



Large-Lot Development

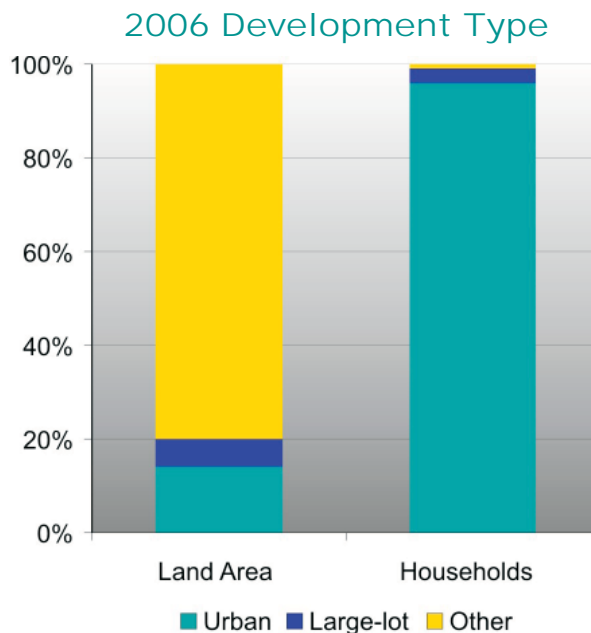
Goal: Manage the extent of low-density, large-lot development occurring on the periphery of the urban area consistent with Metro Vision’s stated policies.

Policy: Limit the total amount of large-lot development in the future to the 2006 proportion of approximately 3 percent of all households in our region. Large-lot development is of concern because it consumes land at a rapid rate. Providing public services to low-density development can be difficult and expensive.

Measure: The percent of our region’s land area and households represented by large-lot development (average lot size between one and 35 acres).

Conclusions: In the previous report, DRCOG estimated that large-lot development represented 17 percent of our region’s land area and 8 percent of our region’s households in 1998.

Since that time, DRCOG significantly improved its mapping method and now estimates that large-lot development represented 6 percent of our region’s land area and 3 percent of the households in 2006. By comparison, urban development represented 14 percent of our region’s land and 96 percent of the households. Other land uses include agriculture, forests, federal lands and open space.



Because of the change in methodology, the 2006 estimates are not directly comparable to the 1998 estimates. The more recent estimates therefore serve as a new benchmark for measuring subsequent trends.

Action Steps: To minimize the future growth of large-lot development, our region can take the following actions:

- Limit large-lot development to lots already platted.
- Target investment in transportation infrastructure and other services to areas within the UGB/A.
- Work together on improved methods for tracking large-lot development in our region.