User’s Guide to the Land Use Vision Growth Projections

A. Land Use Vision Overview

The Land Use Vision (LUV) is a policy-directed growth projection out to 2040 for jurisdictions and other geographies. It represents the urban-focused growth pattern the region is planning for under VISION 2040 and local comprehensive plans, and supports PSRC’s long-range planning analyses and modeling.

To create the Land Use Vision, the regional macroeconomic forecast is disaggregated to jurisdictions using the Regional Growth Strategy and locally adopted growth targets. These jurisdictional control totals are then used by the region’s land use model, UrbanSim, to model the development necessary to accommodate this forecasted growth. The current Land Use Vision was released in October 2017, and utilizes the 2015 macroeconomic forecast.

B. Use of UrbanSim

PSRC’s land use model, UrbanSim, utilizes land use constraints (e.g., densities, allowed uses) derived from local comprehensive plan designations and zoning regulations to simulate real estate development and household/employment location choice at a parcel level. The land use constraints are expressed in the model through parcel-level residential and non-residential minimum/maximum development densities. The land use constraints used to develop the Land Use Vision reflect those from adopted 2015/16 comprehensive plans. A few more details on how UrbanSim was used to develop the Land Use Vision:

- **Jurisdictional control totals.** UrbanSim was developed to use control totals fixed at a regional level. This means the simulation relies more heavily on UrbanSim’s real estate market mechanics and models to direct regional growth. The Land Use Vision constrains UrbanSim to jurisdiction-level controls at every fifth year of simulation. This allows the modeler to direct growth to certain places (as policy dictates), relying on UrbanSim’s models to allocate growth within each jurisdiction.

- **Directing growth to priority areas.** The Land Use Vision attempts to explicitly model policy with jurisdictional controls aligned with the Regional Growth Strategy and adopted growth targets, capacity boosts in designated Regional Growth Centers, and by allowing over-capacity filling of parcels in cities where capacity is exceeded by the jurisdictional control.

C. Using the Land Use Vision

The Land Use Vision is intended to support travel modeling applications and other planning analyses, including comprehensive plan updates, subarea plans, utility planning, and transportation planning. It contains population, household, and employment characteristics by forecast analysis zone (FAZ), jurisdiction (city, unincorporated urban, rural), and Census Tract. Other geographies (e.g., TAZ) may be available by request.

As the Land Use Vision represents the future the region is planning for and is used in PSRC technical analyses, it is the recommended dataset for most planning analyses. The LUV is developed from adopted county growth targets and the Regional Growth Strategy, but it may not precisely reflect adopted targets or other growth assumptions in adopted comprehensive plans or other documents. For their own analysis and planning, jurisdictions are free to tailor LUV projections to suit their needs, or use the LUV for surrounding jurisdictions’ assumptions.
D. Future Updates

This version of the Land Use Vision was released in November 2017. The most significant changes from the previous version include an update to the future land use assumptions in the UrbanSim model to reflect the 2015/16 local comprehensive plan updates, and an update of the model baseyear to 2014. Future updates will follow significant regional plan updates, forecast revisions, or the GMA comprehensive plan update schedule.

E. PSRC Support and Contact Information

This User's Guide is intended to provide data users with the basic knowledge required to begin working with the Land Use Vision. PSRC staff are available to assist members and other growth projection users to work through questions and issues related to specific applications.

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