Land Use Scenarios Status
Scenario 2

- Encourages infill and downtown development
  - Development Characteristics
    - Service area boundary
    - Higher density development
    - Increase in housing options
    - Preservation of open space
  - Growth Allocation
    - Downtowns and redevelopment areas
    - Near transit (TODs)
    - Mixed-use developments
    - Challenged areas
Constraint Analysis

Build-Out Analysis

Land Suitability Analysis

Allocation
Constraint Analysis

- Determines land not available for development
  - Housing and employment
  - Used in Build-Out Analysis

- Areas of Constraint
  - Based on APTAC feedback
  - Restricted Growth Areas:
    - Rights-of-way, protected areas, parks, water bodies, floodways, open space, wetlands
  - Reduced Growth Areas:
    - Prime farmland
Areas of Constraint (Scenario 1)
Areas of Constraint (Scenario 2)
Build-Out Analysis

• Determines development capacity
  • Uses available land determined in Constraint Analysis
  • Acreage and density
  • Housing and employment
  • TOD and Special Districts

• Potential Areas of Development
  • Based on:
    • Available land (not currently developed)
    • Not constrained
TOD and Special Areas of Development: Land Use
Potential Areas of Development (Scenario 2)
Potential Areas of Development (Scenario 2)
Allocation

Land Suitability Analysis

Build-Out Analysis

Constraint Analysis

Allocation
Land Suitability Analysis

• Determines attractiveness
  • Areas most desirable for development

• Residential Attractiveness
  • Based on:
    • Current development trend (2010-2013 building permit data)
    • Schools
    • Income
    • Density
    • Downtowns, TODs, and Special Districts
    • Service area boundary
# Land Suitability Analysis: Attractiveness

<table>
<thead>
<tr>
<th>Attractiveness</th>
<th>Scenario 1</th>
<th>Scenario 2</th>
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<tbody>
<tr>
<td>Schools</td>
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<td>Redevelopment Areas</td>
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<tr>
<td>Utilizes Existing Service Area Boundary</td>
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Residential Attractiveness (Scenario 1)
Residential Attractiveness (Scenario 2)
Allocation

Land Suitability Analysis

Build-Out Analysis

Constraint Analysis
Residential Growth Allocation

- Future development capacity
  - Constrained land
  - Development characteristics
  - Areas of no growth
- Land Suitability Analysis attraction scores
- Population control totals
  - OCARTS, county
- Land use received from each community
Residential Growth Allocation (Scenario 1)
Residential Growth Allocation (Scenario 2)
Downtown OKC
- Scenario 1:
  - 3,900 future population allocation
- Scenario 2:
  - 5 times potential future capacity
Questions?

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