

58%-- now lives in the suburban communities surrounding the city. The city's population has declined by 5% since 1980, while that of the surrounding area grew by 12%, for an overall average growth of 4% for the MSA as a whole since 1980. Population growth in Botetourt County -- some 21% -- has by far outpaced the rest of the MSA.

Forecasts for 2010 show that the growth of the MSA is expected to accelerate slightly, growing by about 6%. The city's population is expected to remain relatively stable. Most of the population growth will continue to be in Botetourt County, where the population is forecast to increase by 22% and in Roanoke County, which is expected to grow by 10% over the next 10 years.

Table A-1

Population Change in Roanoke Metropolitan Area(1980-1996)

	<u>Actual</u>			<u>Forecast</u>		<u>Percent Change</u>	
	<u>1980</u>	<u>1990</u>	<u>1996</u>	<u>2000</u>	<u>2010</u>	<u>1980-96</u>	<u>1996-2010</u>
City of Roanoke	100200	96509	95600	95596	94500	-5%	-1%
City of Salem	23958	23797	24500	24792	25894	2%	6%
Botetourt County	23270	24992	28200	29799	34302	21%	22%
Roanoke County	72945	79294	81800	84710	89800	12%	10%
Total	220373	224592	230100	234897	244496	4%	6%
% Roanoke City	45%	43%	42%	41%	39%		

Source: US Census Bureau

❖ A.3 Employment & Office Space Trends

Jobs in the city are growing at one-third of the rate of job growth in the suburbs. There are nearly 140,000 jobs in the Roanoke MSA (Chart E-1). The majority -- some 55% -- are still in the city of Roanoke, but this trend is changing. From 1988 to 1998, the city gained 7,400 new jobs, a gain of 10%. Meanwhile, suburban areas gained 14,400 new jobs, for an increase of 30%. Overall, jobs in the MSA grew by 18% or 21,750 new jobs. Two out of three of the new jobs were based in suburban locations. (See Table A-2.)

Similarly, the majority of the MSA's office space is still in the Central Business District -- some 52%, but this trend is also changing. The suburbs now have 48% of the total office space compared with 44% just four years ago. Office space in the Northern Suburbs has grown by 12% since 1996, while the amount of office space in the Southern Suburbs has increased by 8%. These figures compare with a decline of 8% in city office space since 1996. The decline is due to the removal of three large buildings from office use, which will be redeveloped for housing