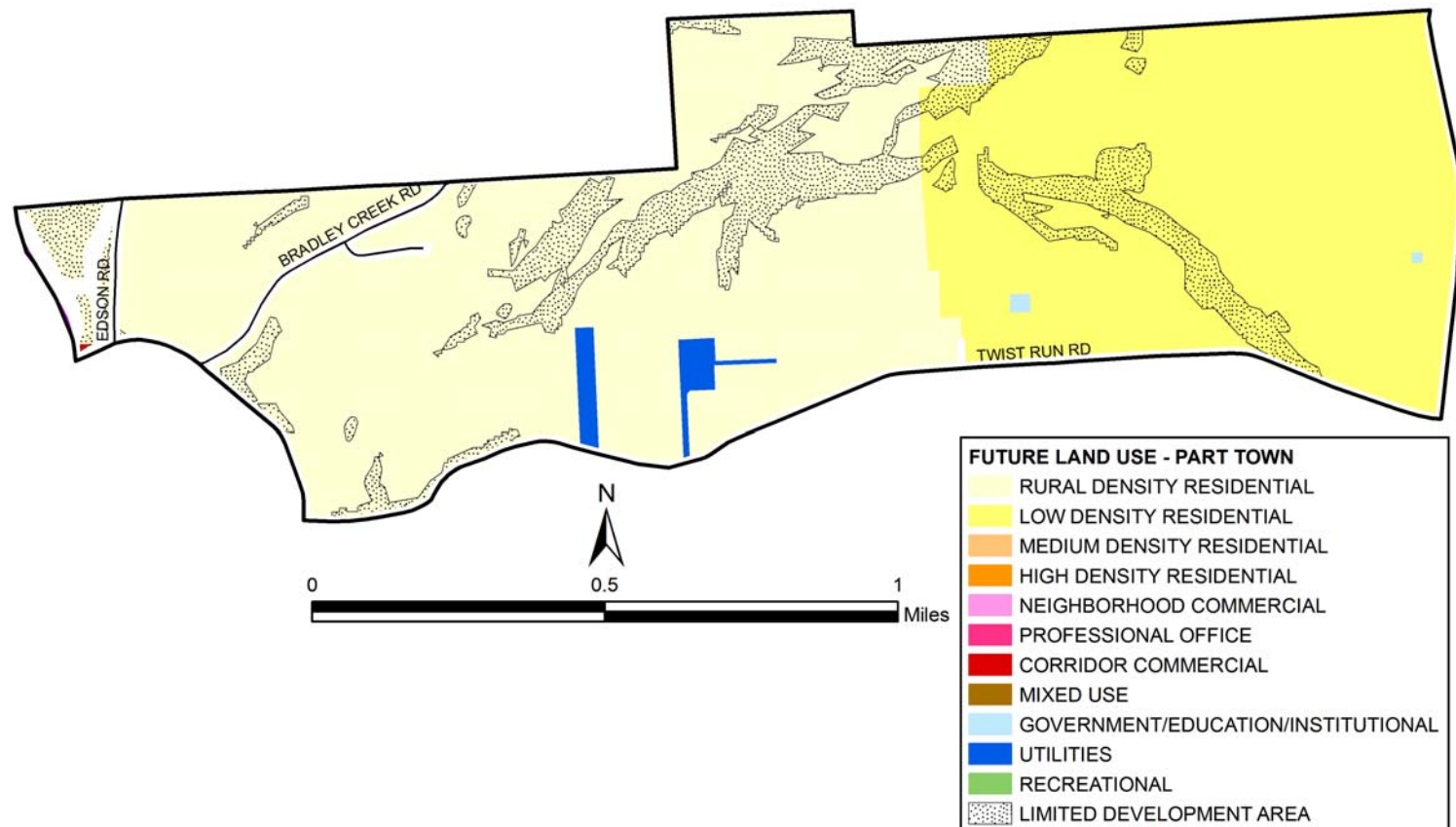
development should be allowed only with an engineering study certifying that any development will not raise the existing base flood elevation more than one foot. It is advisable to limit future floodplain fill to the foundations only of (non-residential) structures raised two feet above the base flood elevation, and only with foundations constructed to allow the passage of water below the usable floor level. No fill should be allowed in either the floodplain or the wetlands for other uses, such as parking lots or non-permanent structures.

The southwest area of the central portion of the neighborhood is dominated by single-family homes, and therefore the current residential suburban low-density zoning is still appropriate as recommended under Low Density Residential future land use. Due to several existing commercial uses on Route 26 to the east of and around the entrance to the residential subdivision at Payne Road and Lake Avenue, it is also recommended to maintain the existing Commercial Retail use under future land use Neighborhood Commercial, which would allow commercial use types compatible with the nearby residences. This area is also in the floodplain and has wetlands, and any future development should follow the recommendations described in the preceding paragraph. The two existing schools, educational land use, are expected to remain.

### Northeast Portion

This section is similar to the western and central sections, being composed of large rural, vacant lots, smaller residential lots along the Edson Road/Bradley Creek Road elbow, and along Twist Run Road and Farm To Market Road. There is water service on Twist Run Road and Farm To Market Road. Sanitary sewer service also extends along Farm To Market, and the east portion of Twist Run Road between Farm To Market and Hillside Terrace. Several homes to the west of Hillside Terrace have private grinder pumps, but the slope of the western half of Twist Run Road makes the installation of public sewer service unlikely. Not having both public water and sewer in the western two-thirds of this northeast section limits the potential development. It is recommended that the current Agriculture zoning be changed to Rural Development Residential, which would prevent the construction of duplexes by right. Having both public water and sewer service, the eastern third of the Northeast portion is recommended for Low Density Residential land use.

Map 8 ~ Proposed Future Land Use, Northeast Portion Of Neighborhood 1

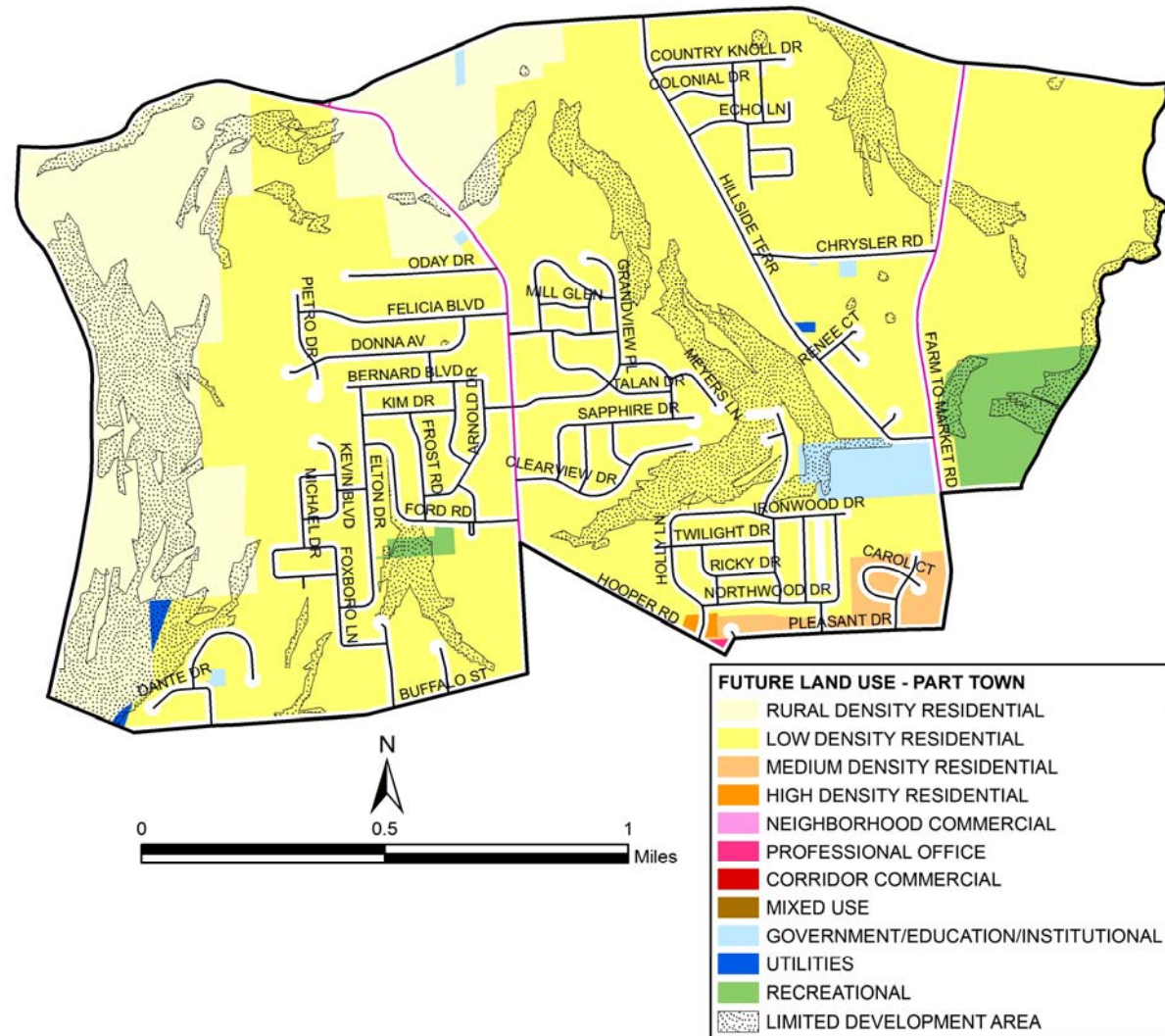


## East-Central Portion

As stated under Existing Land Use, most of this portion is already developed as single-family homes; therefore, designating the Future Land Use as Low Density Residential would keep future development in conformance with existing development, and for those undeveloped lots surrounded by single-family homes, infill development would be encouraged. Several very large parcels lie to the north and west of the existing subdivisions, of which most have slopes of 15% or greater and do not have existing sewer. It is recommended that these lots be designated as Rural Density Residential for future land use.

The large vacant lots to the east of Farm to Market Road have some slope issues, but having access to public water and sewer,

Map 9 ~ Proposed Future Land Use, East-Central Portion Of Neighborhood 1





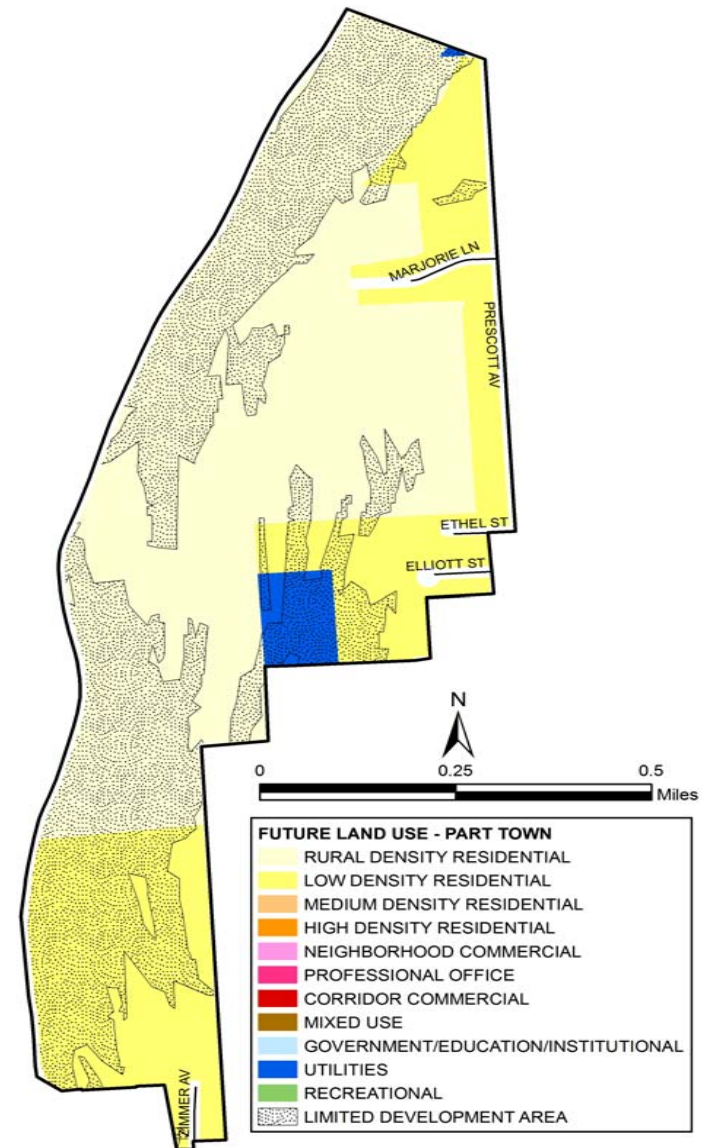
## Town of Union Unified Comprehensive Plan

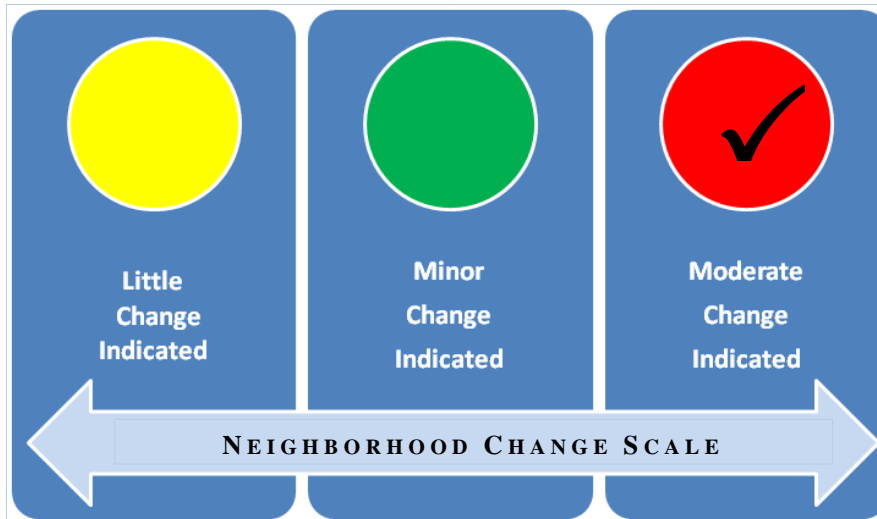
they could be developed as Low Density Residential land use, as recommended. Medium and High Density Residential Land Use are recommended for the existing single and two-family subdivisions.

### Southeast Portion

The southeast portion is significantly impacted by steep slopes of greater than 15%, which limits the construction of new roads. Most of this area is designated as Limited Development Area. However, there is public water and sewer access, and therefore several of the vacant properties could support future Low Density Residential development. A ten-acre property at the northeast corner along Prescott Avenue has recently been approved for a large lot subdivision, ranging from 0.377 to 2.787 acres, which is in conformance with the proposed future land use designation. Another vacant fifty-five acre parcel that has been proposed for Low Density Residential development is situated in the south end of the southeast portion, and is currently zoned Planned Unit Development. A proposed action item for this document will be that those Planned Unit Developments which have already been approved but are not constructed should be rezoned to the underlying zoning category. Although more than 75% of the parcel has slopes of greater than 15%, the parcel can be accessed from Zimmer Avenue, and Low Density Residential development in that area would be consistent with the adjacent existing residential development. The most appropriate future land use for the remaining area of the southeast section is Rural Residential, given the restricted areas of limited development potential and lack of public water and sewer.

Map 10 ~ Proposed Future Land Use, Southeast Portion Of Neighborhood 1





#### **CHANGE INDICATOR**

Based upon the proposed Future Land Use recommendations, it is anticipated that there is potential that there may be a moderate amount of change in Neighborhood 1. Although substantial portions of the neighborhood are already built out, there are still areas that have access to public water and sewer that have generated interest for residential development either as standard subdivisions or as Planned Unit Developments. These areas include Farm To Market Road, Pietro Drive, Neal Road, Buffalo Street, and Boswell Hill Road.

Despite these areas of interest, there are large areas of the neighborhood that have limited development potential due to slope or a lack of access to public water and/or sewer.

## Town of Union Unified Comprehensive Plan

### MINORITY POPULATION

Table 1 shows the racial/ethnic composition of the neighborhood. Between the years 1990 and 2000, the percentage of minority population decreased slightly from 4.4% to 4.3%. In the year 2000 the percentage of minority population was smaller than that of the Town of Union (6.9%), and was much smaller than that of New York State (37.0%), and the Nation (29.5%). North Endwell/Union Center ranks 22<sup>nd</sup> out of 25 neighborhoods in percentage of minority population.

 Table 1 ~ Racial/Ethnic Composition

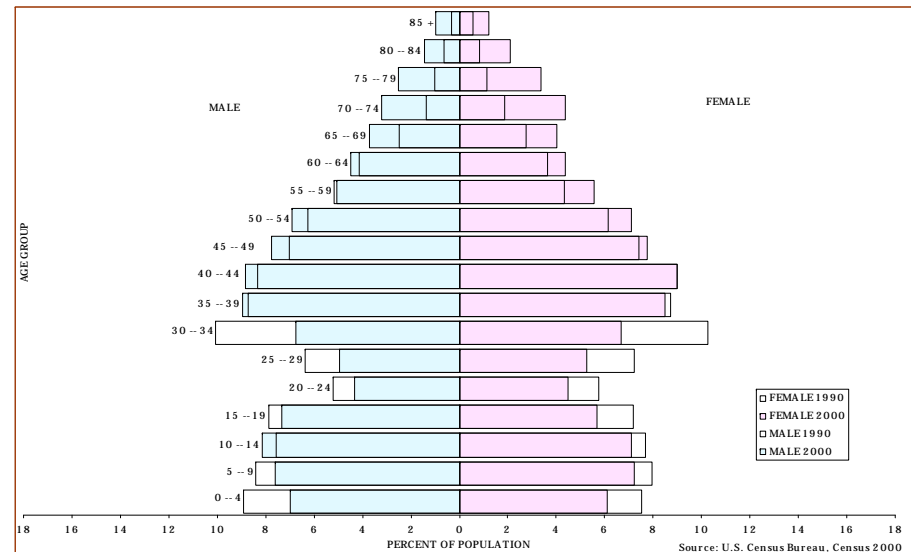
	NH 1 1990	%	NH 1 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	6,976		6,745		56,298		18,976,457		281,421,906	
Hispanic or Latino	60	0.9	37	0.5	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	6,916	99.1	6,708	99.5	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	6,725	96.4	6,483	96.1	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	76	1.1	75	1.1	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	6	0.1	4	0.1	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	166	2.4	130	1.9	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	3	0.0	19	0.3	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races			34	0.5	775	1.4	590,182	3.1	6,826,228	2.4
Minority	305	4.4	288	4.3	3,864	6.9	7,018,223	37.0	83,081,797	29.5

Source: U.S. Census Bureau, Census 2000

### AGE

Figure 2 shows age distribution by gender. As indicated in Figure 2, there was a decrease in almost every age group from 0–4 to 30–34, with the biggest change being in the 30–34 year old age group. All the groups between 35 and 85 showed gains from 1990 to 2000, with the biggest gains in the age groups from 65 to 84. North Endwell/Union Center ranks 1<sup>st</sup> out of 25 neighborhoods in percentage of population aged 17 and under, and 25<sup>th</sup> in percentage of population aged 62 and over.

 Figure 2 ~ Population Pyramid





## Town of Union Unified Comprehensive Plan

### EDUCATIONAL ATTAINMENT

Table 2 shows educational attainment for the population aged 25 and over. The percentage of the population aged 25 and over that graduated from high school increased from 90.8% in 1990 to 92.7% in 2000, and in 2000 was larger than that of the Town of Union (84.8%), New York State (79.1%), and the Nation (80.4%). The percentage of the population aged 25 and over that earned Associate's Degrees as their highest level of education increased slightly from 13.8% in 1990 to 14.4% in 2000, and in 2000 was larger than that of the Town of Union (10.5%), New York State (7.2%), and the Nation (6.3%). The percentage of the population aged 25 and over that earned Bachelor's Degrees as their highest level of education decreased from 25.5% in 1990 to 20.9% in 2000, and in 2000 was larger than that of the Town of Union (13.7%), New York State (15.6%), and the Nation (15.5%). The percentage of the population aged 25 and over that earned Graduate or professional degrees as their highest level of education increased from 14.1% in 1990 to 15.0% in 2000, and in 2000 was larger than that of the Town of Union (9.8%), New York State (11.8%), and the Nation (8.9%).

 Table 2 ~ Educational Attainment

	NH1 1990	%	NH1 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	131	3.0	58	1.3	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	265	6.1	274	6.0	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	934	21.6	1,248	27.5	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	686	15.9	678	14.9	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	595	13.8	652	14.4	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	1,100	25.5	950	20.9	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	610	14.1	679	15.0	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	3,925	90.8	4,207	92.7	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	4,321	100	4,539	100	39,390	100	12,542,536	100	182,211,639	100

Source: U.S. Census Bureau, Census 2000

## Town of Union Unified Comprehensive Plan

### HOUSEHOLDS

Table 3 shows household type. The percentage of family households decreased from 87.2% in 1990 to 81.8% in 2000. The percentage of family households in the neighborhood was larger than that of the Town of Union (59.3%), New York State (65.7%), and the Nation (68.1%). North Endwell/Union Center ranks 2<sup>nd</sup> out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH 1 1990	%	NH 1 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	2,308		2,439		24,538		7,056,860		105,480,101	
Family households	2,012	87.2	1,996	81.8	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	296	12.8	443	18.2	9,982	40.7	2,417,473	34.3	33,692,754	31.9

Source: U.S. Census Bureau, Census 2000

### HOUSING

Table 4 shows housing occupancy. The percentage of vacant housing units decreased from 3.6 % in 1990 to 2.6 % in 2000. The housing vacancy rate in 2000 was much smaller than that of the Town of Union (7.4%), of New York State (8.1%), and of the Nation (9.0%). North Endwell/Union Center ranks 24<sup>th</sup> out of 25 neighborhoods in percentage of vacant housing units.

 Table 4 ~ Housing Occupancy

	NH 1 1990	%	NH 1 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	2,395		2,505		26,507		7,679,307		115,904,641	
Occupied	2,308	96.4	2,439	97.4	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	87	3.6	66	2.6	1,969	7.4	622,447	8.1	10,424,540	9.0

Source: U.S. Census Bureau, Census 2000

## Town of Union Unified Comprehensive Plan

Table 5 shows housing tenure. The percentage of owner-occupied housing units (90.2%) decreased slightly from 1990 to 2000, and was much larger than that of the Town of Union (60.1%), New York State (53.0%), and the Nation (66.2%). North Endwell/Union Center ranks 3<sup>rd</sup> out of 25 neighborhoods in percentage of owner-occupied housing units.

 Table 5 ~ Housing Tenure

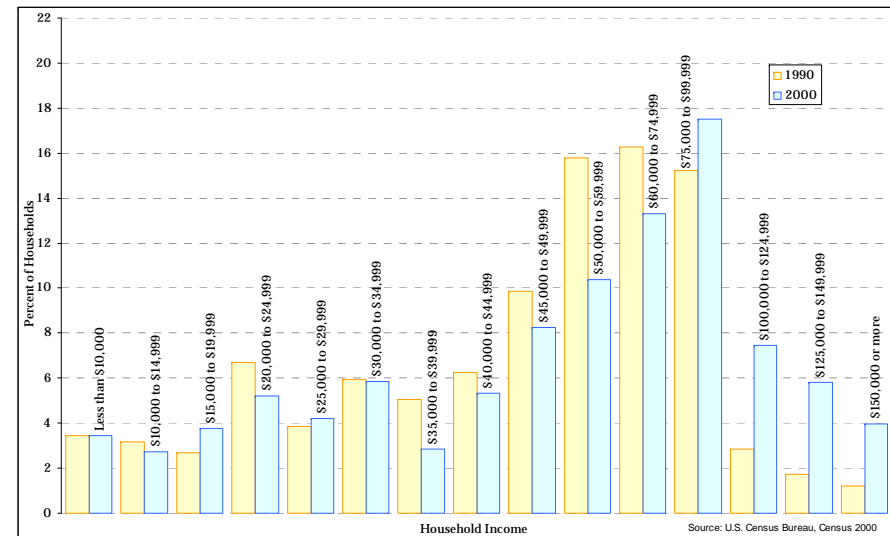
	NH 1 1990	%	NH 1 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	2,308		2,439		24,538		7,056,860		105,480,101	
Owner occupied	2,095	90.8	2,199	90.2	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	213	9.2	240	9.8	9,791	39.9	3,317,694	47.0	35,664,348	33.8

Source: U.S. Census Bureau, Census 2000

## HOUSEHOLD INCOME

 Figure 3 ~ Household Income Change, 1990-2000

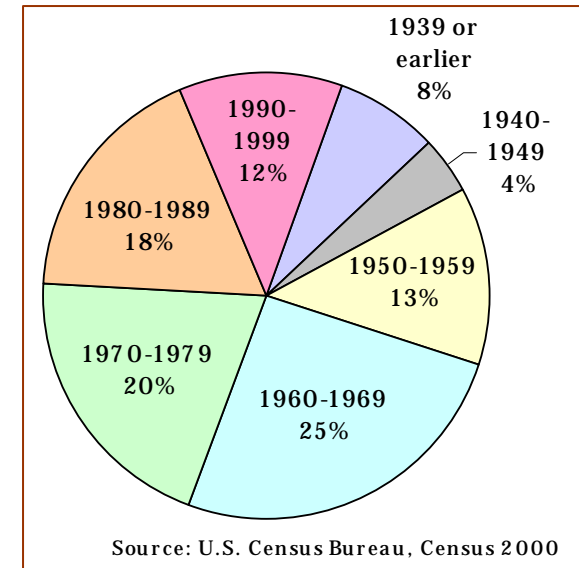
Figure 3 shows the change in household income from 1990 to 2000. A high percentage of households in this neighborhood had incomes in 2000 of between \$50,000 and \$100,000. From 1990 to 2000, the percentage of households with incomes of between \$40,000 and \$75,000 decreased slightly while households with incomes of above \$100,000 increased slightly.



### AGE OF HOUSING STRUCTURES

Figure 4 shows housing age. Nearly a quarter (24.4%) of the housing structures were built prior to 1959, a little over half (45.7%) of the housing structures were built between 1960 and 1979, and 30% of the housing structures were built between 1980 and 1999.

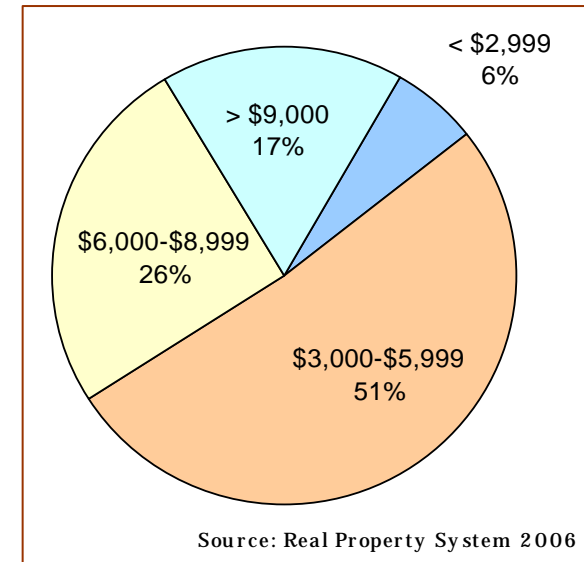
 **Figure 4 ~ Age of Housing**



### ASSESSED VALUE

Figure 5 illustrates the assessed value percentages of residential property. Six percent of the residential properties have assessed values of less than \$2,999, fifty-one percent have assessed values of between \$3,000 and \$5,999, twenty-six percent have assessed values of between \$6,000 and \$8,999, and 17% of the residential properties have assessed values of greater than \$9,000.

 **Figure 5 ~ Assessed Value**





## REAL PROPERTY VALUE

Figure 6 shows residential property Full Market Values (FMVs). Three percent of the residential properties in this neighborhood have FMVs of less than \$49,999. Thirty-nine percent have FMVs of between \$50,000 and \$99,999. Forty-seven percent have FMVs of between \$100,000 and \$199,999. Eleven percent have FMVs of over \$200,000.

 Figure 6 ~ Full Market Value

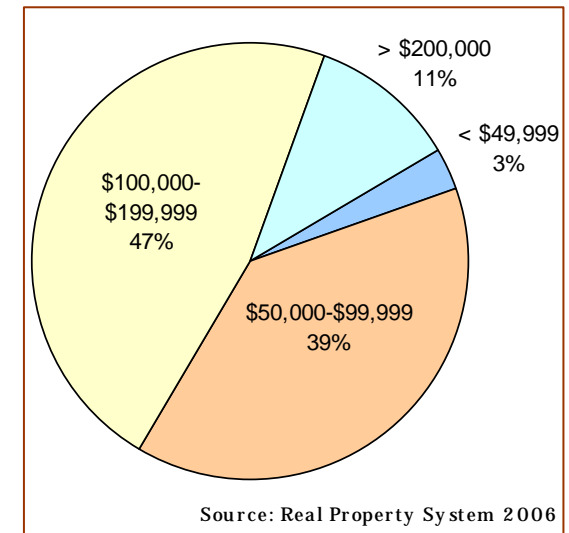


Table 6 shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing Value across the neighborhood.

 Table 6 ~Median Housing Value, By Block Group

Block Group 9, Census Tract 133.03	Block Group 1, Census Tract 133.03	Block Group 1, Census Tract 133.04	Block Group 2, Census Tract 133.04	Block Group 3, Census Tract 133.04	Neighborhood Average
\$83,900	\$84,600	\$104,900	\$105,500	\$109,000	\$97,580

Source: U.S. Census Bureau, Census 2000

## Town of Union Unified Comprehensive Plan

### OCCUPATIONAL STRUCTURE

The occupational structure shows that half of the residents in this neighborhood are employed in Management, Professional, and Related Occupations, while another twenty-five percent work in Sales or other Office Occupations. Service Occupations and Production, Transportation, and Material Moving Occupations each make up about ten percent of the labor force. Slightly more than five percent of the residents are employed in Construction, Extraction, and Maintenance Occupations and none in Farming, Fishing, and Forestry Occupations.

 **Table 7 ~ Occupational Structure, By Percentage Of Labor Force (LF)**

Management, Professional, and Related Occupations				Service Occupations				Sales and Office Occupations				Farming, Fishing, and Forestry Occupations				Construction, Extraction, and Maintenance Occupations				Production, Transportation, and Material Moving Occupations			
# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF
999	28.5	754	21.5	131	3.7	193	5.5	362	10.3	521	14.9	0	0.0	0	0.0	187	5.3	0	0.0	203	5.8	151	4.3

Source: U.S. Census Bureau, Census 2000

### COMMUTE TIME

The majority, 55.4 %, of the residents in this neighborhood travel less than twenty minutes to get to work, while almost forty percent of them travel twenty to forty-five minutes to get to their jobs. A small percentage work at home and almost six percent of the population travel forty-five minutes or more to reach their place of employment.

 **Table 8 ~ Commute Time To Place Of Employment**

Amount of Time Spent Getting to Work							
Worked at Home	%	Less than 20 minutes	%	20 to 45 minutes	%	More than 45 minutes	%
71	2.1	1,903	55.4	1,265	36.8	194	5.7

Source: U.S. Census Bureau, Census 2000