

Community Development Research

# Release of the 2020 Generalized Land Use Inventory

August 4, 2021

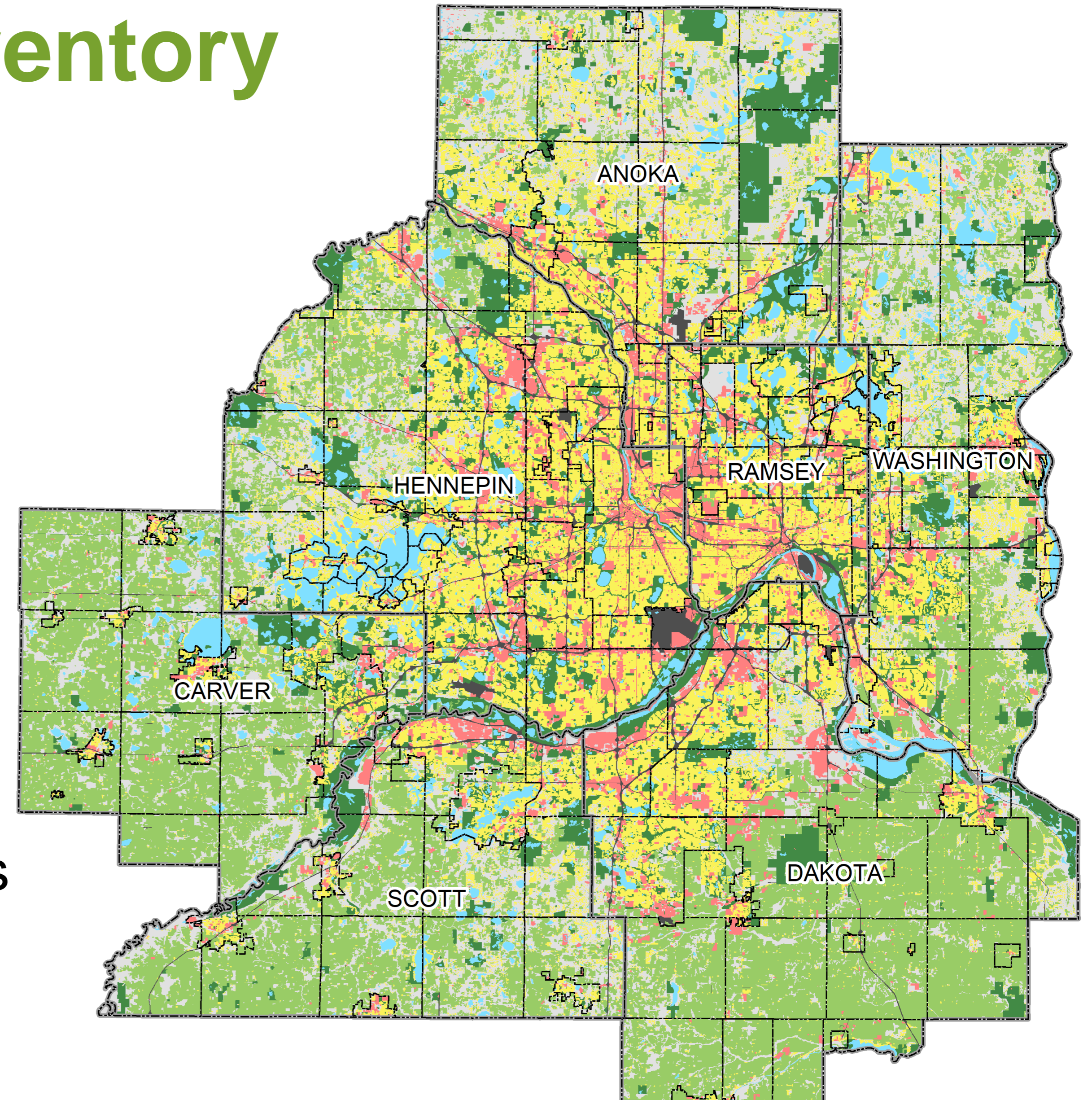
Committee of the Whole





# About the Land Use Inventory

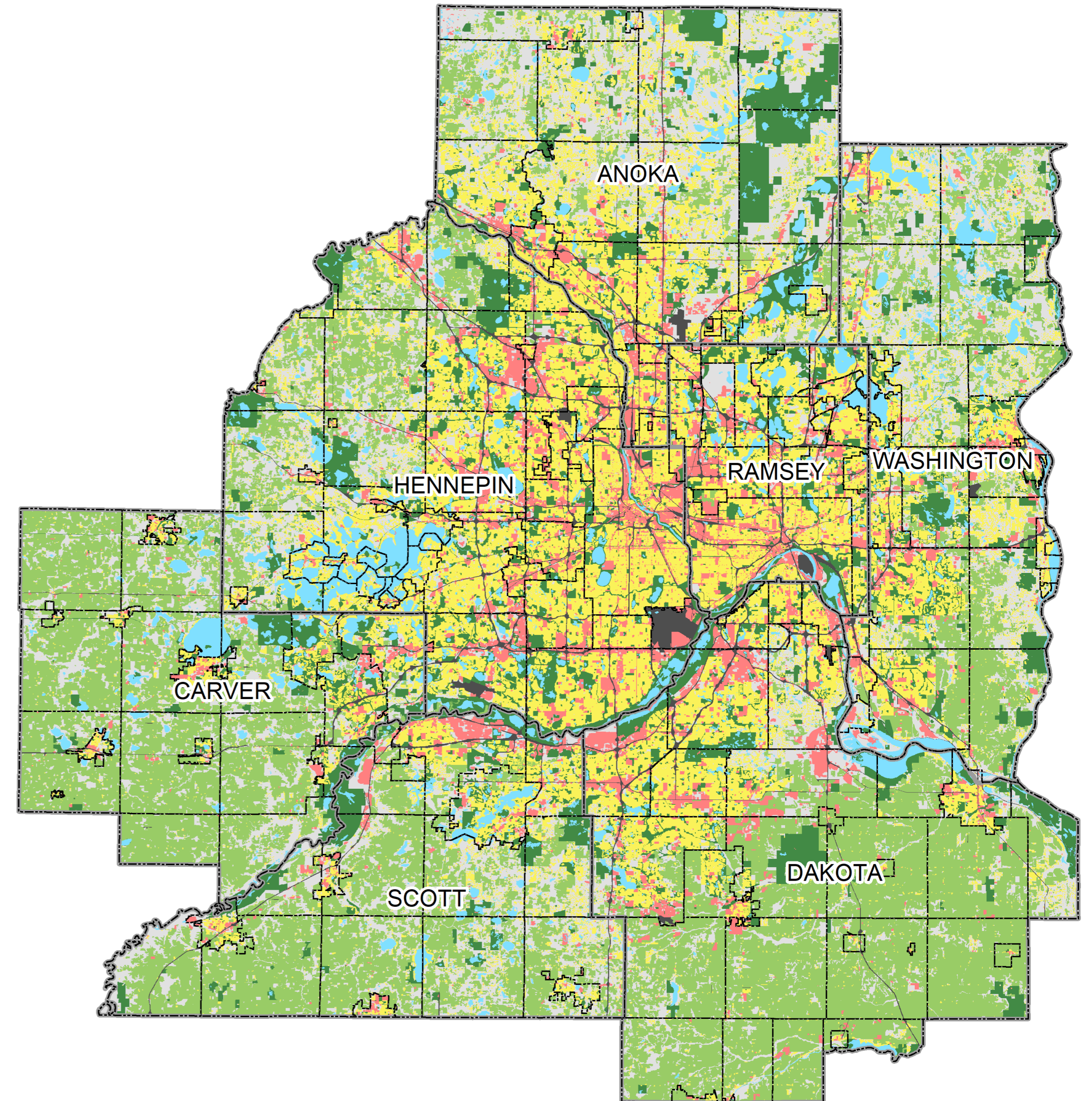
- Conducted every 3-7 years
- Based on:
  - Aerial photography
  - Assessor information
  - Building permits & Internet searches
- Represents existing use – not tax classification, land use guidance, or land cover
- Interpreted and classified using generalized and uniform classifications
- Reviewed by communities
- Snapshot in time





# Why we undertake the Land Use Inventory

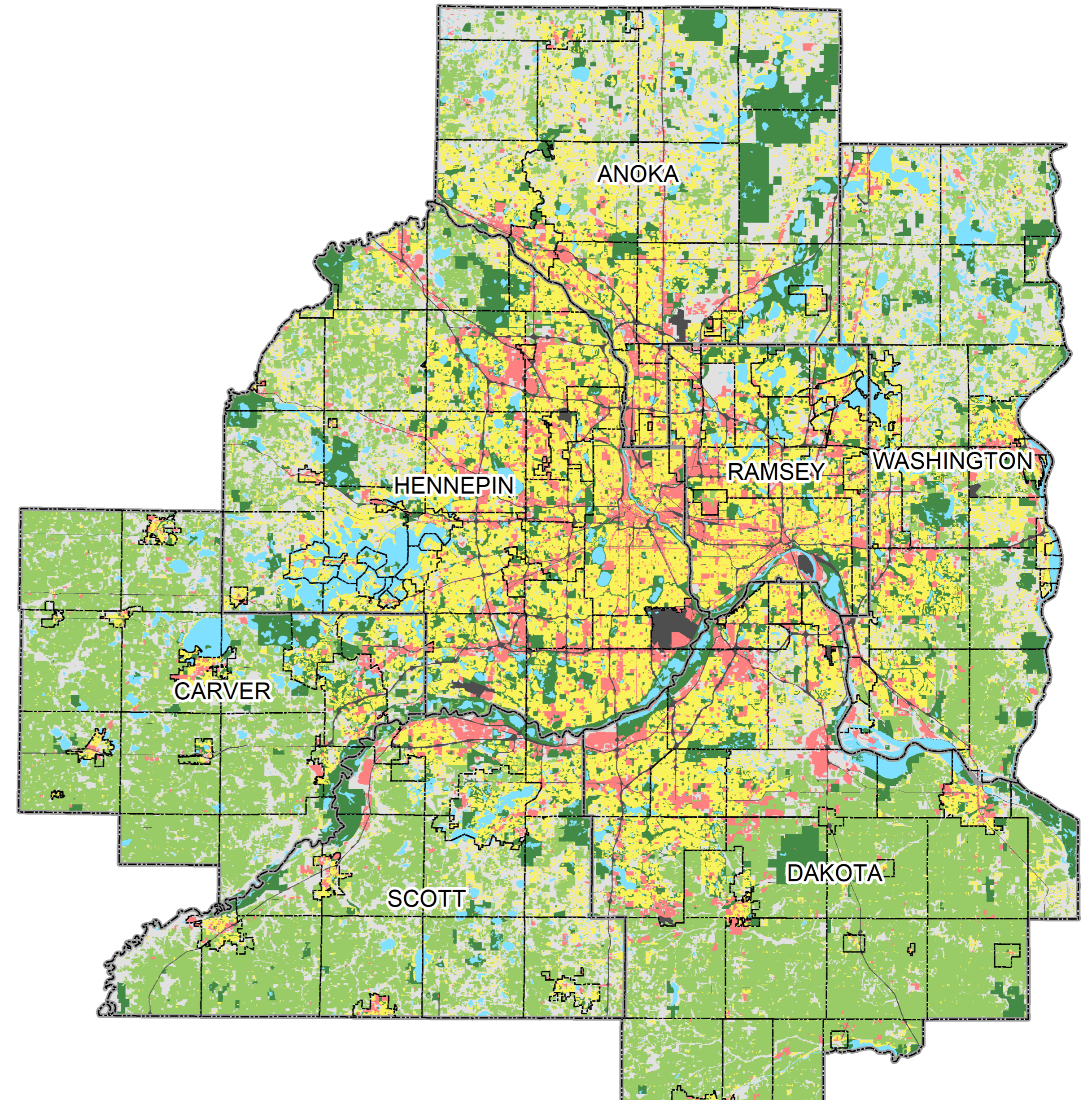
- Land consumption
- Development trends
- Forecasting and land supply
- Regional land use planning
- Climate Analysis
- Groundwater and Surface Water modeling
- Used by many communities





# Initial findings

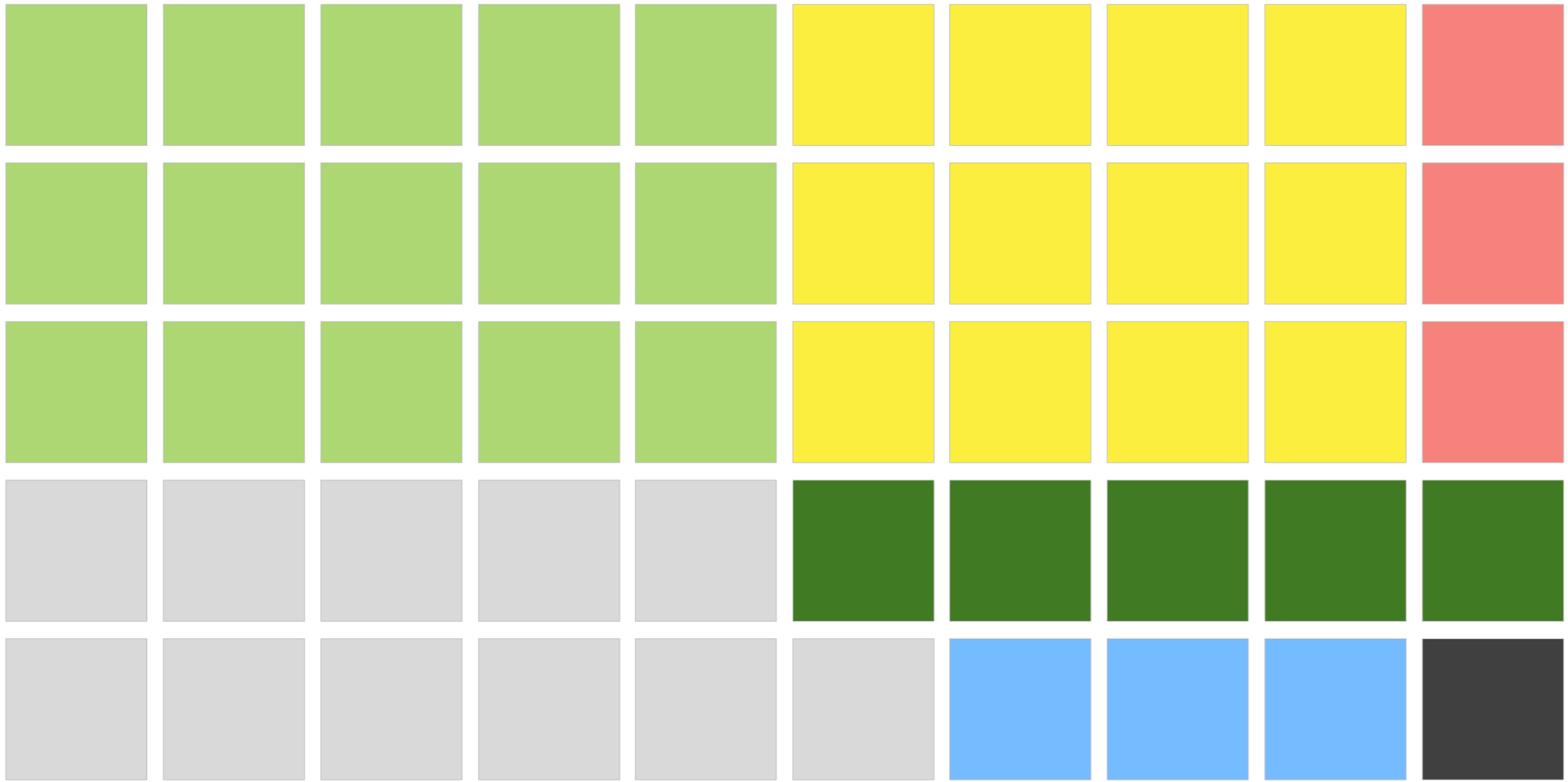
- Land consumption has increased for first time since 2005
- Single family detached is still the main driver
- Shifts in non-residential reflect changing economics and shared values
- As the region grows, so do parks
- Region is demanding less land to accommodate the same amount of people and households



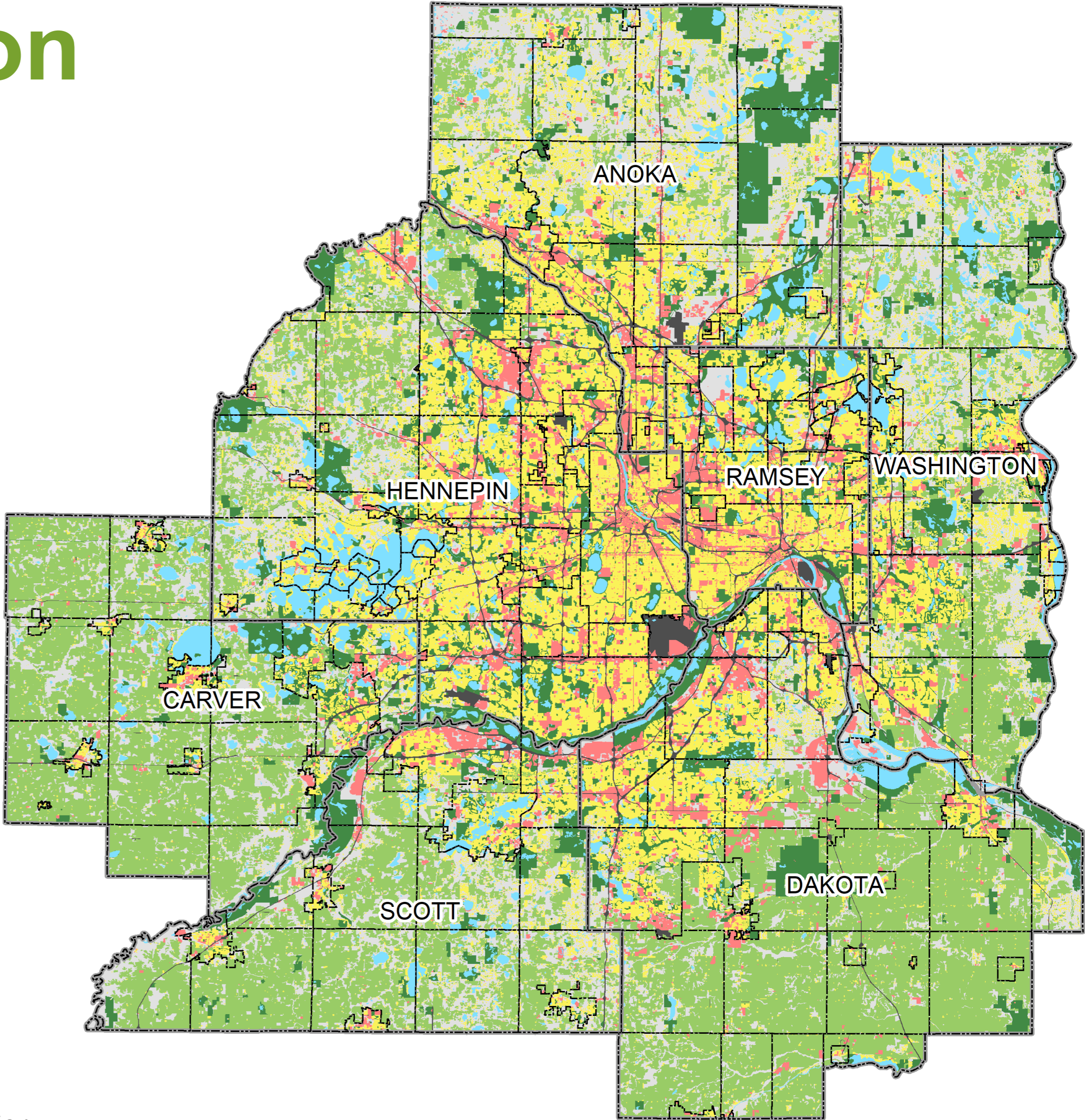


# Our region's composition

Over 1.9 million acres



- Agriculture
- Undeveloped
- Residential
- Other Developed uses
- Park, Recreation, or Preserve
- Water
- Transportation





# Land consumption is largely stable

Gained...

37,000 acres  
7,250 annually

22,000 acres  
4,250 annually

19,000 acres  
3,150 annually

18,000 acres  
4,500 annually



Minneapolis

2000-2005



Maple Grove

2005-2010



Ramsey

2010- 2016



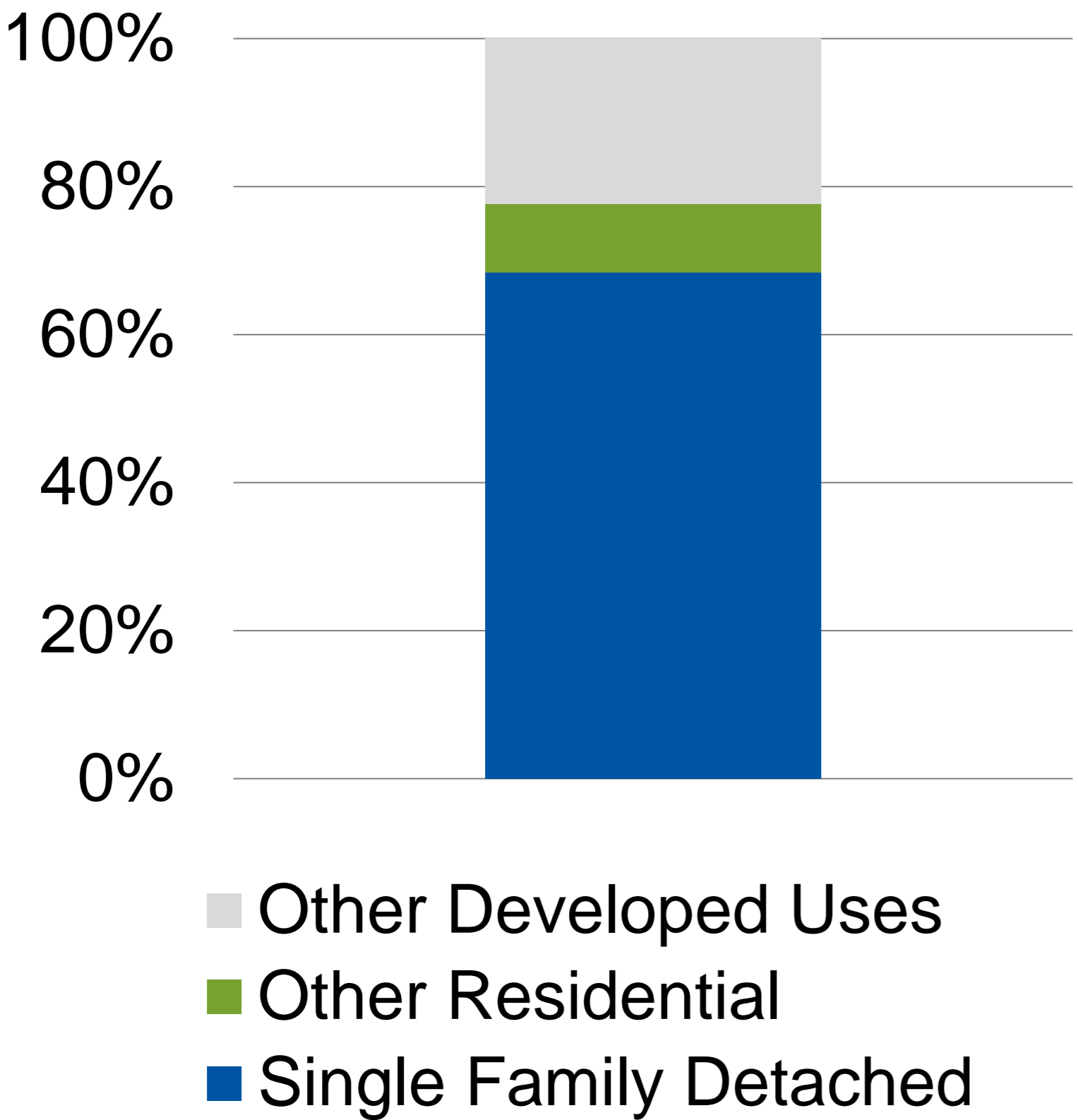
Minnetonka

2016-2020

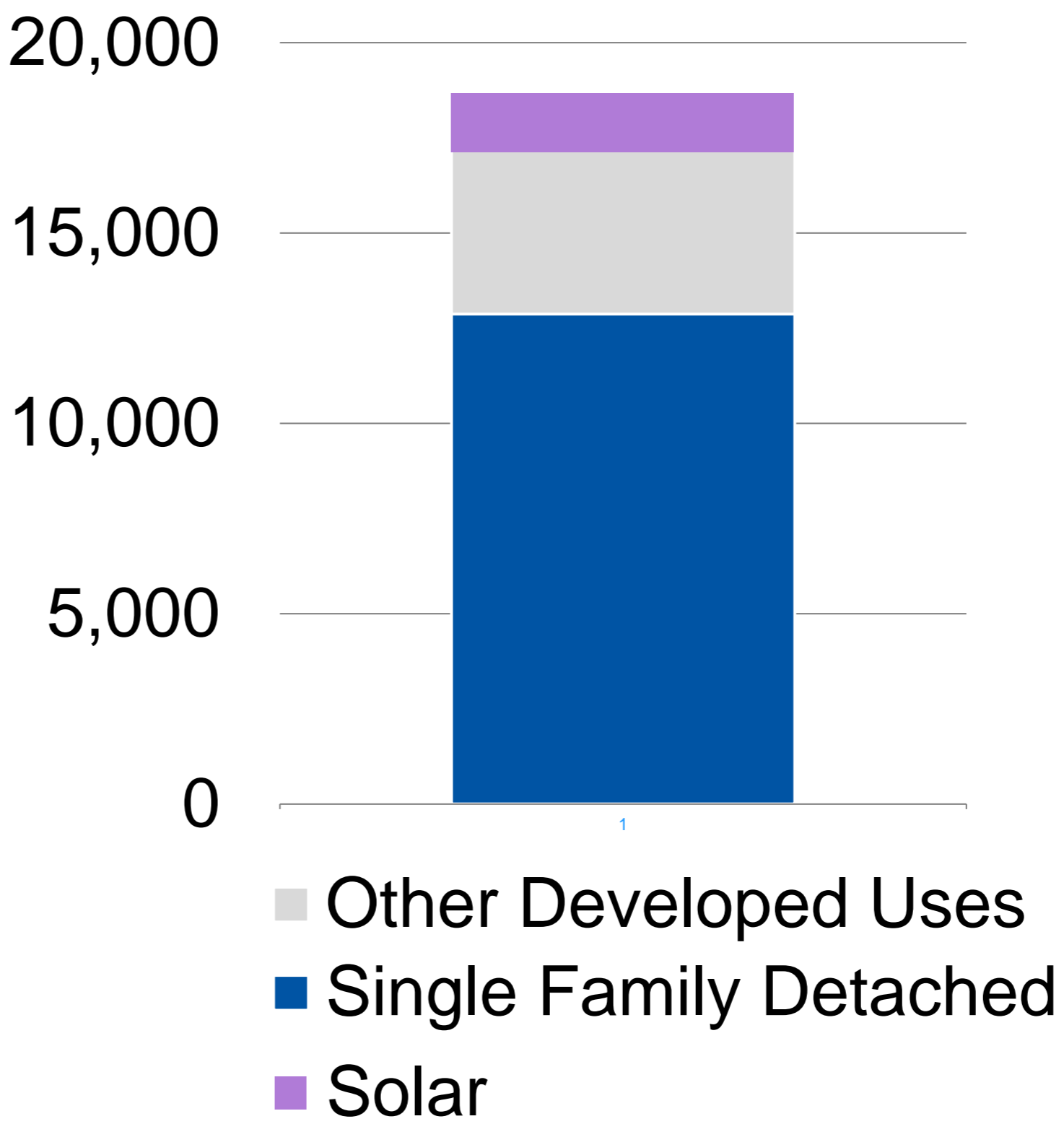


# Residential construction driving development

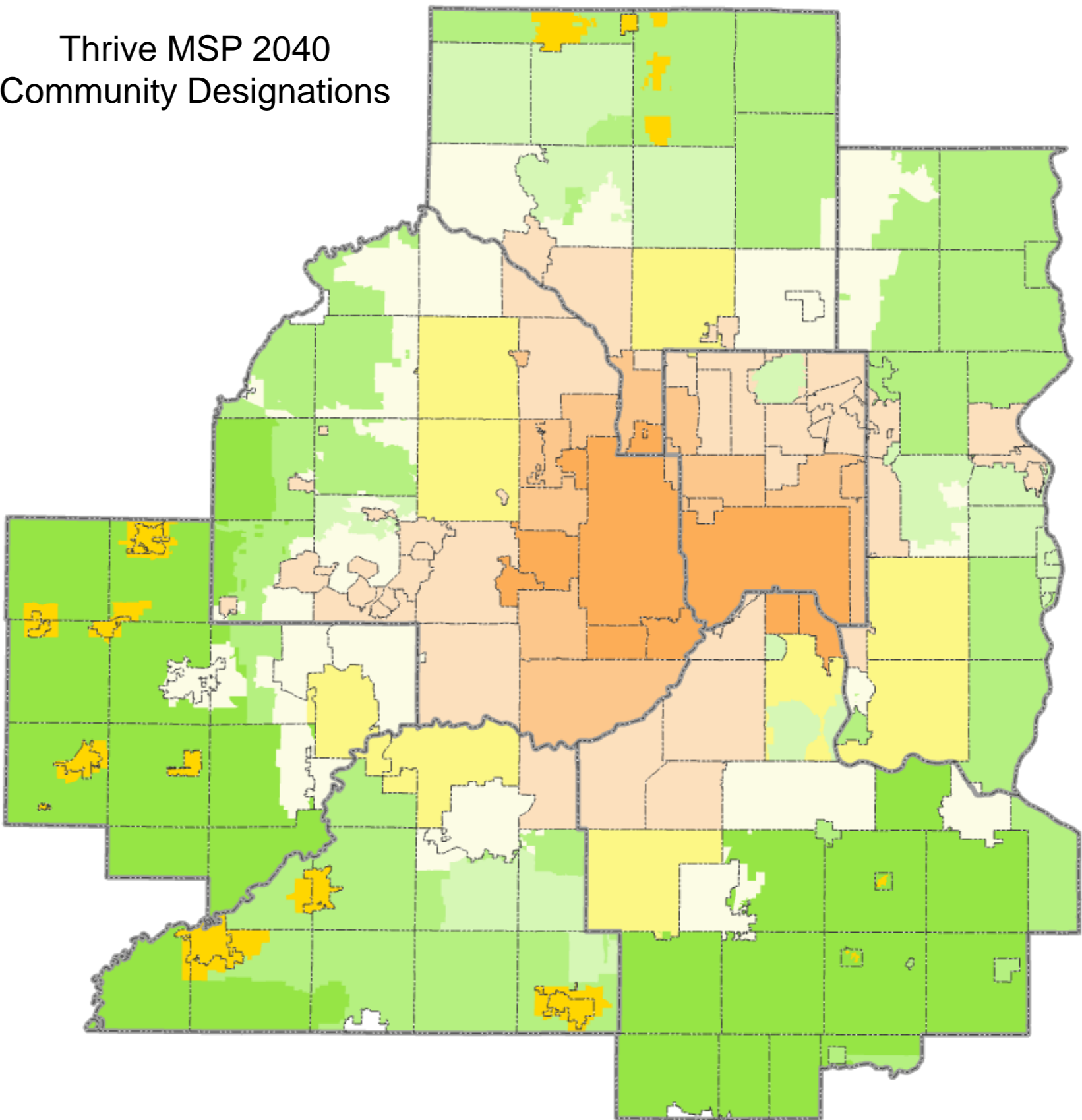
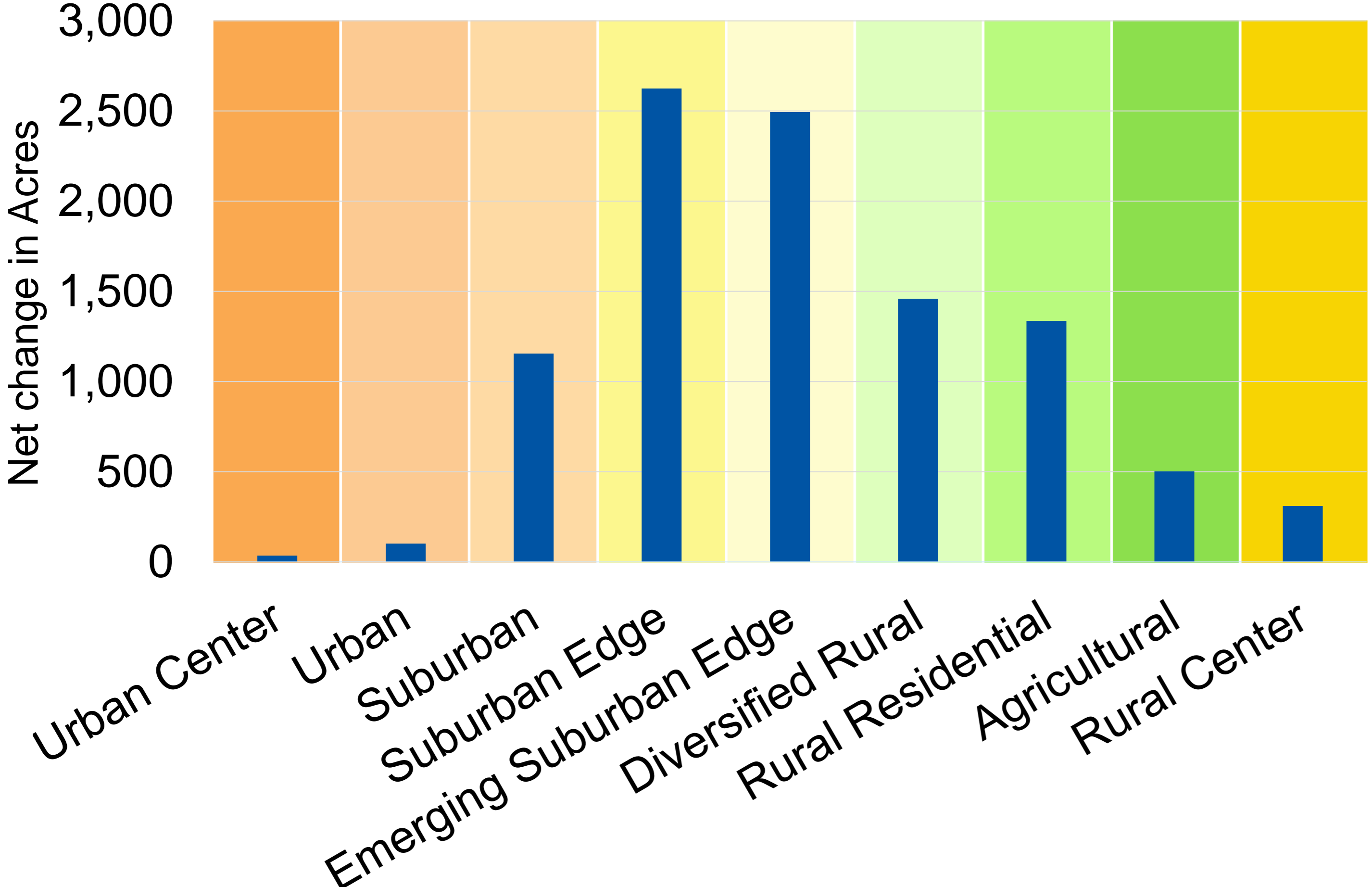
Percent of total developed acres as of 2020



Growth in developed acres, 2016-2020



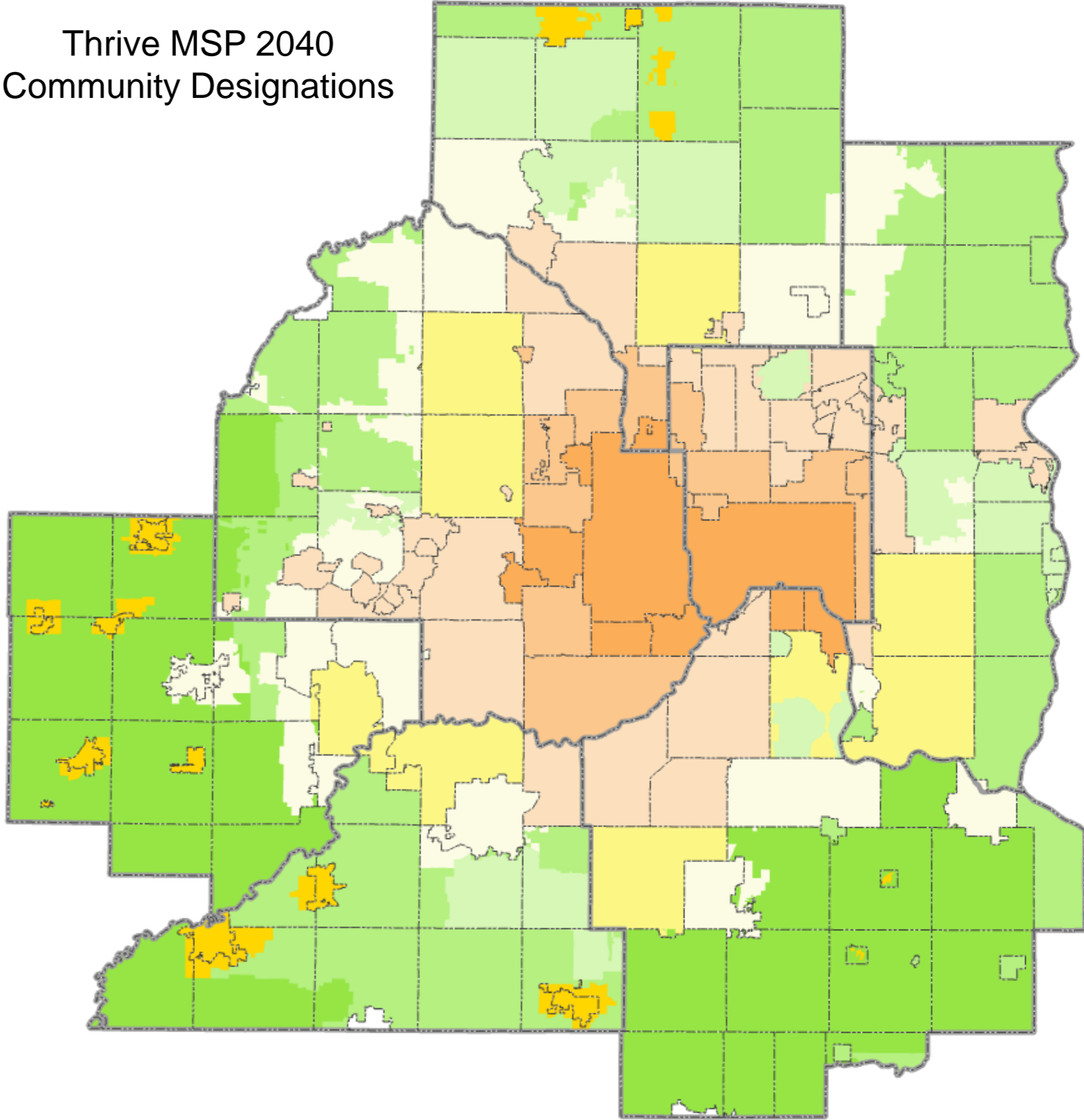
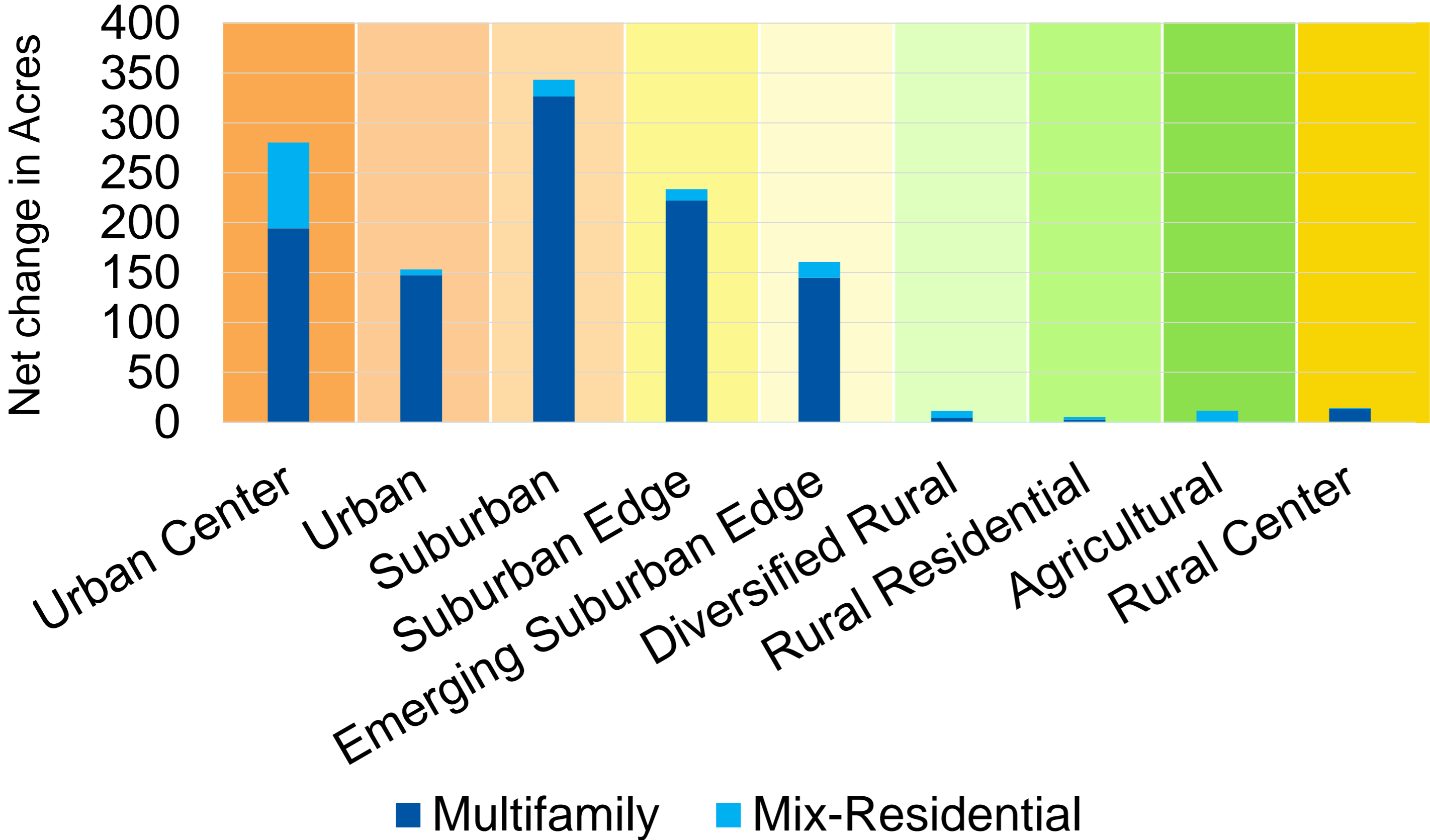
# Single family development in the suburban edge





# Multifamily development in the urban and suburban communities

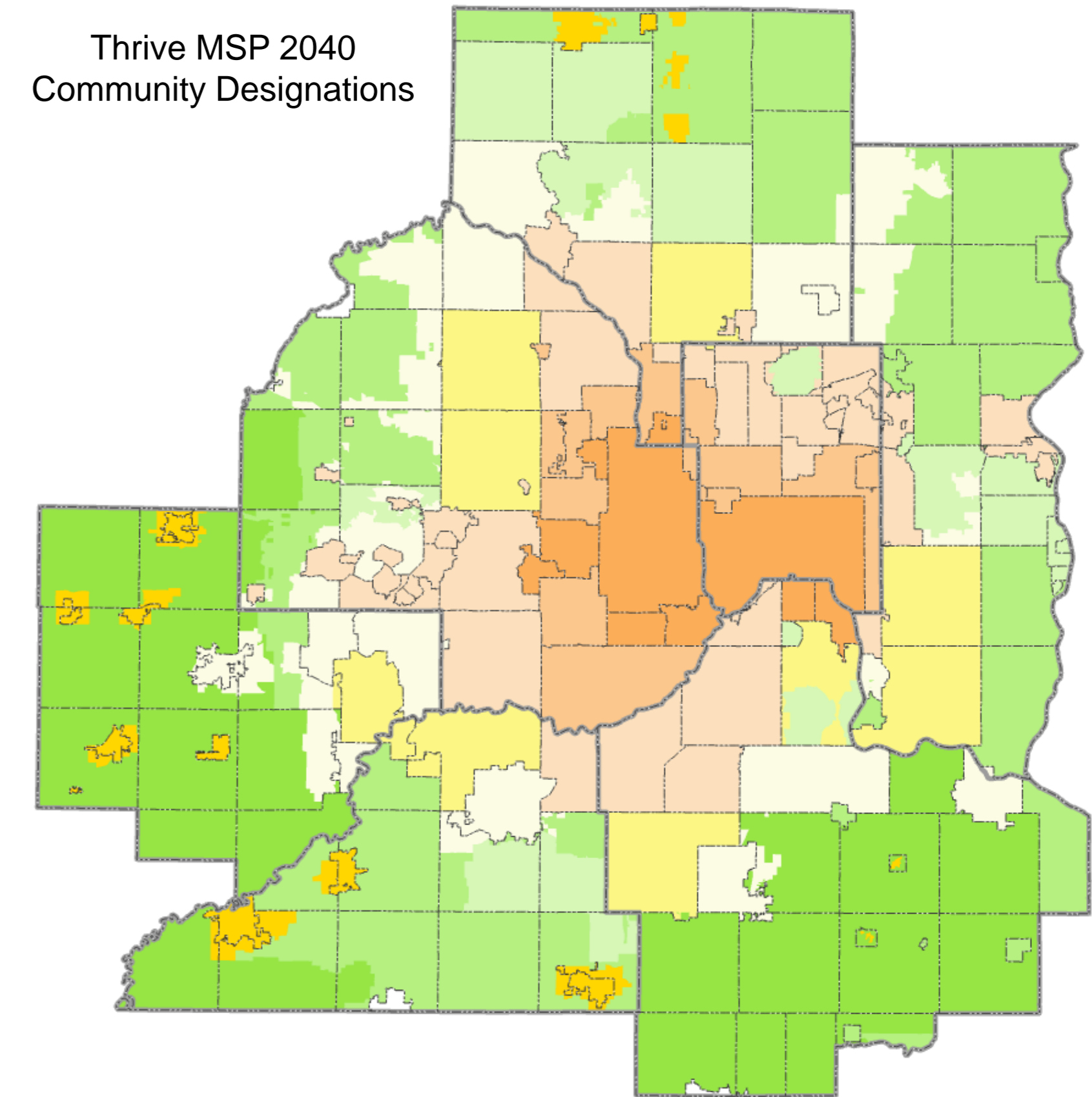
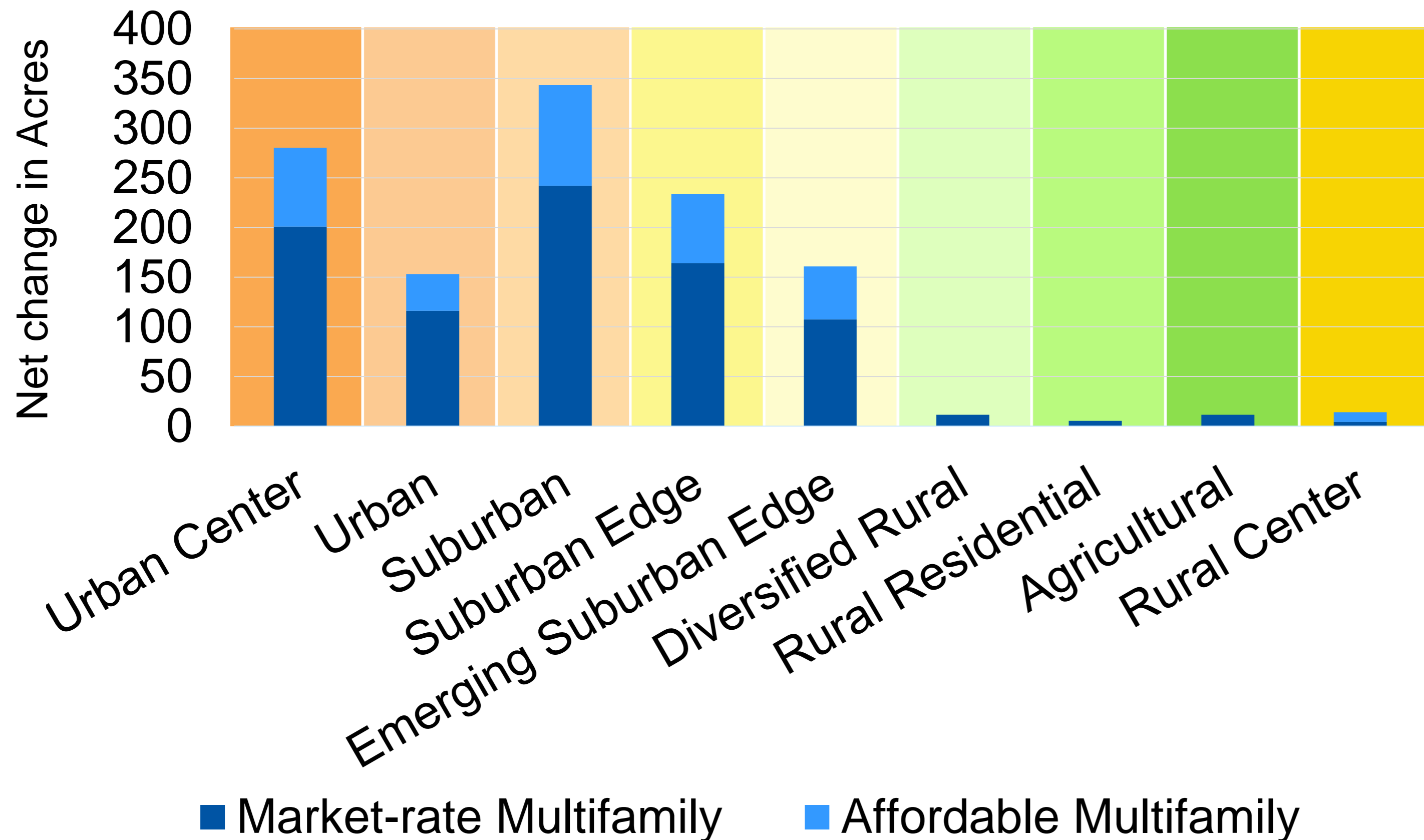
(Includes Mixed Use Residential)





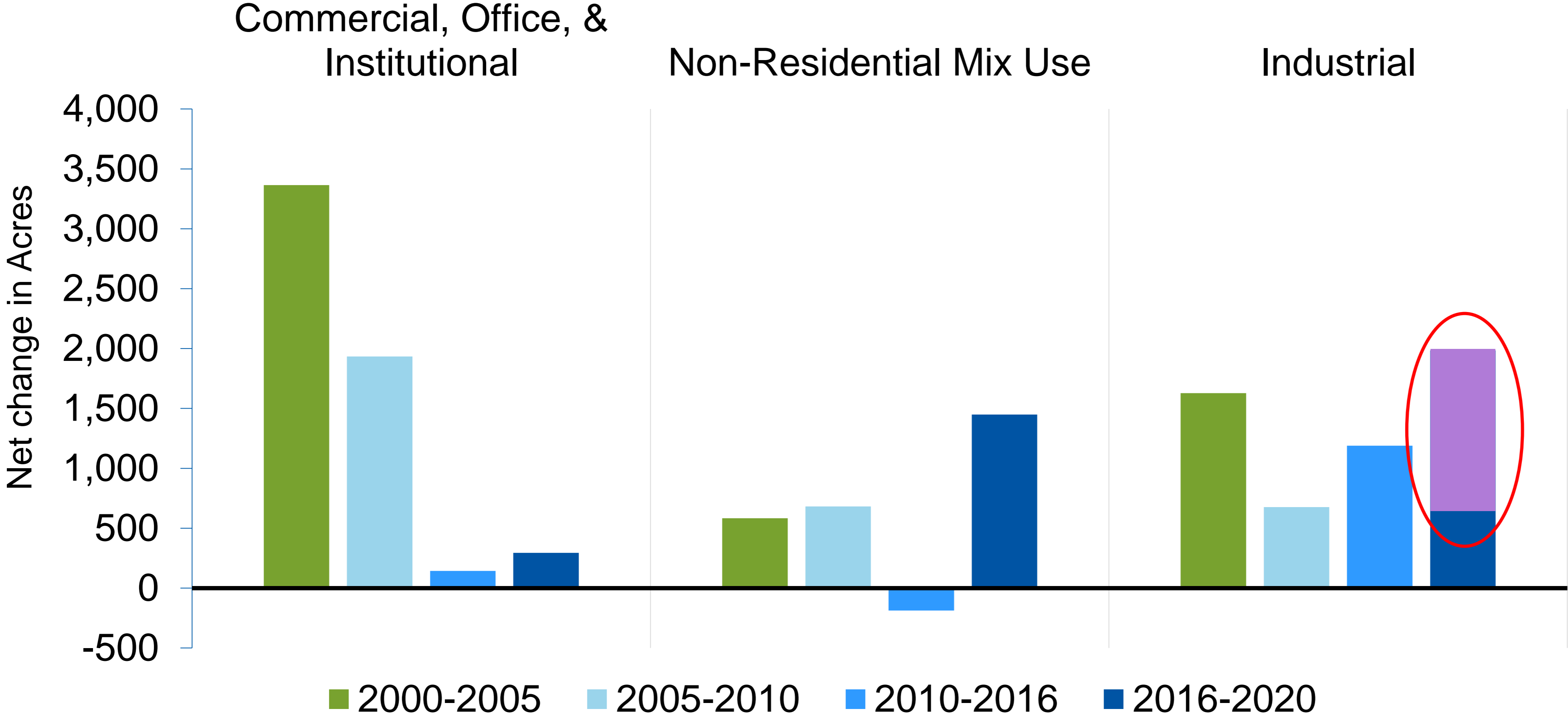
# Affordable multifamily development in urban and suburban communities

(Includes Mixed Use Residential)



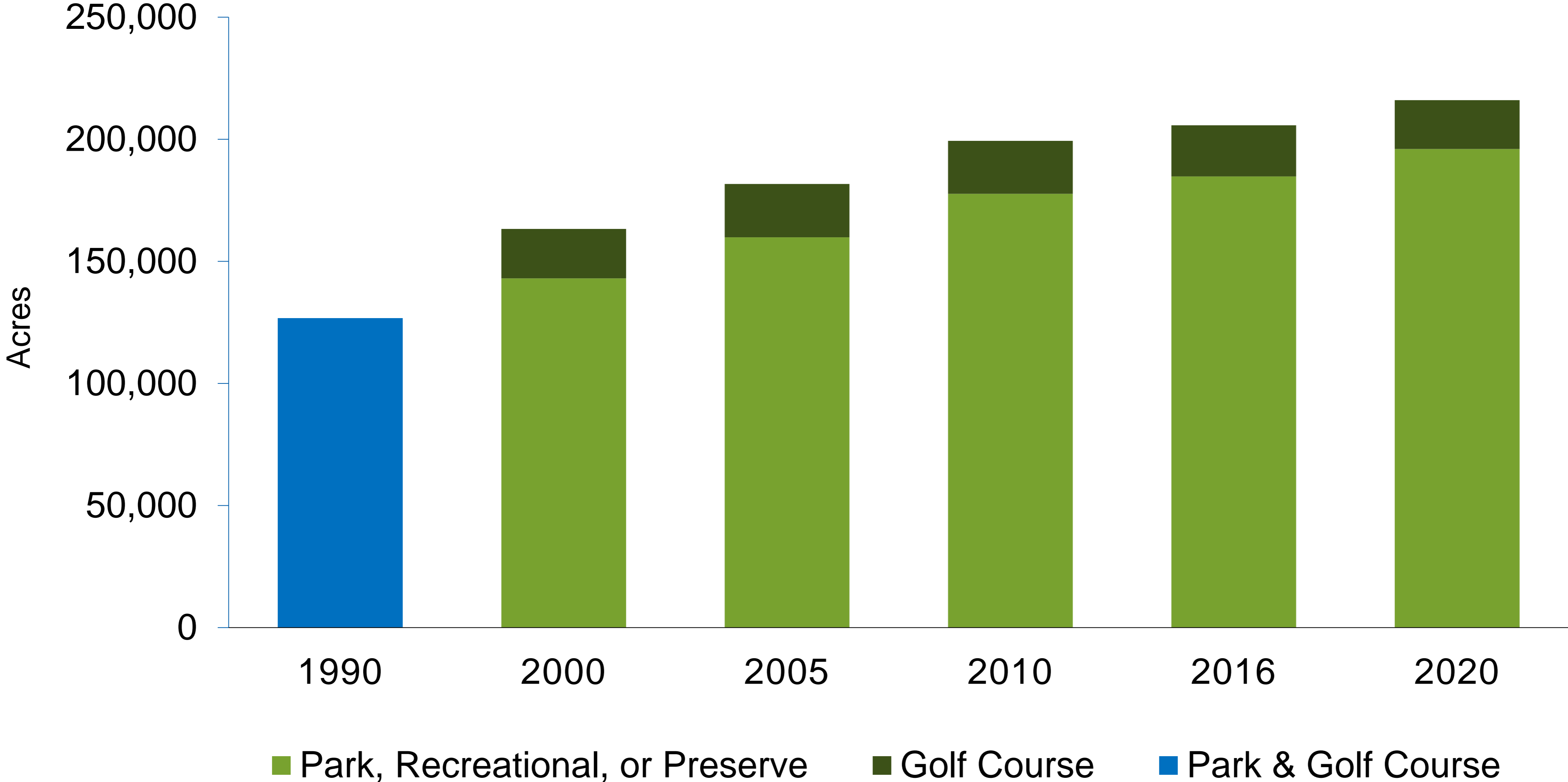


# Development of non-residential land





# Expansion of parks and recreation acres

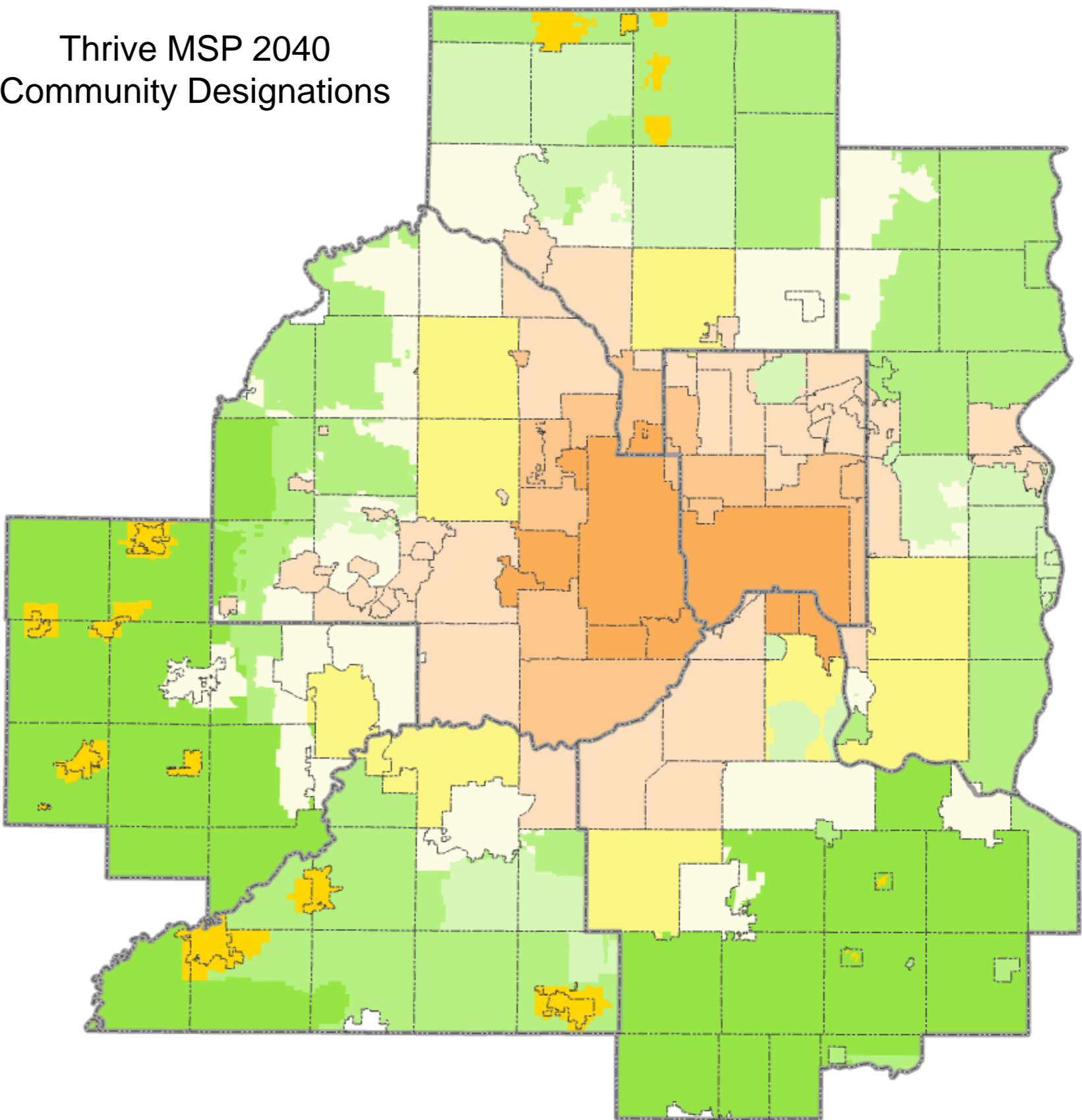
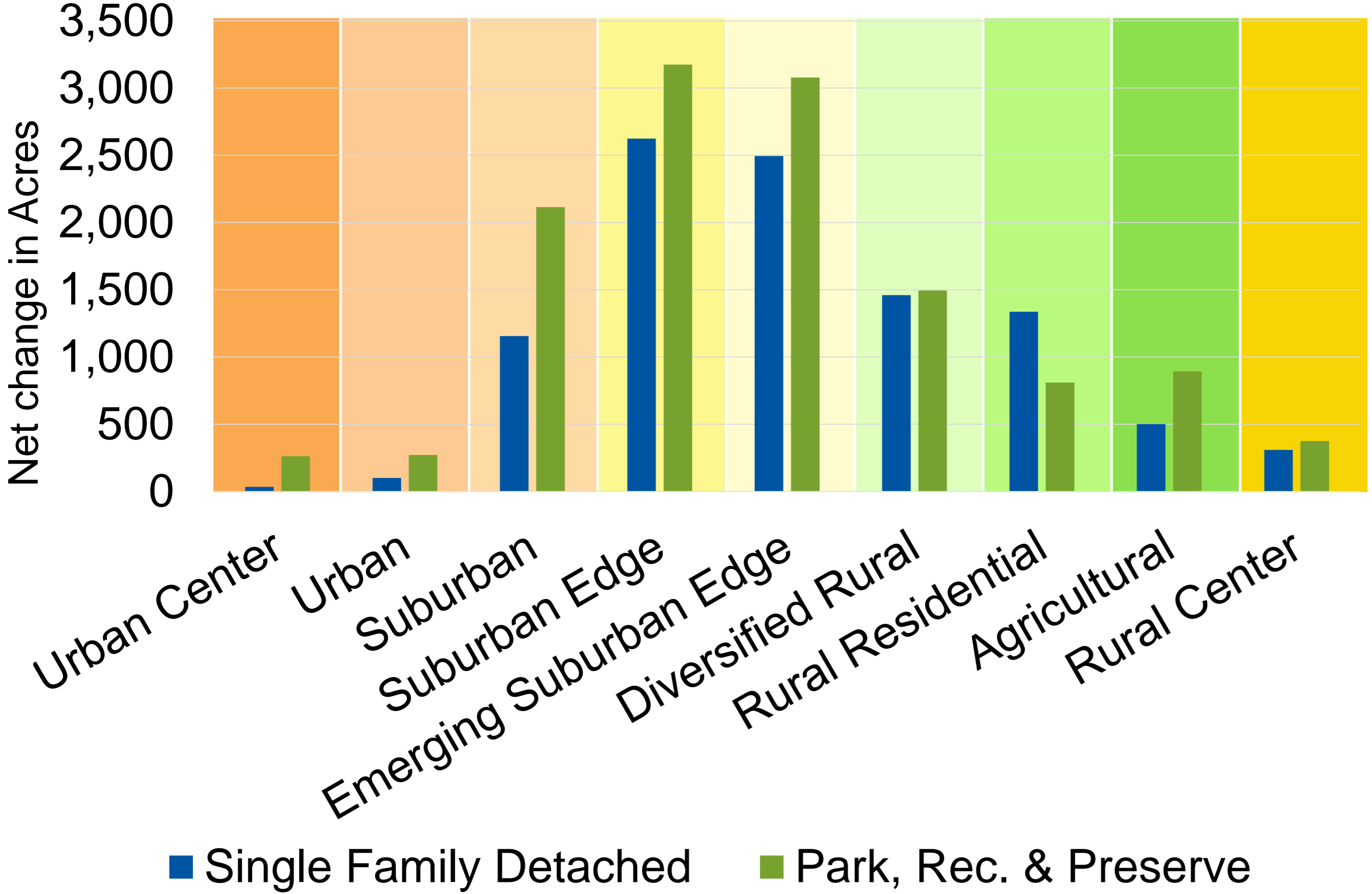


■ Park, Recreational, or Preserve   ■ Golf Course   ■ Park & Golf Course



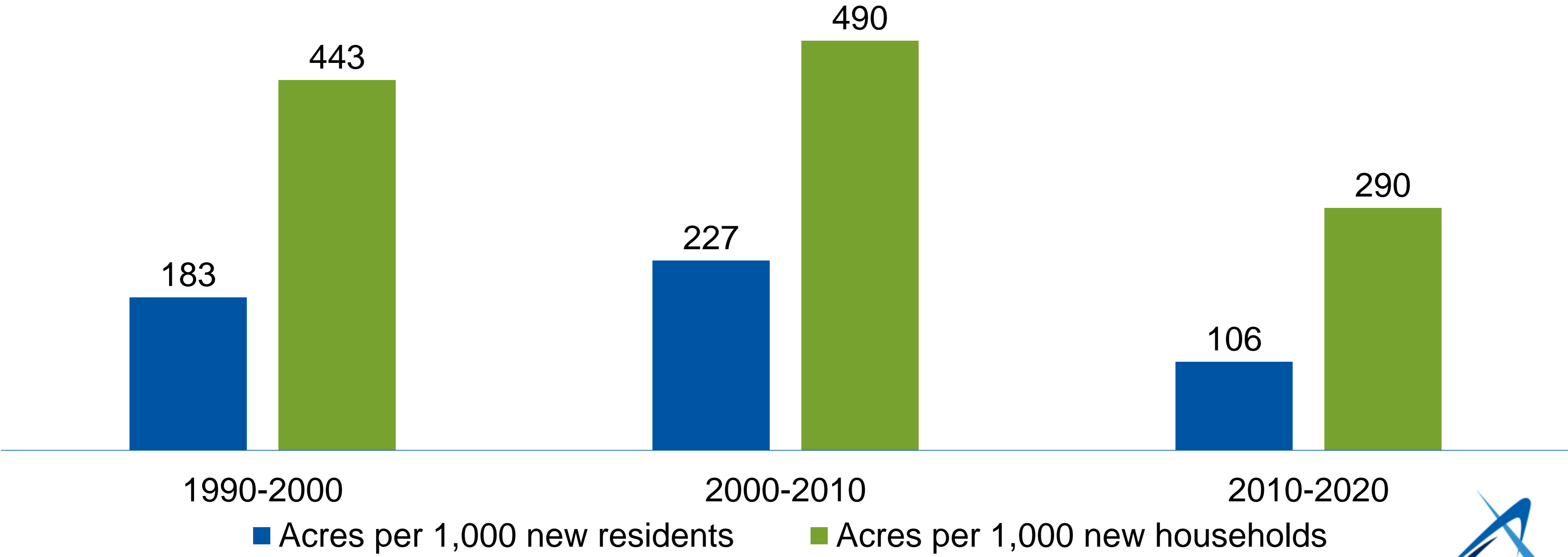


# Parks expansion is linked to the development of the region





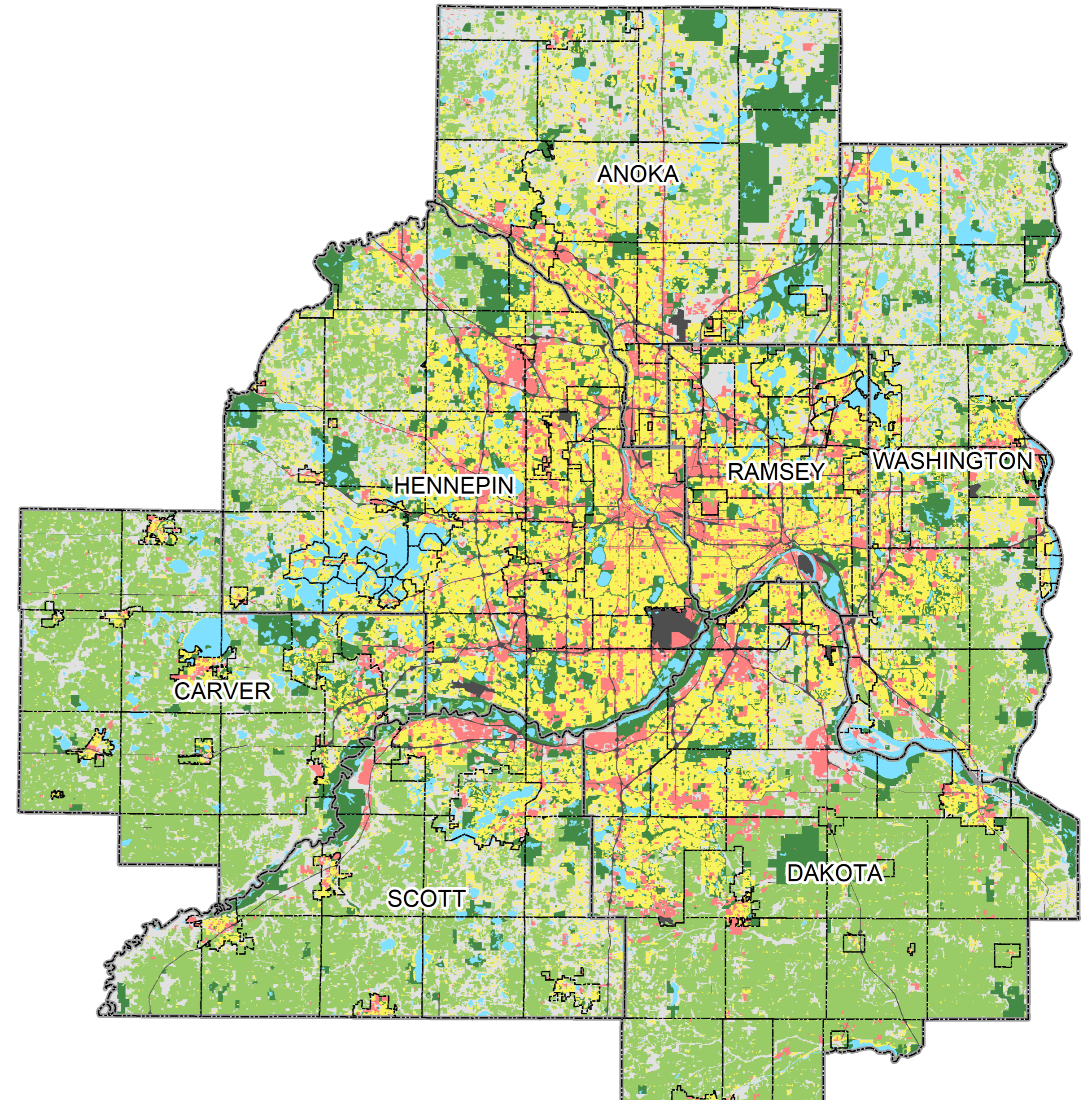
# Land consumption suggests more compact development





# Main Takeaways

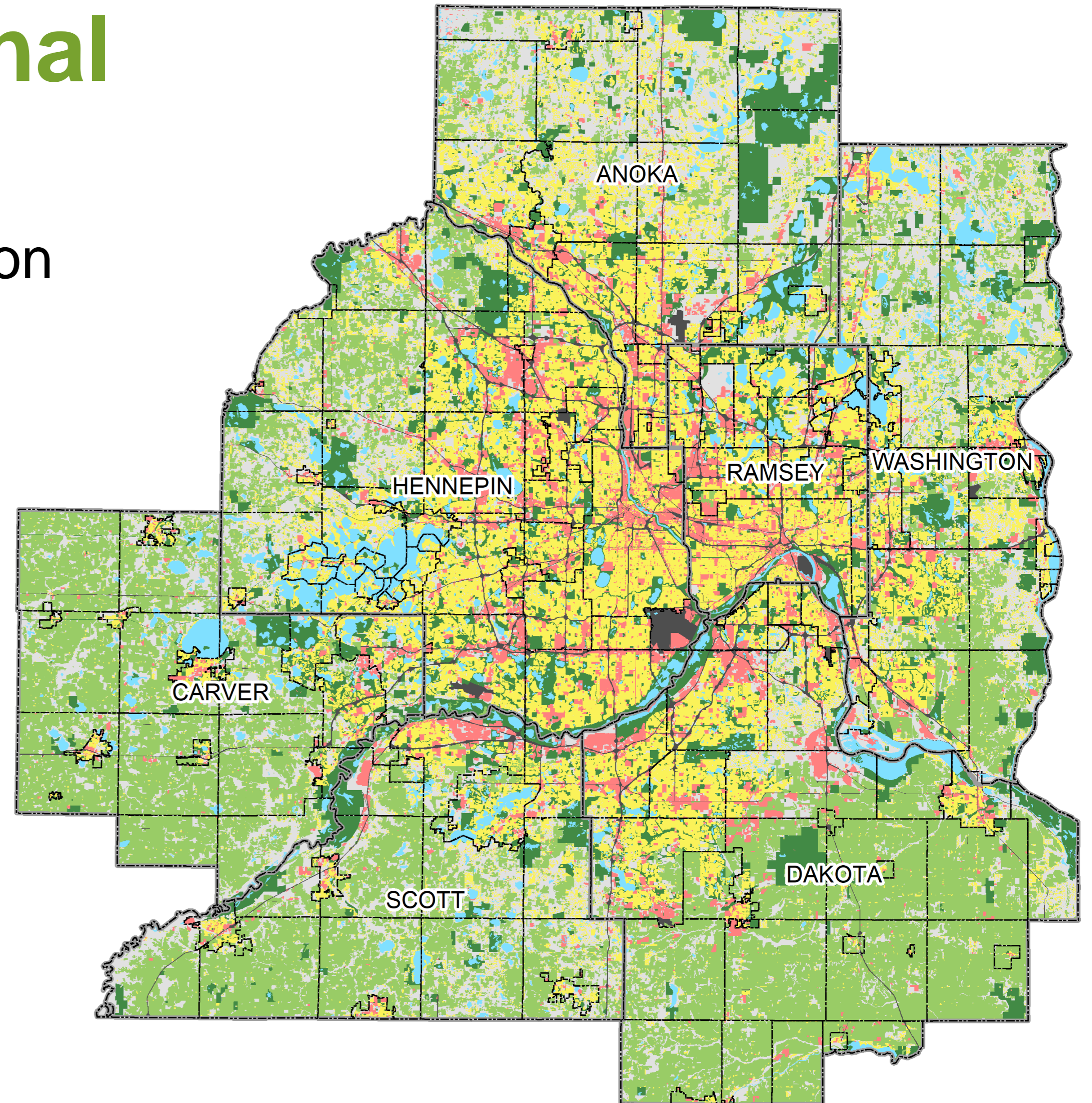
- Rate of growth has increased for first time since 2005
- Single family detached is still the main driver
- Shifts in non-residential reflect changing economics and shared values
- As the region grows, so do parks
- Region is demanding less land to accommodate the same amount of people and households





# Land use and the regional development guide

- Changing patterns of land consumption are guided by changing demand, but also shared policy goals.
- Future population and economic growth will impact land development.
- It is important to evolve our shared vision for the future and set policies in line with that vision.





# For more information

Paul Hanson | GIS Coordinator

[paul.hanson@metc.state.mn.us](mailto:paul.hanson@metc.state.mn.us)

[metro council.org/research](http://metro council.org/research)

