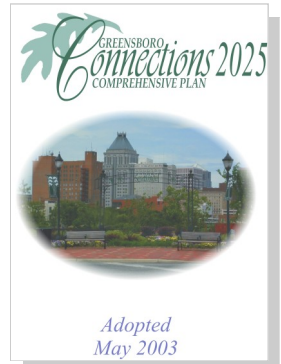


SEPTEMBER 2015

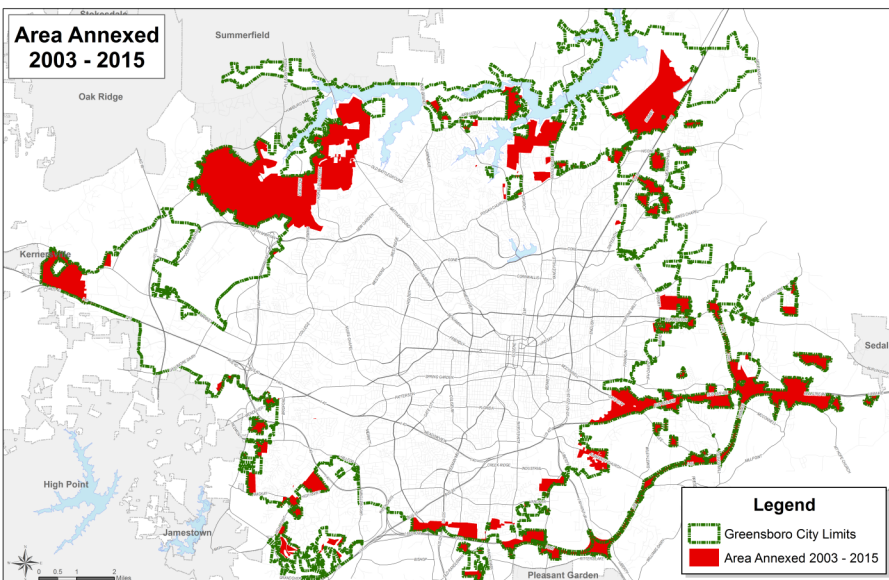
GROWING GREENSBORO, A LOOK BACK

In the 2003 Comprehensive Plan “Connections 2025”, existing land uses were analyzed to identify development patterns in Greensboro. Dense neighborhoods and an urban grid pattern in downtown evolved into suburban densities and curvilinear streets as development radiated from the center of the city.



“Beyond this urban core area, the widening gaps between radiating highway corridors are less “mixed” in nature with low-density, single-family residential emerging as the predominate pattern throughout the City.” (pg. 4-5)

Changing land uses across the city and the proportion of each land use have been impacted primarily by the outward growth of the city. Through annexation, the city has grown by 12,554 acres since 2003, by adding the areas shown in red in the map to the left. The



19.6 square miles added to the city since 2003 represents an increase in size of 17%. To give some context, Greensboro added area the size of Stokesdale to the City limits in the past decade.

What follows is a study of the representation of each land use in 2003 compared to today, using the broad Connections 2025 land uses categories of where people live, where people work and shop, and undeveloped land.

INSIDE

- CONNECTIONS 2025: EXISTING LAND USE
- ACRES AND PERCENTAGES OF LAND USE
- EXISTING LAND USE MAP
- 2003—2015: CHANGES IN LAND USE
- 2003—2013: CHANGES IN JOB LOCATIONS

“Promoting Quality Growth Throughout Greensboro”



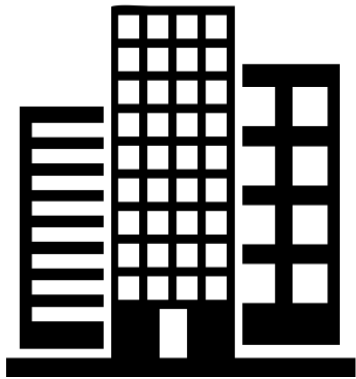
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Greensboro, NC 27402-3136
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Existing Land Use



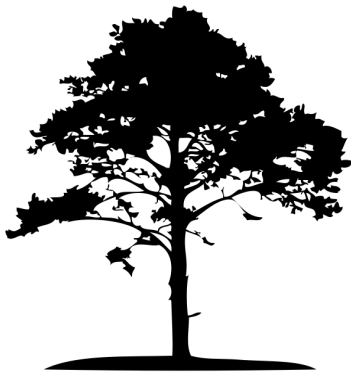
Where people live

Single-family residential was the largest land use category by a wide margin in 2003, as it is today. Previously, 35% of the land area was devoted to single-family residential with another 7% devoted to multi-family (41% total). Today, those categories make up slightly less area: 32% single-family and 7% multi-family (39% total).



Where people work and shop

Employment land uses include downtown, commercial, office, industrial, and institutional categories. These uses made up 25% of the land area in 2003 and that figure remains the same today. One important note to discuss is the decrease in downtown figures. The downtown area did not shrink; rather there have been changes in classification since 2003, explaining the decrease in downtown acreage. In addition, the city has grown in acreage while downtown has not, making the proportion of downtown area decrease from 2003 to 2015.



Undeveloped

Undeveloped areas comprise 36% of the total land area today. That figure is up from 34% in 2003. Undeveloped area includes agriculture, public park land, private golf courses, private (owner association) open space, woods, open, and water. Much of this land will most likely remain undeveloped, like parks, owner association open space and water. The increase in undeveloped land is due to annexations at the edge of the city with the intention of future growth and is described in greater detail later in this report.

Comparison

Since 2003, the City has grown by over 12,000 acres. The table on the following page shows a comparison by acreage and percentage of existing land uses identified in the 2003 Comprehensive Plan and the current existing land uses as identified by the City. The biggest changes in both number and percentage are highlighted. It is interesting to note that while single-family residential has grown by the greatest number of acres (1,611), the portion of single-family land area has decreased by more than 2 percent.

The largest percent increase of land use is in owner association open space. The biggest decrease in acreage was in heavy industrial land uses. The loss of heavy industrial in particular is concerning, and is addressed in a following section.

A more detailed analysis of changing land uses follows, along with a map of 2015 existing land uses. Information related to jobs and their location in Greensboro is also included.

Table 1. Acreages and Percentages of Land Uses: 2003 and 2015

	2003*		2015**		CHANGE	
	Acres	%	Acres	%	Absolute	%
Single Family	22,583	34.6%	24,194	32.2%	1,611	-2.4%
Multi-Family	4,371	6.7%	5,163	6.9%	792	0.2%
Commercial	3,463	5.3%	3,907	5.2%	444	-0.1%
Downtown	358	0.5%	265	0.4%	(93)	-0.2%
Heavy Industrial	3,828	5.9%	3,664	4.9%	(164)	-1.0%
Institutional	3,498	5.4%	4,495	6.0%	997	0.6%
Light Industrial	3,957	6.1%	4,811	6.4%	854	0.3%
Office	1,133	1.7%	1,465	1.9%	332	0.2%
Agriculture	98	0.2%	191	0.3%	93	0.1%
Golf	1,189	1.8%	1,530	2.0%	341	0.2%
Open	2,498	3.8%	3,353	4.5%	855	0.6%
Owner Association Open Space	249	0.4%	1,539	2.0%	1,290	1.7%
Parks	3,172	4.9%	3,921	5.2%	749	0.4%
Water	3,341	5.1%	3,731	5.0%	390	-0.2%
Woods	11,536	17.7%	12,933	17.2%	1,397	-0.5%
TOTAL	65,274		75,162		9,888	

SOURCES: *2003 data from Connections 2025 Comprehensive Plan (Section 4, Page 4-6, Table 4-1)

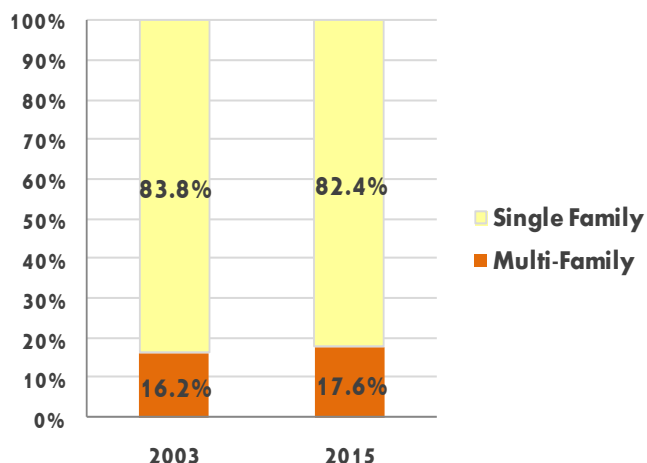
**2015 data calculated using City of Greensboro maintained existing land use file 'Greensboro Landuse'; Data retrieved 7/22/15

NOTES: Right-of-Way, Airport and Mixed Use numbers not included due to lack of data consistency between the years; Downtown acreage has decreased due to classification methodology

Where people live

Overall, the portion of single-family residential land use has decreased by 2.4%, even though total acres of single-family residential uses increased by 1,611 acres. The mix of residential uses has changed, with the single-family portion of total land use decreasing and the portion of multi-family increasing by more than 1%. Multi-family residential land uses now make up nearly 18% of the City’s residential land area. The representation of the population residing in multi-family dwellings has increased exponentially.

Residential Land Use Percentages, 2003 & 2015



Existing Land Use

July 2015

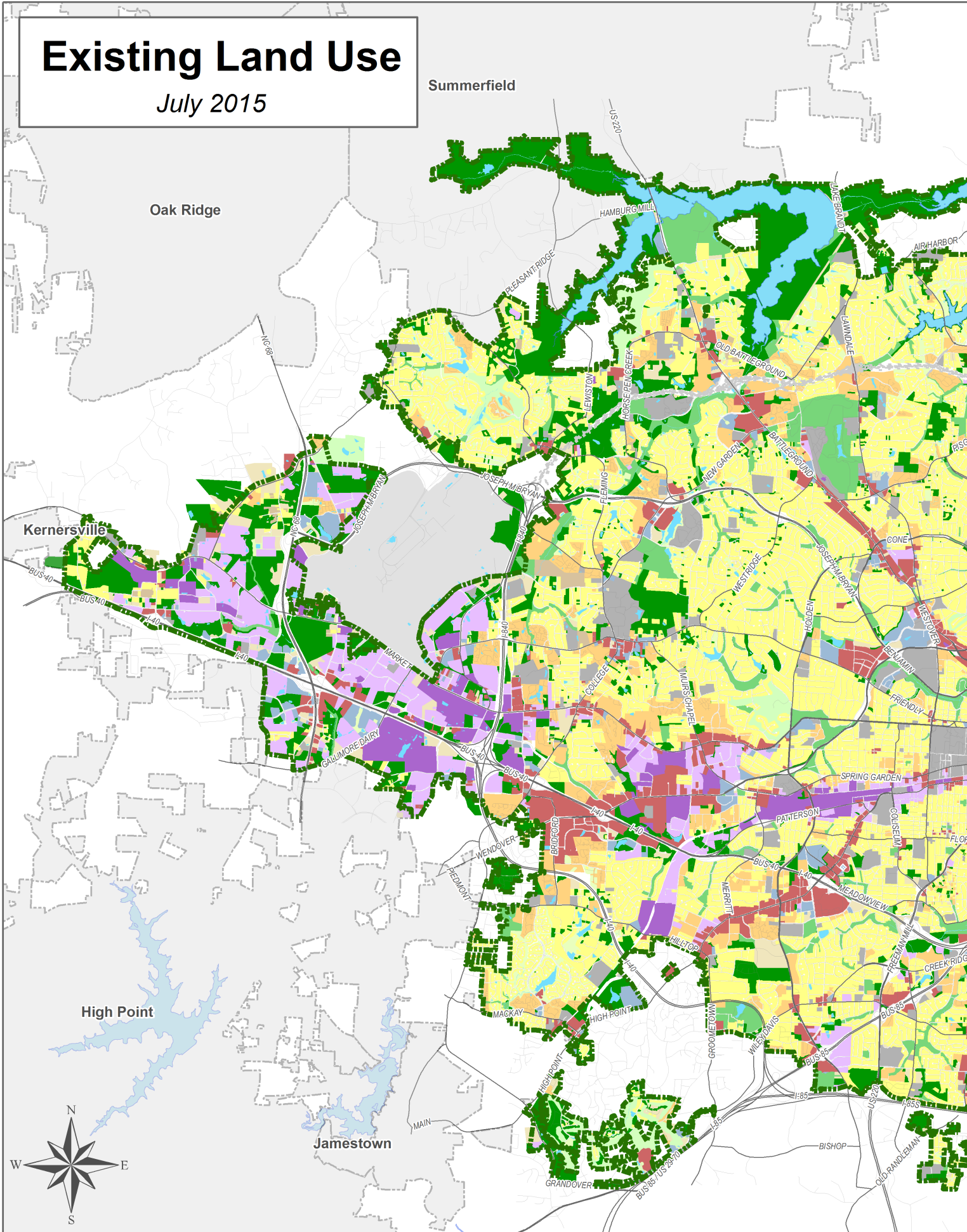
Summerfield

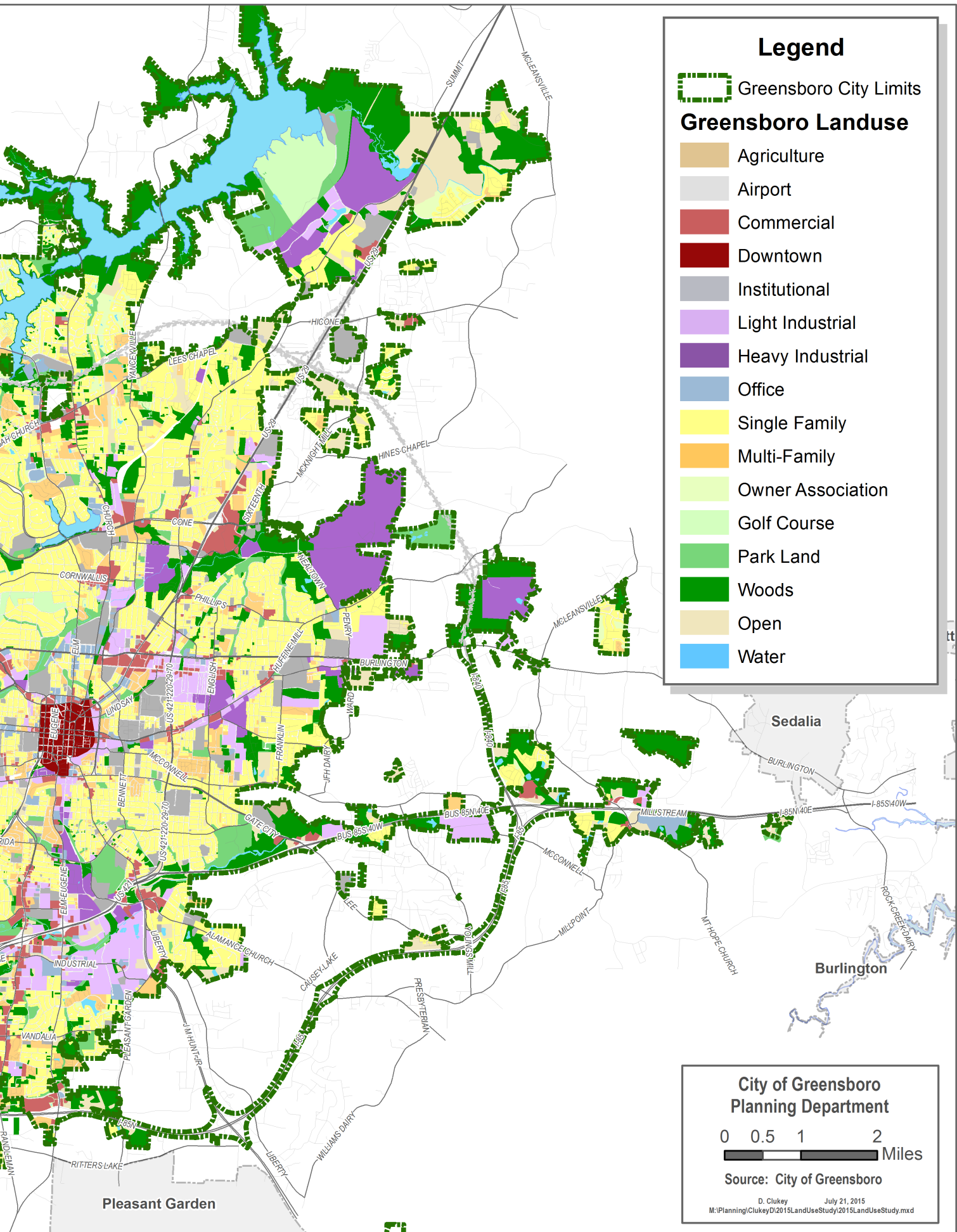
Oak Ridge

Kernersville

High Point

Jamestown





Legend

Greensboro City Limits

Greensboro Landuse

- Agriculture
- Airport
- Commercial
- Downtown
- Institutional
- Light Industrial
- Heavy Industrial
- Office
- Single Family
- Multi-Family
- Owner Association
- Golf Course
- Park Land
- Woods
- Open
- Water

Sedalia

Burlington

Pleasant Garden

**City of Greensboro
Planning Department**

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 Miles

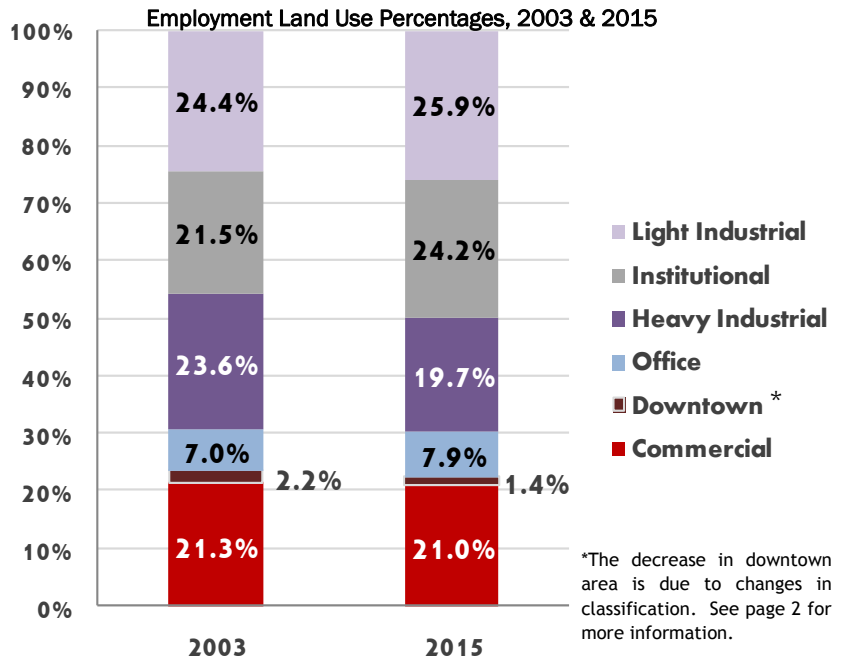
Source: City of Greensboro

D. Clukey July 21, 2015
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2003 – 2015: Changes in Land Use

Where people work and shop

The overall portion of areas where people work and shop has remained the same, while the individual uses in this broad category have changed slightly. The proportion of commercial, downtown*, and heavy industrial land uses have all decreased compared to 2003 land uses, while the proportion of institutional, light industrial, and office land uses increased. The actual acreage of these land uses generally reflect the proportional changes with the exception of commercial land uses, which saw an increase in the acreage, yet a decrease in proportion when compared to other land uses.



Undeveloped

Before the recession began in 2008, development in Greensboro was booming. So, why are there so many acres of undeveloped (woods, parks, water, and open space) land uses? Why has the proportion of undeveloped land increased since 2003?

The most likely answer appears on the existing land use map. Shown on the map in green, numerous undeveloped land uses appear at the edge of the City. Since 2003, over 12,000 acres have been annexed into the City. Many of these areas were annexed as planned development projects that may have been delayed due to the recession, or included significant set asides of open space. Along the northern tier of the City, parks and protected watershed areas appear around the lakes that will remain undeveloped. As the economy recovers in the coming years, many of these undeveloped areas will transition to other uses.

Non-residential uses

Single-family land uses make-up a third of the City with over 24,000 acres. With residential land uses representing such a large share of the land area, it is harder to see trends impacting non-residential uses specifically. It begs the question “What would the percentages and distribution of land use look like if residential uses were removed?” Table 2 on the next page shows those figures.

For non-residential uses, the biggest decrease in both land and percentage is heavy industrial. This is an area of concern because once heavy industrial is lost, it can be hard to regain. Industrial uses continue to make up an important sector of Greensboro’s economy, and sufficient land to accommodate these uses are an important resource. Rezoning requests for heavy industrial often face opposition due to the potential impacts. The erosion of industrial land impacts economic competitiveness and the municipal tax base. The City may need to consider strategies to protect industrial lands.

Table 2. Acreages and Percentages of Non-Residential Land Uses: 2003 and 2015

	2003*		2015**		CHANGE	
	Acres	%	Acres	%	Absolute	%
Agriculture	98	0.3%	191	0.4%	93	0.2%
Commercial	3,463	9.0%	3,907	8.5%	444	-0.5%
Downtown	358	0.9%	265	0.6%	(93)	-0.4%
Golf	1,189	3.1%	1,530	3.3%	341	0.2%
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Water	3,341	8.7%	3,731	8.1%	390	-0.6%
Woods	11,536	30.1%	12,933	28.2%	1,397	-1.9%
TOTAL	38,320		45,805		7,485	

Same sources and notes as Table 1 on page 3

Where do people work?

Using the US Census Bureau tool OnTheMap, information on job locations was gathered, comparing 2003 data to 2013-the most recent year available. There were slightly fewer jobs in Greensboro in 2013 than 2003. In 2003, there were 184,485 jobs located in Greensboro compared to 182,595 in 2013, a decrease of 1%. That same data was used to produce the map on the next page. There are several areas of the city that experienced job loss, including the Wendover/Spring Garden area, the eastern portion of Downtown, and I-40/NC Hwy 68 area.

Another important finding is that people are now living further away from their jobs in Greensboro. In 2003, the majority of jobs in Greensboro (50.3%) were held by people that lived less than 10 miles from their job. In 2013, that figure dropped to 43.8%. When people live further away from their jobs, this impacts land uses, transportation, and air quality.

	2003		2013		Change	
	#	%	#	%	#	%
Total Jobs	184,485	-	182,595	-	(1,890)	-1.0%
Less than 10 miles	92,828	50.3%	79,942	43.8%	(12,886)	-6.5%
10 to 24 miles	42,419	23.0%	45,704	25.0%	3,285	2.0%
25 to 50 miles	15,597	8.5%	19,895	10.9%	4,298	2.4%
Greater than 50 miles	33,641	18.2%	37,054	20.3%	3,413	2.1%

Source: US Census Bureau OnTheMap, accessed August 28, 2015

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