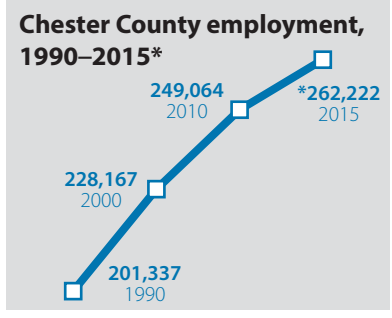




# ECONOMIC DEVELOPMENT



## Employment trends

In 2015, the Delaware Valley Regional Planning Commission (DVRPC) estimated there were 309,000 workers employed within Chester County. Bureau of Labor Statistics (BLS) shows positive employment growth has continued but indicates that increases are slowing. \*BLS identifies fewer workers by not including individual workers, but illustrates trends over time.

## Location of current and projected employment

DVRPC projected employment patterns through 2045 generally match areas where current employment is located. Areas with the largest projected gains in employment are primarily along significant existing transportation and commercial corridors such as Route 202, Route 30, and Route 1.

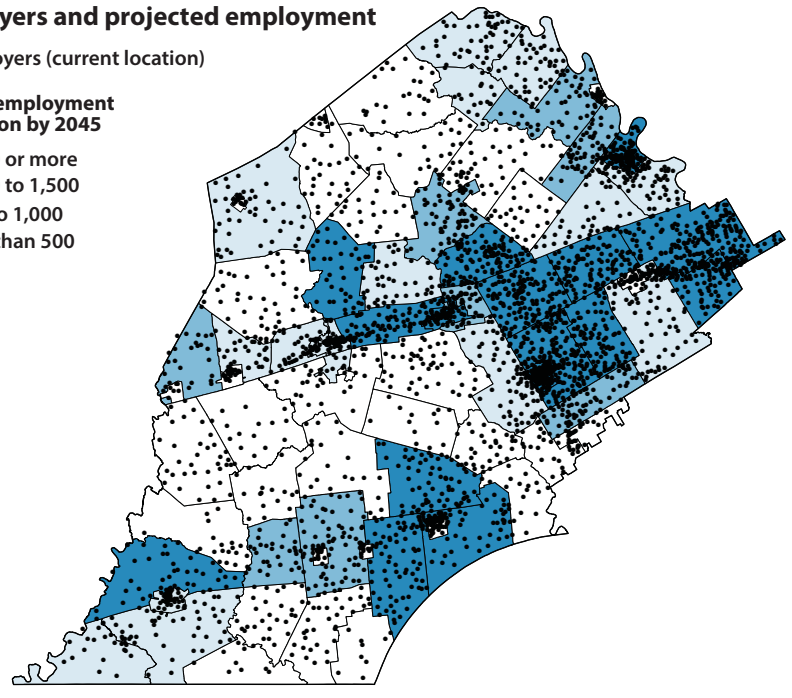
By 2045, DVRPC has projected that employment in Chester County will grow to over 397,000 jobs, adding over 87,000 jobs between 2015–2045.

## Employers and projected employment

- Employers (current location)

### DVRPC employment projection by 2045

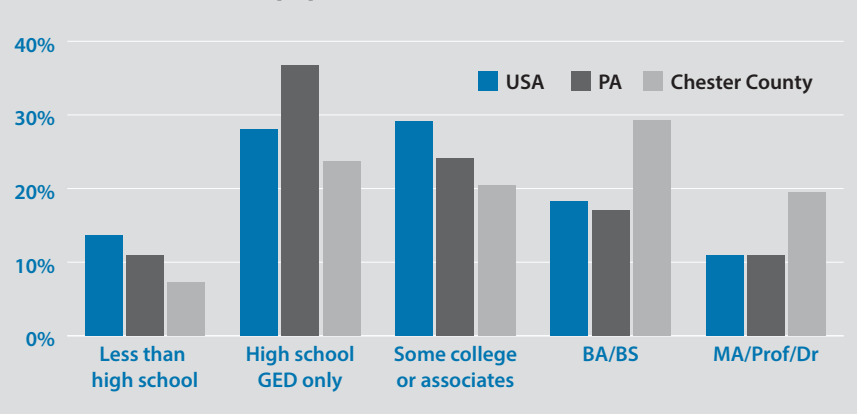
- 1,500 or more
- 1,000 to 1,500
- 500 to 1,000
- Less than 500



## Education of resident population

Chester County residents are highly educated in comparison to both the state and the country. This is consistent with data regarding the types of jobs and sectors that are strong within Chester County including professional services, finance and insurance, and corporate headquarters. This is also consistent with the high median income for the county.

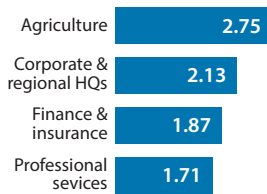
## Education of resident population



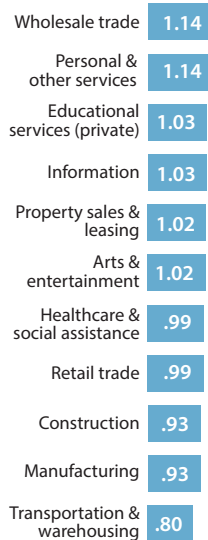
## County industry location quotients

Location quotients (LQ) are a means of quantifying how concentrated a particular industry group is in comparison to the nation. They can reveal what makes a particular area “unique” in comparison to national averages. An LQ equal to one means the industry has the same share of its area employment as the nation. An LQ greater than one indicates the area has a greater share of employment in that industry. Chester County is particularly strong in agriculture, corporate headquarters, finance and insurance, and professional services.

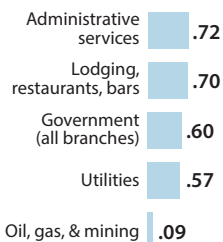
### Chester County industry location quotients, 2015



#### ▲ Above average



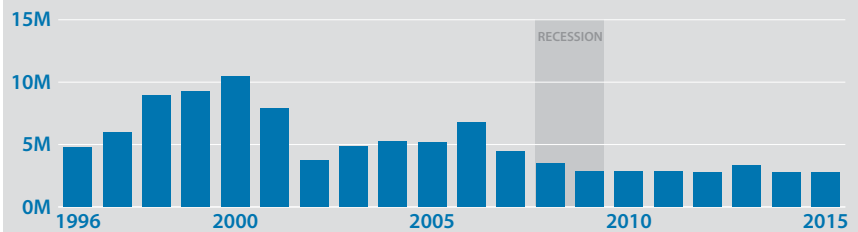
#### ▼ Below average



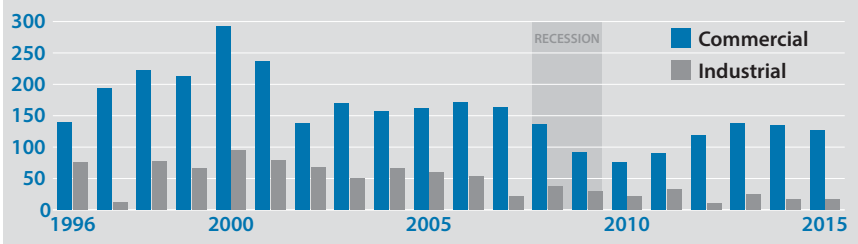
## Development proposals

Data from Chester County development submissions, which does not portray construction activity, does provide data on prospective development activity. The number of square feet proposed for development spiked between 1999–2001 before declining, then declined significantly after 2006 and remains half that of typical years prior to the recent recession. The number of commercial development submissions dropped significantly between 2009–2011 but has rebounded slightly to nearly match the early 2000s. Industrial submissions declined roughly by half in 2007 and remain significantly lower than past trends.

### Proposed square feet



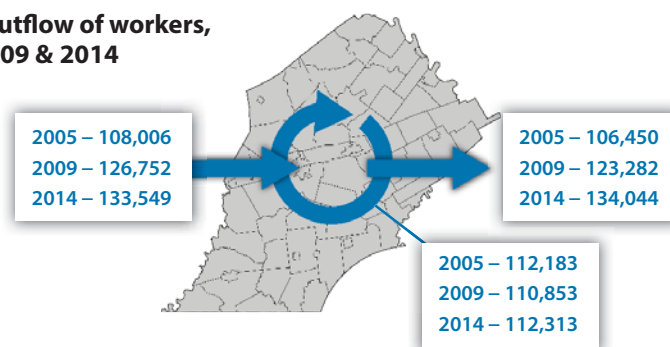
### Commercial and industrial submissions



## Commuting patterns

In 2014 approximately 30 percent of work trips were internal to Chester County while import and export work trips were both roughly 35 percent. The number of internal work trips has remained roughly the same, while import and export trips continue to increase slightly. A slightly greater proportion of Chester County residents are traveling to other jurisdictions over time.

### Inflow/outflow of workers, 2005, 2009 & 2014



### Place of work for Chester County residents

	2005	2009	2014
<b>Total jobs</b>	<b>218,633</b>	<b>232,672</b>	<b>246,357</b>
Chester Co., PA	51.3%	47.5%	45.6%
Montgomery Co., PA	13.3%	14.5%	14.6%
Delaware Co., PA	8.8%	9.0%	9.6%
Philadelphia Co., PA	6.8%	6.9%	7.2%
New Castle Co, DE	6.4%	6.6%	6.6%
Lancaster Co., PA	1.9%	2.2%	2.3%
All other categories < 2% individually			