

Changing Development Patterns in the Twin Cities

March 21, 2018

Committee of the Whole

Today's Agenda

- Key question: How are development patterns changing in the Twin Cities? What are the influences of the market and policy?
 - What do we observe in:
 - Generalized Land Use
 - Building Permits
 - Comprehensive Plan Updates and Amendments
- Today's goals:
 - Articulating a new and clear narrative about how and where development is occurring
 - What will we need to know in the next decade of planning?

Key Messages

- The “Sprawl” narrative describes past development
- Land consumption has declined dramatically
- Demographics and economics favor more multifamily
- Market shift toward projects & locations with amenities
- Local policy changes are supporting these forces

Development patterns reflect market dynamics as *influenced* by local and regional policy

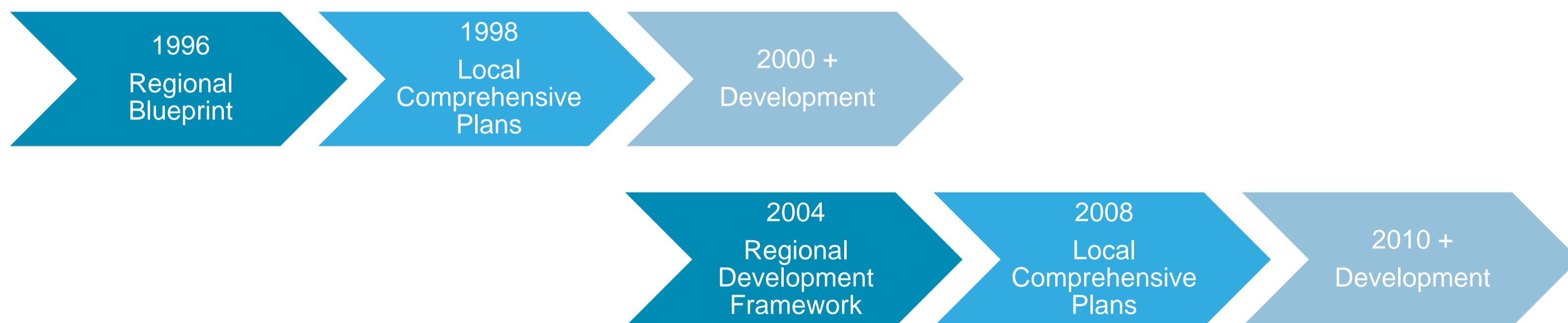
How the Council guides growth and influences development

- Setting land use and density policies
- Coordinating local comprehensive planning
- Providing wastewater service
- Investing in transportation
- Providing transit infrastructure & service
- Funding through Livable Communities
- Protecting land through regional parks
- Supporting & promoting other state programs

Hindsight is 20/20
Thrive is 2040

Planning requires patience

- Today's *development* is working under the Council policies adopted in 2004



Planning requires patience

- Today's *policies* will shape local land use decisions in the next decade



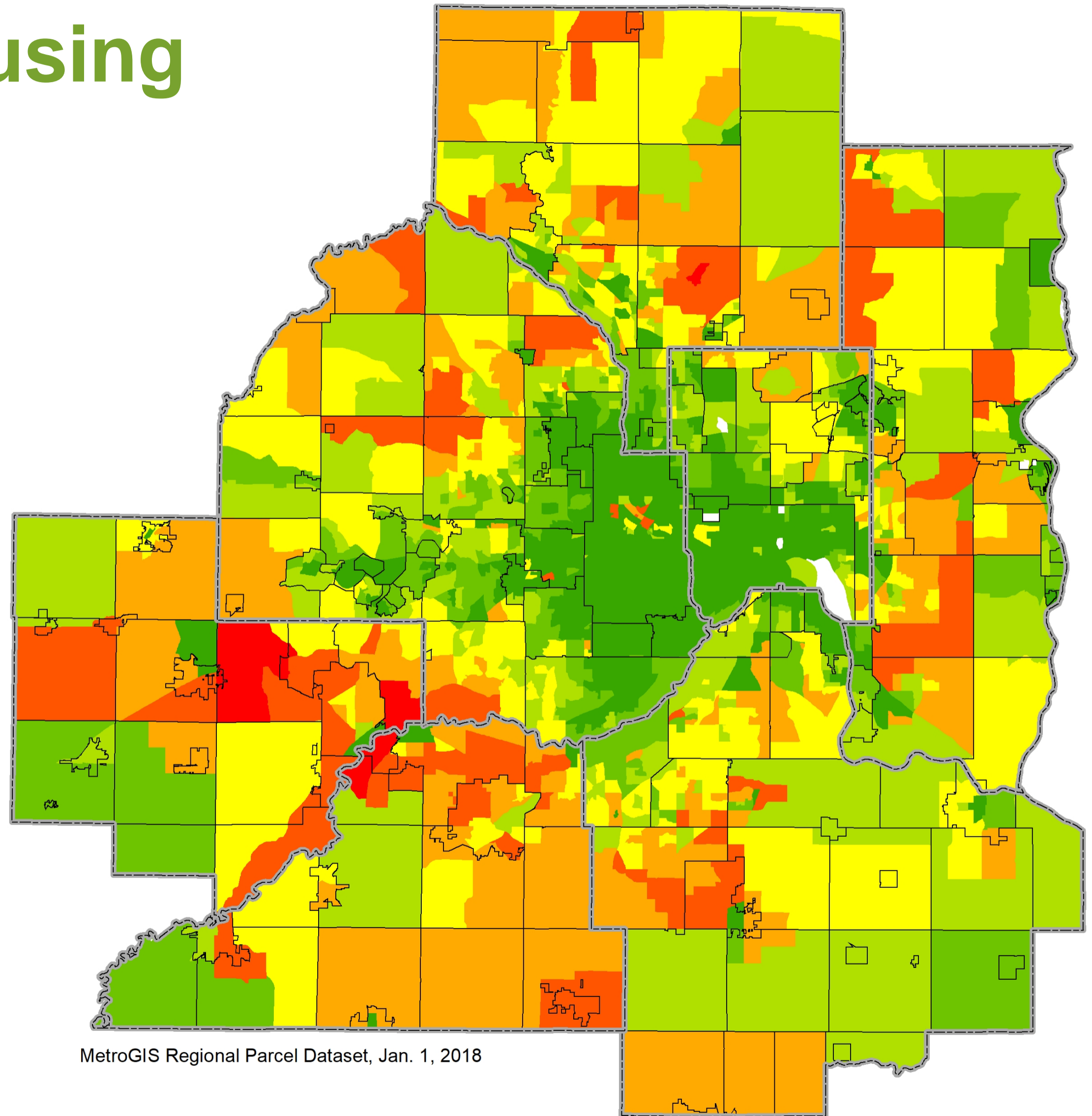
Commentary from the Regional Growth Strategy Work Group

Today's development patterns

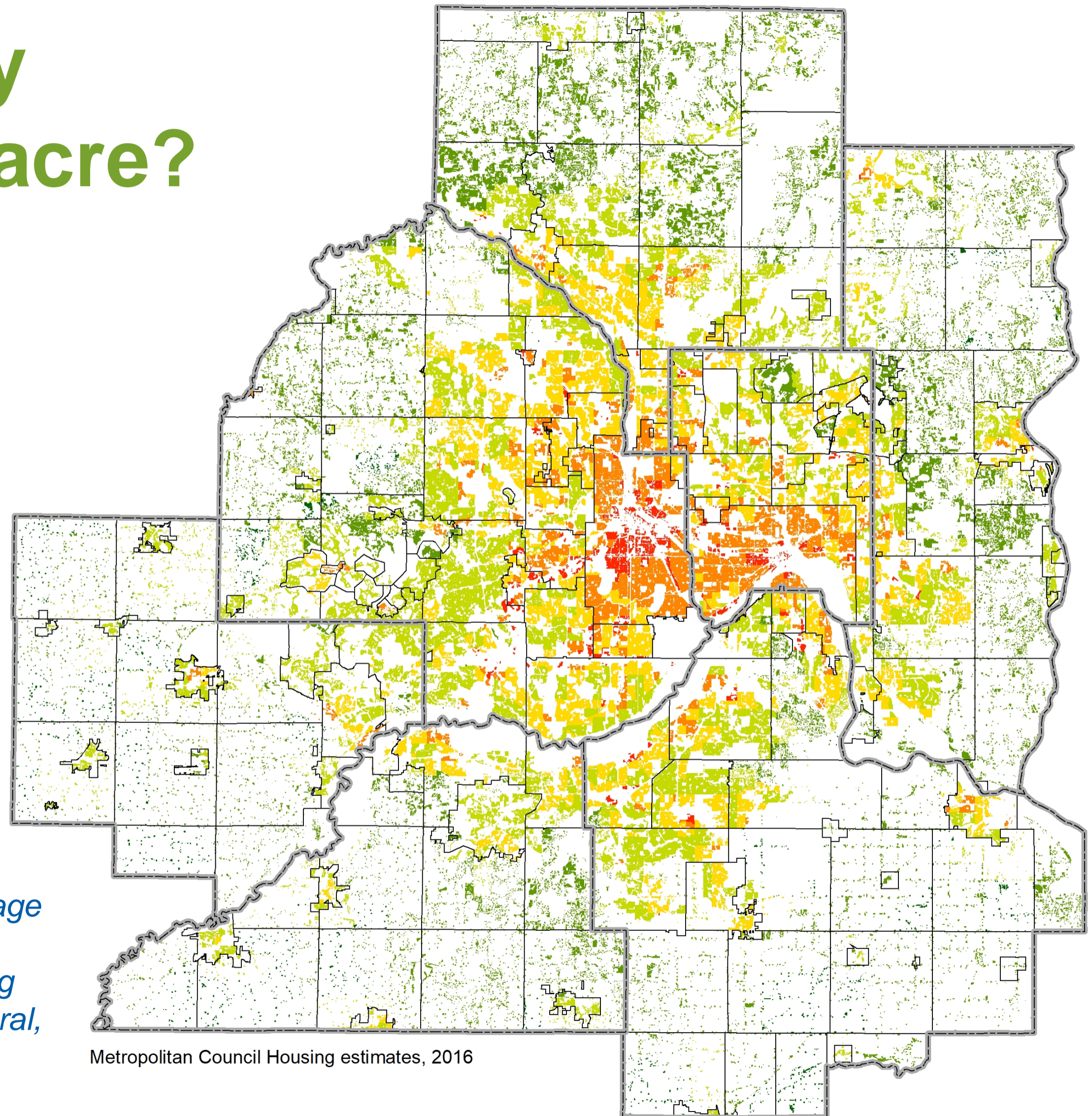
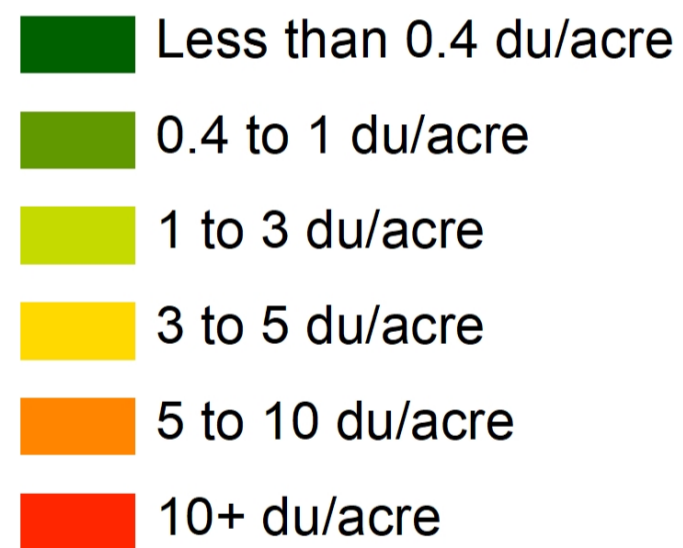
When Housing Was Built

Median Age of Development

- Before 1960
- 1960s
- 1970s
- 1980s
- 1990s
- 2000s
- 2010s
- Not Available



How many units per acre?



These are TAZ zone average densities displaying only residential land. Remaining (white) areas are agricultural, undeveloped, or other nonresidential.

Metropolitan Council Housing estimates, 2016

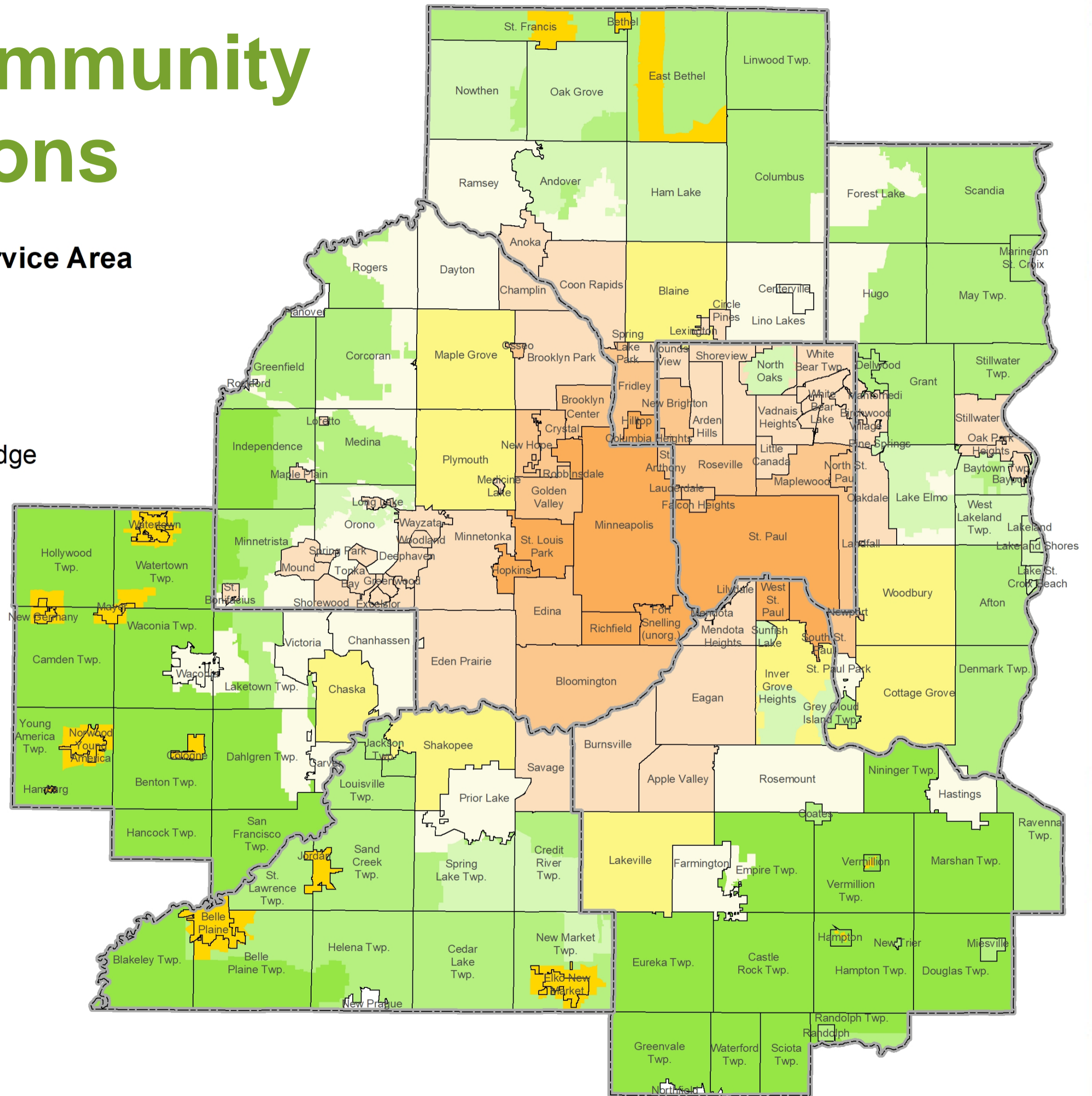
Thrive Community Designations

Metropolitan Urban Service Area

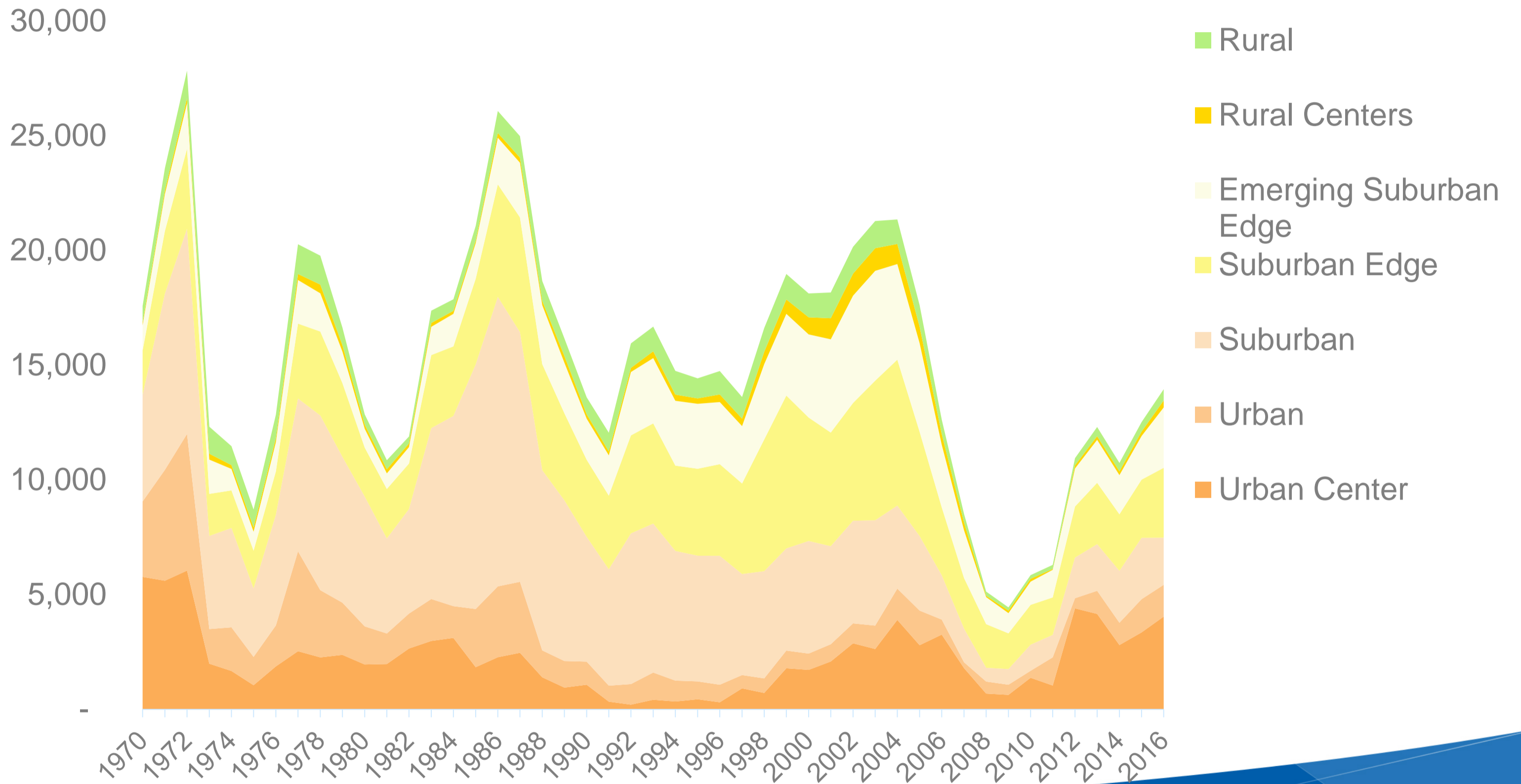
- Urban Center
- Urban
- Suburban
- Suburban Edge
- Emerging Suburban Edge

Rural Service Area

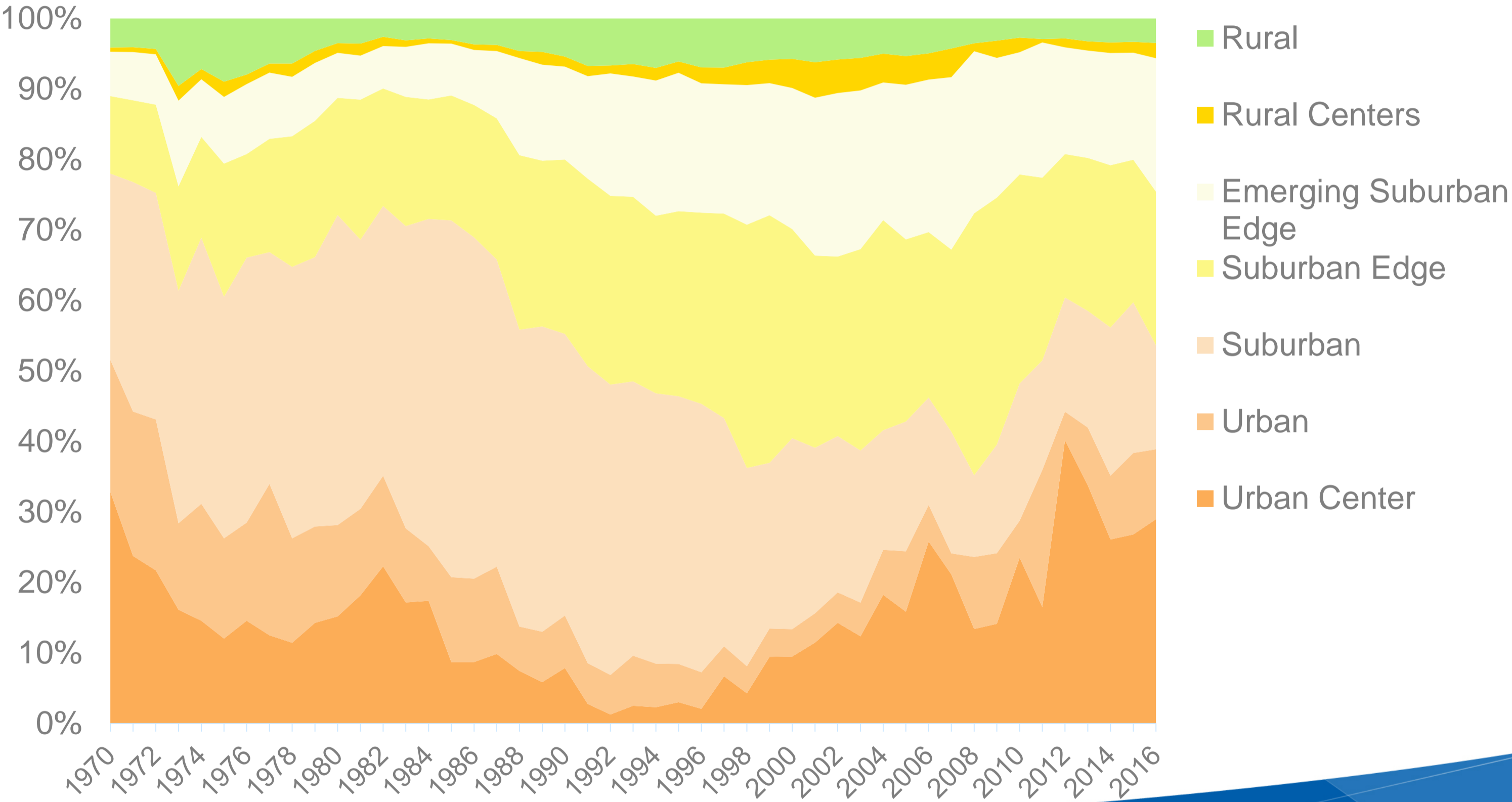
- Rural Center
- Diversified Rural
- Rural Residential
- Agricultural



Location of the 720,000 housing units built 1970-2016

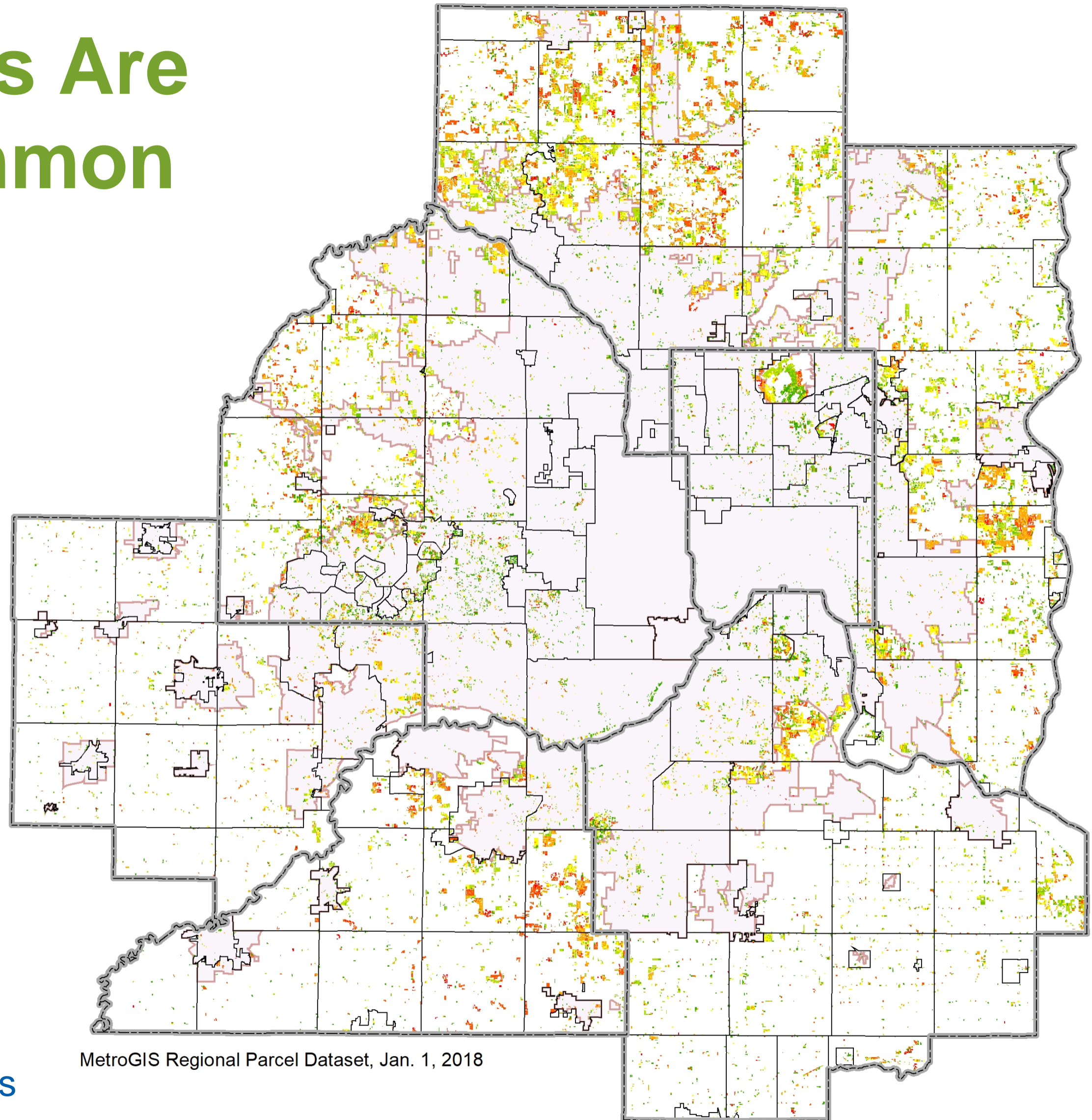
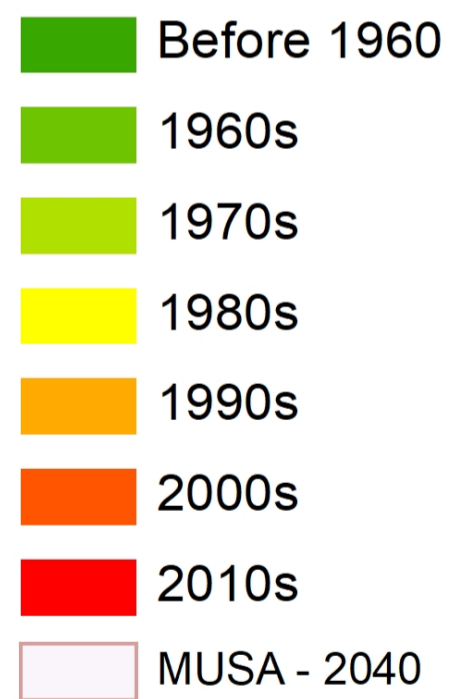


Location of the 720,000 housing units built 1970-2016



Large Lots Are Less Common

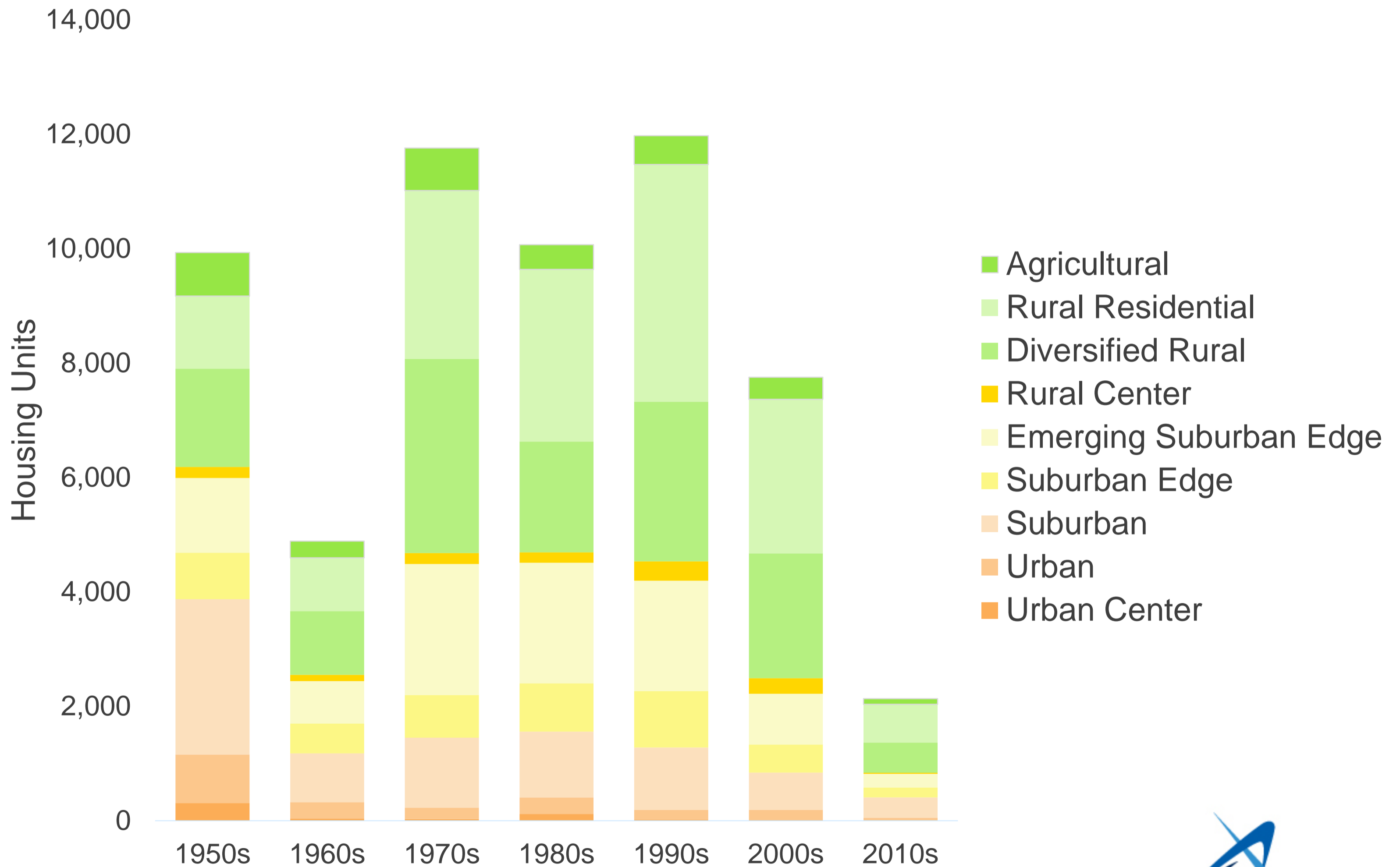
Decade of Development



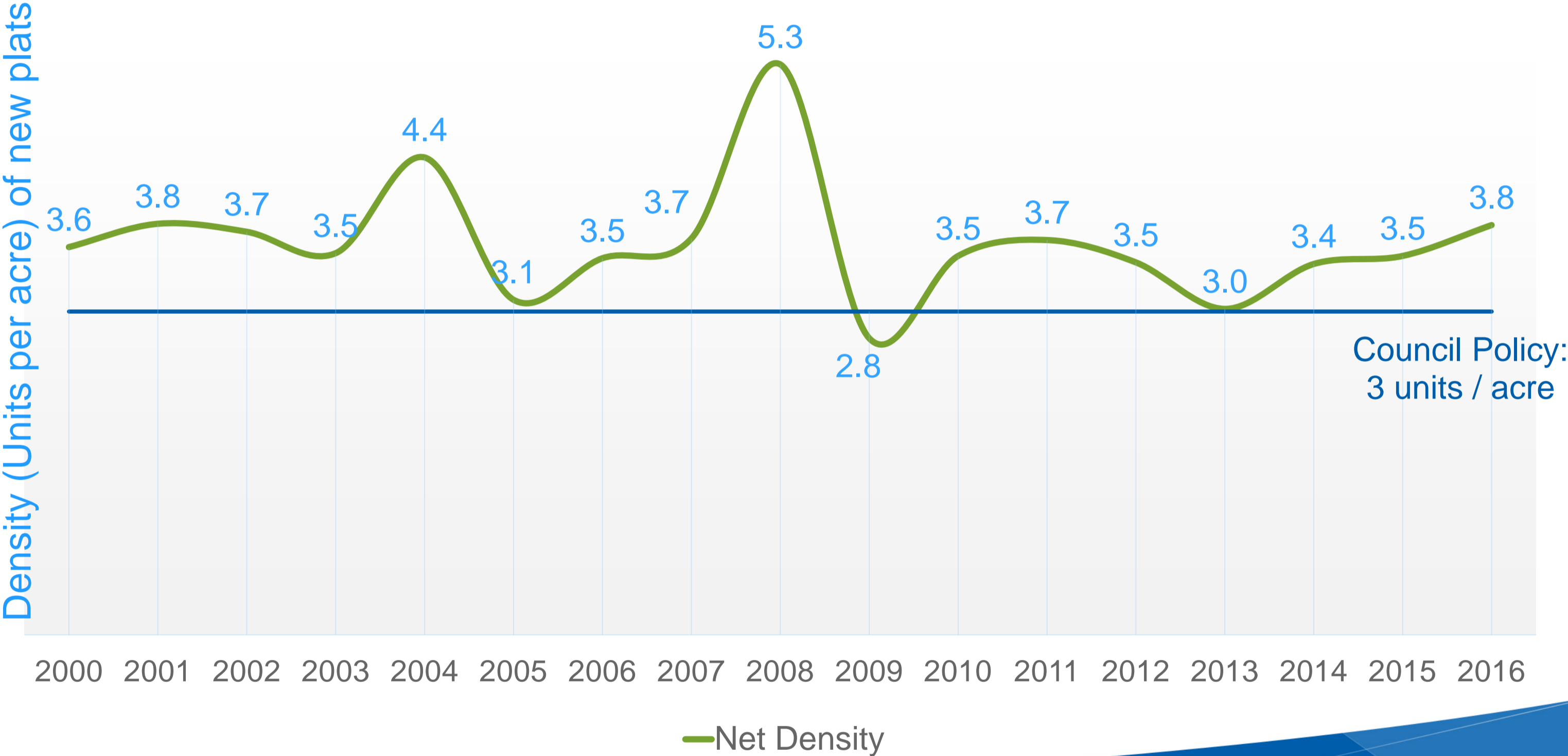
MetroGIS Regional Parcel Dataset, Jan. 1, 2018

Lots between 1-5 acres

Large Lot Development Dropping Off



Plat Density in Suburban Edges

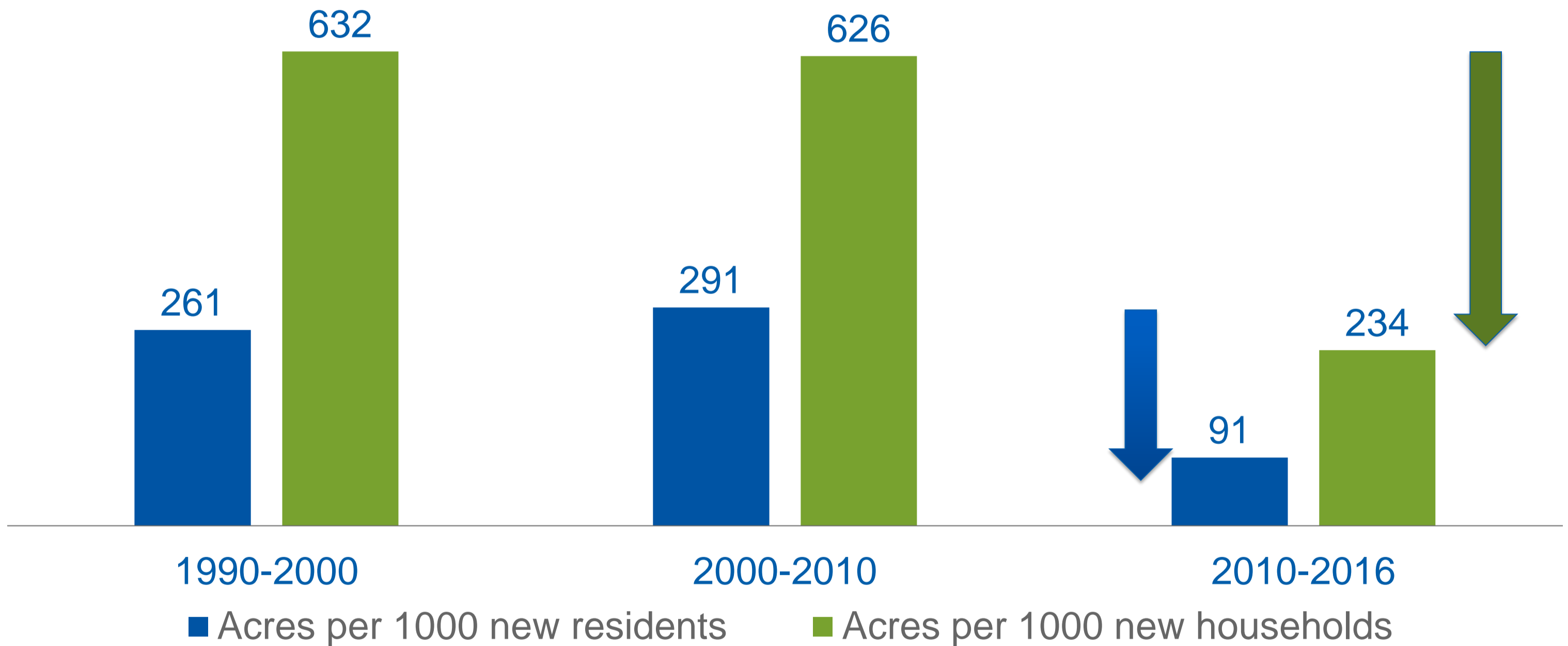


Despite population growth, a slowing rate of consuming land



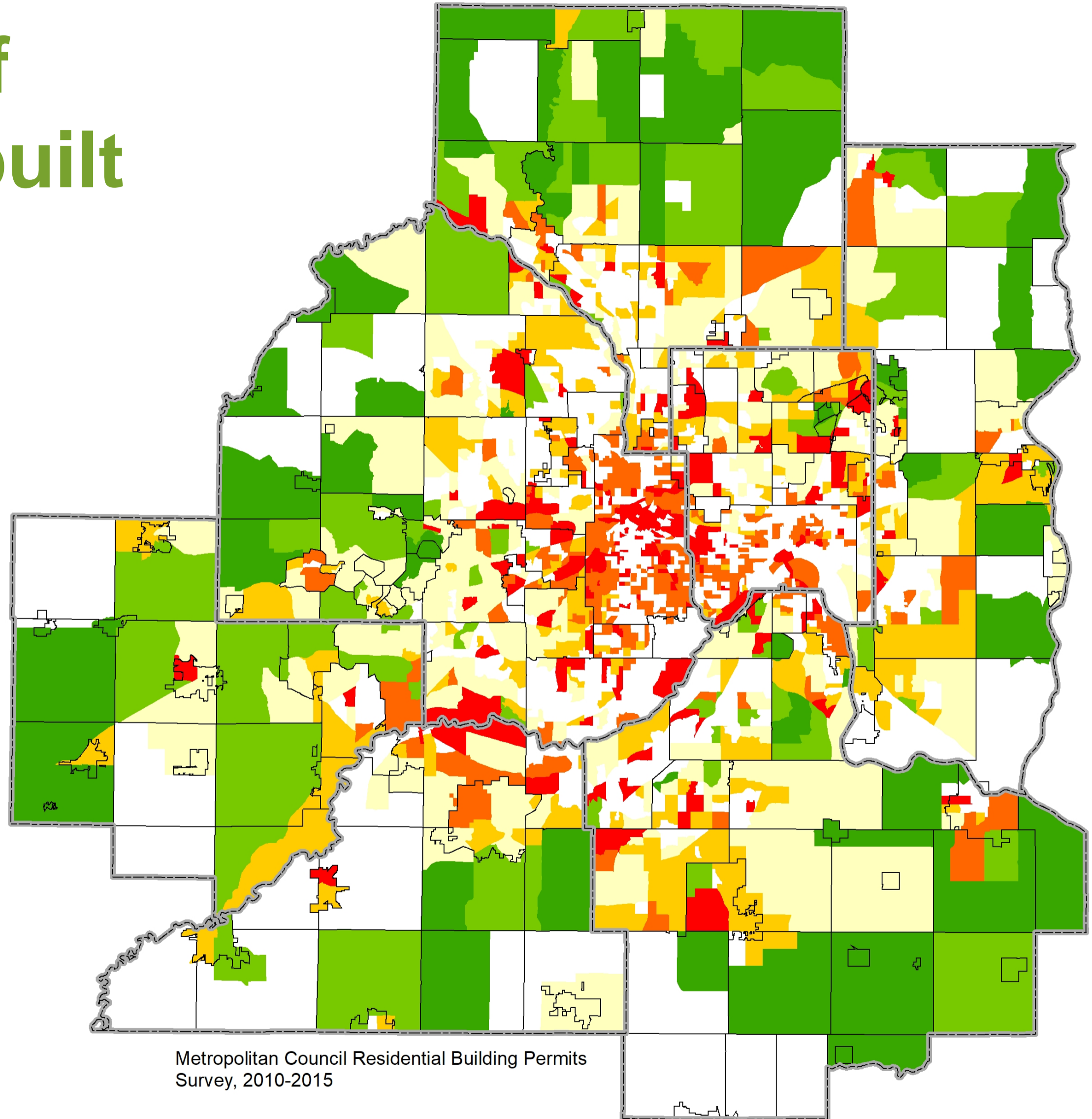
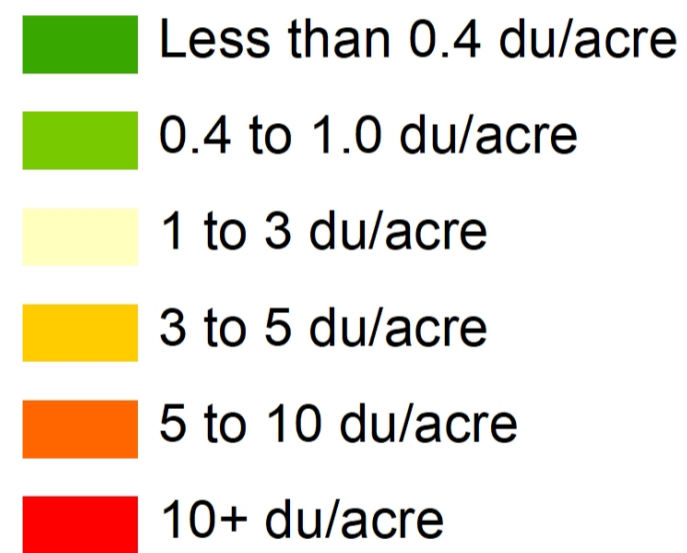
Source: Metropolitan Council, Generalized Land Use Inventory

We're using less land per person and per household



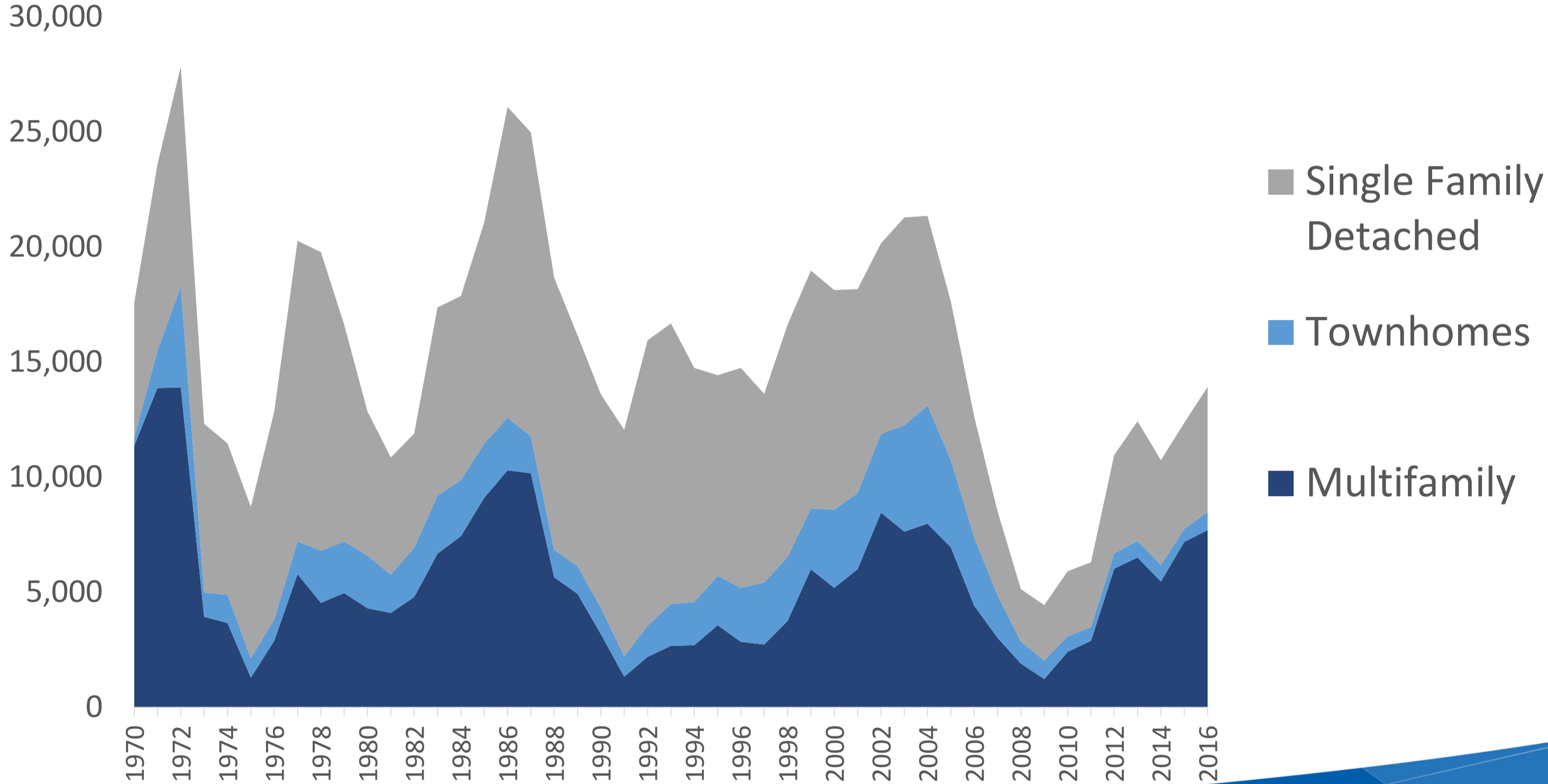
Sources: Metropolitan Council, Generalized Land Use Inventory; U.S. Census Bureau; Metropolitan Council Population Estimates

Density of housing built 2010-15

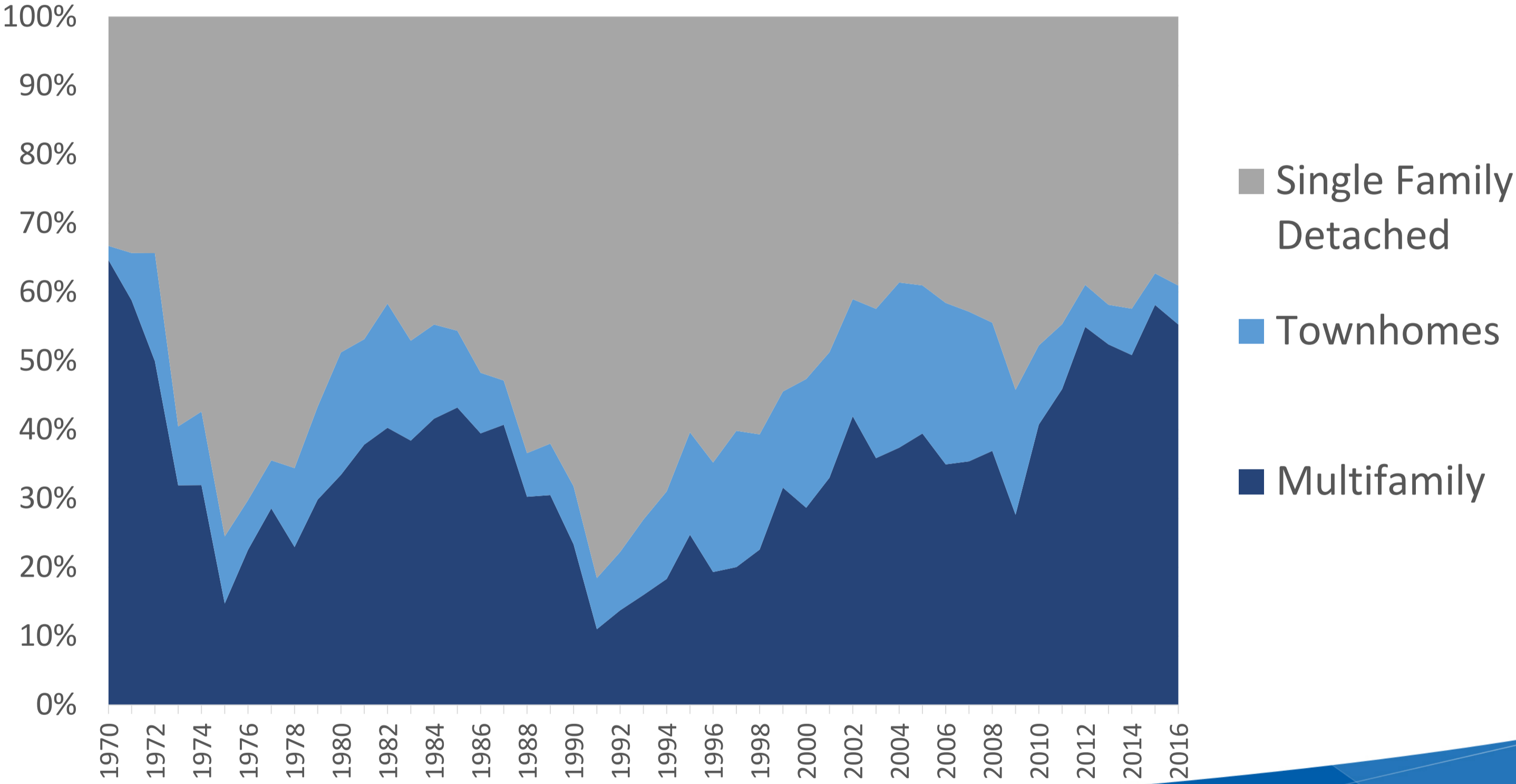


Metropolitan Council Residential Building Permits Survey, 2010-2015

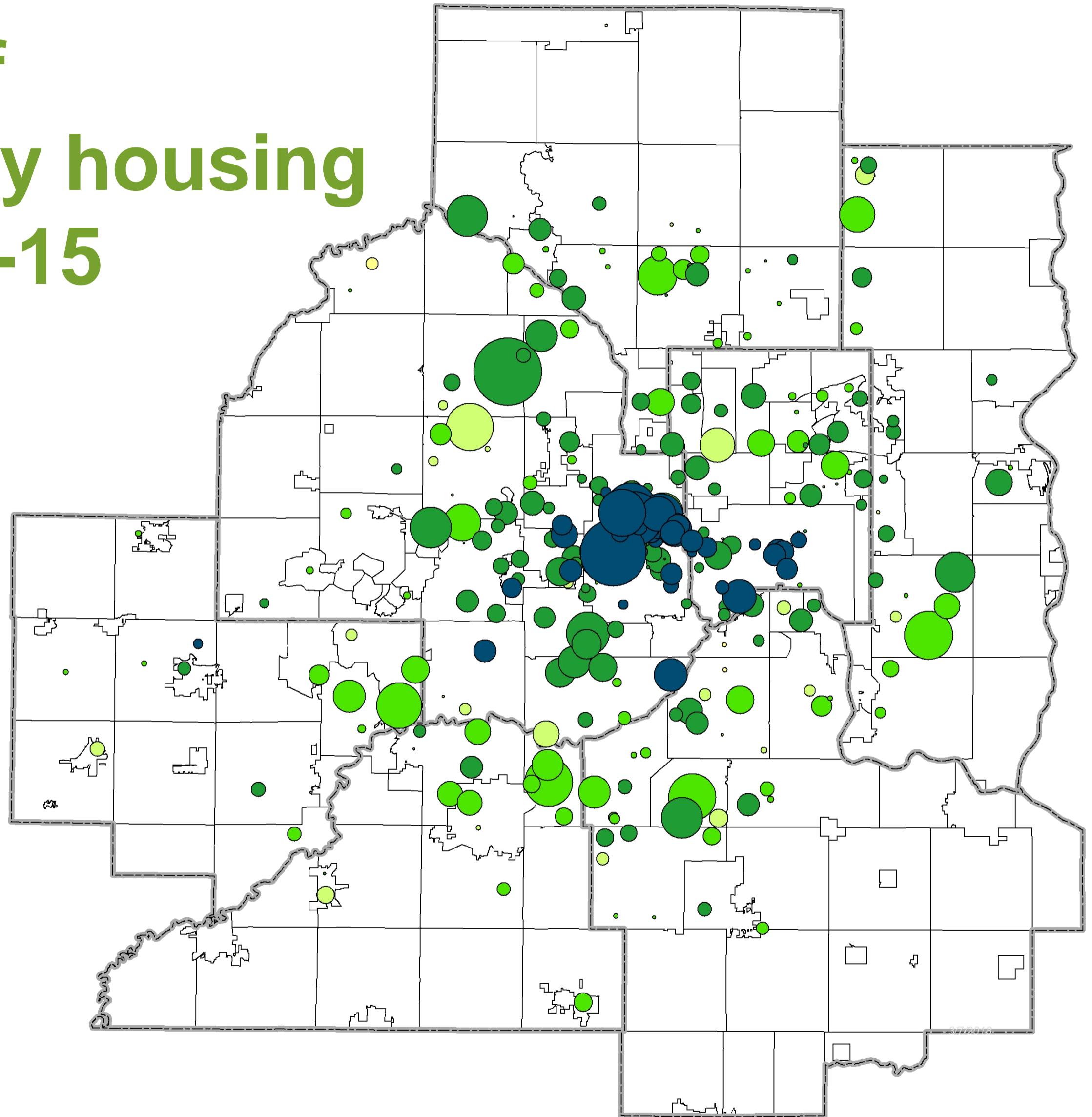
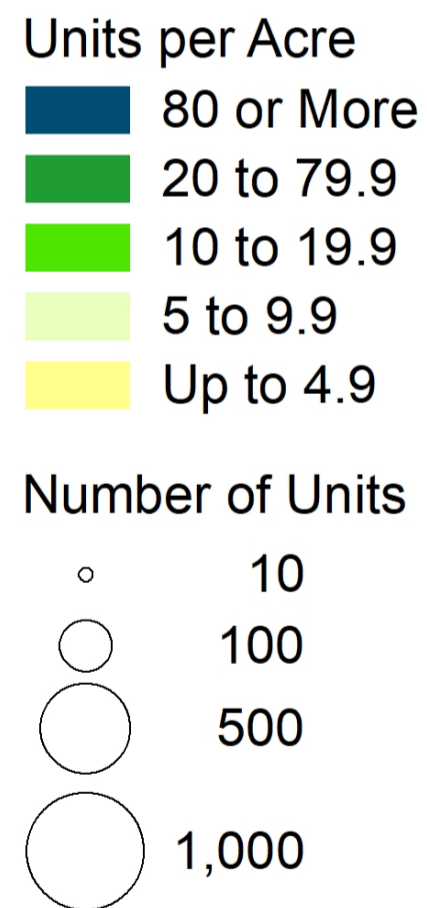
Housing type of the 720,000 units built 1970-2016



Housing type of the 720,000 units built 1970-2016



Density of multifamily housing built 2010-15

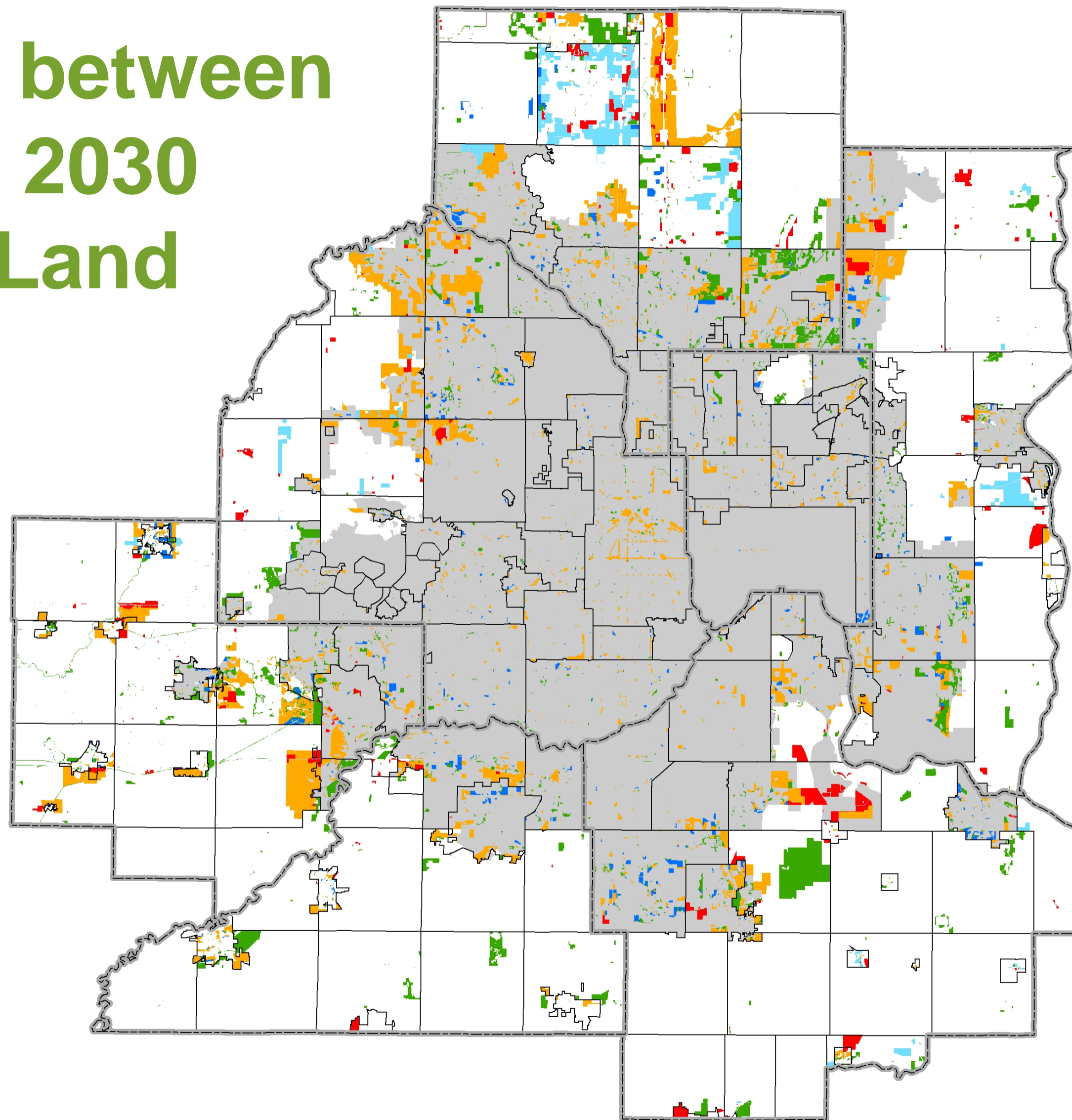


Commentary from the Regional Growth Strategy Work Group

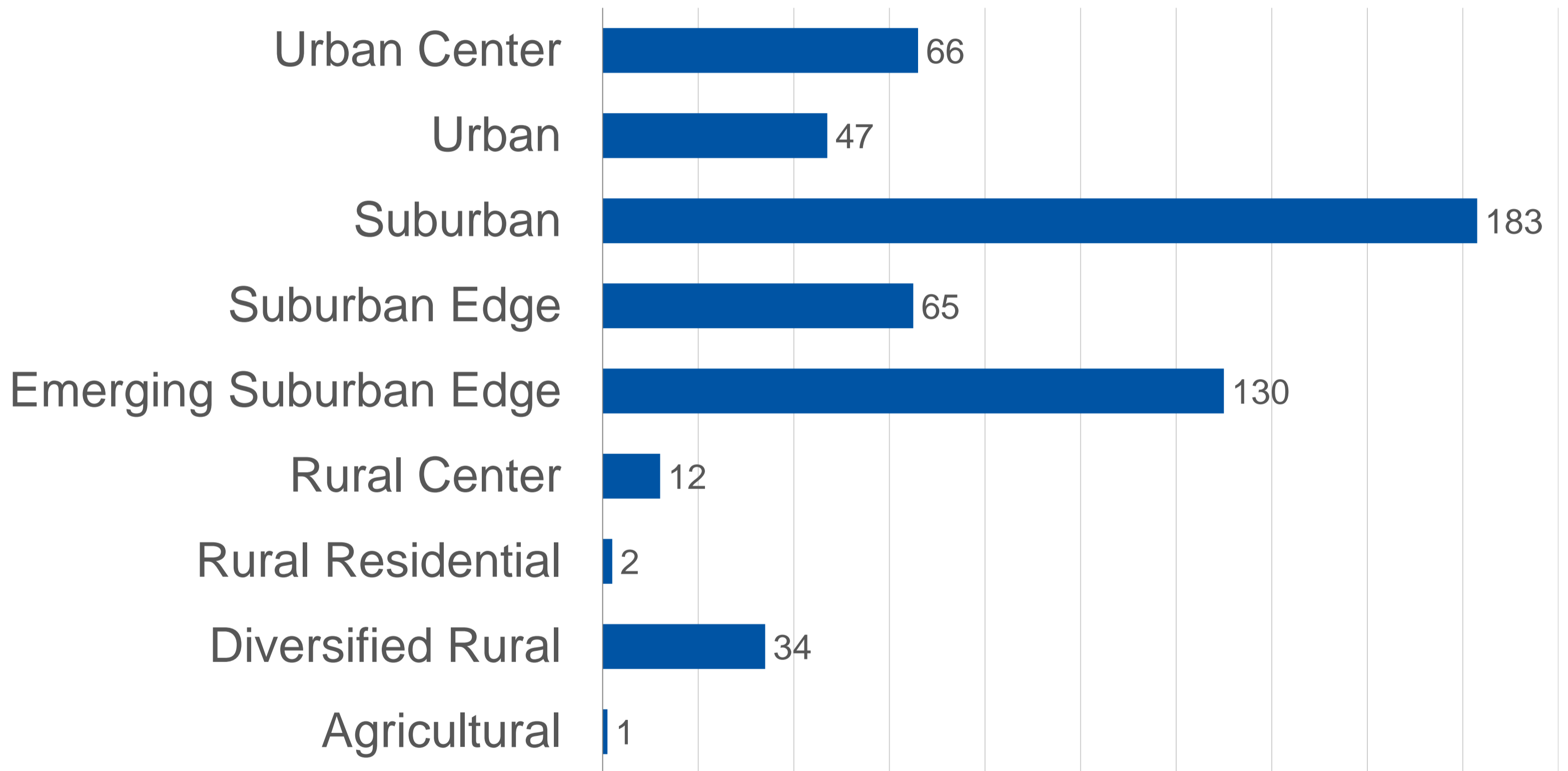
**How are comprehensive plans
reflecting changing
development patterns?**

Changes between 2020 and 2030 Planned Land Use

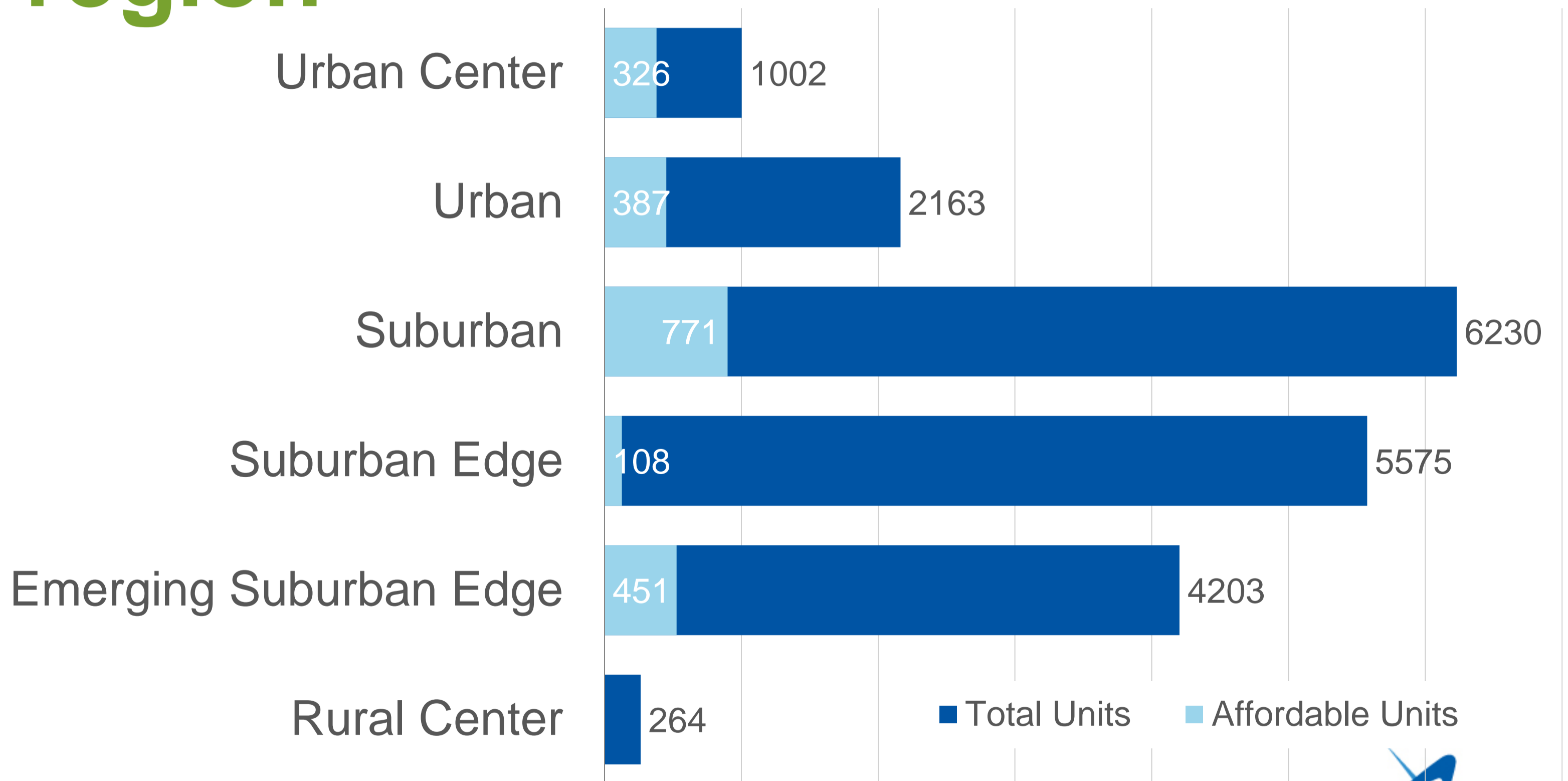
- Residential Gain
- Non-Residential Gain
- Preserve
- Rural Gain
- Loss



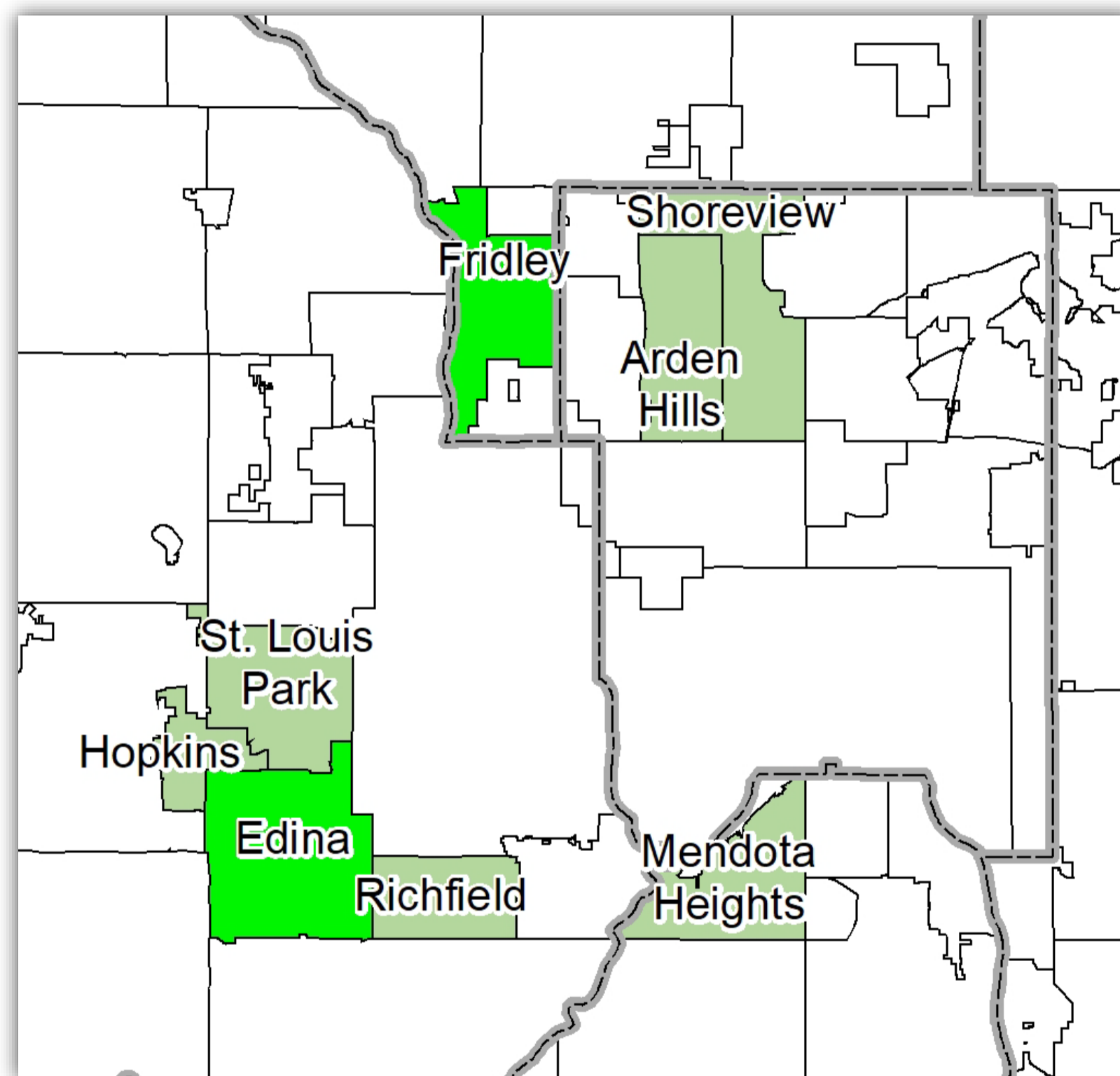
Communities have continued to amend their plans



Amendments have resulted in 1 in 5 housing units built in the region



**Amendments
anticipate more
growth in older
suburbs**



Commentary from the Regional Growth Strategy Work Group

Looking forward...

More older adults

1990

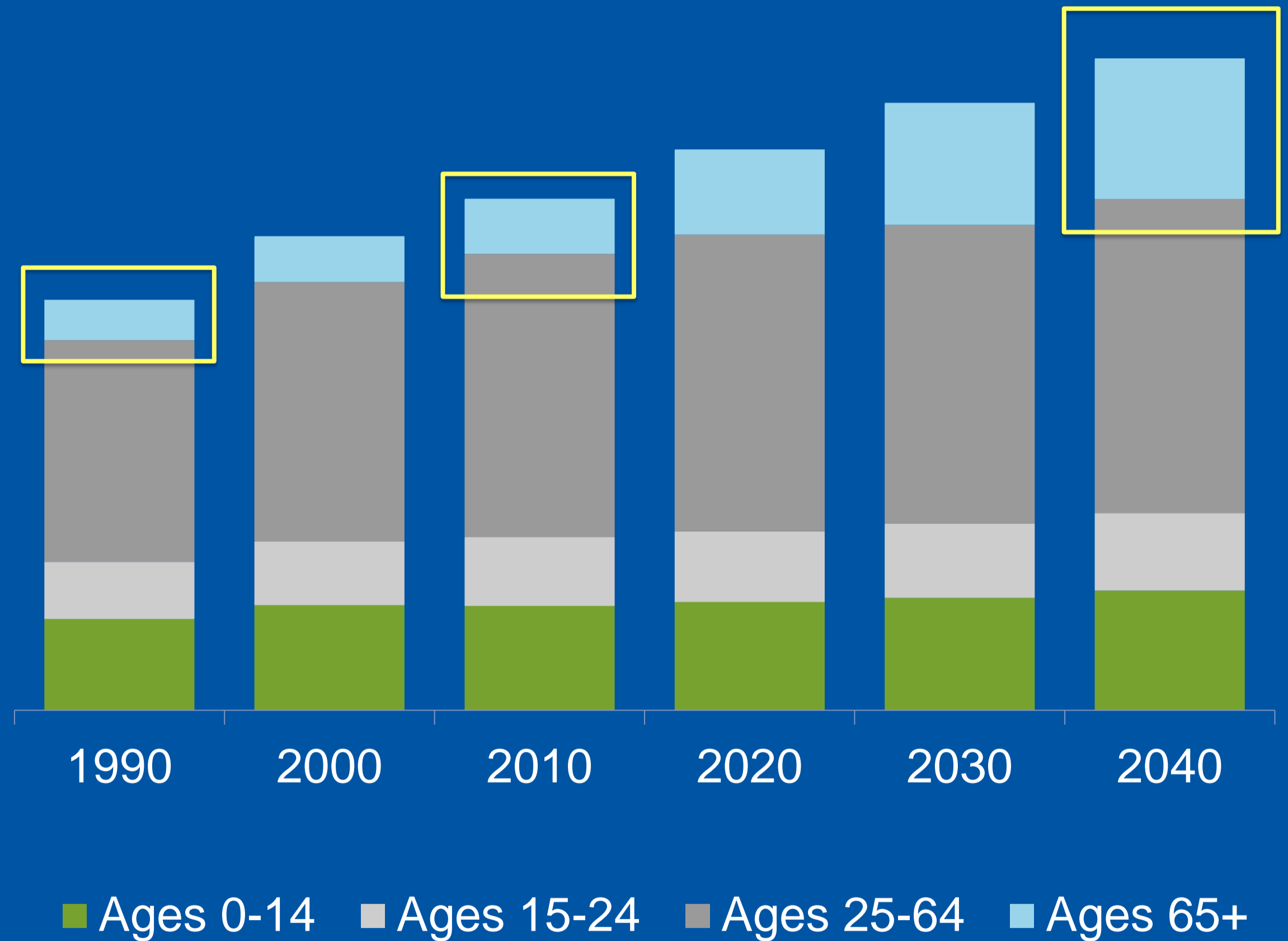
1:10

2010

1:9

2040

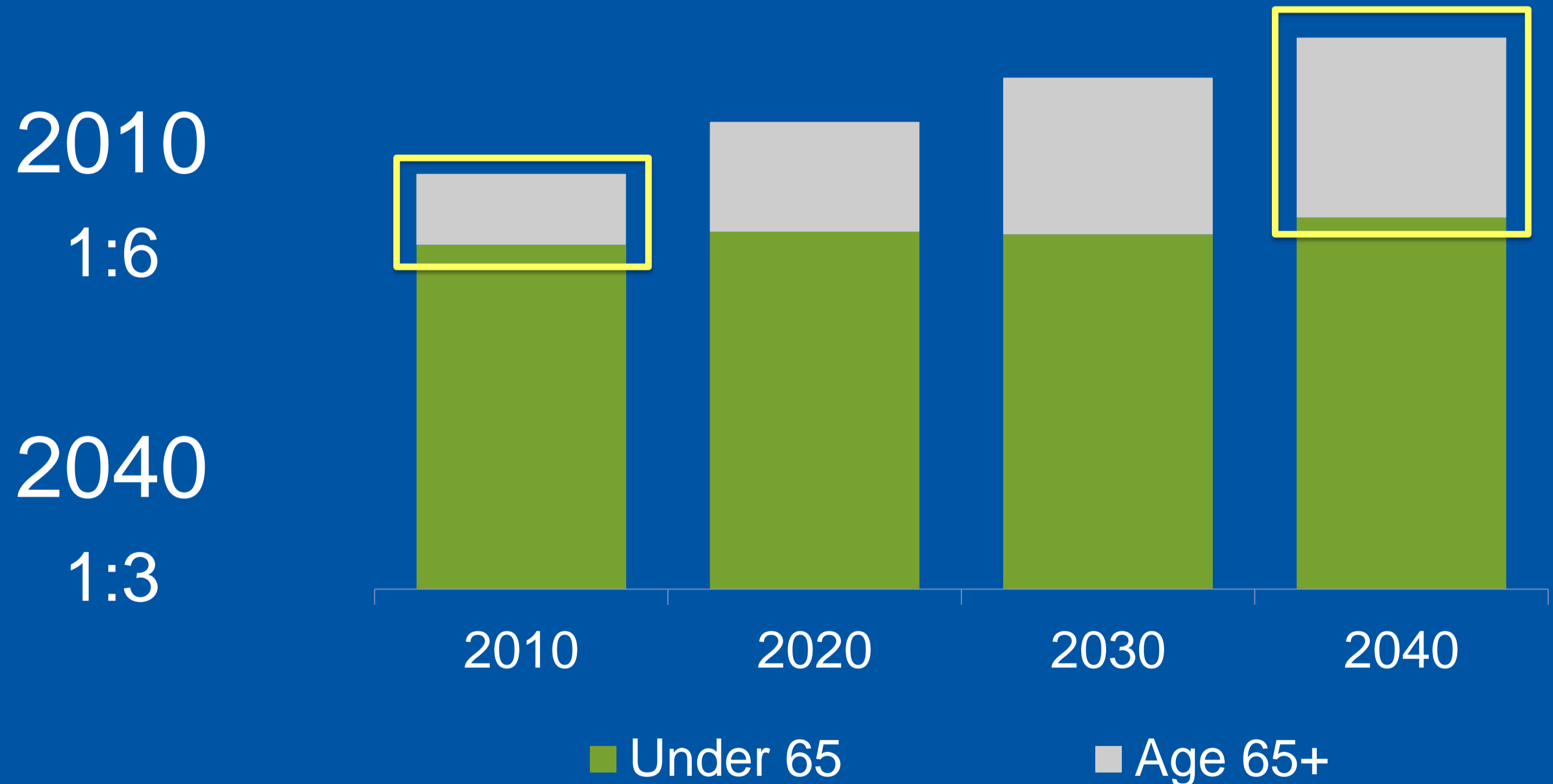
1:5



Source: 1990-2010 data on population from Census Bureau;
2040 forecasts from the Metropolitan Council (March 2015 release)



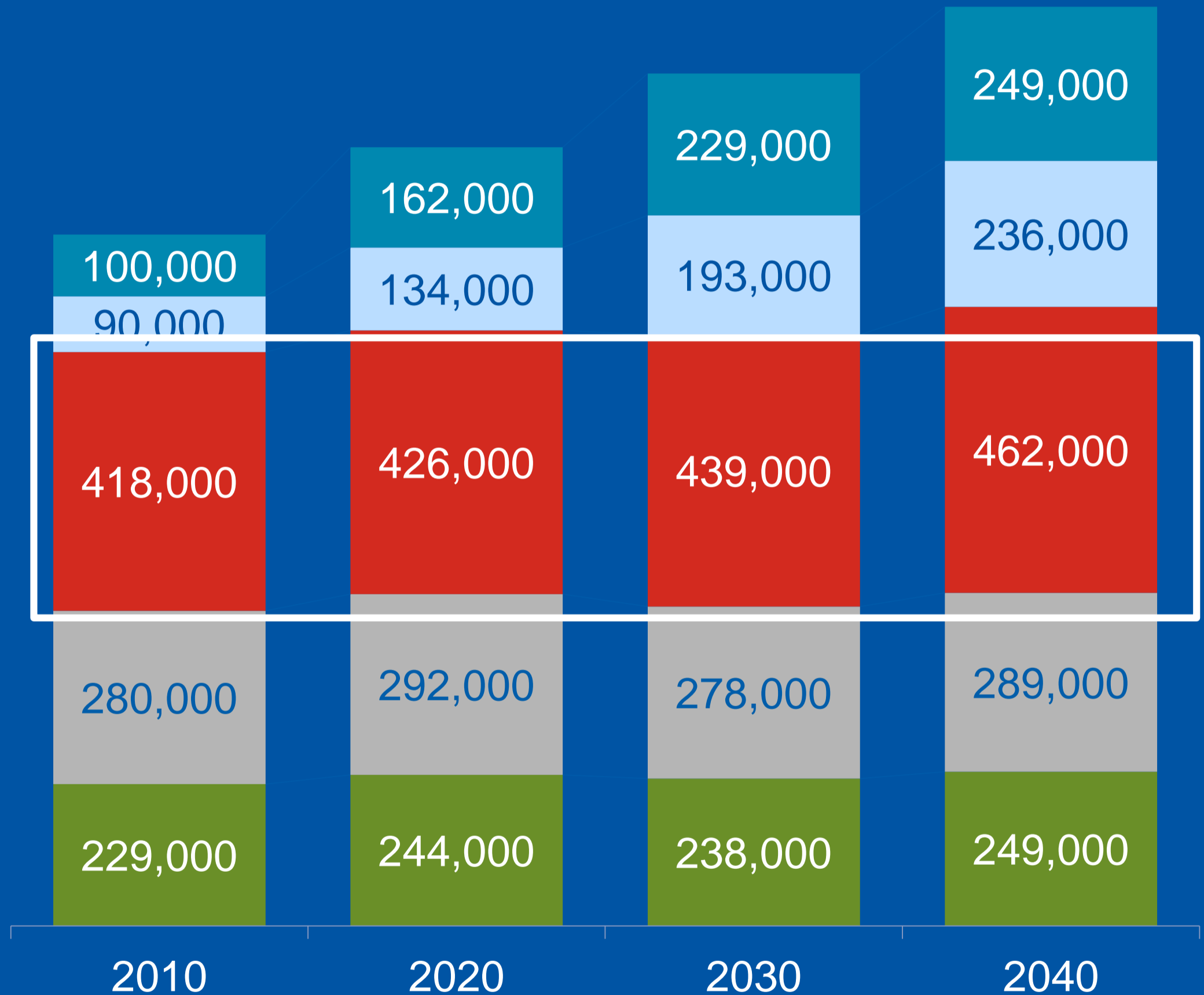
Even more older households



Source: 2010 data on households from Census Bureau;
2040 forecasts from the Metropolitan Council (March 2015 release)

Households growth: smaller, older

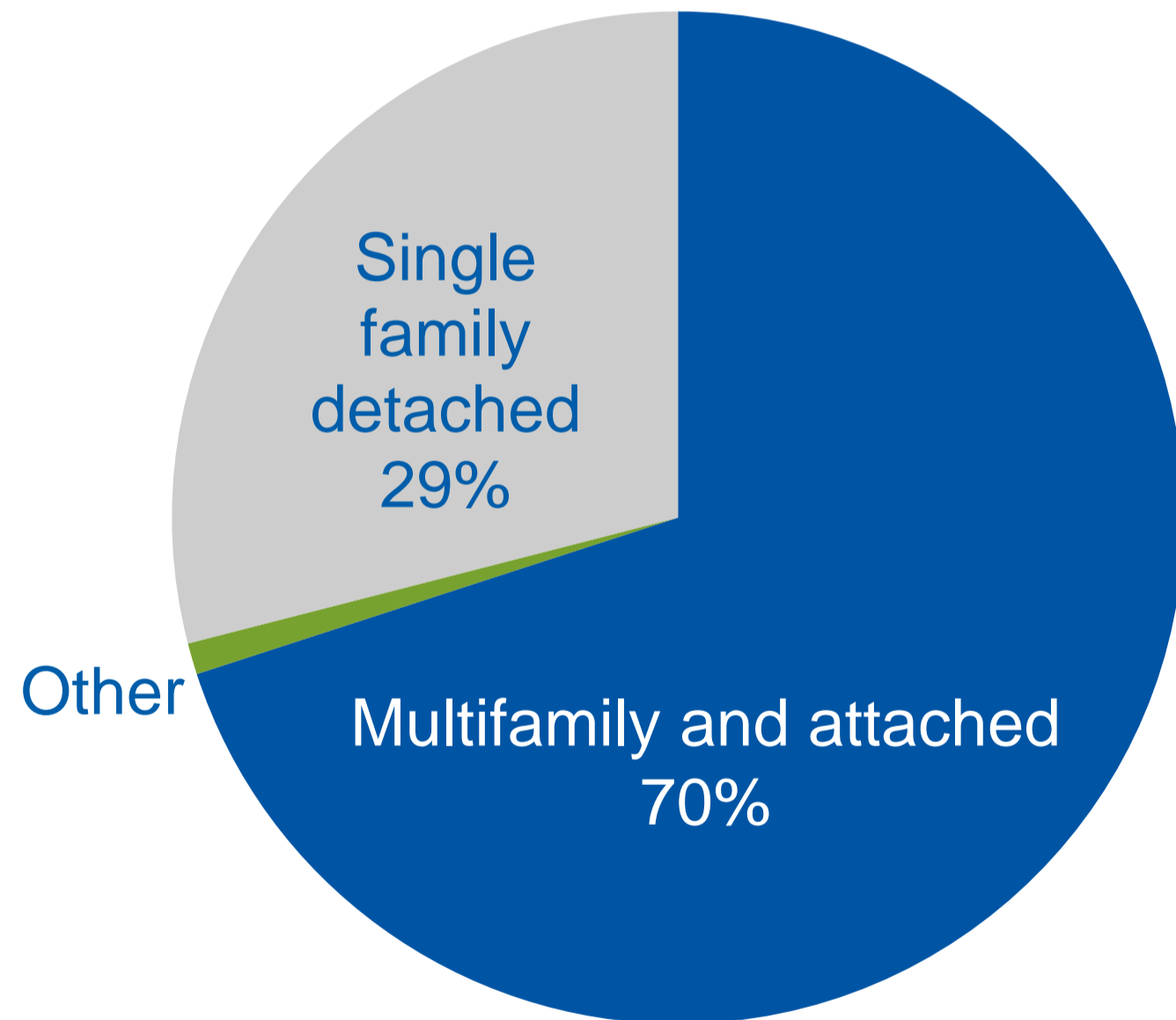
- Age 65+: 2+ person household
- Age 65+: 1 person household
- Under 65: 3+ person household
- Under 65: 2 person household
- Under 65: 1 person household



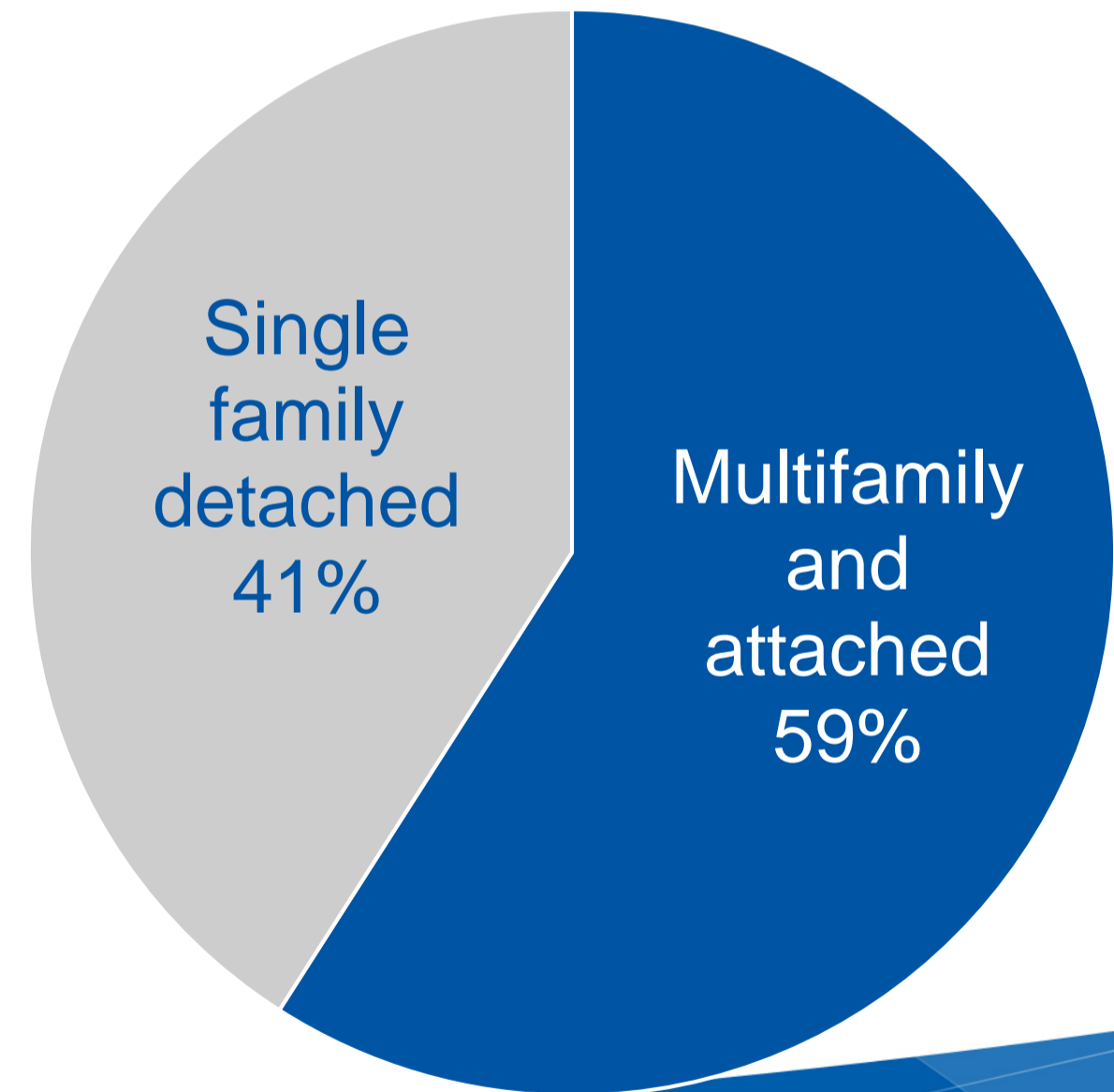
Source: 2010 data on population and households from Census Bureau; 2020-2040 forecasts from Metropolitan Council (March 2015)

Comparing forecasts to permits

Forecasts of the “next 370,000 housing units” over 2010-2040



Residential permits, 2010-2016



Source: Metropolitan Council 2040 Forecasts and Building Permit Survey, 2016.

Key Findings

- The “Sprawl” narrative describes past development
- Land consumption has declined dramatically
- Demographics and economics favor more multifamily
- Market shift toward projects & locations with amenities
- Local policy changes are supporting these forces

Planning for orderly and economical development



- Reinvest in the core
- Staging future growth
- Contiguous growth
- Rural density policies

- Land use policies re: development *patterns*
- Local flexibility in siting new growth
- Managing rural development

- Slower regional growth
- Transitways and land use
- Little change to MUSA

Commentary from the Regional Growth Strategy Work Group



METROPOLITAN
C O U N C I L