Pima Association of Governments

Analyzing Development Trends

Eastern Pima County

(2005 – 2009)

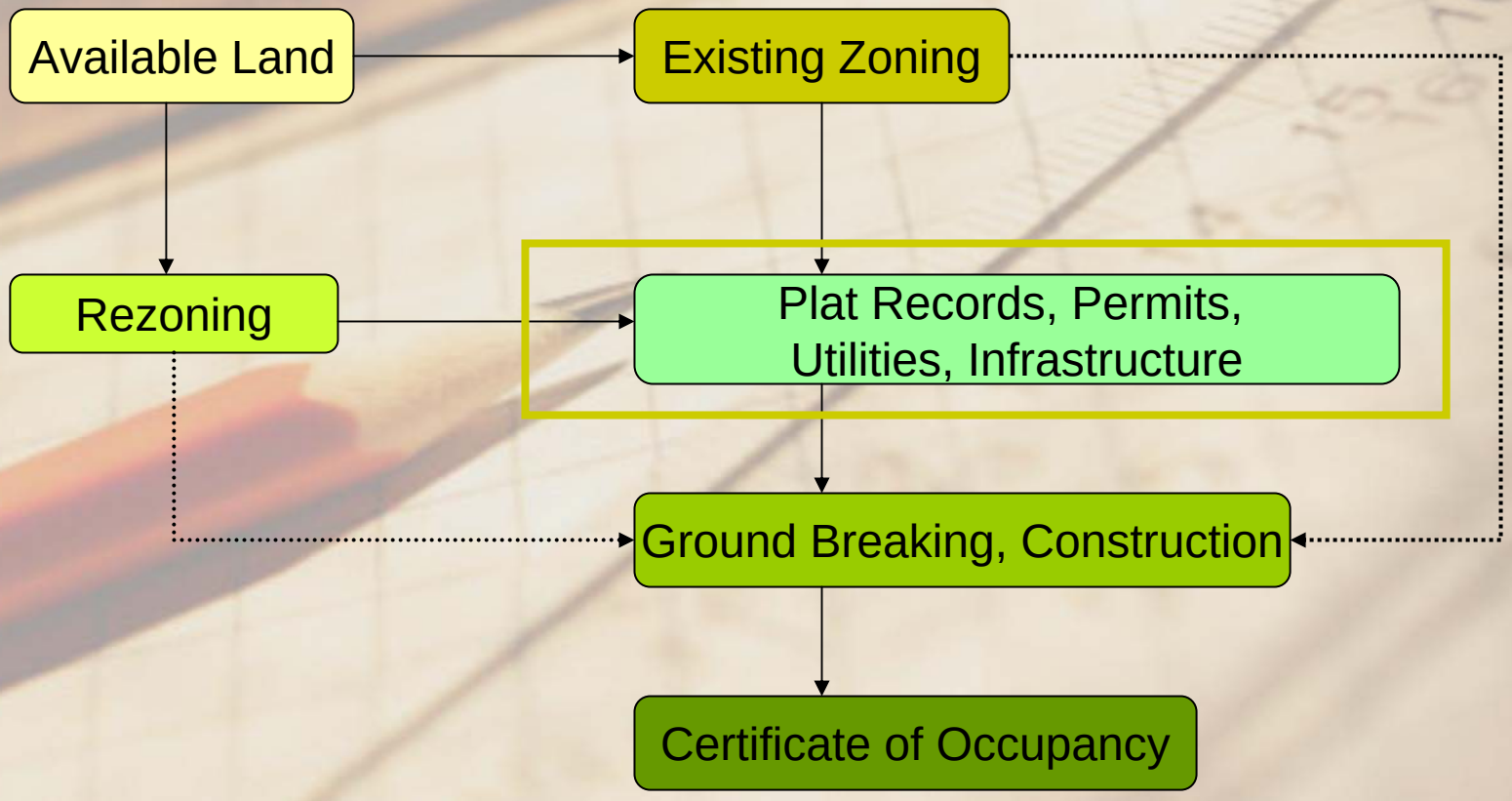
Subarea Allocation Model and Information Manager (SAM – IM)

SAM – IM simulates urban growth by predicting where vacant lands are most likely to get built

Data Input Layers:

- Existing Land Use
- Planned Land Use
- Unbuildable Land Use
- ***Developments* Land Use**

Land Development Process



Developments Shapefile includes:

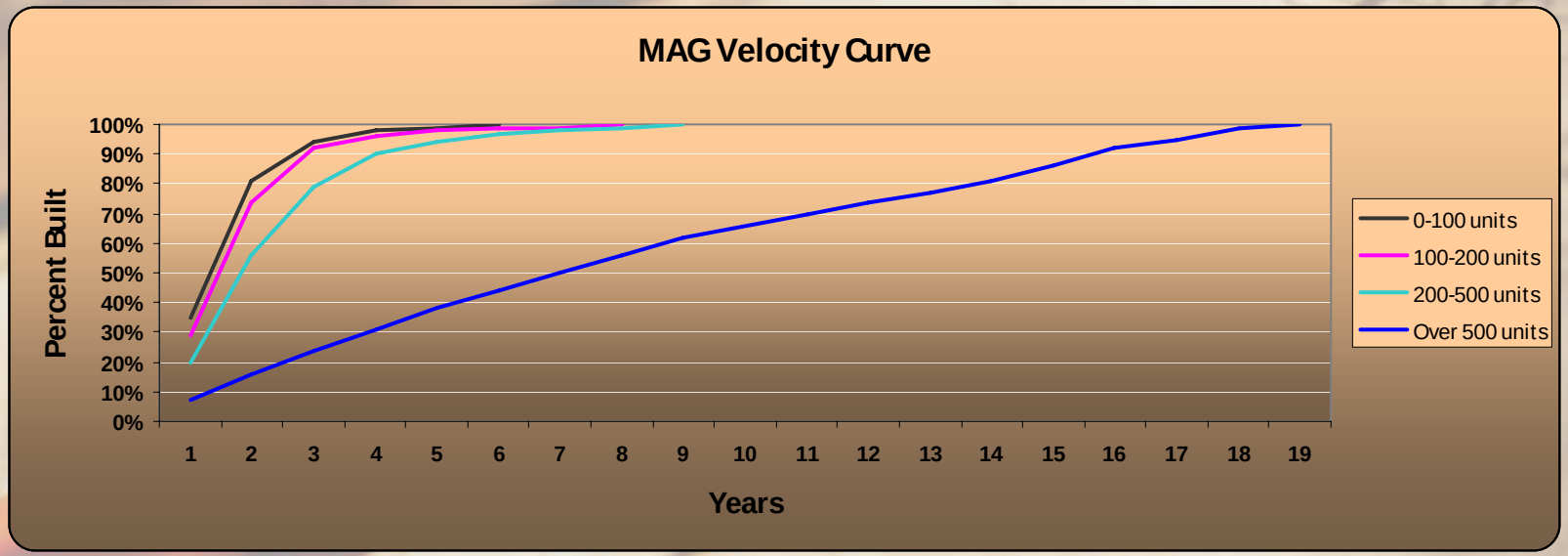
- Land areas that are currently under construction

Or

- Land areas that are more certain to get built in the near future

  (e.g. recorded plats)

Step 1. Select a time threshold

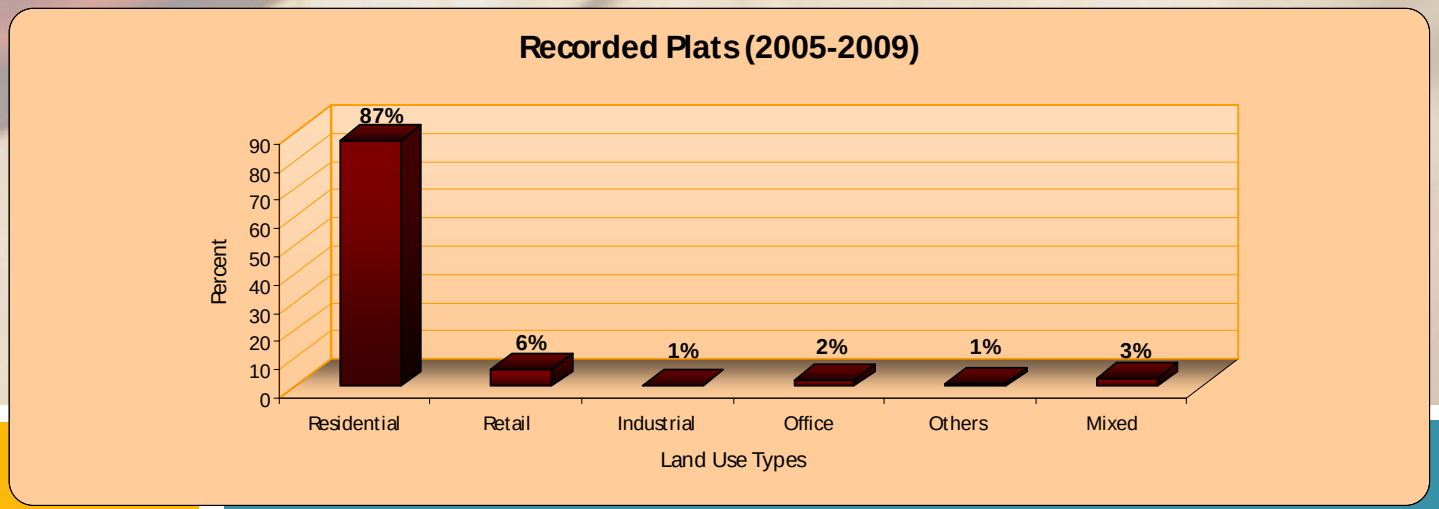


MAG's velocity curve was used for selecting a cut-off year for using recorded plats

Residential land use constitutes 87% of the recorded plats

Residential Recorded Plats by Units

Unit Class	No. of Plats	Percentage of Plats
0-100	227	75%
100-200	34	11%
200-500	38	12%
Above 500	7	2%



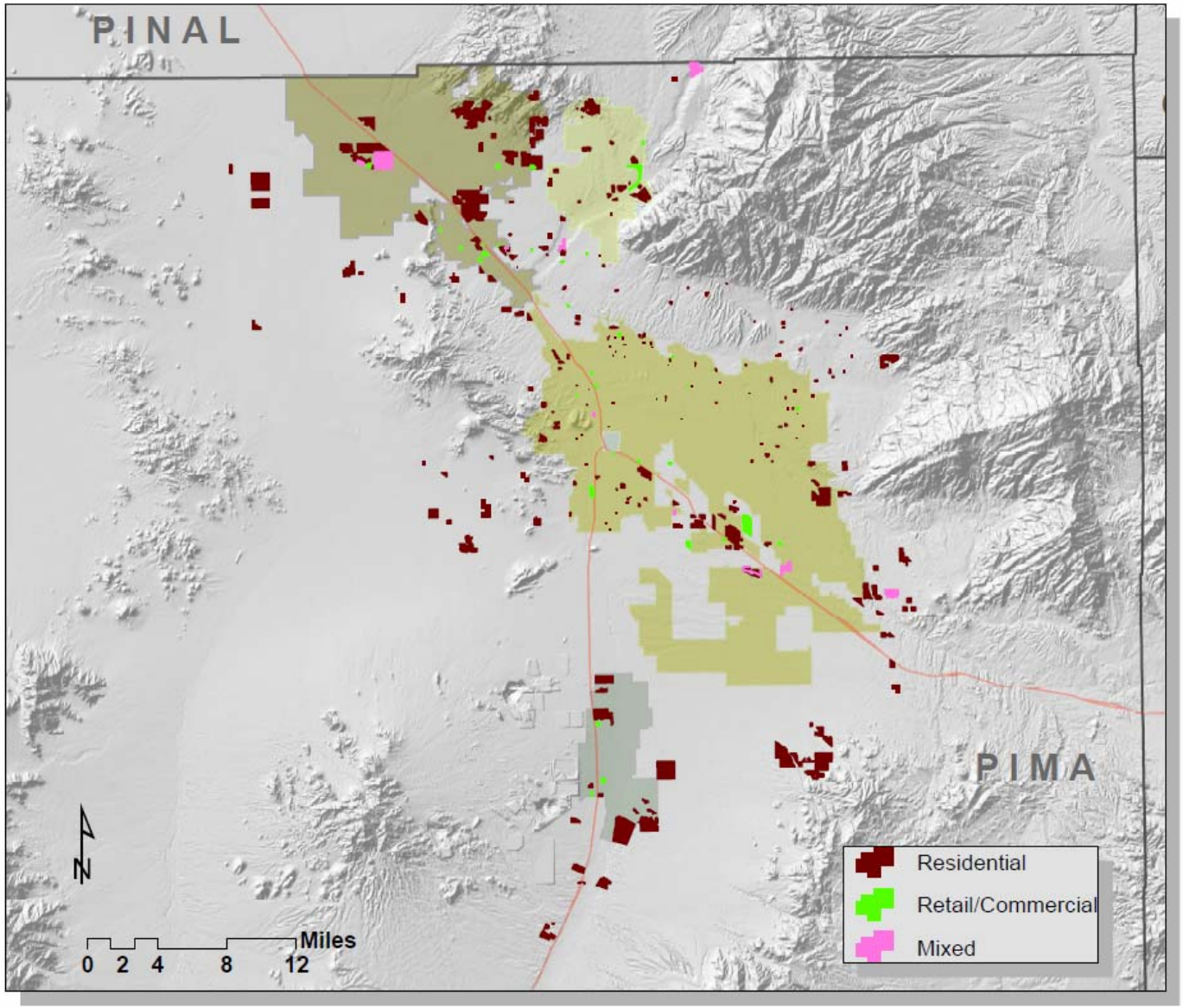
Step 2. Data Sources for Shapefile

- GIS Shapefiles (PCLIS)
- Recorded Plats
  - Pima County Assessor's Office (http://www.pimaxpress.com/subdevplans/SDfolder.htm)
  - Jurisdiction (Planning and Zoning/Public Works)
- Orthophoto
- Personal Knowledge

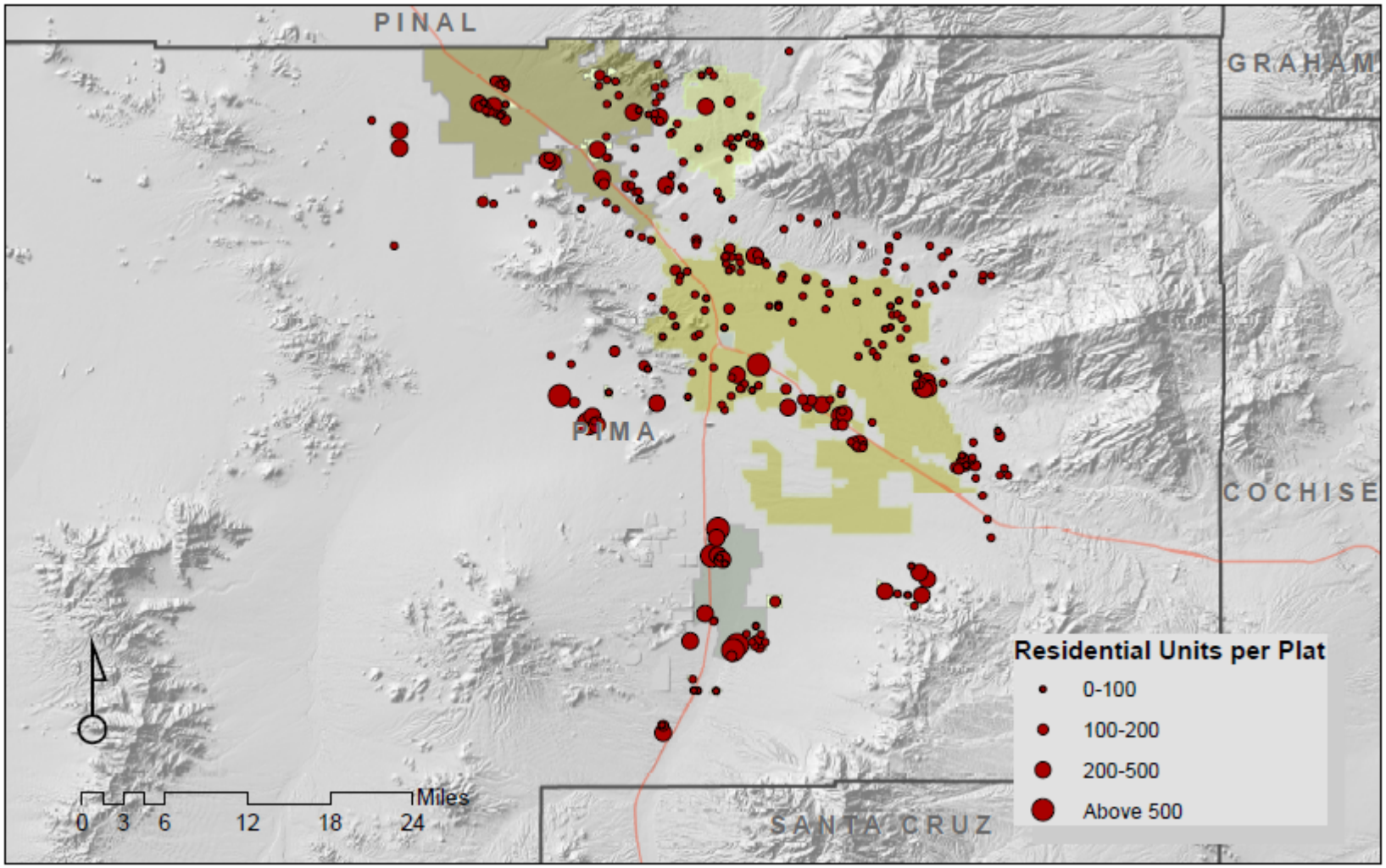
Step 3. Filling out Attribute Table

LU Code	Sector	Area	Units	Density	Start Yr	Start Qtr	Status
110	Res	Acres	q	110	2005	1	Actv
120	Res	“	q	110	2010	3	Plnd
210	Retl	“	d	20	2011	4	Plnd
220	Retl	“	d	30	2006	2	Actv
300	Ind	“	d	25	2012	4	Plnd
400	Off	“	d	30	2005	2	Actv
610	Oth	“			2015	1	Plnd
999	Mixed	“	q/d		2013	2	Plnd

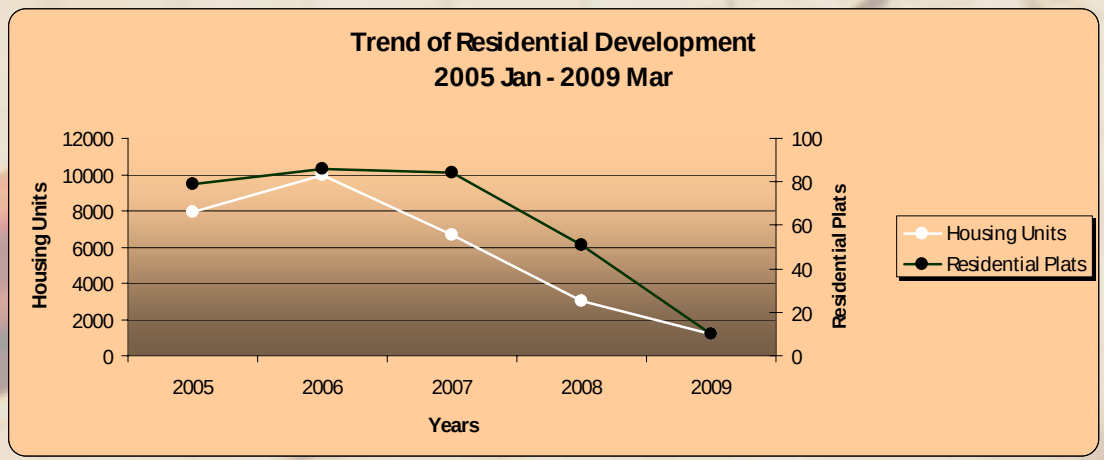
Recorded Plats by Area (2005-2009)



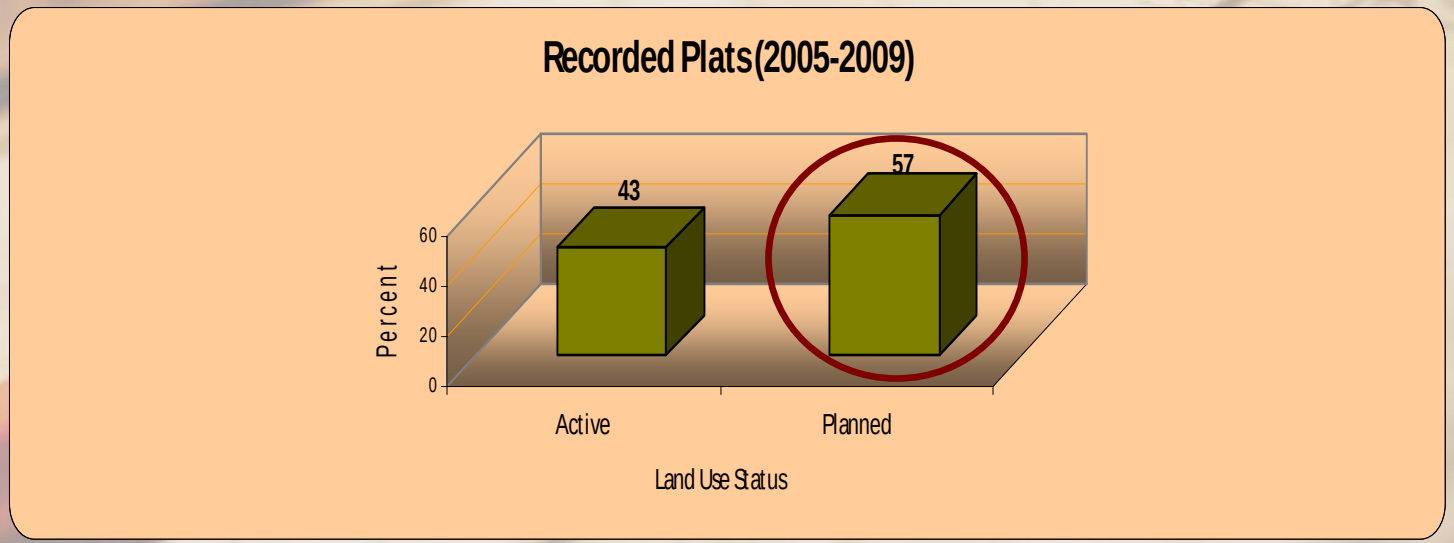
Residential Plats (2005-2009) by Units



Temporal Trend of Residential Plats



Information Missing….



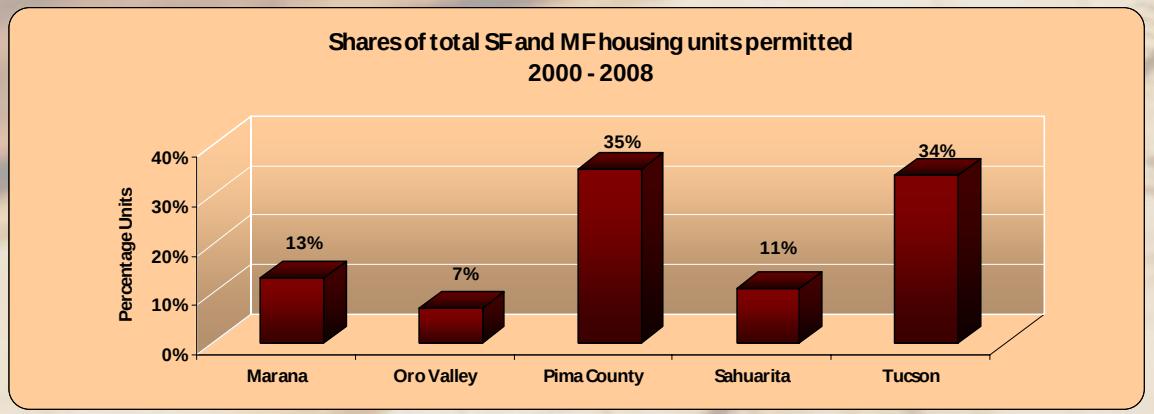
Planned Developments Allocation

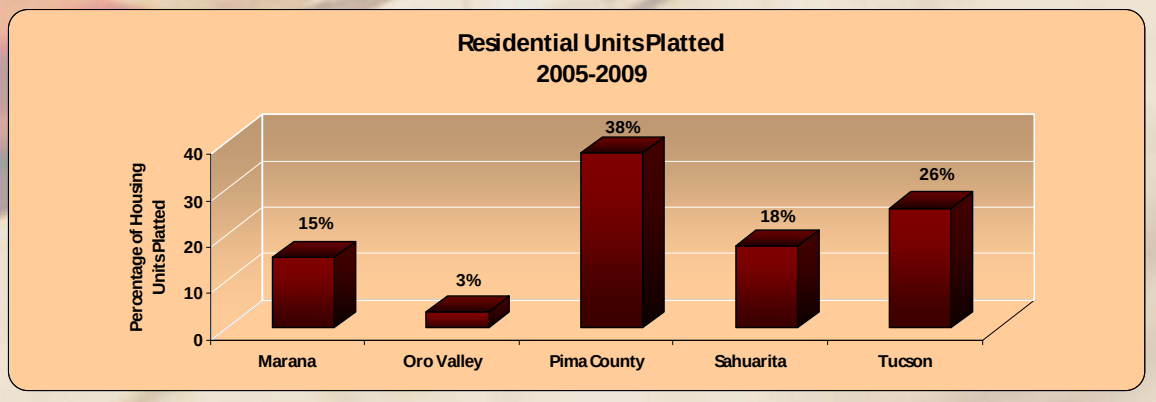
Part A. Temporal Allocation

Year	New SF and MF units
2009	1,788
2010	4,970
2011	8,892
2012	11,684
2013	11,000
2014	9,052
2015	7,457
2016	7,219
2017	7,804
2018	8,587
2019	9,083
2020	8,951

Source: University of Arizona

Part B. Spatial Allocation





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Questions ?