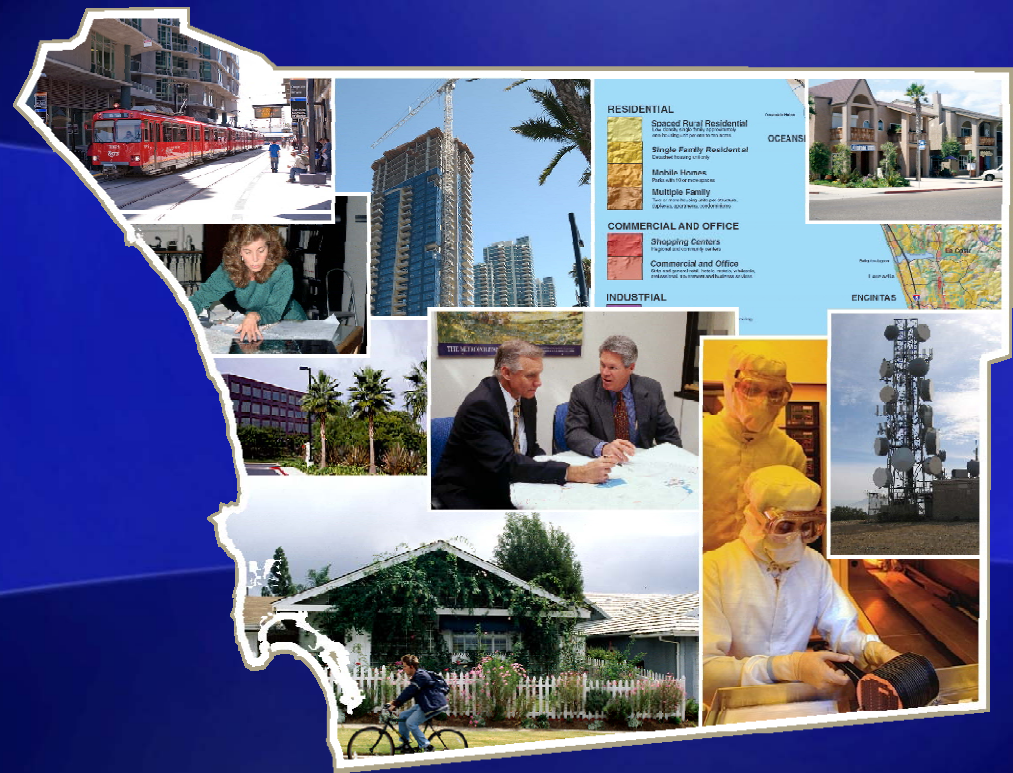


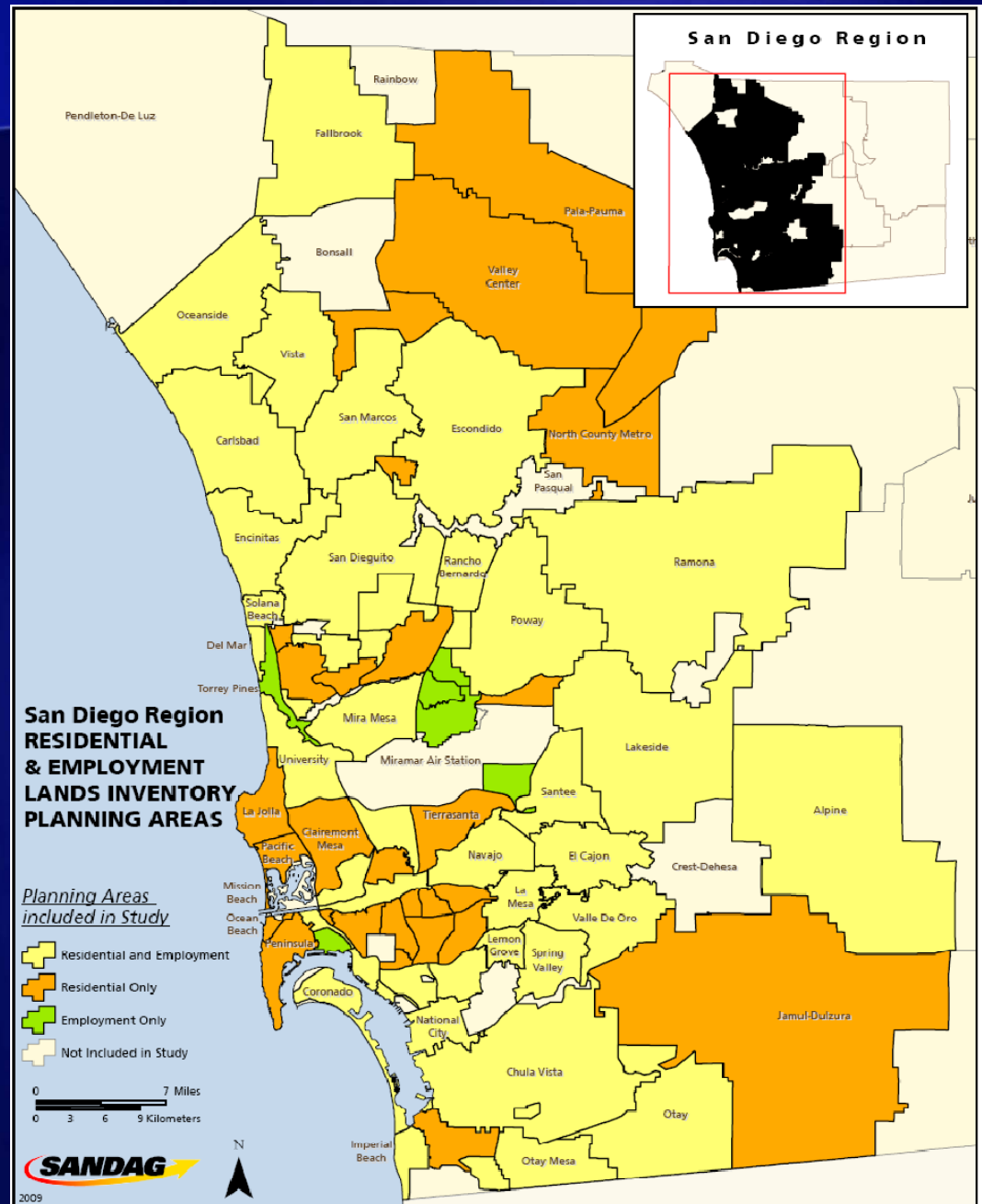


# 2008-09 Employment and Residential Land Inventory



# Background

- Past Employment Land Inventory completed in 1998 and 2000
- First Inventory of Residential Land 2009
- Task Force
- Inventory identifies
  - Availability
  - Location
  - Trends



# Employment Land Inventory

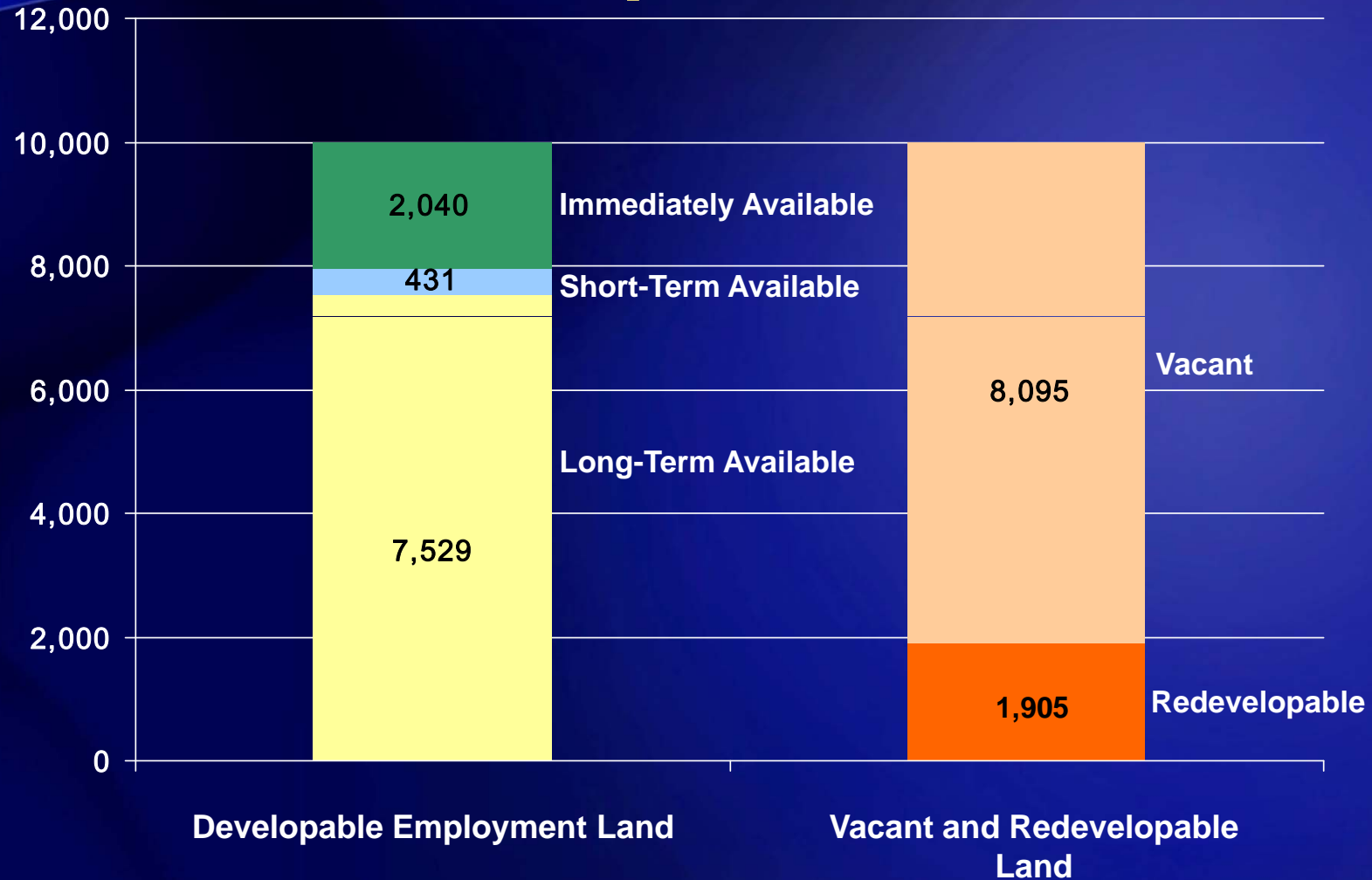
# Inventory Elements

- Developed/Under Construction
- Immediately Available
- Short-Term Available
- Long-Term Available
- Redevelopment to non-employment
- Unmarketable
- Non-employment land

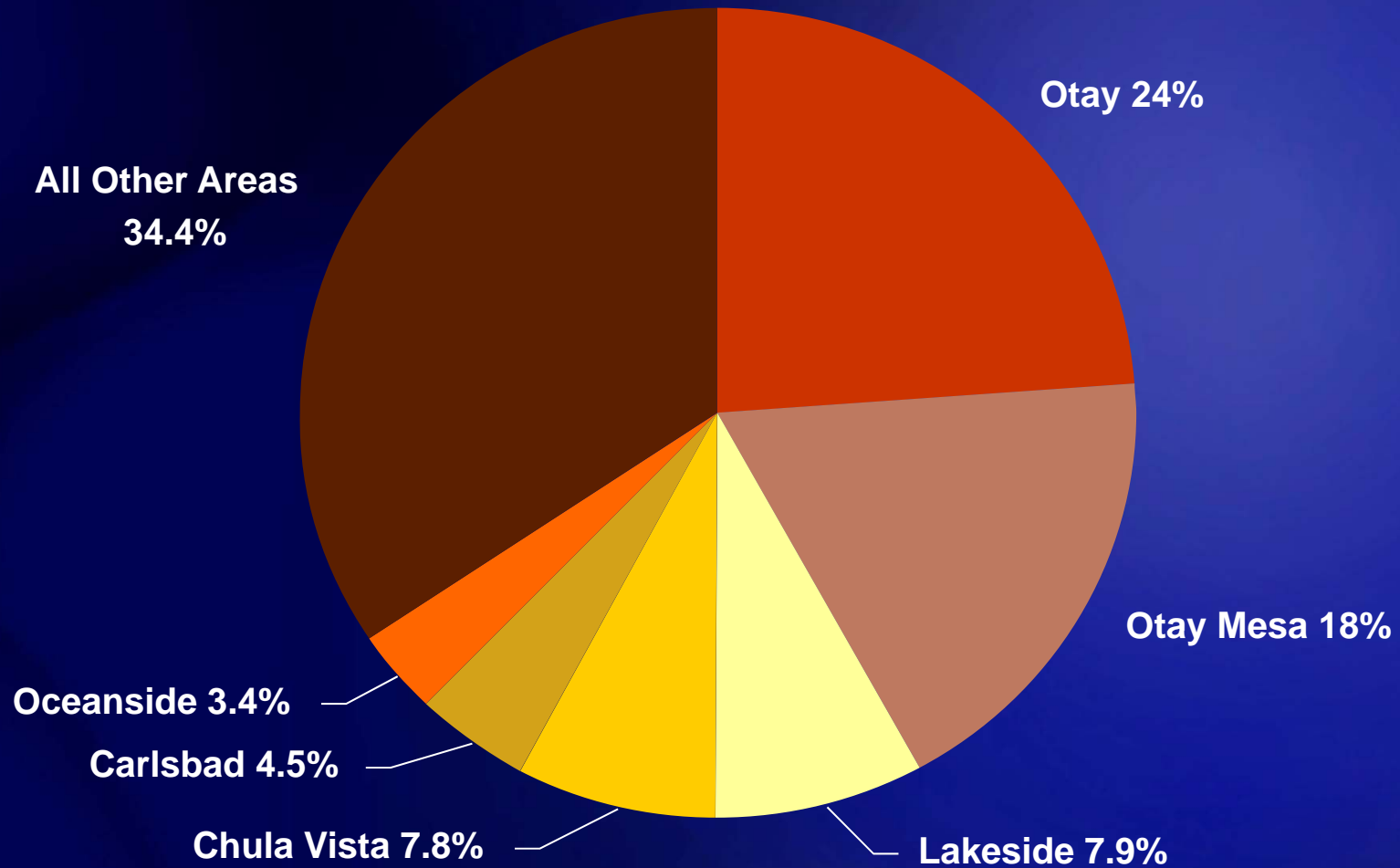


Santee

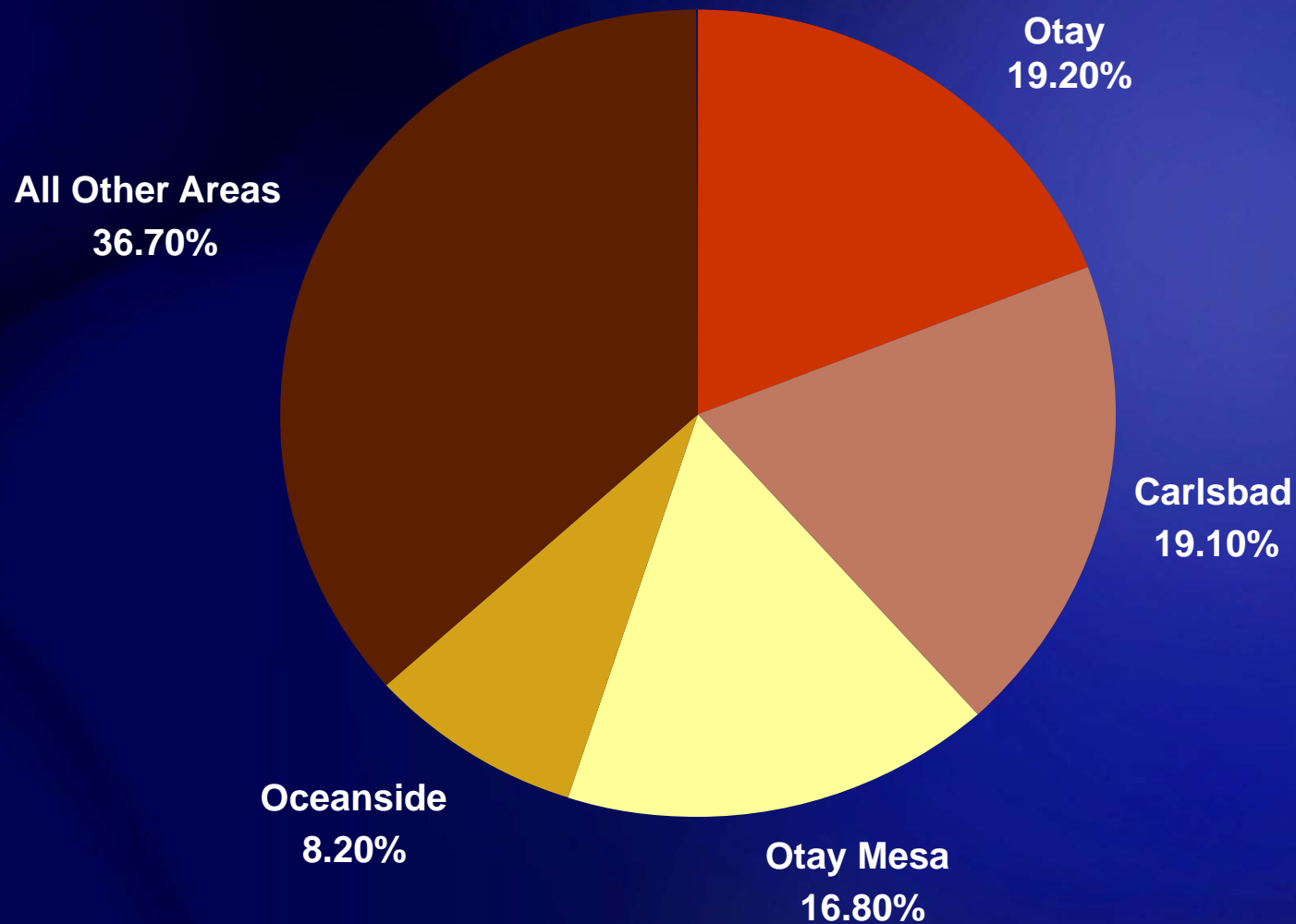
# 10,000 Gross Acres of Developable Land



# 65% of Gross Developable Land in Six Areas



# 60% of Immediately Available Land in Four Areas

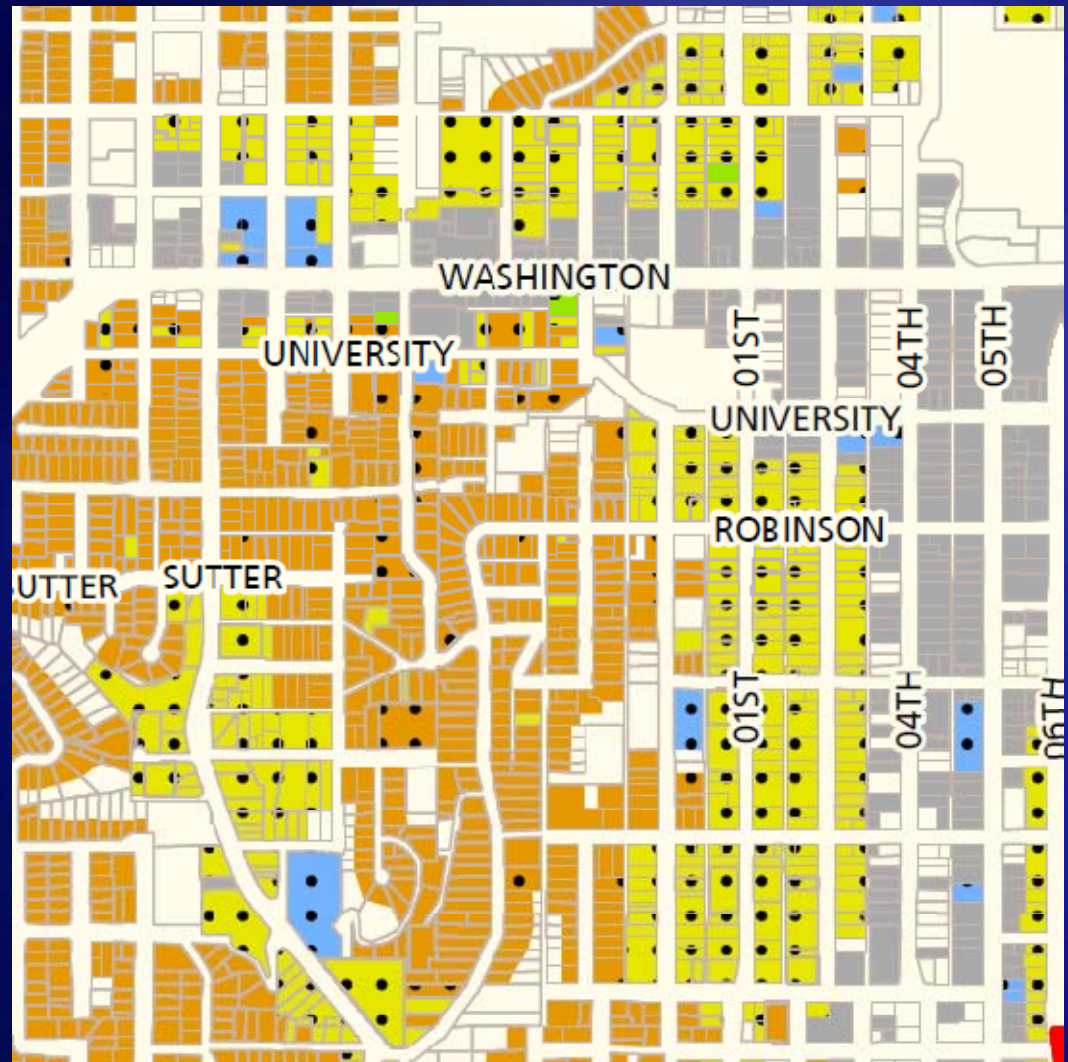


# Residential Land Inventory



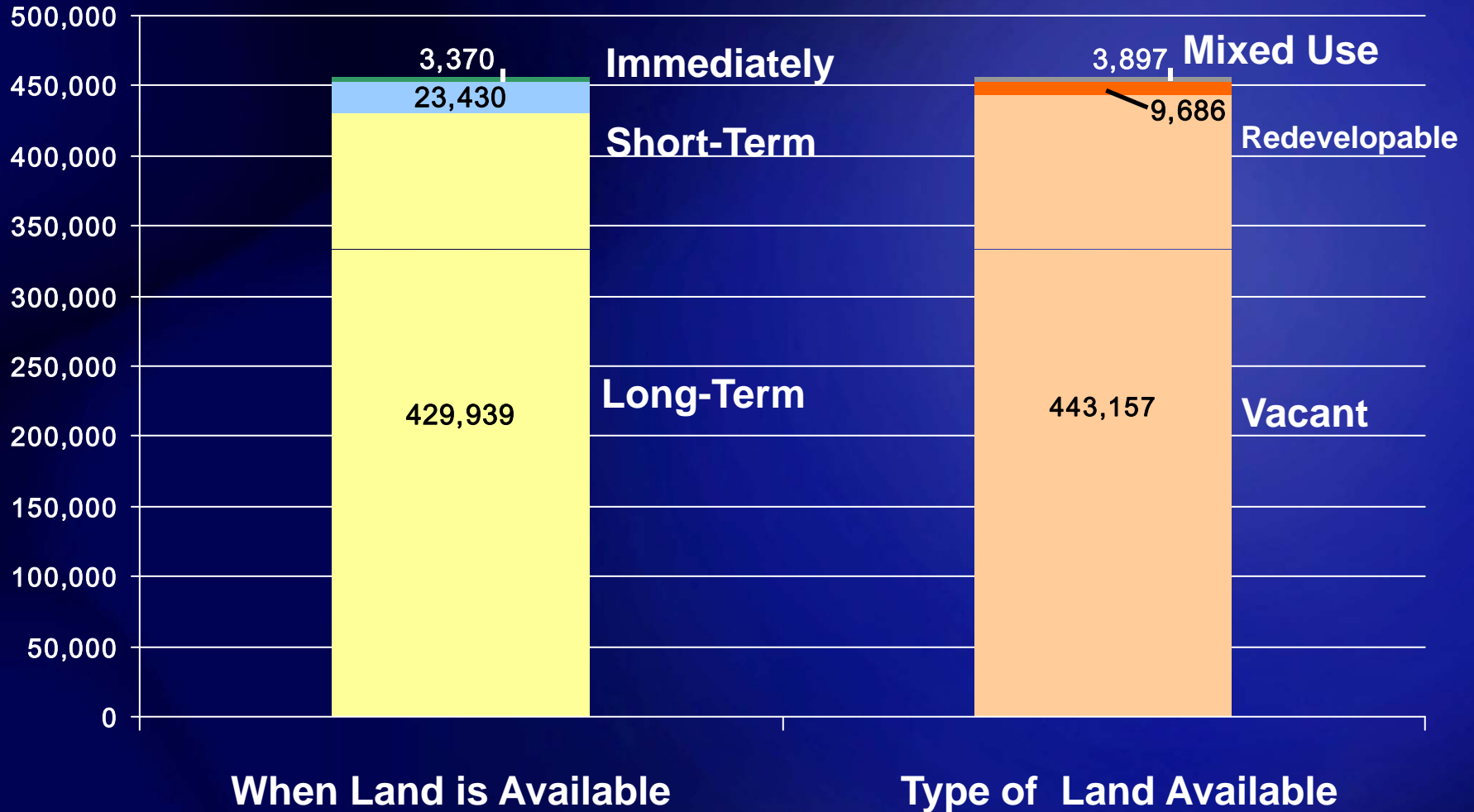
# Inventory Elements

- Developed/Under Construction
- Immediately Available
- Short-Term Available
- Long-Term Available
- Planned Mixed-Use
- Redevelopment to non-residential
- Non-residential land
- Multi Family

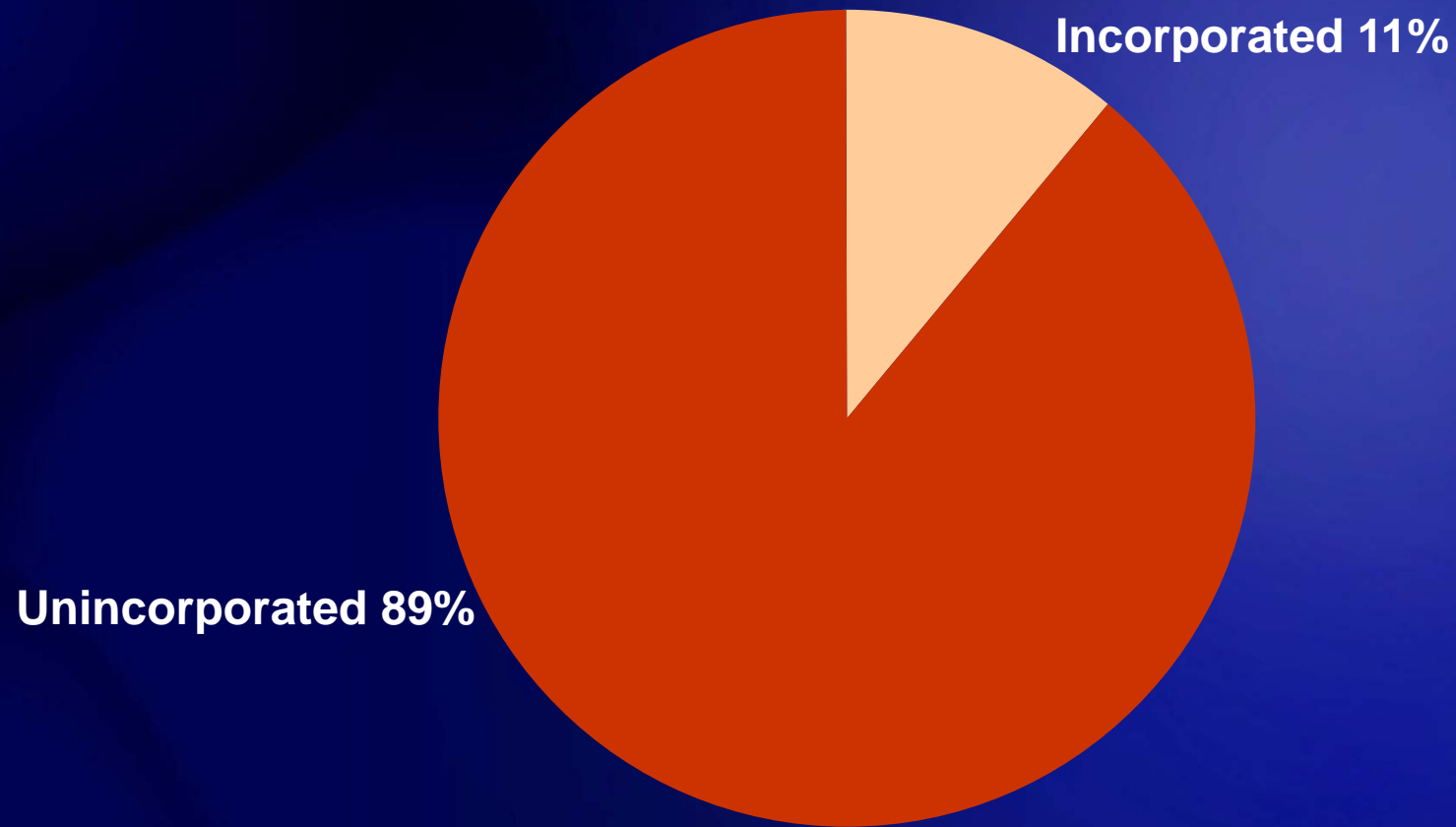


Uptown

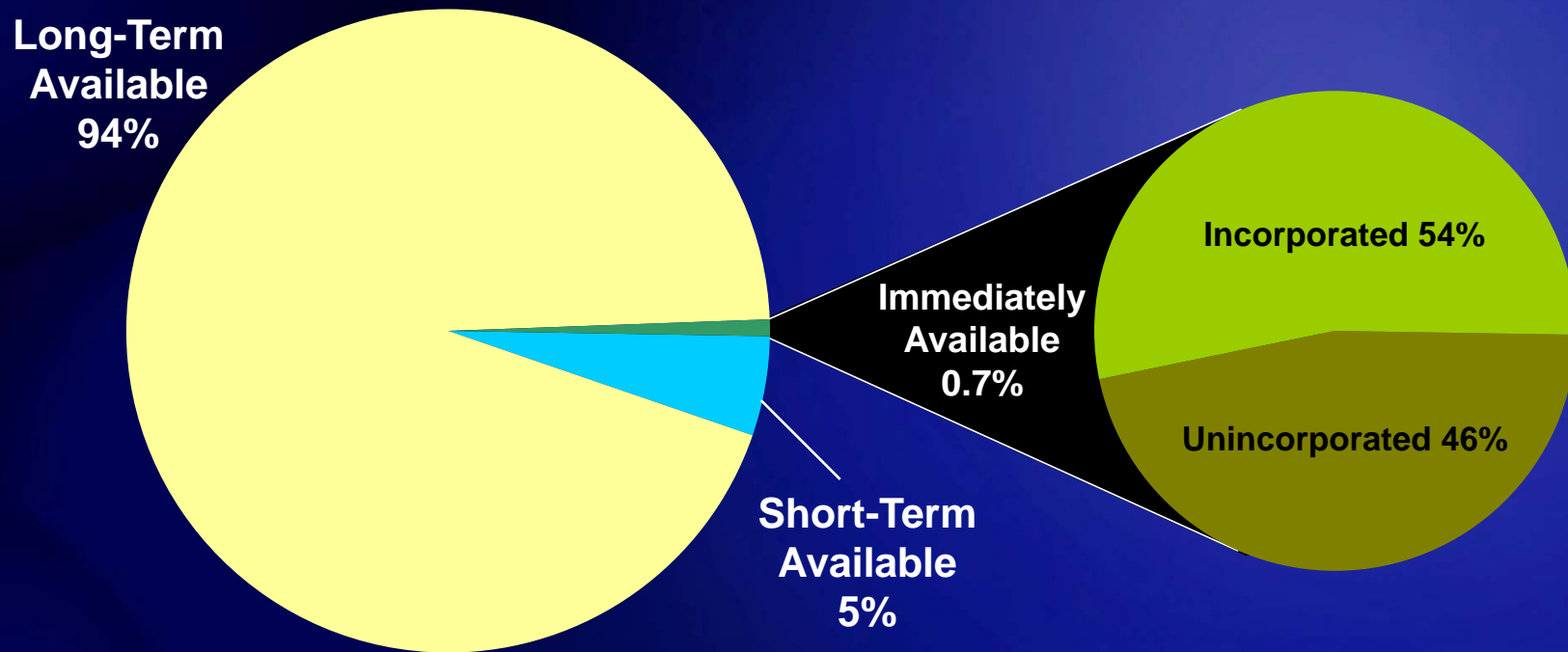
# 456,740 Acres of Gross Developable Land



# 456,740 Acres of Gross Developable Land Incorporated vs. Unincorporated Areas



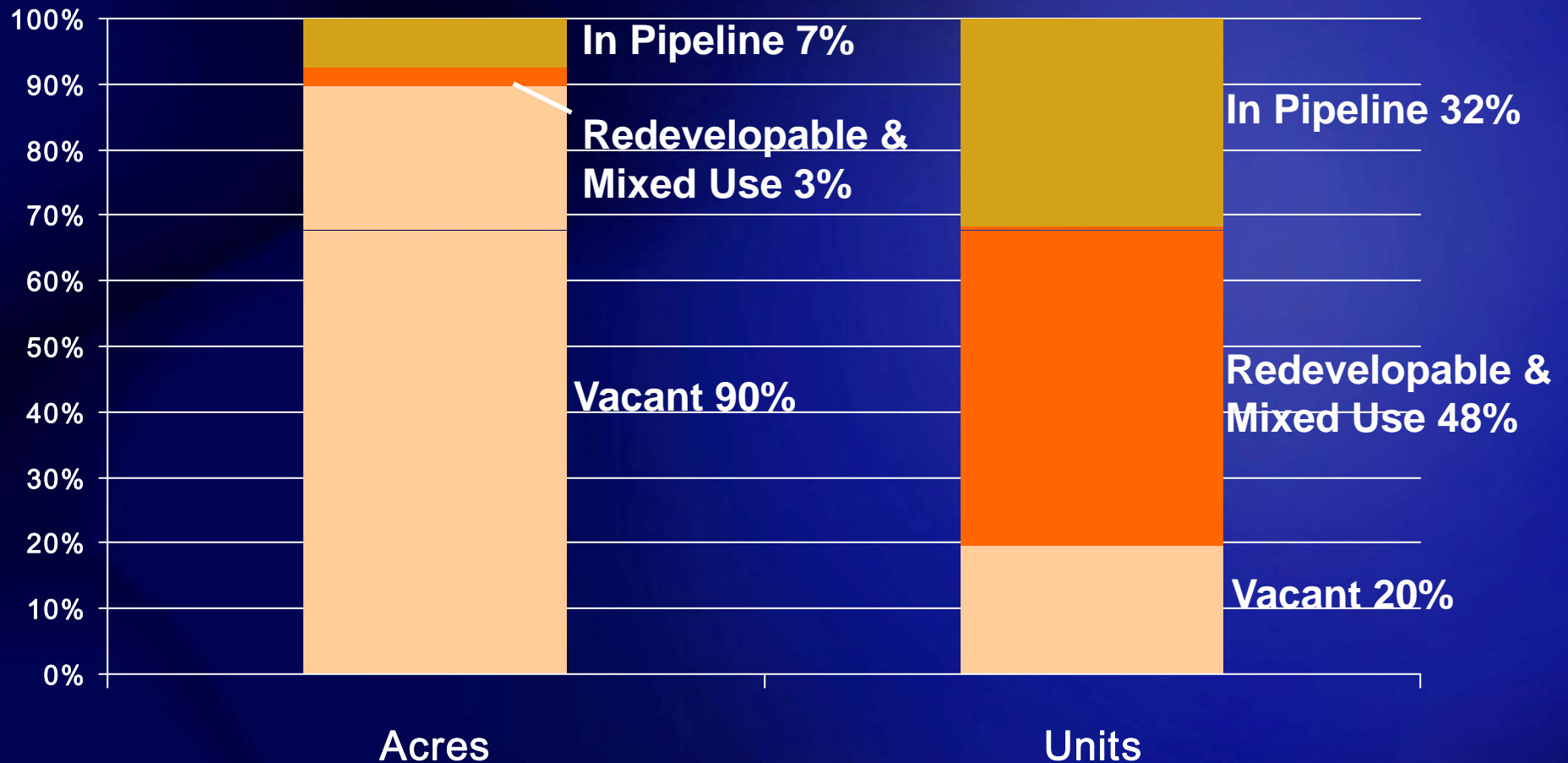
# Less than 1% of Developable Acres are Immediately Available of which 54% are in the incorporated cities.



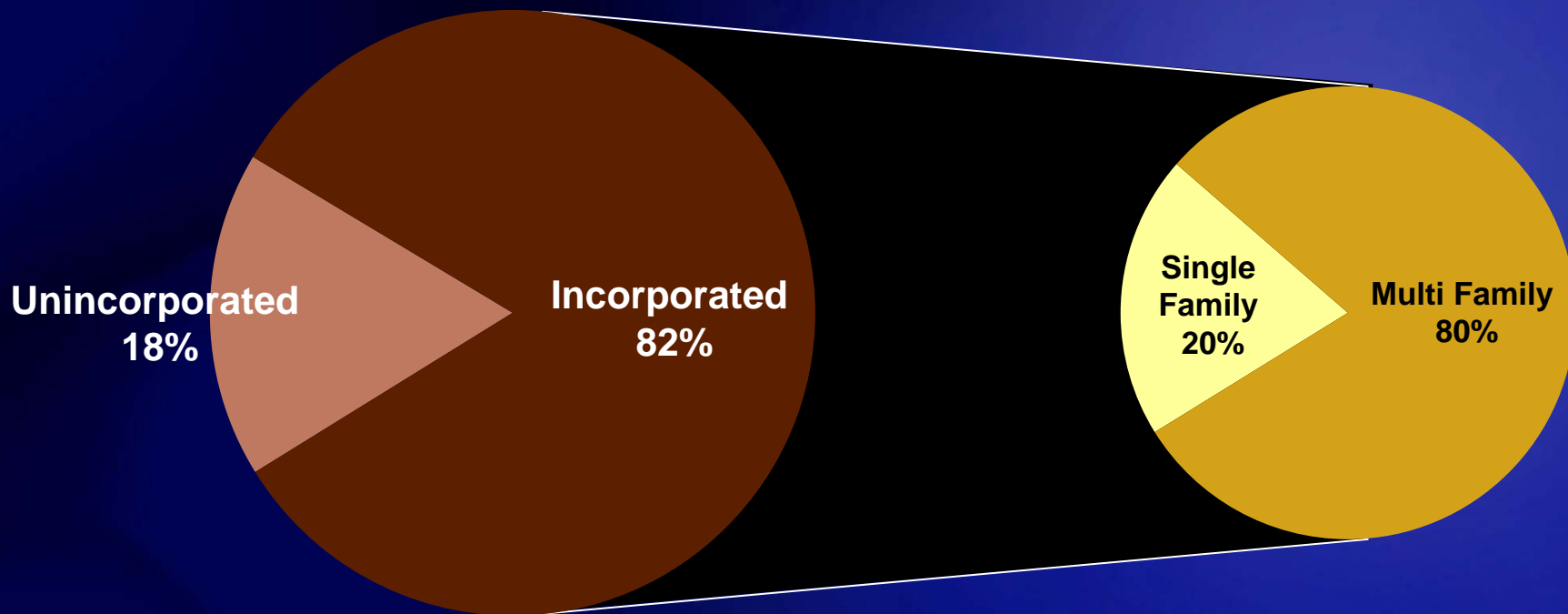
# How many units can be accommodated on gross developable acres regionwide?

- 331,378 - 486,336 potential units
- 52% - 57% potential multi-family

# Future Potential Role of Infill and Redevelopment to Support Units



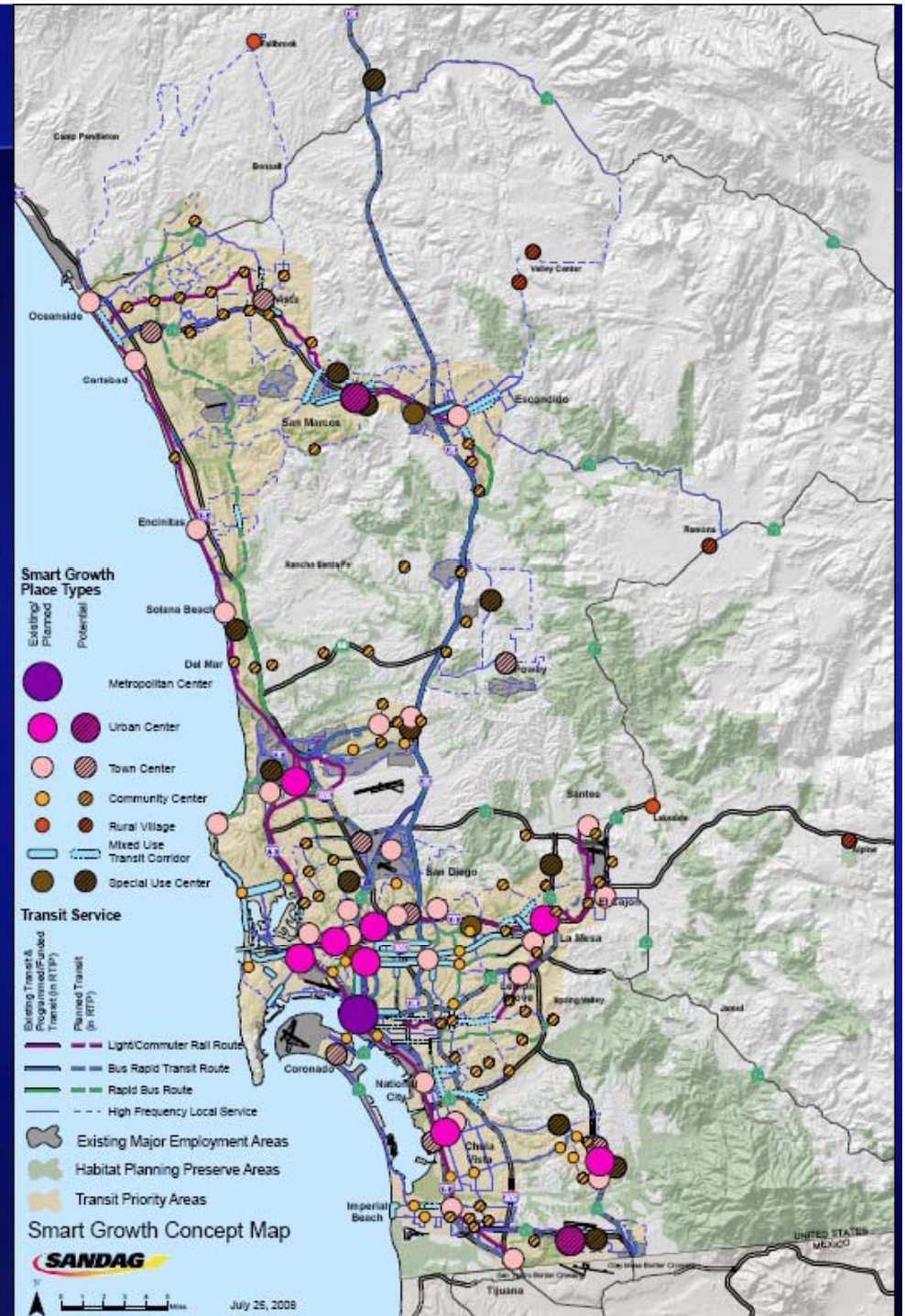
# 130,016 Units in the Pipeline



# Smart Growth Concept Map Overlay Immediately Available acres to SGOA

## Smart Growth Areas

Existing/ Planned	Potential	
		Metropolitan Center
		Urban Center
		Town Center
		Community Center
		Rural Village* (with core area)
		Mixed Use Transit Corridor
		Special Use Center





# Concern about Immediately Available inventory mismatch

For example: Smart Growth Opportunity Areas

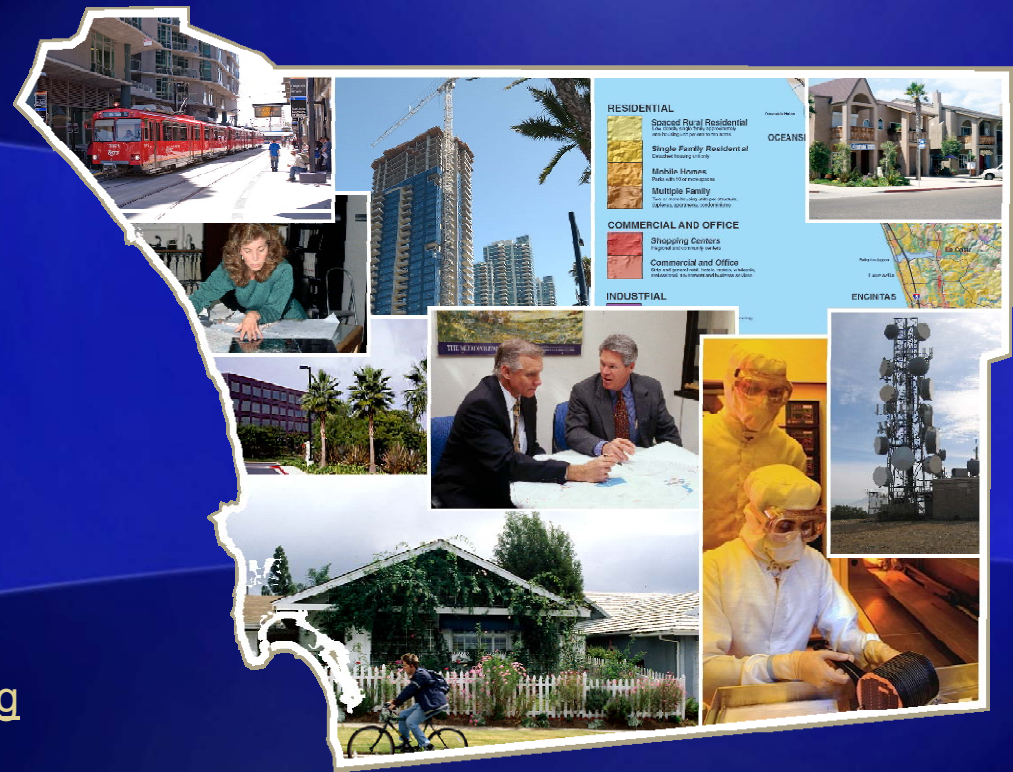
- Objective – Channeling growth to SGOAs
- Study Findings – Limited immediately available opportunities in SGOAs
- Concern – Time frame to prepare Redevelopment and Infill Areas is long-term
- Proposed Action – Further evaluation of immediately available in SGOAs is needed

# Making the data accessible

- **Web based analysis tool**
  - **Regional Economic Development Information System (REDI)**
  - **<http://redi.sandag.org>**



# 2008-09 Employment and Residential Land Inventory



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