

# Land Use Demand vs. Developable Land

## Phase I Executive Summary

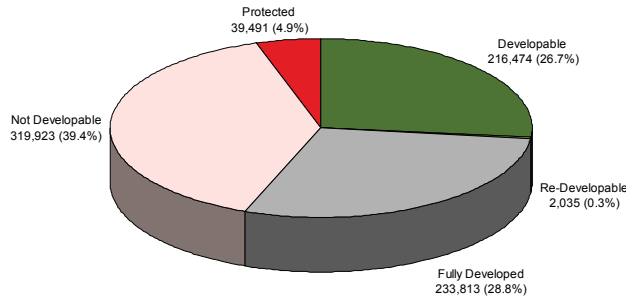
The final step in Phase I is to compare the results of the physical condition evaluation with the results of the non-physical condition evaluation – comparing the supply of land suitable for future development with the future demand for land.

The ultimate result of the physical condition evaluation was the Regional Land Developability Measure, which classified the Region’s land into one of four categories:

- Developable
- Not Developable
- Fully Developed
- Protected

Developable land is land that currently either has no structures (undeveloped) or contains a structure identified as vacant and has been determined to be suitable for future development. Approximately 27% of the Region’s land is considered developable. Breaking that down further, 26.7% of the Region’s land is currently undeveloped and considered developable and 0.3% of the Region’s land currently contains a vacant structure and is considered re-developable.

**Figure 37. Regional Land by Developability Measure**



**Table 14. Land Use Demand Assessment Results**

	Region
Total Developed Acreage 2007	275,709
Lower Level Additional Acreage Needed 2040	7,544
Upper Level Additional Acreage Needed 2040	16,412

The ultimate result of the non-physical condition evaluation was the land use demand projection, which quantified how much land the Region might need in order to accommodate future population and employment growth. The projections show that between approximately

7,500 and 16,400 additional developed acres may be needed by 2040. It is important to note that this additional land reflects future land use needs if current development patterns continue to 2040.

A comparison of the two results reveals that the Region has more than enough developable land to accommodate projected future needs. In the case of the lower level land use demand projection, only 3.45% of the Region’s developable land would be needed. For the upper level land use demand projection, only 7.51% would be needed. It is important to mention that not all if this need will necessarily be met by undeveloped land, but that it may also be partially met by using the Region’s approximately 2,000 acres of re-developable land.

**Table 15. Comparison of Developable Land and 2040 Land Use Demand**

	Region
Total Developable Land	218,509
Re-Developable Land	2,035
Lower Level Additional Acreage Needed 2040	7,544
Percent of Developable Land	3.45%
Upper Level Additional Acreage Needed 2040	16,412
Percent of Developable Land	7.51%

While the developability analysis will remain static, there are many ways in which the land use demand projections may change as the Going Places initiative moves into Phase II: Future Land Use Scenario Development and Assessment. This analysis is meant to provide a base from which to move forward into the scenario development process. Several elements of the land use demand projections, such as assumed vacancy rates, household sizes, and floor area ratios, could be altered, which would alter the projected land use demand. Currently, these elements are all assumed to remain the same between 2007 and 2040.