Draft Future Land Use Dataset Review

Land Use Technical Advisory Committee, January 20, 2026

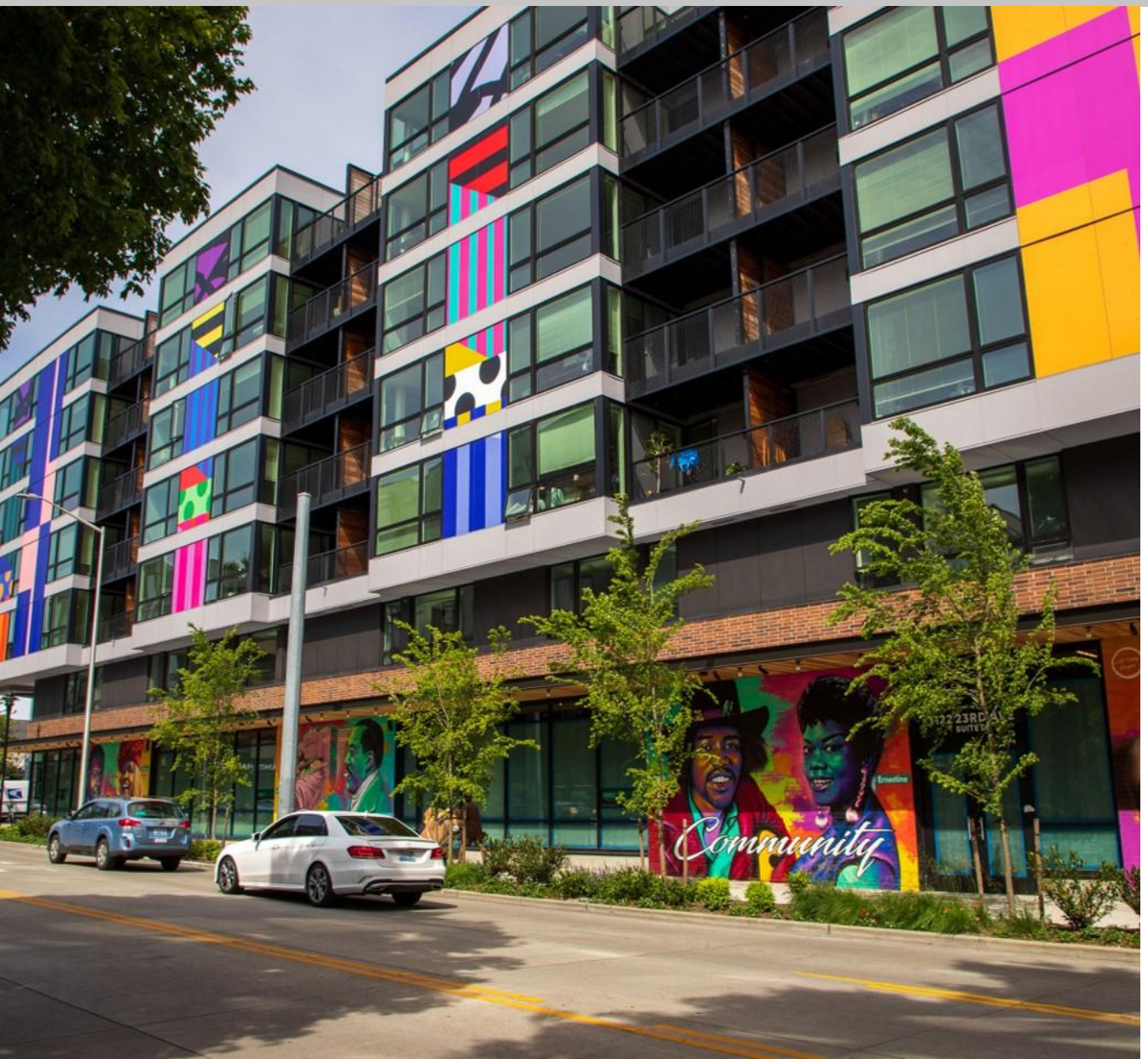
We are leaders in the region to realize equity for all. Diversity, racial equity and inclusion are integrated into how we carry out all our work.

psrc.org/equity

Overview

- What is the Future Land Use(FLU) dataset
- Why we create the FLU
- What information is included
- How we created the FLU
- Review Process for draft FLU
- Next Steps

What is FLU



The Future Land Use (FLU) dataset is a regional collection of tabular and GIS data that brings together zoning regulations across jurisdictions

Why do we collect this data?

- The FLU is an important input into our land use modeling
- Used by the UrbanSim model to determine allowed uses and min/max development densities
- It acts as a constraint to development and redevelopment

More uses for FLU

- Industrial Lands inventory
- House capacity analysis
  - Identify where middle density housing is allowed
  - State legislature bills
- It’s a frequently requested dataset

What is in the FLU?

A collection of zoning layers and interpretations of zoning codes

Allowed uses

- Residential
- Commercial
- Office
- Mixed-Use
- Industrial
- Public

Densities and constraints

- DU/acre
- DU/lot
- FAR
- Height
- Lot Coverage

Other

- Bonuses
- Notes on ADUs
- Descriptions

What the FLU isn't

- Updated frequently
- Categorized into detailed generalized land uses
- Inclusive of all overlays

How do we create the FLU?

- GIS layers collected during comp plan reviews, additional data requests and downloads
- Zoning codes interpreted and put into a table with the help of AI
- Reconciliation to make the table and GIS work together
- Review and fine tuning

How we used AI

This is an ideal use case for AI

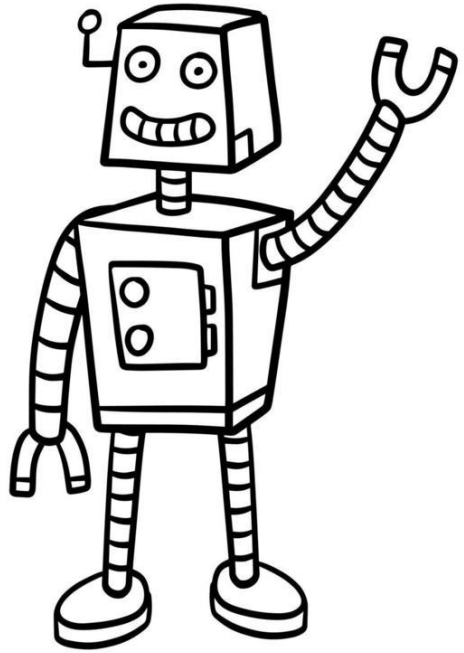
- Give it a detailed prompt
- Give it the document we want it to summarize
- Tell it how we want the results

You are a specialized assistant for analyzing municipal zoning and development codes and outputting structured data with one row per distinct zoning district. You work from complete municipal code PDFs (or direct links) and must process the entire document—no summaries or partial reads. If the code is split across multiple PDFs or volumes, halt and state exactly which additional files are required before proceeding.

When files or links are provided, read and analyze the entire code end-to-end, including all text, tables, appendices, figures, and footnotes. Identify all base zoning districts (e.g., R-1, R-4, NB, CBD) and any overlay zones. Treat each unique zoning district as a separate row. Only consolidate zones if their names are truly synonymous and their standards are identical.

Benefits of AI

- Saves huge amounts of time
- Allows us to rerun zoning codes easily
- Can build on the prompts for projects like Industrial Lands Inventory



Gemini

Keeping an eye on the AI

Ways we're checking on the results

- Iteration and refinement
- Doing close reads on some jurisdictions
- GIS reconciliation
- External review process
- Running it through UrbanSim

- When multiple values exist for any metric based on geography, lot size, frontage, housing type, or incentive category, extract **the maximum value applicable within the defined conditions of that row type**.
- In the **bonus-excluded row**, compute the maximum of all values **excluding any bonus-derived allowances**.
- In the **bonus-included row**, compute the maximum of all values **including the effect of all applicable bonuses and incentives**.
- Do not average, round, or substitute values. Be precise.

Review Process

- Review site with data downloads, tools, instructions, resources
- Send us data if we don't have it or it is outdated
- Let us know if you have any major changes coming up
- Look over the data and give us feedback on uses, densities, anything else that looks fishy
- Please respond by **Tuesday, February 17**

FLU GIS

Complete table

Review Tool

Data Dictionary

Next steps

- Incorporate feedback, continue collecting missing data (March)
- QC updated draft (March/April)
- Finalize FLU (May)
- Modeling next steps (Summer 2026)
    - Update LUV-it small area growth projections
    - Refine analysis of HB 1491 "TOD bill"

Thank You!

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