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

- Immediately Available: 2,040 acres
- Short-Term Available: 431 acres
- Long-Term Available: 7,529 acres
- Vacant: 8,095 acres
- Redevelopable: 1,905 acres

Employment Land Inventory
65% of Gross Developable Land in Six Areas

- Otay 24%
- Otay Mesa 18%
- Lakeside 7.9%
- Chula Vista 7.8%
- Carlsbad 4.5%
- Oceanside 3.4%
- All Other Areas 34.4%

Employment Land Inventory
60% of **Immediately Available Land in Four Areas**

- **Otay** 19.20%
- **Oceanside** 19.10%
- **Carlsbad** 19.10%
- **Otay Mesa** 16.80%
- **All Other Areas** 36.70%

*Employment Land Inventory*
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

Residential Land Inventory
456,740 Acres of Gross Developable Land

- **Immediately:**
  - Mixed Use: 3,897
  - Redevelopable: 9,686

- **Short-Term:**
  - Mixed Use: 3,370
  - Redevelopable: 23,430

- **Long-Term:**
  - Redevelopable: 429,939
  - Vacant: 443,157

When Land is Available

Type of Land Available

*Residential Land Inventory*
456,740 Acres of Gross Developable Land
Incorporated vs. Unincorporated Areas

Incorporated 11%

Unincorporated 89%
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

Residential Land Inventory
130,016 Units in the Pipeline

- Unincorporated: 18%
- Incorporated: 82%

- Single Family: 20%
- Multi Family: 80%
Smart Growth Concept Map
Overlay Immediately Available acres to SGOA

Smart Growth Areas

<table>
<thead>
<tr>
<th>Existing/Planned</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Metropolitan Center</td>
<td></td>
</tr>
<tr>
<td>Urban Center</td>
<td></td>
</tr>
<tr>
<td>Town Center</td>
<td></td>
</tr>
<tr>
<td>Community Center</td>
<td></td>
</tr>
<tr>
<td>Rural Village* (with core area)</td>
<td></td>
</tr>
<tr>
<td>Mixed Use Transit Corridor</td>
<td></td>
</tr>
<tr>
<td>Special Use Center</td>
<td></td>
</tr>
</tbody>
</table>

*This includes a core urban area that is planned for future development.
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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