

# LEARNED

COMMERCIAL, INC.

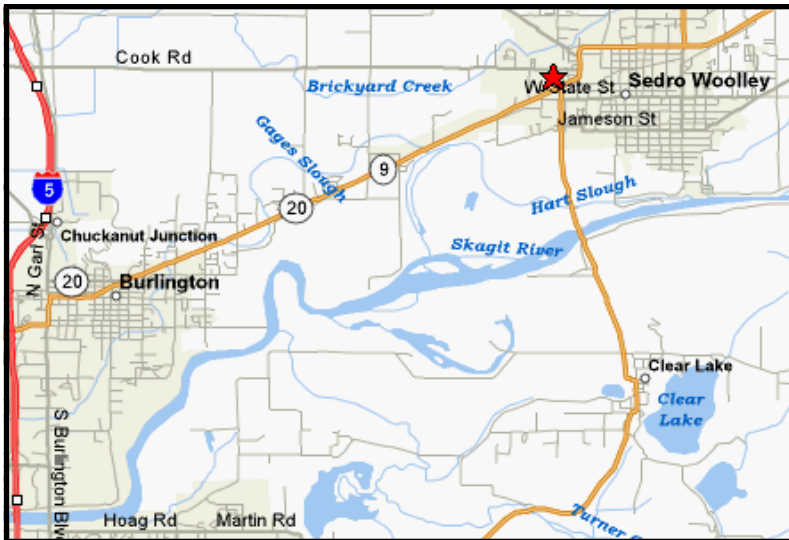
Providing Select Commercial Real Estate Services



## **Ground Lease Build-to-Suit**

**530 Crossroads Square  
Sedro Woolley**

- ◆ 1+/- Acre
- ◆ Other tenants include:
  - Food Pavillion
  - WS liquor store
  - Schuck's Auto Supply
  - Sparkle Shop Laundromat
  - Monroe's Salon
- ◆ \$4,000.00 per mo NNN

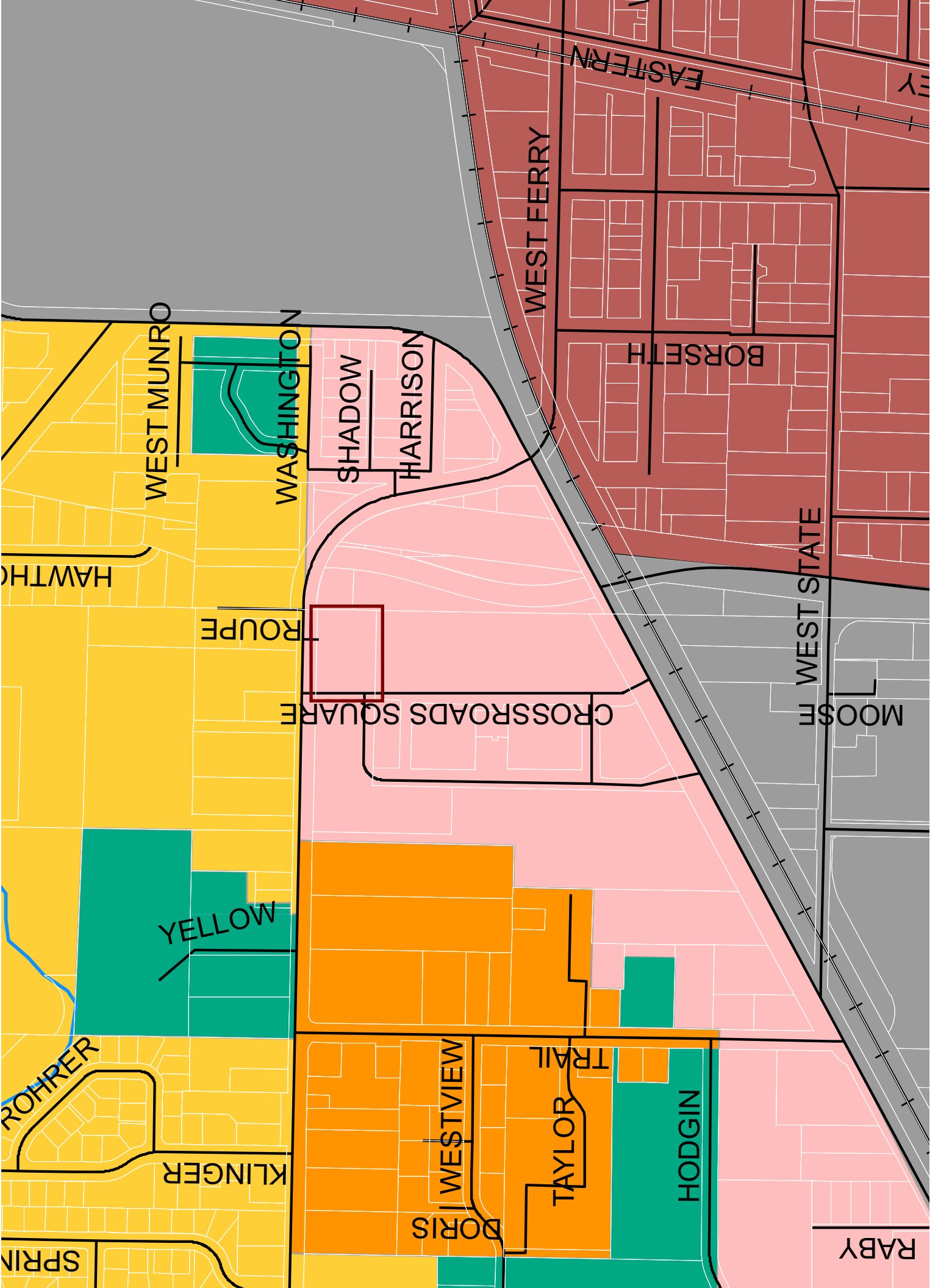


**CLAY LEARNED**

108 Gilkey Road, Burlington, WA 98233  
ph: 360-757-3888      fx: 360-757-1850  
[clay@claylearned.com](mailto:clay@claylearned.com)

*All info deemed reliable however verification recommended*





WEST MUNRO

WASHINGTON

SHADOW

HARRISON

WEST FERRY

EASTERN

BORSETH

WEST STATE

CROSSROADS SQUARE

ROUPE

MOOSE

YELLOW

ROHRER

KLINGER

WESTVIEW

TRAIL

TAYLOR

DORIS

HODGIN

SPRIN

RABY

|                                    |   |
|------------------------------------|---|
| <del>Studio</del>                  | <del>1 space</del>                        |
| <del>1 bedroom</del>               | <del>2 spaces</del>                       |
| <del>2 bedrooms</del>              | <del>2 spaces</del>                       |
| <del>3 bedrooms</del>              | <del>3 spaces</del>                       |
| <del>4 or more bedrooms</del>      | <del>4 spaces</del>                       |
| <del>Visitor/overflow spaces</del> | <del>1 additional space per 8 units</del> |

~~Parking spaces counted for residential use shall not also be counted towards non-residential parking requirements of SWMC Chapter 17.36 for other uses in this zone. (Ord. 1484-04 § 6 (part), 2004)~~

~~**17.16.060 Design review.**~~

~~All developments in this zone which are subject to environmental review shall comply with the Design Review standards of SWMC Chapter 15.44 for conformance with this and other provisions of the city code. (Ord. 1484-04 § 6 (part), 2004)~~

**Chapter 17.20**

**MIXED COMMERCIAL (MC) ZONE**

**Sections:**

- 17.20.005 Intent.**
- 17.20.010 Use restrictions.**
- 17.20.020 Bulk restrictions.**
- 17.20.030 Minimum lot size requirements.**
- 17.20.040 Hazardous waste.**
- 17.20.050 Design review.**
- 17.20.060 Parking for residential uses in the MC zone.**

**17.20.005 Intent.**

The intent of this zone is to encourage a compatible mix of commercial and residential development. Standards are intended to present an attractive and welcoming appearance to visitors at the entrances to the city and at selected nodes along major roads; manage traffic impacts; encourage more non-motorized trips and reduce stormwater runoff. Commercial development should be scaled down when adjacent to residential areas to improve compatibility between uses. (Ord. 1484-04 § 7 (part), 2004)

**17.20.010 Use restrictions.**

Use restrictions in the mixed commercial (MC) zone shall be as follows:

- A. Permitted Uses.
  1. Retail, general services, recreational and cultural uses, light manufacturing, low-intensity agriculture;
  2. Residential units contained above the first story of a commercial building (live/work units are specifically included), limited to eight such units per building;
  3. Quasi-public uses;
  4. Public uses;
  5. Public utilities, other than wireless communications facilities;

- 6. Health facilities and services.
- B. Conditional Uses. Wireless communications facilities. All other uses not otherwise prohibited.
- C. Prohibited Uses. All uses not allowed as permitted or conditional uses are prohibited. Adult entertainment is a prohibited use in this zone. (Ord. 1522-05 § 1, 2005: Ord. 1484-04 § 7 (part), 2004: Ord. 1312-98 § 1 (part), 1998: Ord. 1309-98 § 6, 1998: Ord. 1013 § 2.04.01, 1985)

**17.20.020 Bulk restrictions.**

- A. Minimum setbacks to adjacent zones:
  - 1. Setbacks to residential (R-5, R-7 and R-15) zones: Front setbacks on an arterial street shall be a minimum of twenty feet and a maximum of fifty feet. On a nonarterial street, front setbacks shall be a minimum of ten feet and a maximum of twenty feet. Side setbacks shall be a minimum of thirty-five feet, which may be reduced to twenty feet if building step-backs as required by the design standards and guidelines are incorporated into the site design pursuant to SWMC Chapter 15.44. Rear setbacks shall be a minimum of twenty feet.
  - 2. Setbacks to all other zones: Front setbacks on an arterial street shall be a minimum of twenty feet and a maximum of fifty feet. On a nonarterial street, front setbacks shall be a minimum of ten feet and a maximum of twenty feet. Side setbacks shall be a minimum of twenty feet. Rear setbacks shall be a minimum of twenty feet.
  - 3. Setbacks to the MC zone: Buildings shall maintain a minimum ten foot setback to all lot lines when adjacent to other properties zoned MC.
- B. Building height restrictions: Building height restrictions shall be thirty-five feet. (Ord. 1522-05 § 2, 2005: Ord. 1484-04 § 7 (part), 2004: Ord. 1387-00 § 1, 2000: Ord. 1312-98 § 1 (part), 1998: Ord. 1013 § 2.04.02, 1985)

**17.20.030 Minimum lot size requirements.**

- A. Lot area: There is no categorical minimum lot size for permitted uses in this zone. However the lot size may be made a condition of approval in design review and conditional uses if relevant in those proceeding.
- B. Lot frontage on a public street or private street: twenty feet. (Ord. 1484-04 § 7 (part), 2004: Ord. 1312-98 § 1 (part), 1998: Ord. 1013 § 2.04.03, 1985)

**17.20.040 Hazardous waste.**

On-site hazardous waste treatment and storage facilities as accessory to a permitted or conditional use are allowed a conditional use; provided, such facilities comply with the state hazardous waste citing standards and Sedro-Woolley and State Environmental Policy Act requirements. (Ord. 1484-04 § 7 (part), 2004: Ord. 1312-98 § 1 (part), 1998: Ord. 1063 § 3 (Exh. B § 2.04.04), 1998)

**17.20.050 Design review.**

All developments in this zone which are subject to environmental review shall comply with the design review standards of SWMC Chapter 15.44 for conformance with this and other provisions of the city code. (Ord. 1484-04 § 7 (part), 2004)

**17.20.060 Parking for residential uses in the MC zone.**

The parking requirements for residential uses in the MC zone shall be as follows:

|                         |                          |
|-------------------------|--------------------------|
| Studio                  | 1 space                  |
| 1 bedroom               | 2 spaces                 |
| 2 bedrooms              | 2 spaces                 |
| 3 bedrooms              | 3 spaces                 |
| 4 or more bedrooms      | 4 spaces                 |
| Visitor/overflow spaces | 1 additional space per 8 |



# Executive Summary

Prepared By: Learned Commercial, Inc.

| Site Type: Radius             | 530 Crossroads Sq<br>Sedro-Woolley, WA 98284<br>Radius: 1.0 mile | 530 Crossroads Sq<br>Sedro-Woolley, WA 98284<br>Radius: 3.0 mile | 530 Crossroads Sq<br>Sedro-Woolley, WA 98284<br>Radius: 5.0 mile |
|-------------------------------|--|--|--|
| <b>2008 Population</b>        |  |  |  |
| Total Population              | 5,457  | 16,196   | 31,221   |
| Male Population               | 47.9%  | 48.6%  | 49.6%  |
| Female Population             | 52.1%  | 51.4%  | 50.4%  |
| Median Age                    | 36.4   | 36.6   | 35.7   |
| <b>2008 Income</b>            |  |  |  |
| Median HH Income              | \$49,343   | \$51,250   | \$52,307   |
| Per Capita Income             | \$22,908   | \$22,959   | \$22,892   |
| Average HH Income             | \$59,046   | \$60,413   | \$62,107   |
| <b>2008 Households</b>        |  |  |  |
| Total Households              | 2,087  | 5,932  | 11,347   |
| Average Household Size        | 2.55   | 2.67   | 2.68   |
| 1990-2000 Annual Rate         | 2.1%   | 2.31%  | 2.39%  |
| <b>2008 Housing</b>           |  |  |  |
| Owner Occupied Housing Units  | 61.8%  | 67.6%  | 67.0%  |
| Renter Occupied Housing Units | 34.2%  | 28.6%  | 29.0%  |
| Vacant Housing Units          | 4.0%   | 3.8%   | 4.1%   |
| <b>Population</b>             |  |  |  |
| 1990 Population               | 3,730  | 11,206   | 20,560   |
| 2000 Population               | 4,647  | 14,257   | 26,519   |
| 2008 Population               | 5,457  | 16,196   | 31,221   |
| 2013 Population               | 6,047  | 17,847   | 34,738   |
| 1990-2000 Annual Rate         | 2.22%  | 2.44%  | 2.58%  |
| 2000-2008 Annual Rate         | 1.97%  | 1.56%  | 2%   |
| 2008-2013 Annual Rate         | 2.07%  | 1.96%  | 2.16%  |

In the identified market area, the current year population is 31,221. In 2000, the Census count in the market area was 26,519. The rate of change since 2000 was 2 percent annually. The five-year projection for the population in the market area is 34,738, representing a change of 2.16 percent annually from 2008 to 2013. Currently, the population is 49.6 percent male and 50.4 percent female.

| Households            | 1.0 mile | 3.0 mile | 5.0 mile |
|-----------------------|----------|----------|----------|
| 1990 Households       | 1,441    | 4,151    | 7,645    |
| 2000 Households       | 1,773    | 5,218    | 9,683    |
| 2008 Households       | 2,087    | 5,932    | 11,347   |
| 2013 Households       | 2,311    | 6,538    | 12,618   |
| 1990-2000 Annual Rate | 2.1%     | 2.31%    | 2.39%    |
| 2000-2008 Annual Rate | 2%       | 1.57%    | 1.94%    |
| 2008-2013 Annual Rate | 2.06%    | 1.96%    | 2.15%    |

The household count in this market area has changed from 9,683 in 2000 to 11,347 in the current year, a change of 1.94 percent annually. The five-year projection of households is 12,618, a change of 2.15 percent annually from the current year total. Average household size is currently 2.68, compared to 2.66 in the year 2000. The number of families in the current year is 7,956 in the market area.

## Housing

Currently, 67.0 percent of the 11,827 housing units in the market area are owner occupied; 29.0 percent, renter occupied; and 4.1 percent are vacant. In 2000, there were 10,075 housing units— 65.2 percent owner occupied, 30.8 percent renter occupied and 4.0 percent vacant. The rate of change in housing units since 2000 is 1.96 percent. Median home value in the market area is \$260,980, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.98 percent annually to \$287,824. From 2000 to the current year, median home value changed by 8.59 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



| Site Type: Radius               | 530 Crossroads Sq<br>Sedro-Woolley, WA 98284<br>Radius: 1.0 mile | 530 Crossroads Sq<br>Sedro-Woolley, WA 98284<br>Radius: 3.0 mile | 530 Crossroads Sq<br>Sedro-Woolley, WA 98284<br>Radius: 5.0 mile |
|---------------------------------|--|--|--|
| <b>Median Household Income</b>  |  |  |  |
| 1990 Median HH Income           | \$23,194   | \$25,191   | \$26,608   |
| 2000 Median HH Income           | \$37,601   | \$39,428   | \$40,710   |
| 2008 Median HH Income           | \$49,343   | \$51,250   | \$52,307   |
| 2013 Median HH Income           | \$57,207   | \$60,162   | \$60,728   |
| 1990-2000 Annual Rate           | 4.95%  | 4.58%  | 4.34%  |
| 2000-2008 Annual Rate           | 3.35%  | 3.23%  | 3.08%  |
| 2008-2013 Annual Rate           | 3%   | 3.26%  | 3.03%  |
| <b>Per Capita Income</b>        |  |  |  |
| 1990 Per Capita Income          | \$10,442   | \$11,234   | \$11,506   |
| 2000 Per Capita Income          | \$17,616   | \$17,881   | \$18,588   |
| 2008 Per Capita Income          | \$22,908   | \$22,959   | \$22,892   |
| 2013 Per Capita Income          | \$25,837   | \$25,853   | \$25,742   |
| 1990-2000 Annual Rate           | 5.37%  | 4.76%  | 4.91%  |
| 2000-2008 Annual Rate           | 3.24%  | 3.08%  | 2.56%  |
| 2008-2013 Annual Rate           | 2.44%  | 2.4%   | 2.37%  |
| <b>Average Household Income</b> |  |  |  |
| 1990 Average Household Income   | \$26,894   | \$29,848   | \$30,979   |
| 2000 Average Household Income   | \$46,061   | \$47,482   | \$50,501   |
| 2008 Average HH Income          | \$59,046   | \$60,413   | \$62,107   |
| 2013 Average HH Income          | \$66,645   | \$68,150   | \$70,080   |
| 1990-2000 Annual Rate           | 5.53%  | 4.75%  | 5.01%  |
| 2000-2008 Annual Rate           | 3.06%  | 2.96%  | 2.54%  |
| 2008-2013 Annual Rate           | 2.45%  | 2.44%  | 2.44%  |

### Households by Income

Current median household income is \$52,307 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$60,728 in five years. In 2000, median household income was \$40,710, compared to \$26,608 in 1990.

Current average household income is \$62,107 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$70,080 in five years. In 2000, average household income was \$50,501, compared to \$30,979 in 1990.

Current per capita income is \$22,892 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$25,742 in five years. In 2000, the per capita income was \$18,588, compared to \$11,506 in 1990.

### Population by Employment

|                  |       |       |       |
|------------------|-------|-------|-------|
| Total Businesses | 373   | 662   | 1,578 |
| Total Employees  | 2,464 | 3,943 | 9,629 |

Currently, 94.1 percent of the civilian labor force in the identified market area is employed and 5.9 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 94.2 percent of the civilian labor force, and unemployment will be 5.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 63.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.8 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 48.7 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 19.5 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 31.8 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 79.1 percent of the market area population drove alone to work, and 3.2 percent worked at home. The average travel time to work in 2000 was 26.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 15.5 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 32.8 percent were high school graduates only (29.6 percent in the U.S.)
- 9.8 percent had completed an Associate degree (7.2 percent in the U.S.)
- 9.7 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 4.6 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



| Site Type: Radius             | Sedro-Woolley<br>Washington, United States<br>Radius: 3.0 mile | Sedro-Woolley<br>Washington, United States<br>Radius: 5. mile | Sedro-Woolley<br>Washington, United States<br>Radius: 10 mile |
|-------------------------------|--|---|---|
| <b>2008 Population</b>        |  |   |   |
| Total Population              | 15,734   | 29,392  | 80,352  |
| Male Population               | 48.5%  | 49.5%   | 49.7%   |
| Female Population             | 51.5%  | 50.5%   | 50.3%   |
| Median Age                    | 36.5   | 35.8  | 35.4  |
| <b>2008 Income</b>            |  |   |   |
| Median HH Income              | \$51,042   | \$51,936  | \$53,327  |
| Per Capita Income             | \$22,946   | \$22,692  | \$23,846  |
| Average HH Income             | \$60,301   | \$61,271  | \$65,141  |
| <b>2008 Households</b>        |  |   |   |
| Total Households              | 5,761  | 10,650  | 28,835  |
| Average Household Size        | 2.66   | 2.68  | 2.73  |
| 1990-2000 Annual Rate         | 2.33%  | 2.36%   | 2.47%   |
| <b>2008 Housing</b>           |  |   |   |
| Owner Occupied Housing Units  | 67.3%  | 67.3%   | 65.4%   |
| Renter Occupied Housing Units | 28.9%  | 28.8%   | 28.8%   |
| Vacant Housing Units          | 3.8%   | 4.0%  | 5.8%  |
| <b>Population</b>             |  |   |   |
| 1990 Population               | 10,847   | 19,742  | 52,285  |
| 2000 Population               | 13,820   | 25,356  | 69,380  |
| 2008 Population               | 15,734   | 29,392  | 80,352  |
| 2013 Population               | 17,351   | 32,636  | 88,883  |
| 1990-2000 Annual Rate         | 2.45%  | 2.53%   | 2.87%   |
| 2000-2008 Annual Rate         | 1.58%  | 1.81%   | 1.8%  |
| 2008-2013 Annual Rate         | 1.98%  | 2.12%   | 2.04%   |

In the identified market area, the current year population is 80,352. In 2000, the Census count in the market area was 69,380. The rate of change since 2000 was 1.8 percent annually. The five-year projection for the population in the market area is 88,883, representing a change of 2.04 percent annually from 2008 to 2013. Currently, the population is 49.7 percent male and 50.3 percent female.

| Households | 1990 Households | 2000 Households | 2008 Households | 2013 Households | 1990-2000 Annual Rate | 2000-2008 Annual Rate | 2008-2013 Annual Rate |
|------------|-----------------|-----------------|-----------------|-----------------|-----------------------|-----------------------|-----------------------|
|            | 4,014           | 5,056           | 5,761           | 6,356           | 2.33%                 | 1.59%                 | 1.99%                 |
|            | 7,304           | 9,225           | 10,650          | 11,821          | 2.36%                 | 1.76%                 | 2.11%                 |
|            | 19,724          | 25,168          | 28,835          | 31,831          | 2.47%                 | 1.66%                 | 2%                    |

The household count in this market area has changed from 25,168 in 2000 to 28,835 in the current year, a change of 1.66 percent annually. The five-year projection of households is 31,831, a change of 2 percent annually from the current year total. Average household size is currently 2.73, compared to 2.69 in the year 2000. The number of families in the current year is 20,045 in the market area.

### Housing

Currently, 65.4 percent of the 30,617 housing units in the market area are owner occupied; 28.8 percent, renter occupied; and 5.8 percent are vacant. In 2000, there were 26,378 housing units— 63.4 percent owner occupied, 31.1 percent renter occupied and 5.5 percent vacant. The rate of change in housing units since 2000 is 1.82 percent. Median home value in the market area is \$281,979, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 2.32 percent annually to \$316,261. From 2000 to the current year, median home value changed by 8.62 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



| Site Type: Radius               | Sedro-Woolley<br>Washington, United States<br>Radius: 3.0 mile | Sedro-Woolley<br>Washington, United States<br>Radius: 5. mile | Sedro-Woolley<br>Washington, United States<br>Radius: 10 mile |
|---------------------------------|--|---|---|
| <b>Median Household Income</b>  |  |   |   |
| 1990 Median HH Income           | \$24,968   | \$26,339  | \$28,113  |
| 2000 Median HH Income           | \$39,218   | \$40,437  | \$42,161  |
| 2008 Median HH Income           | \$51,042   | \$51,936  | \$53,327  |
| 2013 Median HH Income           | \$59,972   | \$60,456  | \$61,393  |
| 1990-2000 Annual Rate           | 4.62%  | 4.38%   | 4.14%   |
| 2000-2008 Annual Rate           | 3.25%  | 3.08%   | 2.89%   |
| 2008-2013 Annual Rate           | 3.28%  | 3.08%   | 2.86%   |
| <b>Per Capita Income</b>        |  |   |   |
| 1990 Per Capita Income          | \$11,137   | \$11,420  | \$13,315  |
| 2000 Per Capita Income          | \$17,848   | \$18,407  | \$20,128  |
| 2008 Per Capita Income          | \$22,946   | \$22,692  | \$23,846  |
| 2013 Per Capita Income          | \$25,844   | \$25,462  | \$27,141  |
| 1990-2000 Annual Rate           | 4.83%  | 4.89%   | 4.22%   |
| 2000-2008 Annual Rate           | 3.09%  | 2.57%   | 2.08%   |
| 2008-2013 Annual Rate           | 2.41%  | 2.33%   | 2.62%   |
| <b>Average Household Income</b> |  |   |   |
| 1990 Average Household Income   | \$29,510   | \$30,670  | \$34,789  |
| 2000 Average Household Income   | \$47,321   | \$49,795  | \$54,470  |
| 2008 Average HH Income          | \$60,301   | \$61,271  | \$65,141  |
| 2013 Average HH Income          | \$68,072   | \$68,944  | \$74,425  |
| 1990-2000 Annual Rate           | 4.84%  | 4.97%   | 4.59%   |
| 2000-2008 Annual Rate           | 2.98%  | 2.55%   | 2.19%   |
| 2008-2013 Annual Rate           | 2.45%  | 2.39%   | 2.7%  |

### Households by Income

Current median household income is \$53,327 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$61,393 in five years. In 2000, median household income was \$42,161, compared to \$28,113 in 1990.

Current average household income is \$65,141 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$74,425 in five years. In 2000, average household income was \$54,470, compared to \$34,789 in 1990.

Current per capita income is \$23,846 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$27,141 in five years. In 2000, the per capita income was \$20,128, compared to \$13,315 in 1990.

### Population by Employment

|                  |       |       |        |
|------------------|-------|-------|--------|
| Total Businesses | 676   | 1,440 | 5,011  |
| Total Employees  | 3,933 | 8,426 | 31,978 |

Currently, 94.5 percent of the civilian labor force in the identified market area is employed and 5.5 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 94.6 percent of the civilian labor force, and unemployment will be 5.4 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 64.9 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.7 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 52.3 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 18.3 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 29.4 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 78.0 percent of the market area population drove alone to work, and 3.6 percent worked at home. The average travel time to work in 2000 was 24.5 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 15.2 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 27.8 percent were high school graduates only (29.6 percent in the U.S.)
- 10.4 percent had completed an Associate degree (7.2 percent in the U.S.)
- 13.1 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 7.1 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.