



STAKEHOLDER ADVISORY GROUP

ENCOMPASS 2045

LAND USE SCENARIOS

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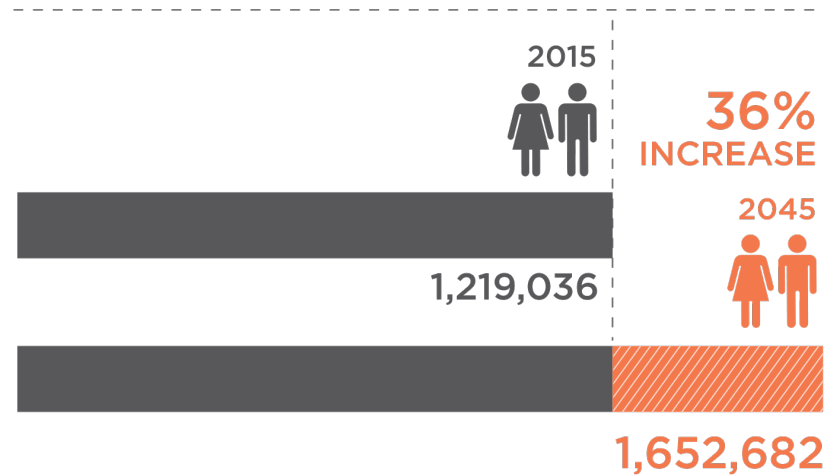


FEBRUARY 2021

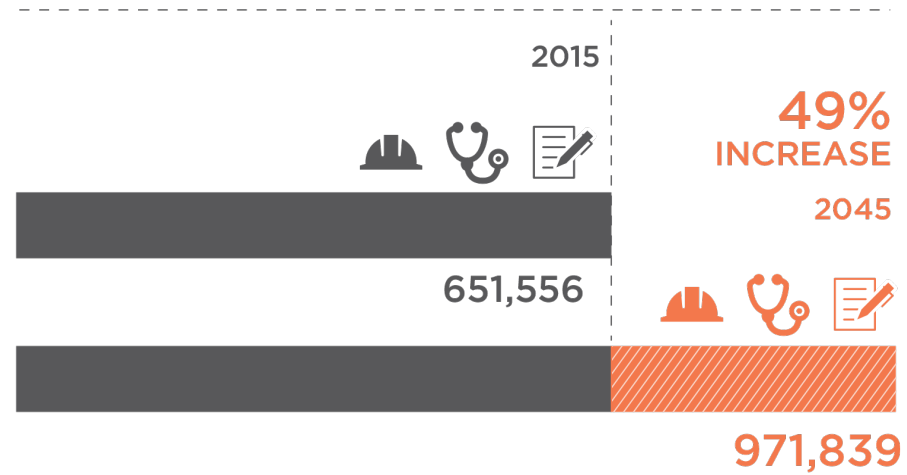
PROJECTED GROWTH

- From 2015 to 2045, the Central Oklahoma region is expected to add:
 - 430,000 more people (estimate)
 - 320,000 more jobs (estimate)
- What does this mean for the region? Where will that growth be allocated?

PEOPLE INCREASE

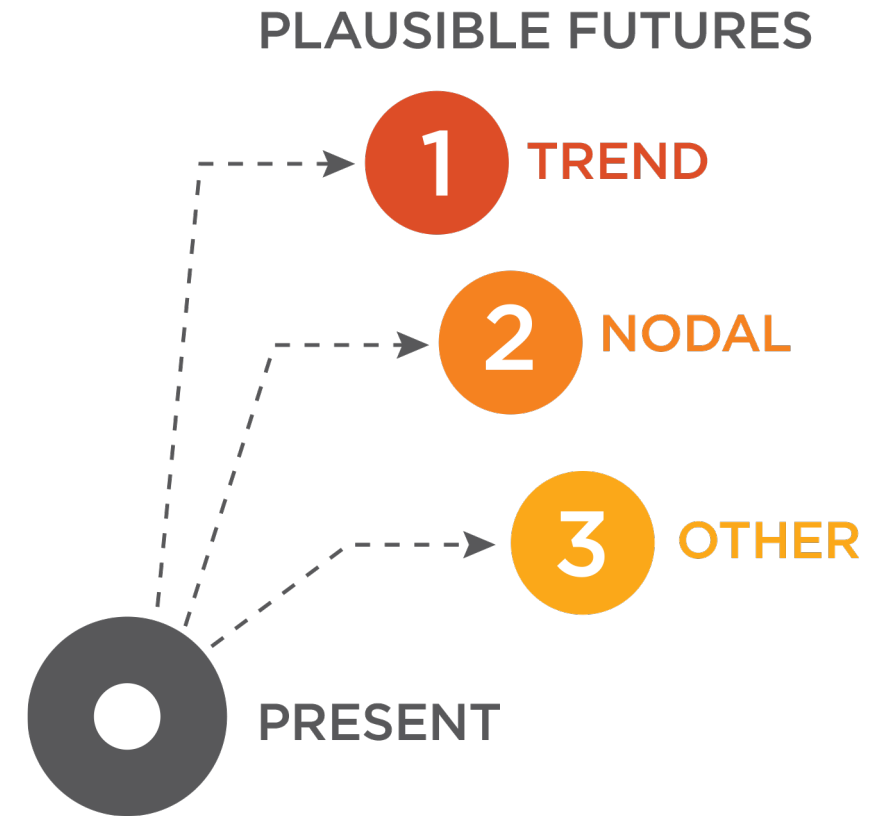


JOB INCREASE



SCENARIO PLANNING

- Not a forecast or prediction, but a possible future based on what already exists, emerging trends, and/or the community's desires to change course for the future
- By analyzing where people are likely to live and work in the future for various scenarios, an assessment of travel demand can be made and the impacts on the transportation system can be assessed
- MPOs are encouraged to develop multiple scenarios for consideration during the development of the Plan (FAST Act)



FACTORS

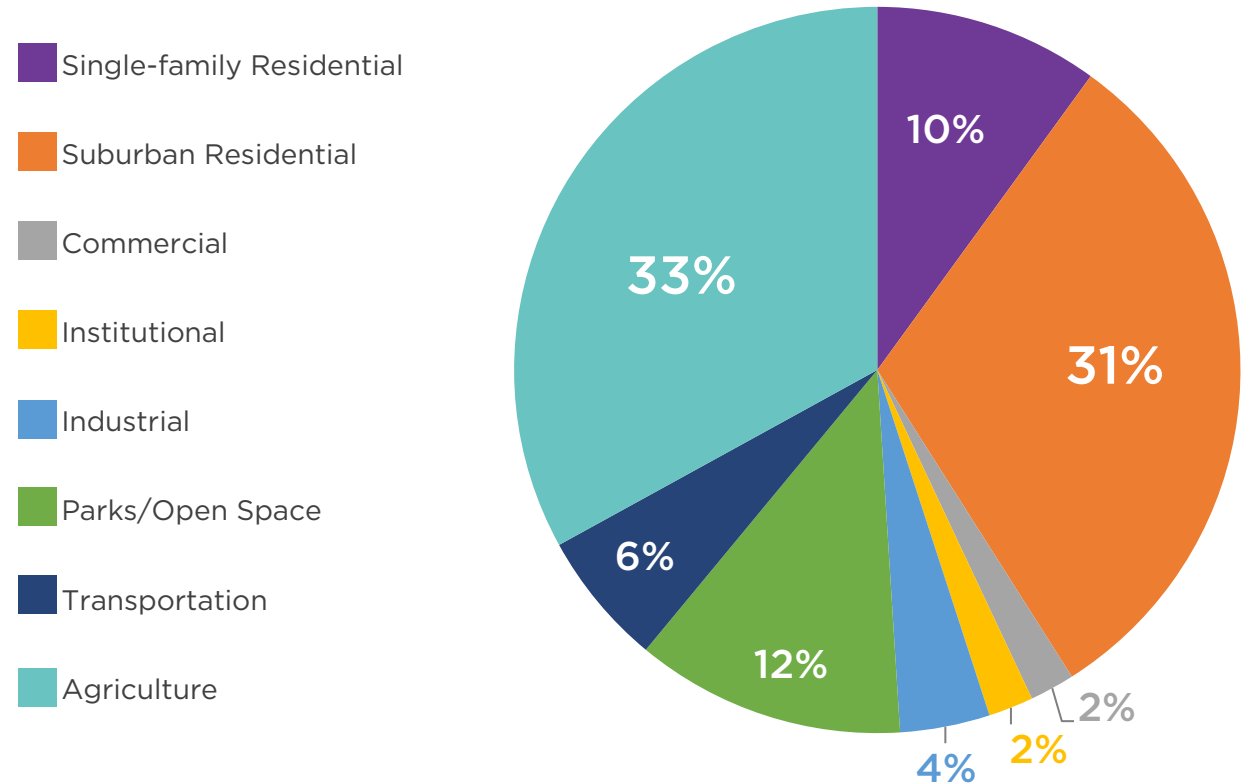
- **Constraints**
Where development cannot occur
- **Attractiveness**
Where development will occur first
- **Housing**
Type, density, and location of housing
- **Employment**
Type, density, and location of employment
- **Transportation**
Modes available, new infrastructure/service
- **Environment**
Impacts of development on air quality, open space, etc.



LAND USE

- In determining where future population and employment growth can be allocated, ACOG will look at areas that can be developed or areas that can be redeveloped
- 25% of the OCARTS area is suitable for development or redevelopment

LAND USE TYPES (BY AREA)



* Less than 1% each for Multi-family Residential, Office, Mixed-use, Group Quarters, Duplex

PROCESS

- Remove constrained land
- Calculate buildable area
- Develop suitability and efficiency
- Run scenarios
- Incorporate into Travel Demand Model
- Evaluate scenarios

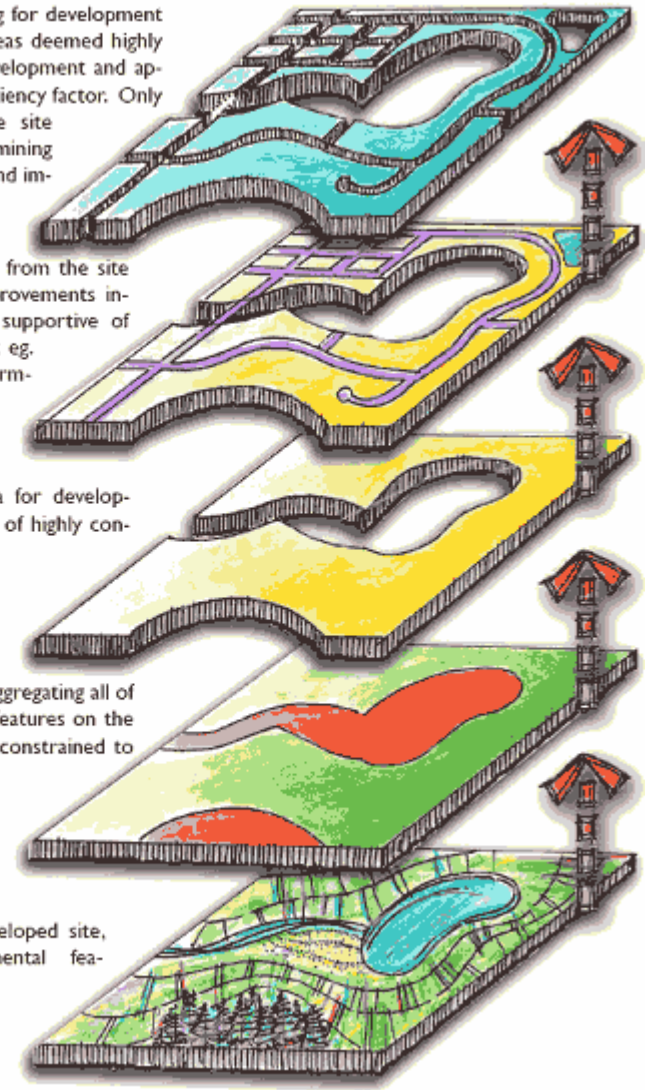
The areas remaining for development after removal of areas deemed highly constrained for development and application of site efficiency factor. Only these areas of the site are used for determining buildout potential and impact to watersheds.

Areas are removed from the site to account for improvements internal to the site supportive of future development eg. internal streets, storm-water management

The remaining area for development after removal of highly constrained areas for development.

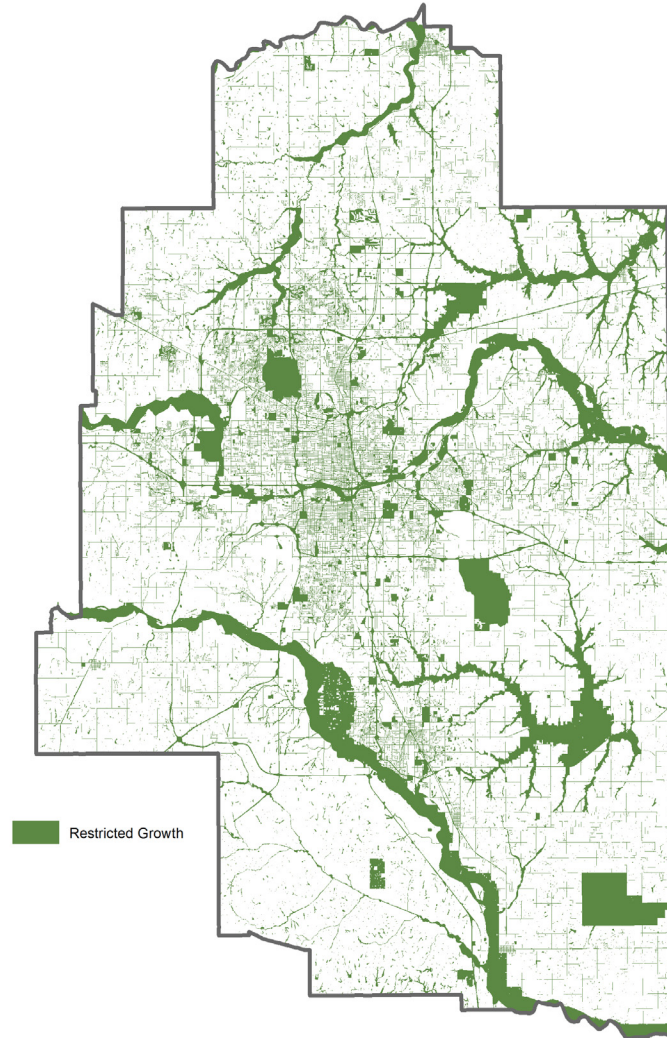
A composite map aggregating all of the environmental features on the site deemed highly constrained to development.

The original, undeveloped site, showing environmental features.

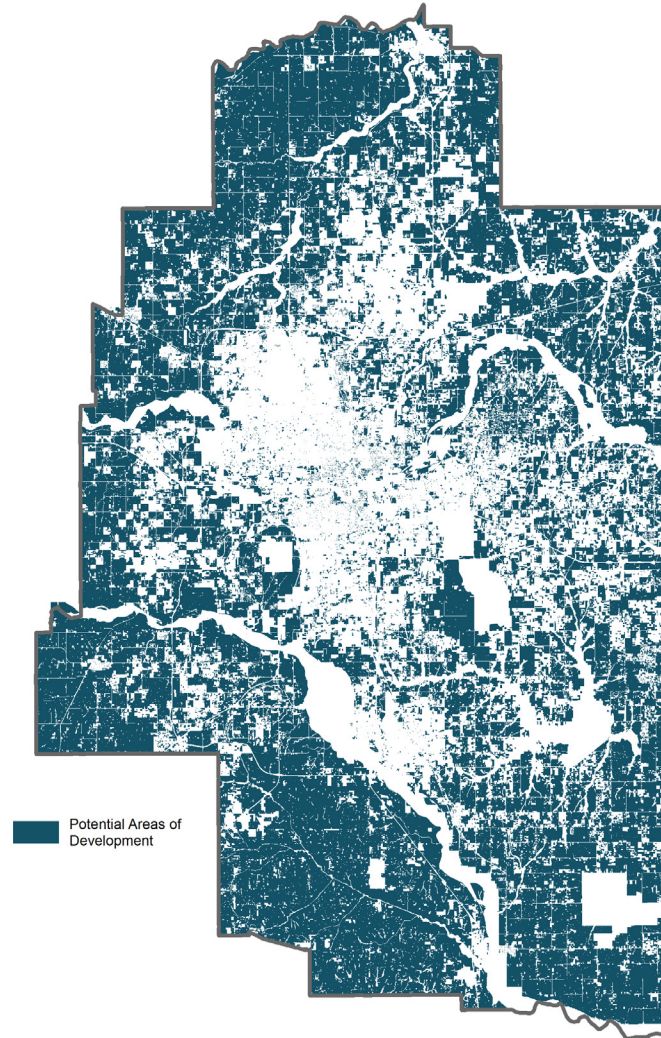


2040 TREND SCENARIO:

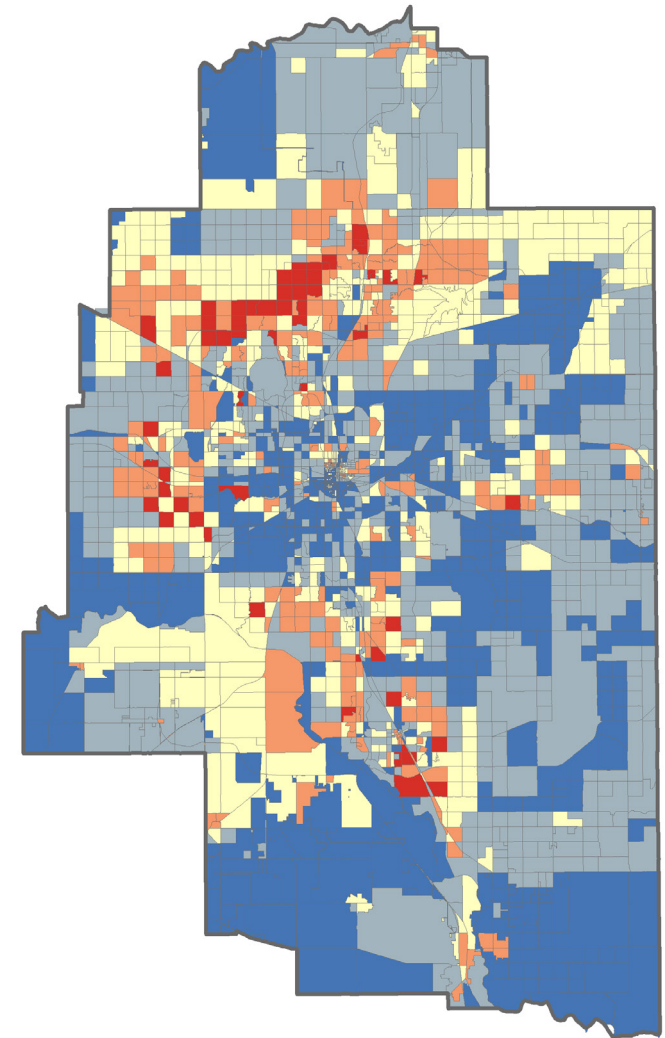
CONSTRAINT



POTENTIAL DEVELOPMENT

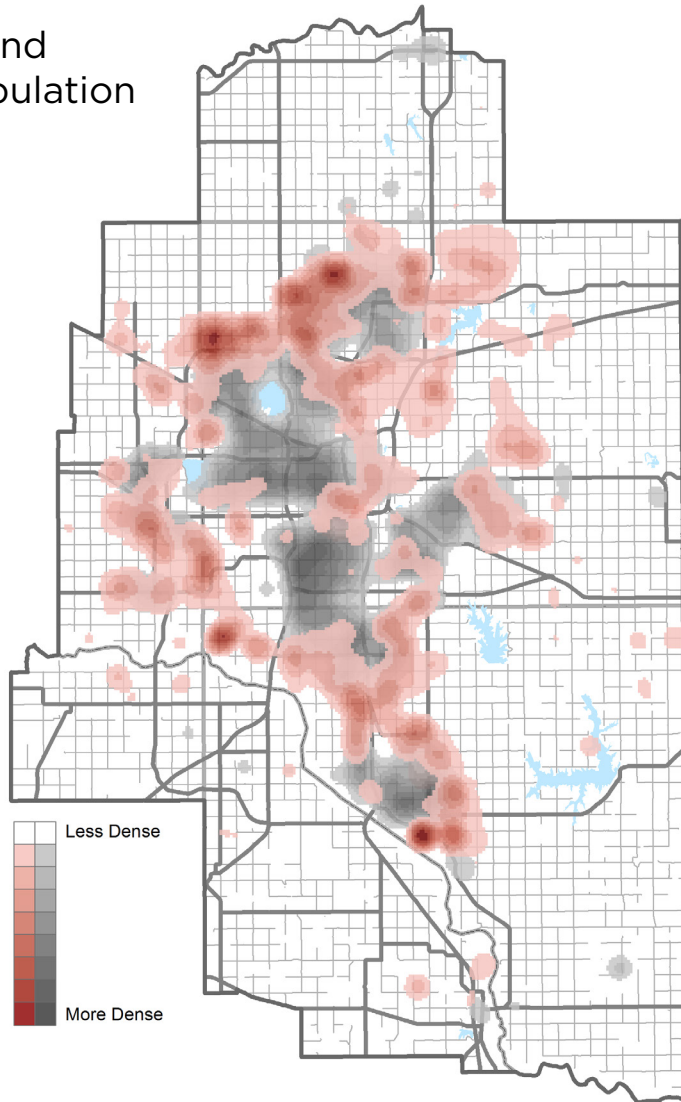


RESIDENTIAL ATTRACTIVENESS

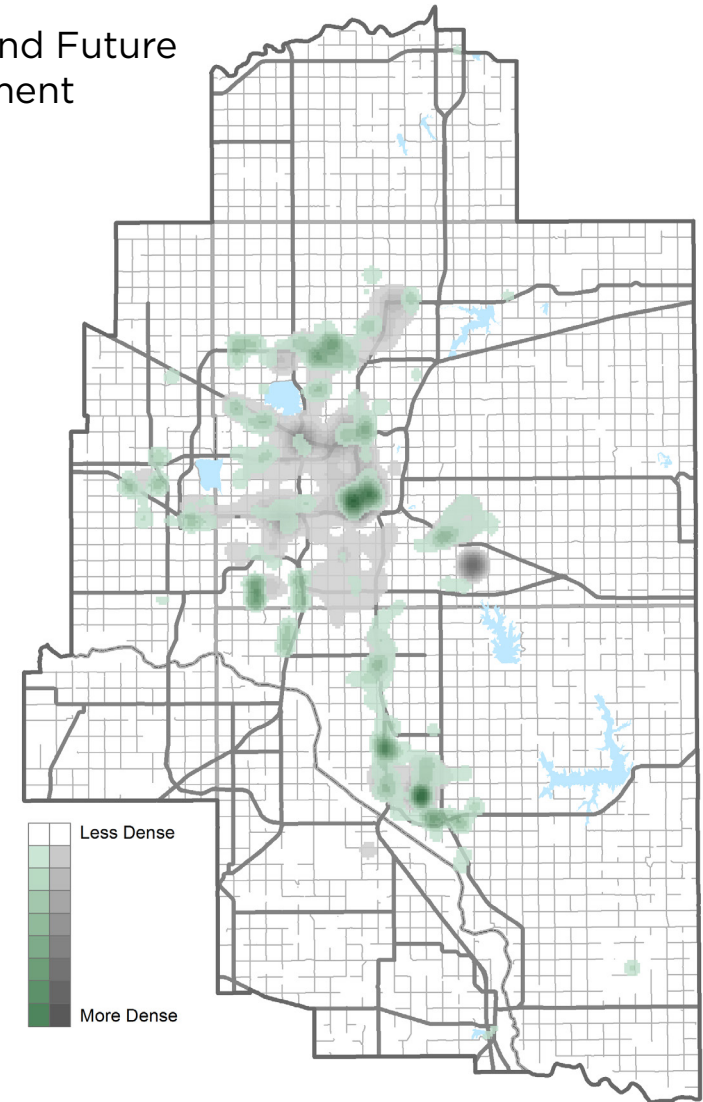


2040 TREND SCENARIO:

Existing (gray) and
Future (red) Population
Density



Existing (gray) and Future
(green) Employment
Density



PRELIMINARY SCENARIOS

TREND SCENARIO

- Continue similar development patterns of the past
- No new zoning initiatives
- Little infill development
- Suburban focus

NODAL GROWTH

- Encourage infill and downtown development
- More walkable areas
- Constrained based on service area boundaries

OTHER SCENARIO IDEAS

- All-in-Transit
 - TOD and mixed-use development
 - Focus on regional transportation
- Community Plans
 - Locally-adopted plans are followed
 - Some infill development as well as continued outward expansion

Be sure to check out the Encompass 2045 Resource Hub:

<https://encompass-2045-acog.hub.arcgis.com/>

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