STAKEHOLDER ADVISORY GROUP

ENCOMPASS 2045

LAND USE SCENARIOS

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FEBRUARY 2021
• 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?
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)

- Single-family Residential: 10%
- Suburban Residential: 31%
- Commercial: 6%
- Institutional: 12%
- Industrial: 4%
- Parks/Open Space: 2%
- Transportation: 2%
- Agriculture: 10%

* Less than 1% each for Multi-family Residential, Office, Mixed-use, Group Quarters, Duplex
• Remove constrained land
• Calculate buildable area
• Develop suitability and efficiency
• Run scenarios
• Incorporate into Travel Demand Model
• Evaluate scenarios
2040 TREND SCENARIO:

CONSTRANT

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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