

Community Development Research

Release of the 2020 Generalized Land Use Inventory

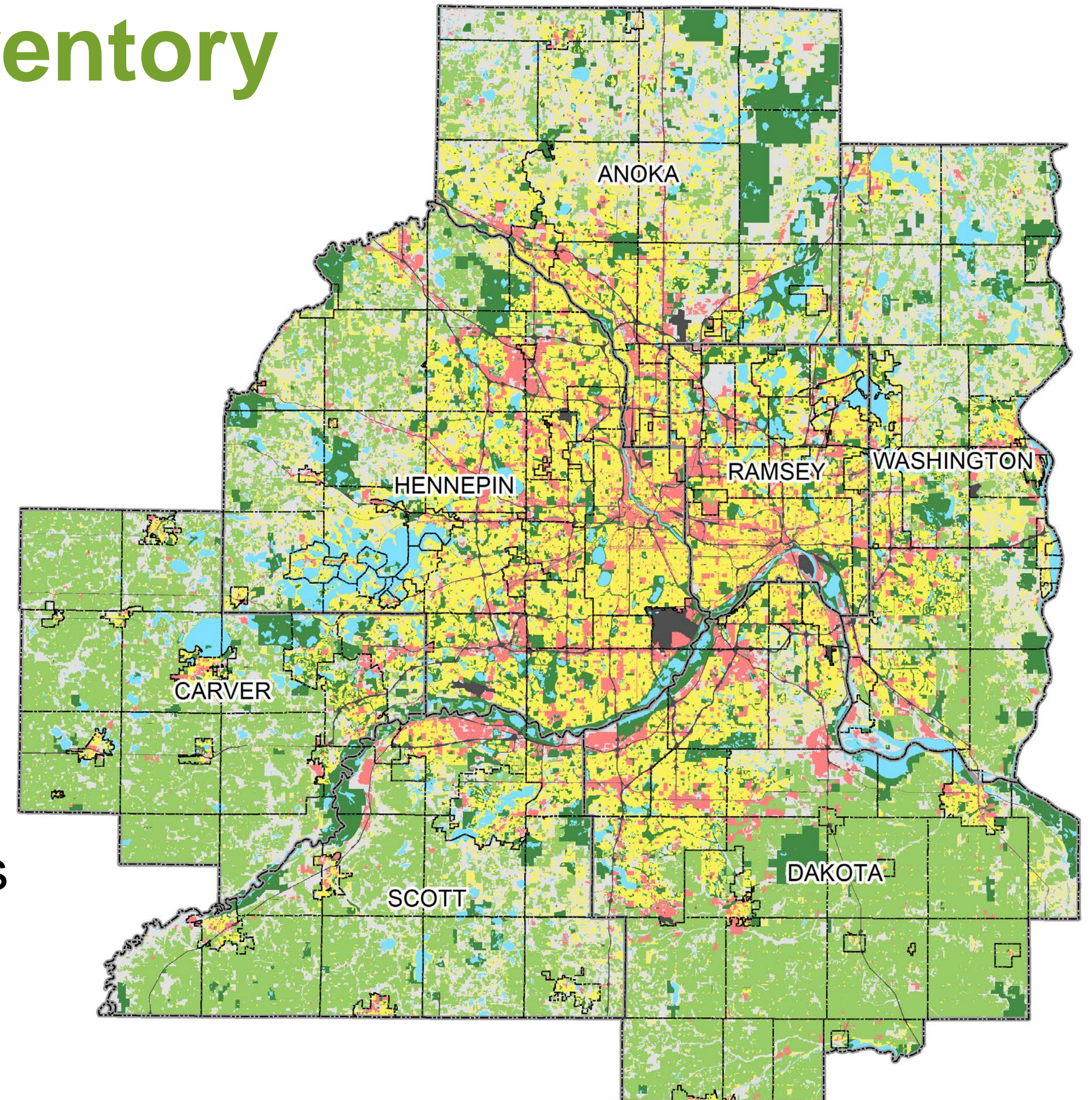
September 16, 2021

Land Use Advisory Committee



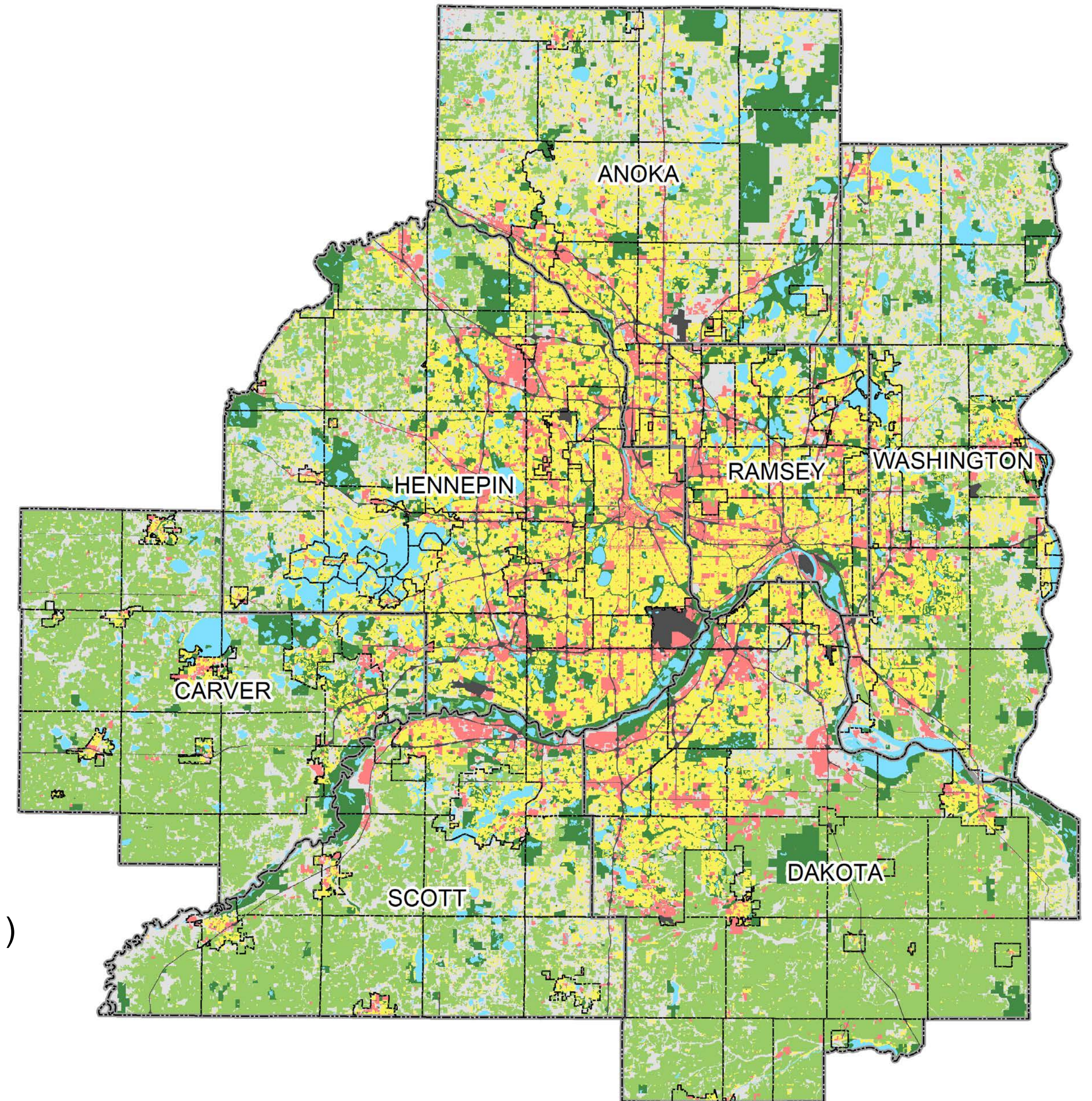
About the Land Use Inventory

- 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



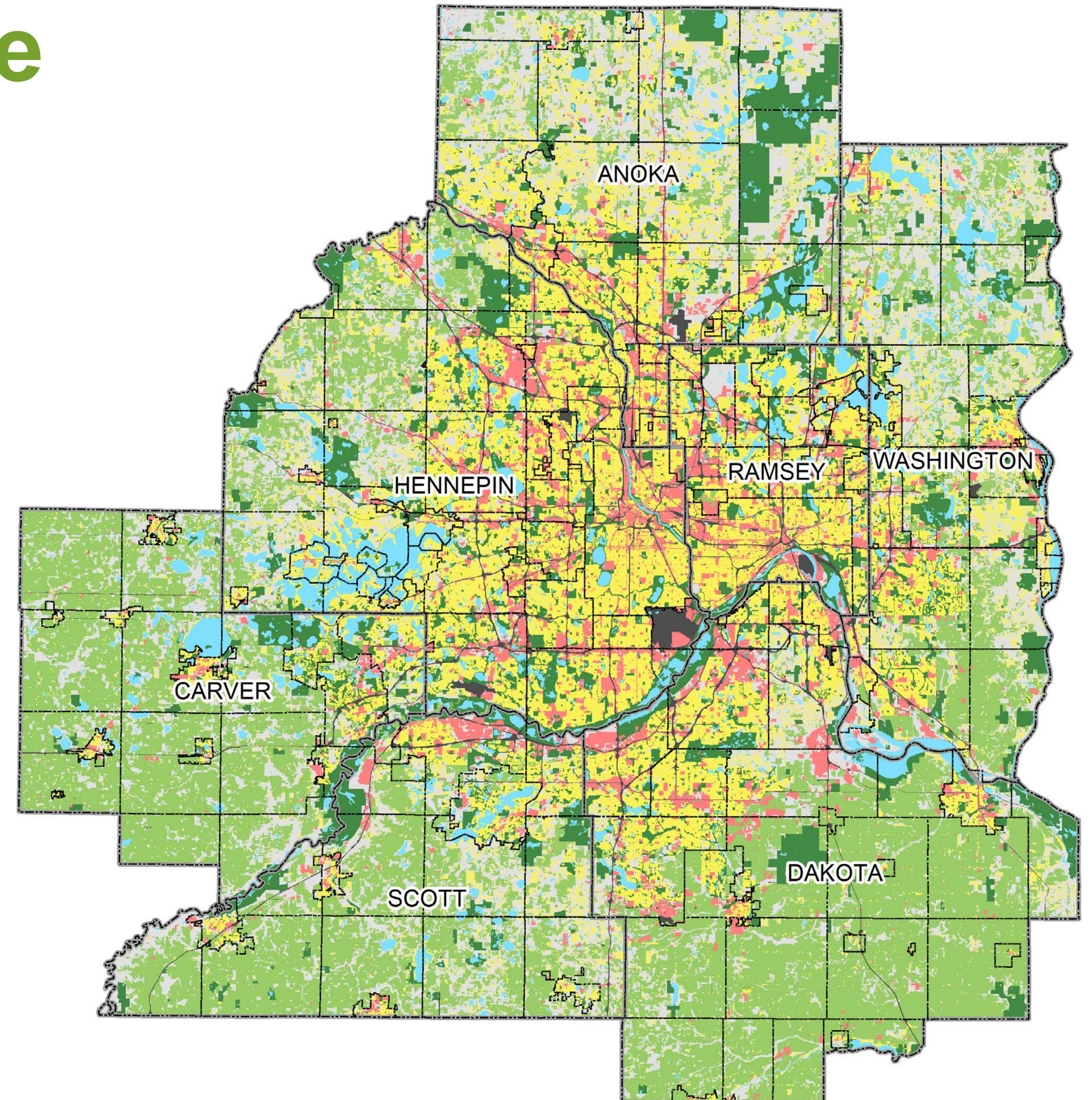
Why we undertake the Land Use Inventory

- Land consumption
- Development trends
- Forecasting and land supply
- Regional land use planning (Esch, May 2021)
- Climate Analysis (Wojchik and Leon, May 2021)
- Groundwater and Surface Water modeling (Ross, July 2021)
- Used by many communities (Panel, Jan 2021)



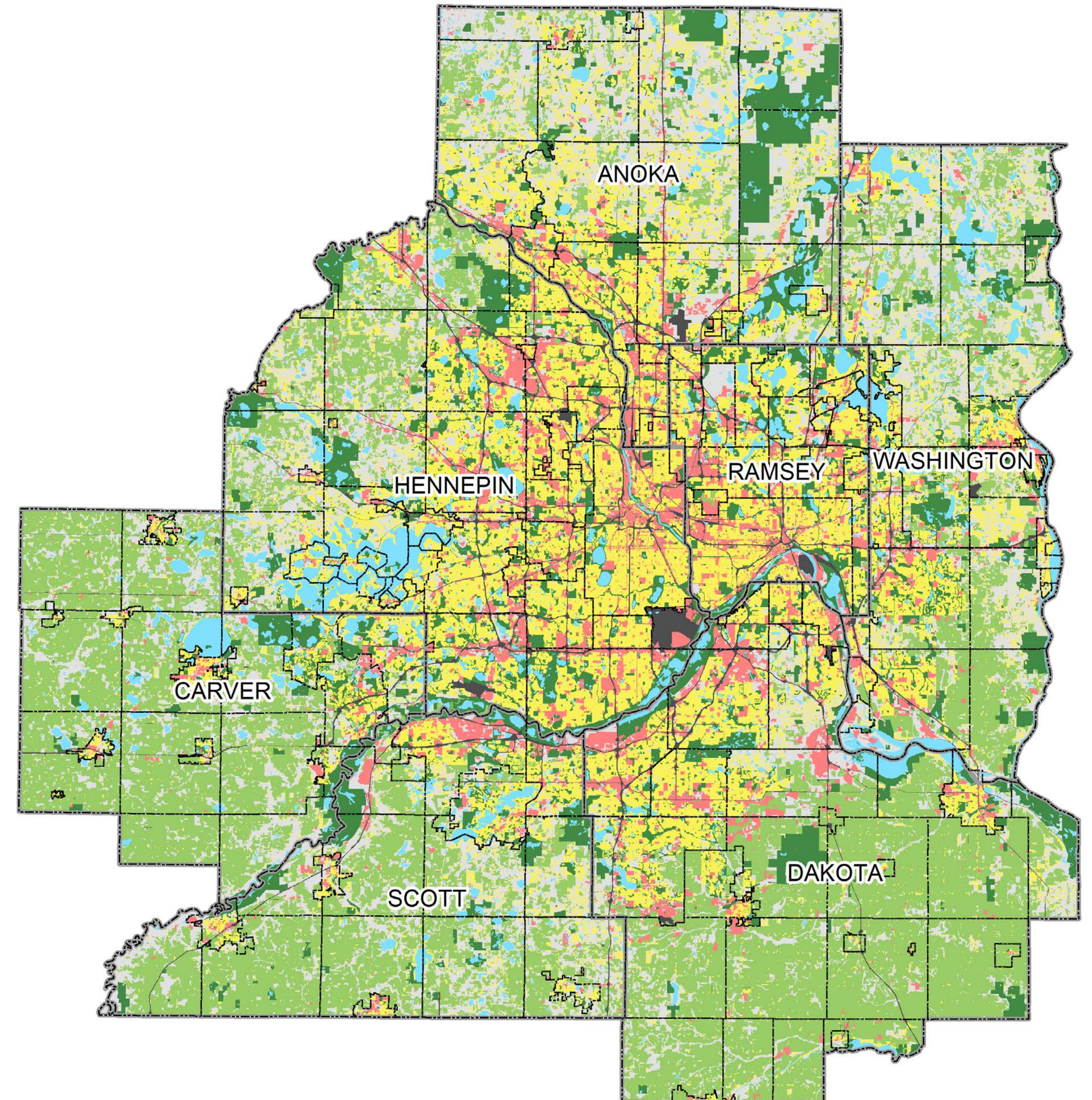
Relevance to Committee

- Useful context
 - Adds information on existing land use following Comprehensive Plan Composite Report (March 2021)
 - Will inform development of land use policy in the next metropolitan development guide
- Answer questions
- Additional research interest?



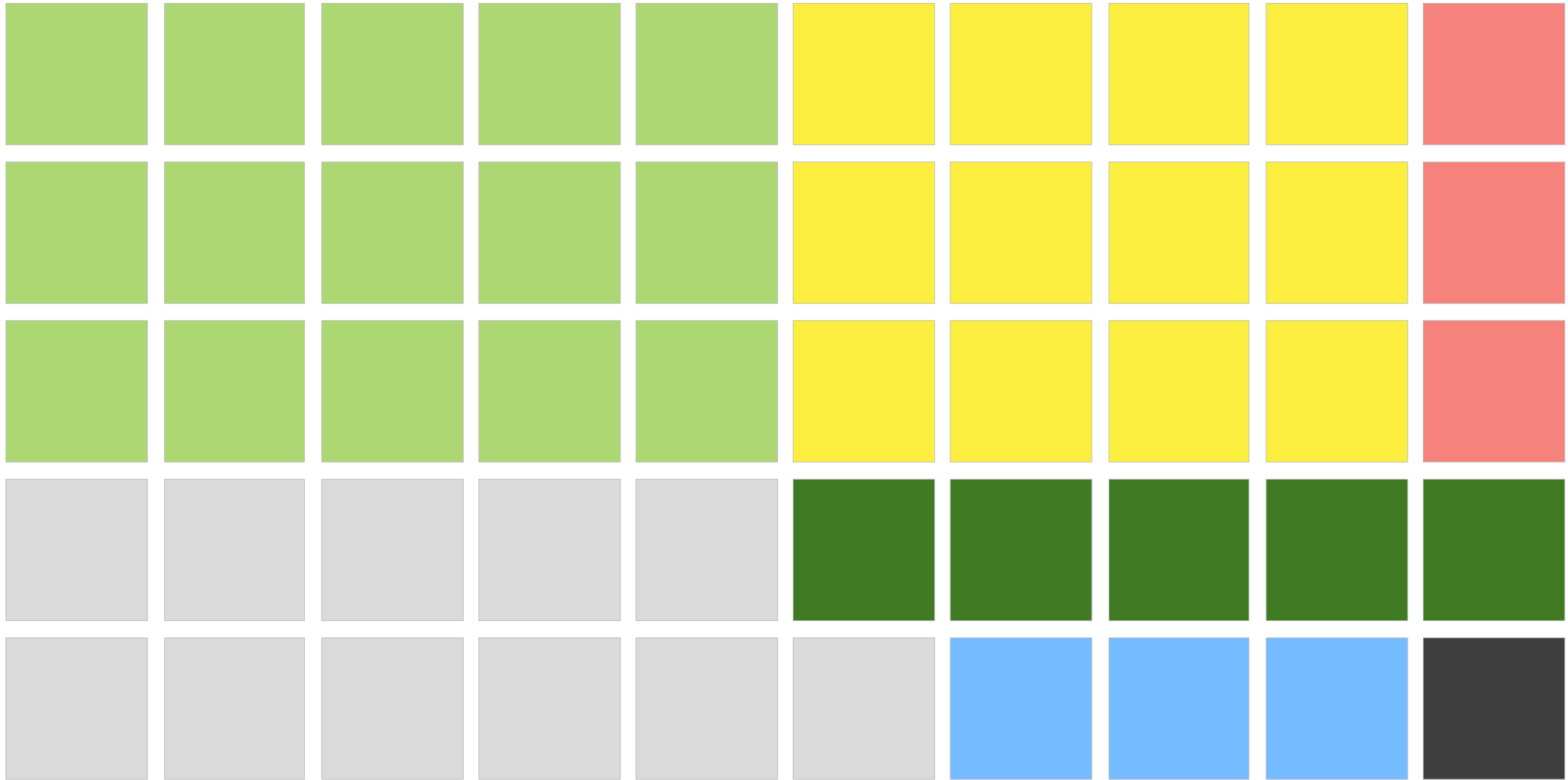
Initial findings

- 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 potentially shared values
- As the region grows, so do parks
- Region is demanding less land to accommodate the same amount of people and households

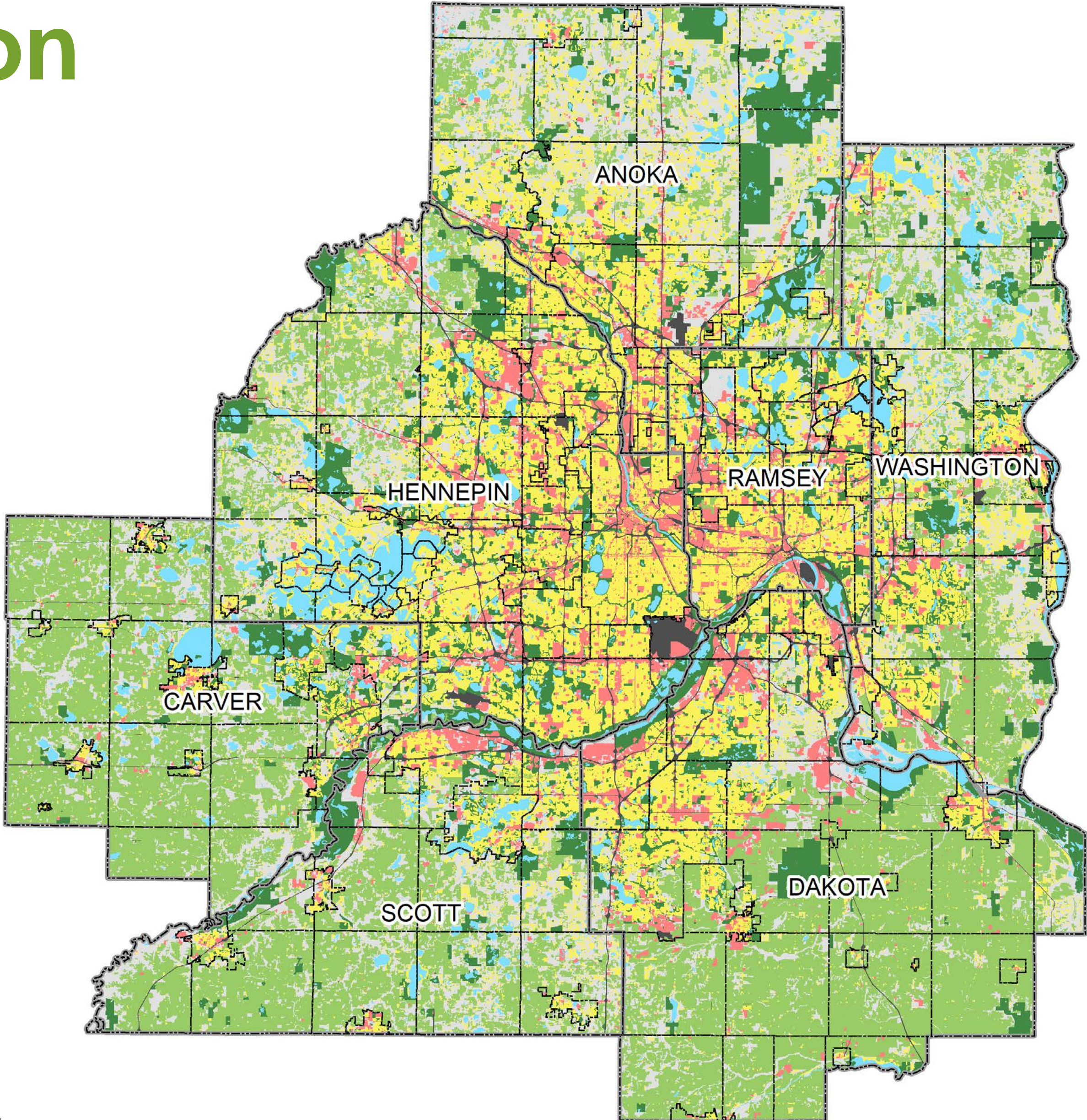


Our region's composition

Over 1.9 million acres

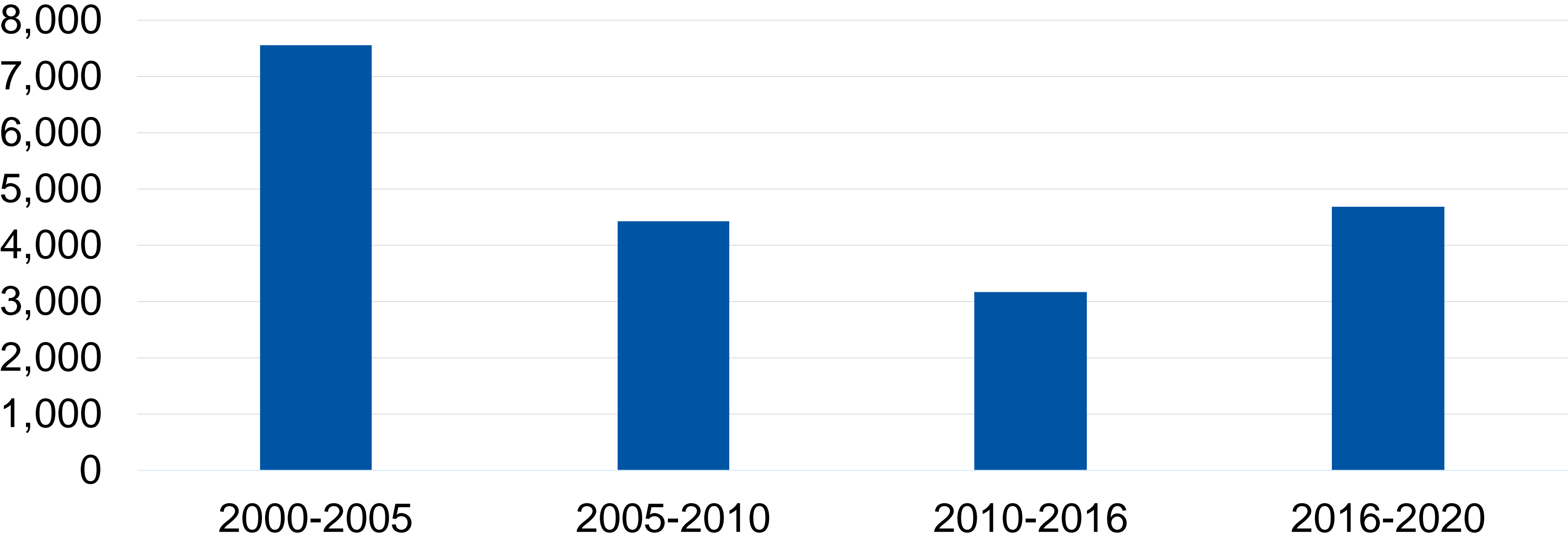


- Agriculture
- Undeveloped
- Residential
- Other Developed uses
- Park, Recreation, or Preserve
- Water
- Transportation



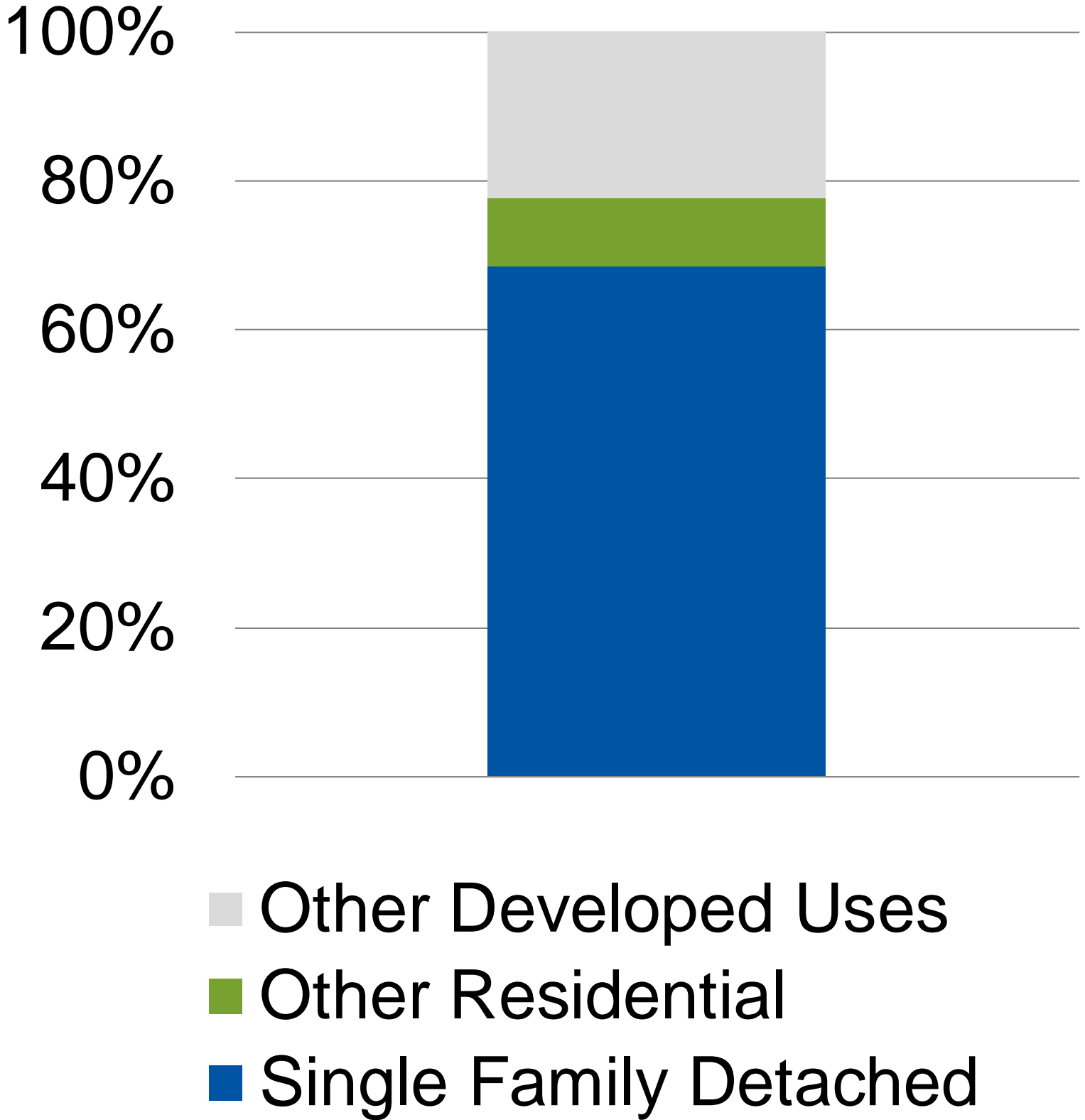
Land consumption is increasing

Annual Consumption, in Acres

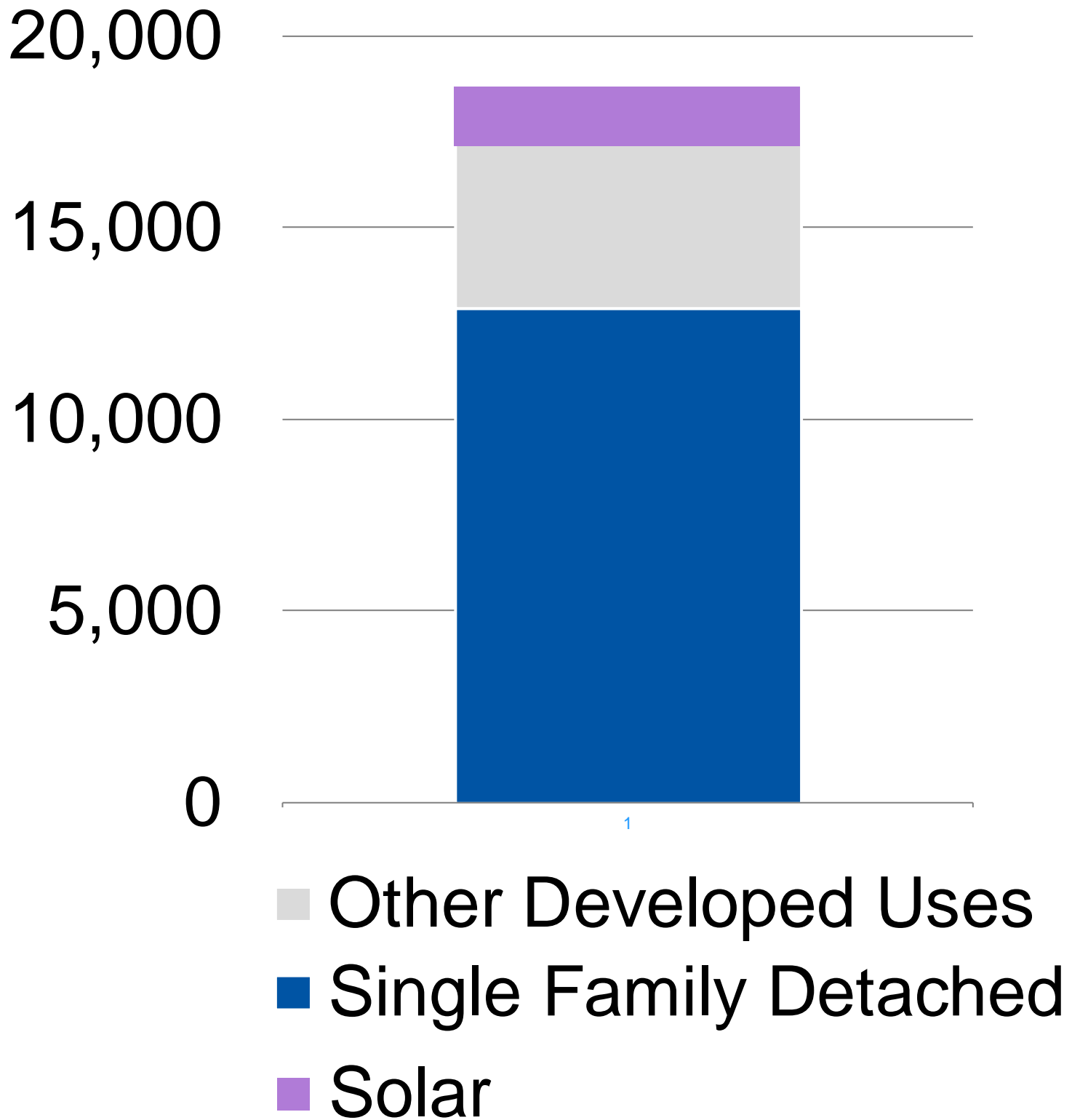


Residential construction driving development

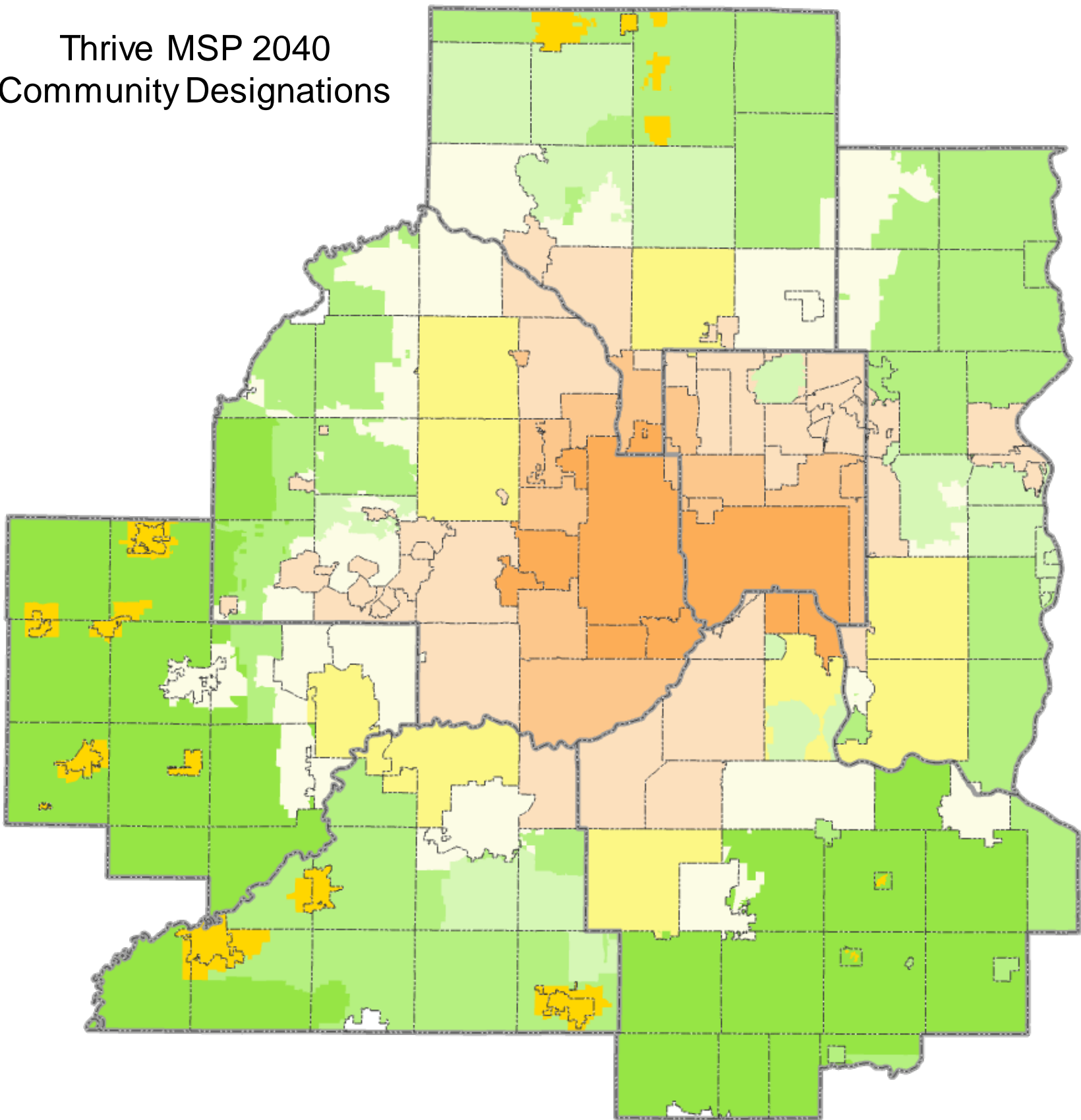
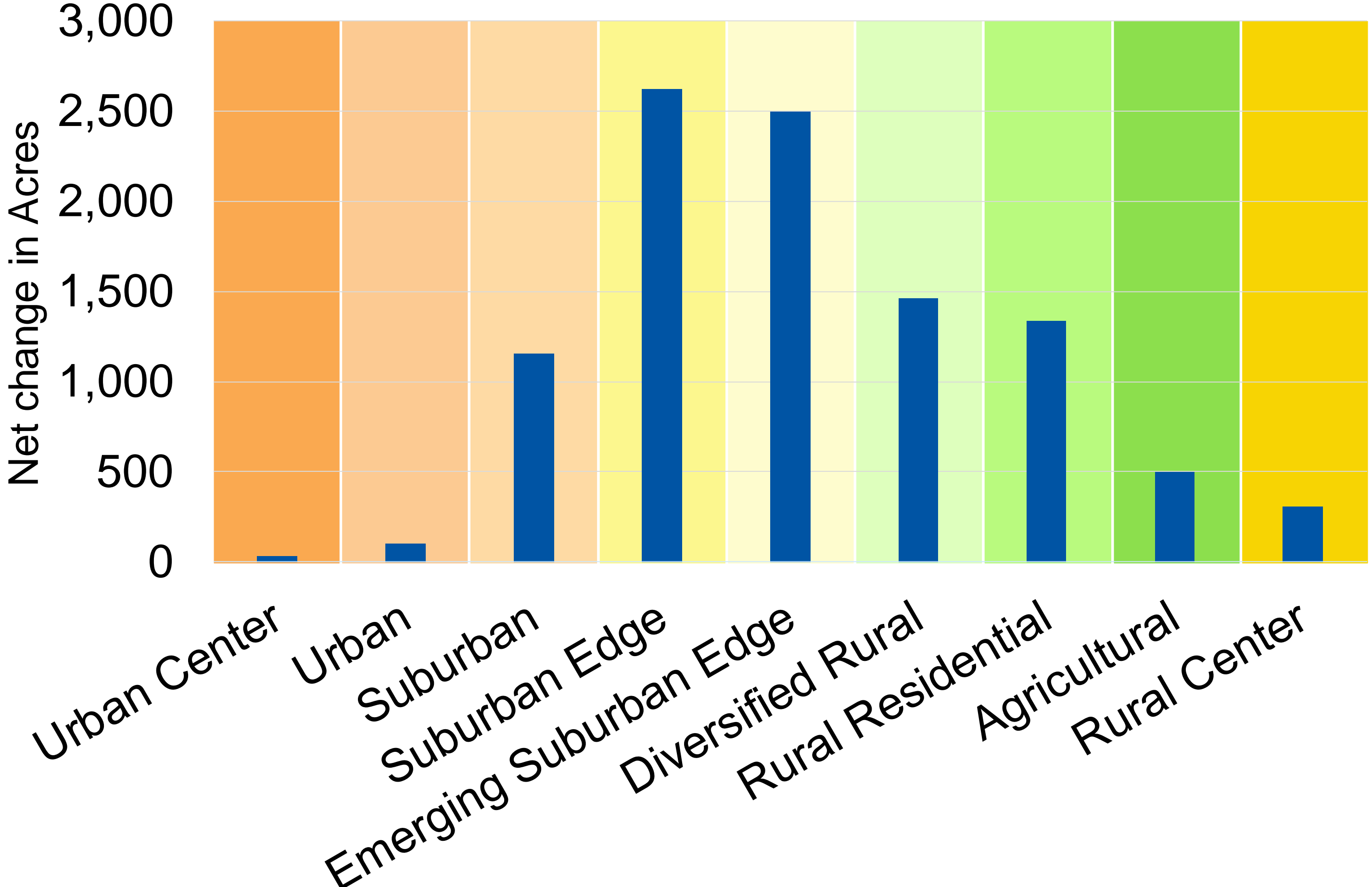
Percent of total developed acres as of 2020



Growth in developed acres, 2016-2020

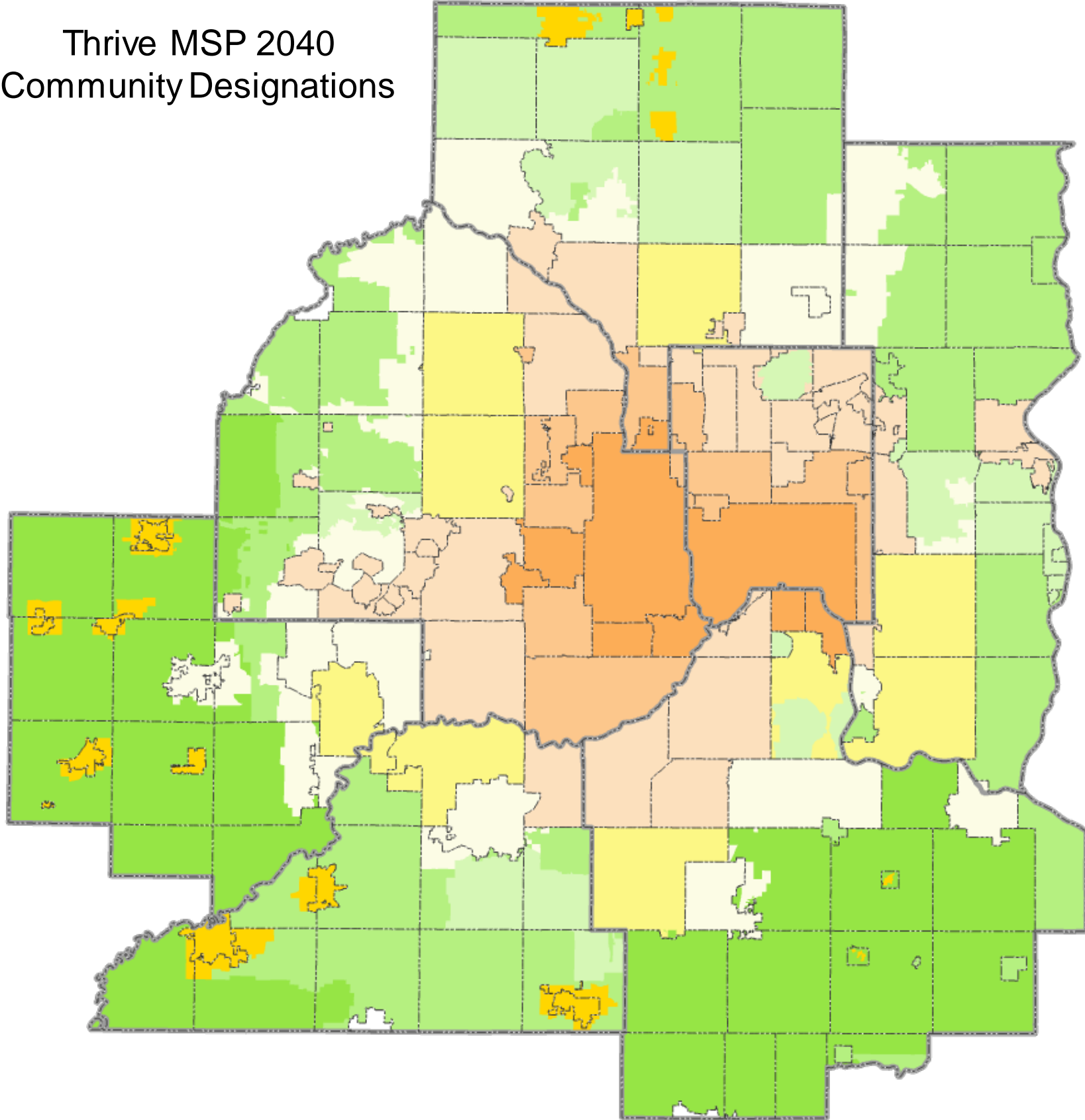
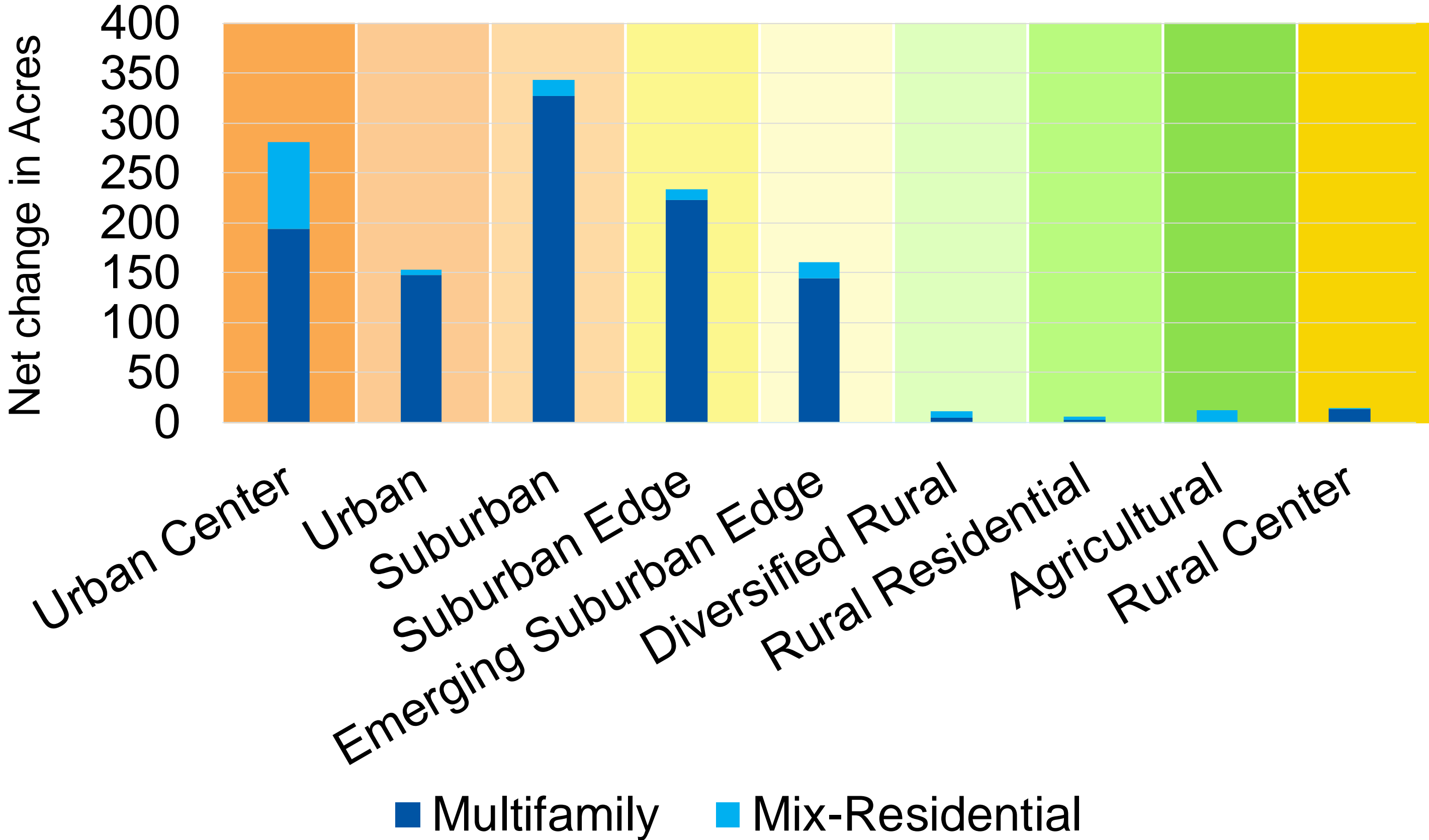


Single family development in the suburban edge



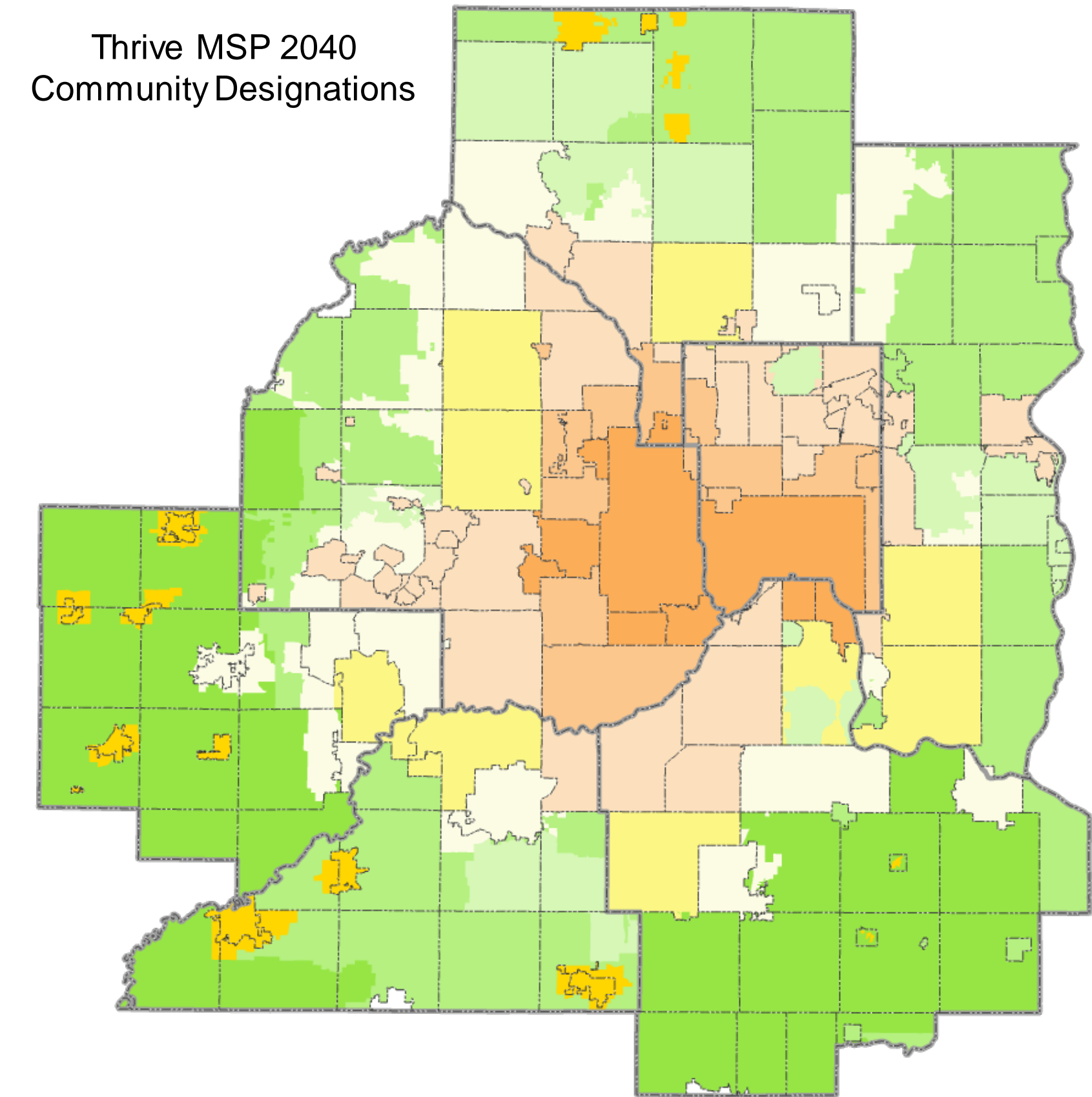
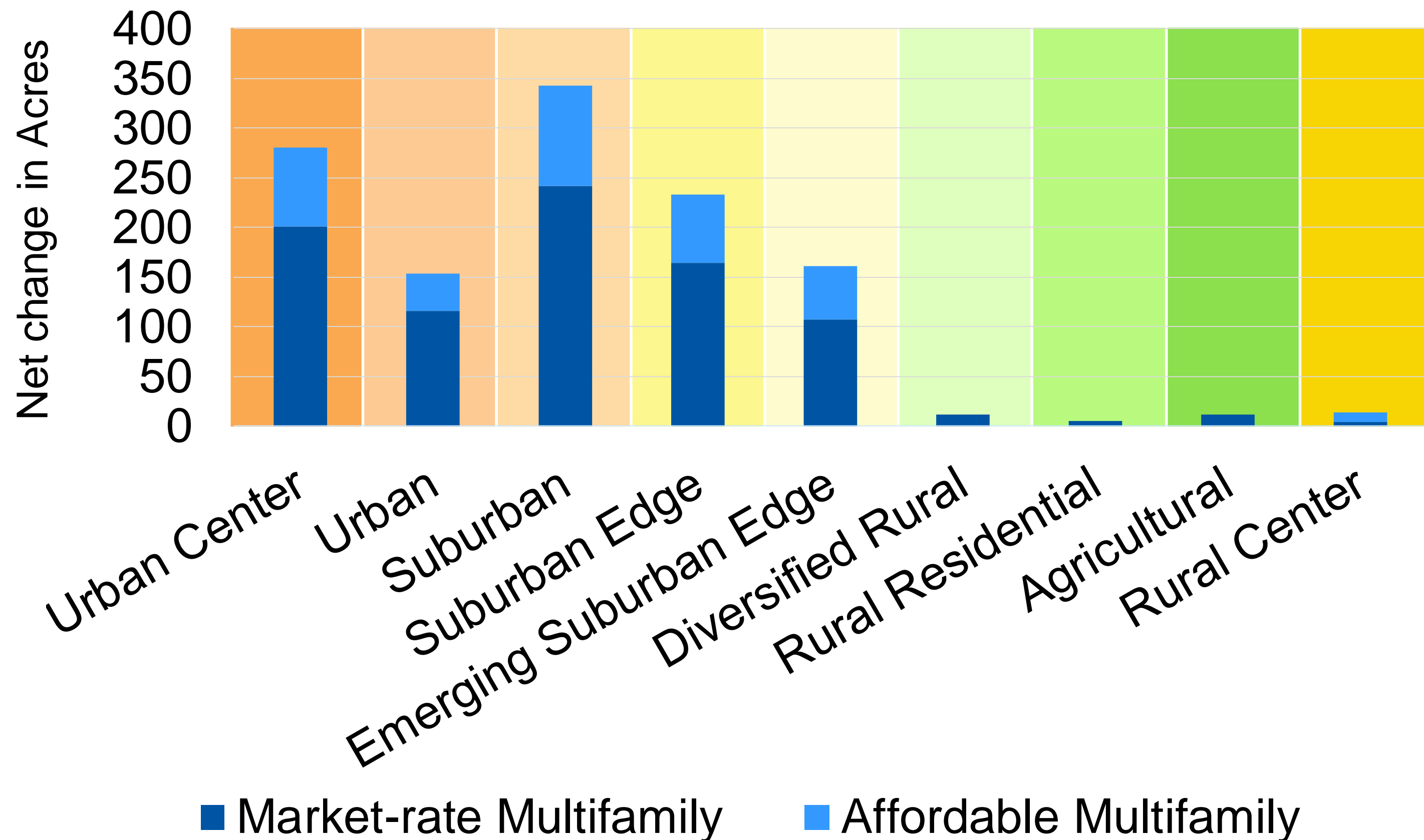
Multifamily development in the urban and suburban communities

(Includes Mixed Use Residential)

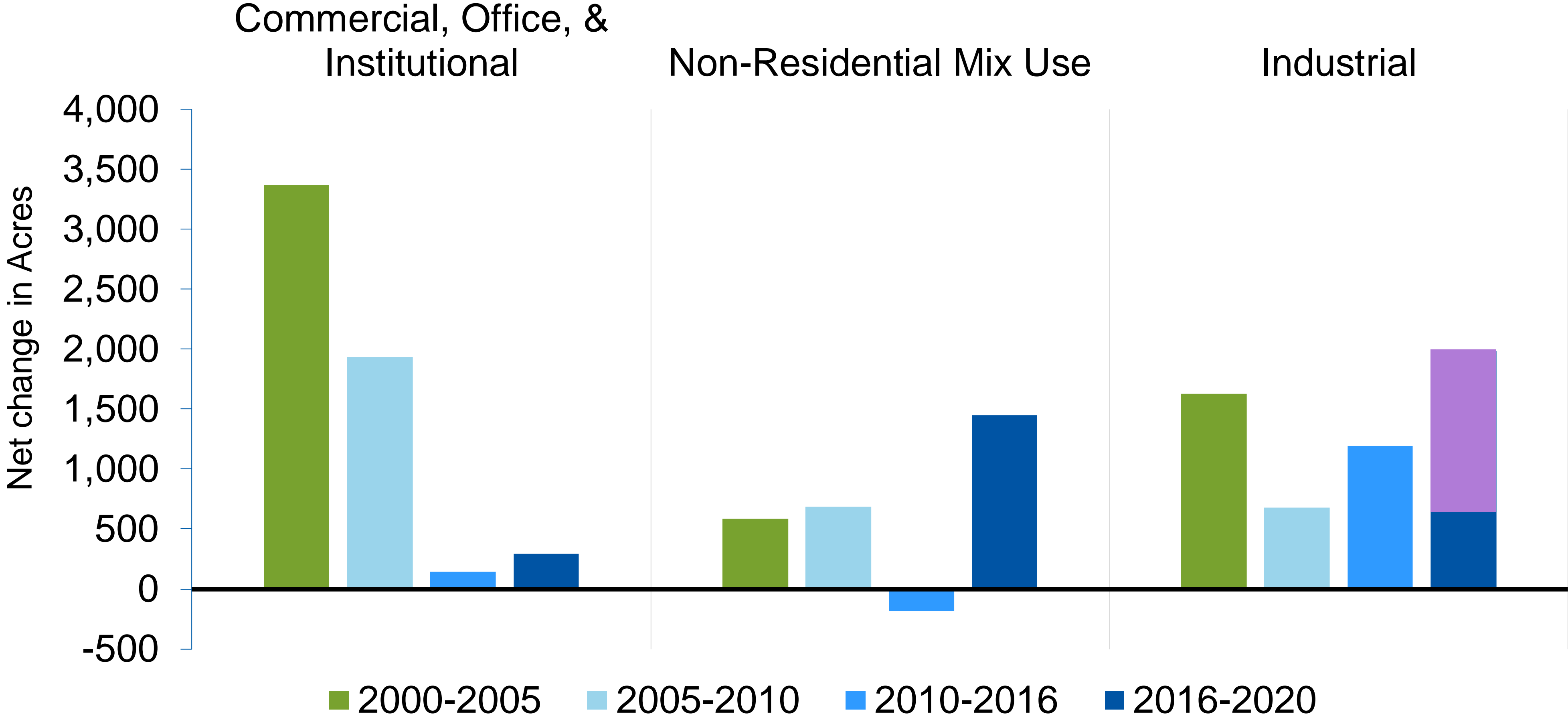


Affordable multifamily development in urban and suburban communities

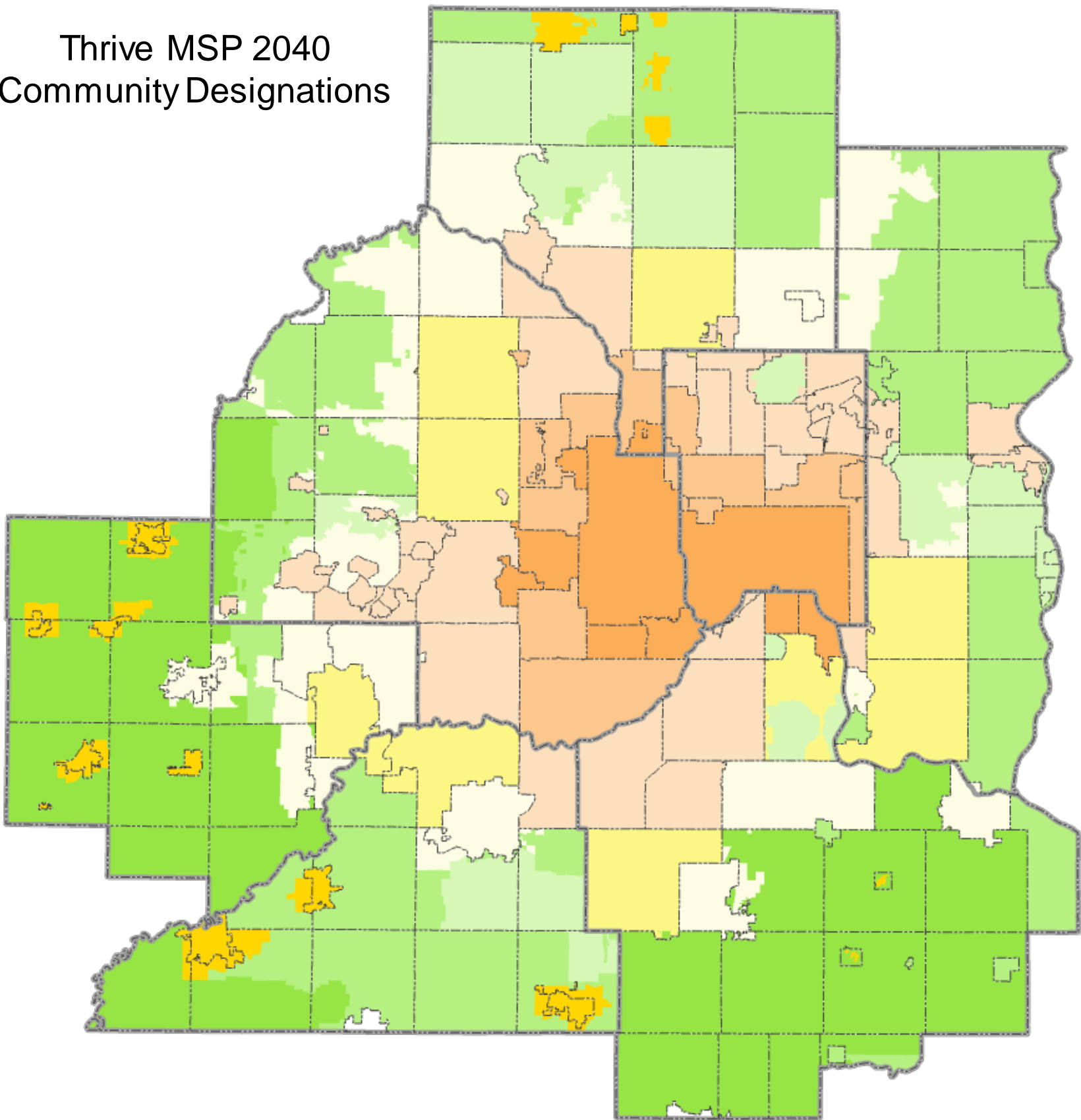
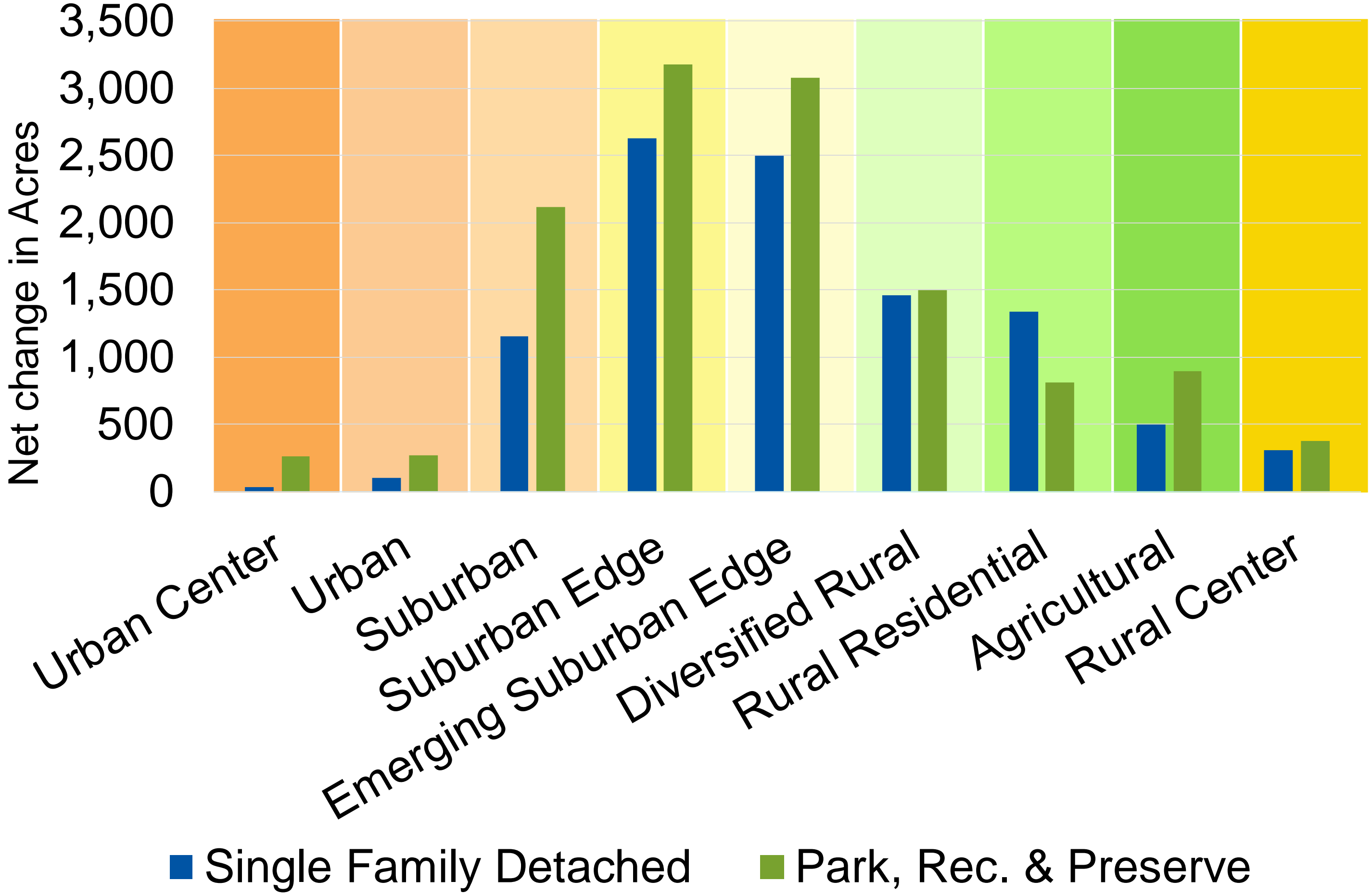
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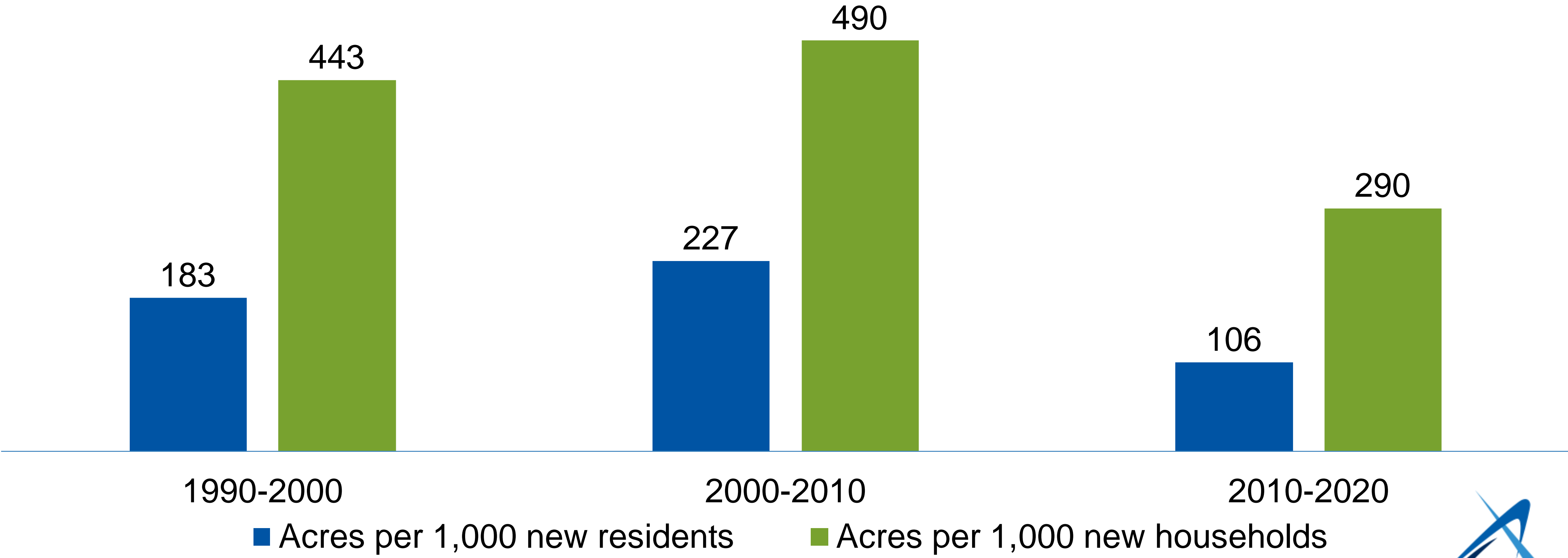
Development of non-residential land



Expansion of park acres is linked to the development of the region

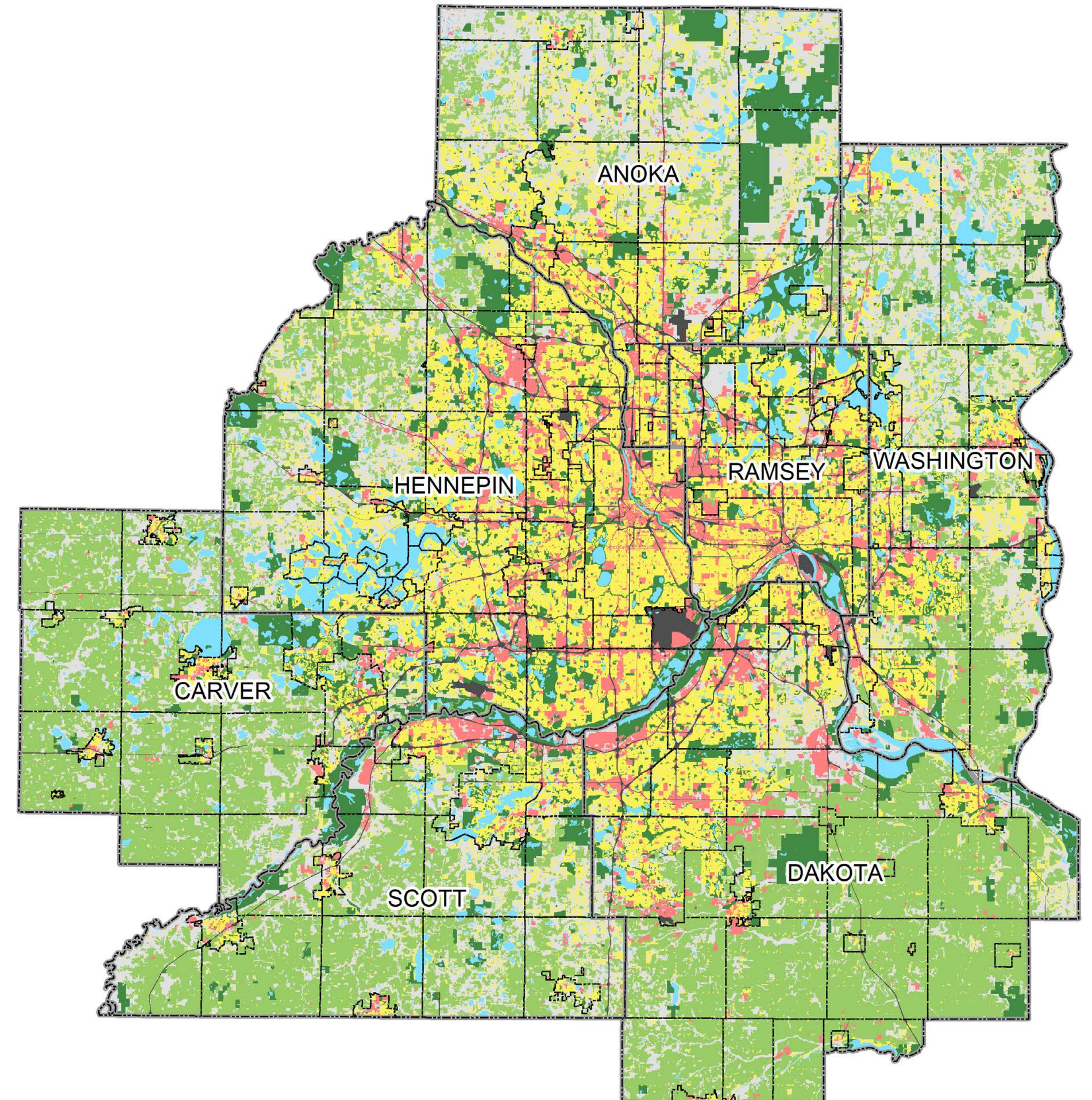


Land consumption suggests more compact development



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



For more information

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