

Land Needed

Overview

Land Needed is how much residential *and* non-residential land we need to accommodate the population growth we expect by 2040.

We have two sets of numbers:

- **Trend** is what we'll need if we build at the density we're actually seeing
- **Policy** is what we'll need if we build at the density recommended in places 2040



Projections

<i>Urban Growth Area</i>	<i>Population Growth</i>	<i>Housing Units Needed</i>
Christiana-Gap	190	50
Solanco (Quarryville)	680	247
Total (UGAs only)	870	297

Land Needed: Trend

<i>Urban Growth Area</i>	Residential		Non-Res.	Total*
	<i>Density (units/acre)</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>
Christiana-Gap	1.1	43	4	55
Solanco (Quarryville)	1.8	137	20	182
Total (UGAs only)		180	24	237

**Total includes +18% for roads, +10 acres/1,000 population for parks/open space, and -5% for redevelopment.*

Land Needed: Policy

<i>Urban Growth Area</i>	Residential		Non-Res.	Total*
	<i>Density (units/acre)</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>
Christiana-Gap	5.5	9	4	16
Solanco (Quarryville)	5.5	45	20	79
Total (UGAs only)		54	24	95

**Total includes +18% for roads, +10 acres/1,000 population for parks/open space, and -5% for redevelopment.*

Land Available

Overview

Land Available is what we call “buildable land” – all undeveloped land except for:

- **Committed/consumed land** – Parks, preserved farms, golf courses, cemeteries, quarries, stormwater basins, and certain planned open spaces
- **Land with environmental constraints** – 100-year floodplains, wetlands, and steep slopes



Overview

Buildable Land acreages reflect your input in Round 2. We removed parcels that you (our partners) said:

- Are “undevelopable” due to environmental constraints, access issues, etc.
- Have a low likelihood of being developed in the near future – for instance, owners not selling



Buildable Land

*Urban
Growth Area*

Acres

Christiana-Gap

609

Solanco (Quarryville)

786

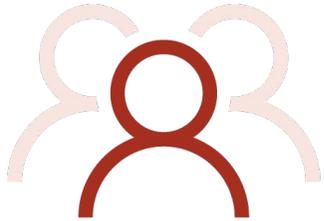
Total (UGAs only)

1,395

Land Deficit/Surplus

What we *need*...

2040 Projections



*Population
Growth*

870



*Housing Units
Needed*

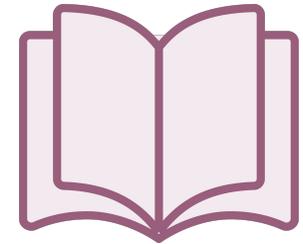
297

Land Needed



Trend

**237
acres**

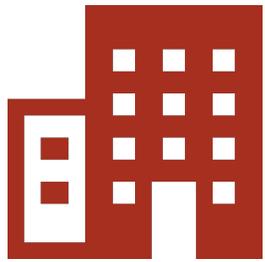


Policy

**95
acres**

What we *have*...

Land Available

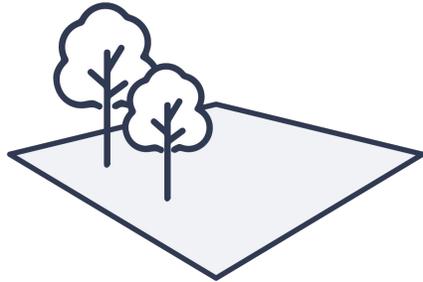


*Buildable
Land*

**1,395
acres**

If we follow *trend*...

Land Needed



*Total
Land Needed*

**237
acres**

Land Available



*Buildable
Land*

**1,395
acres**

-

=

**1,158
acre
surplus**

If we follow *policy*...

