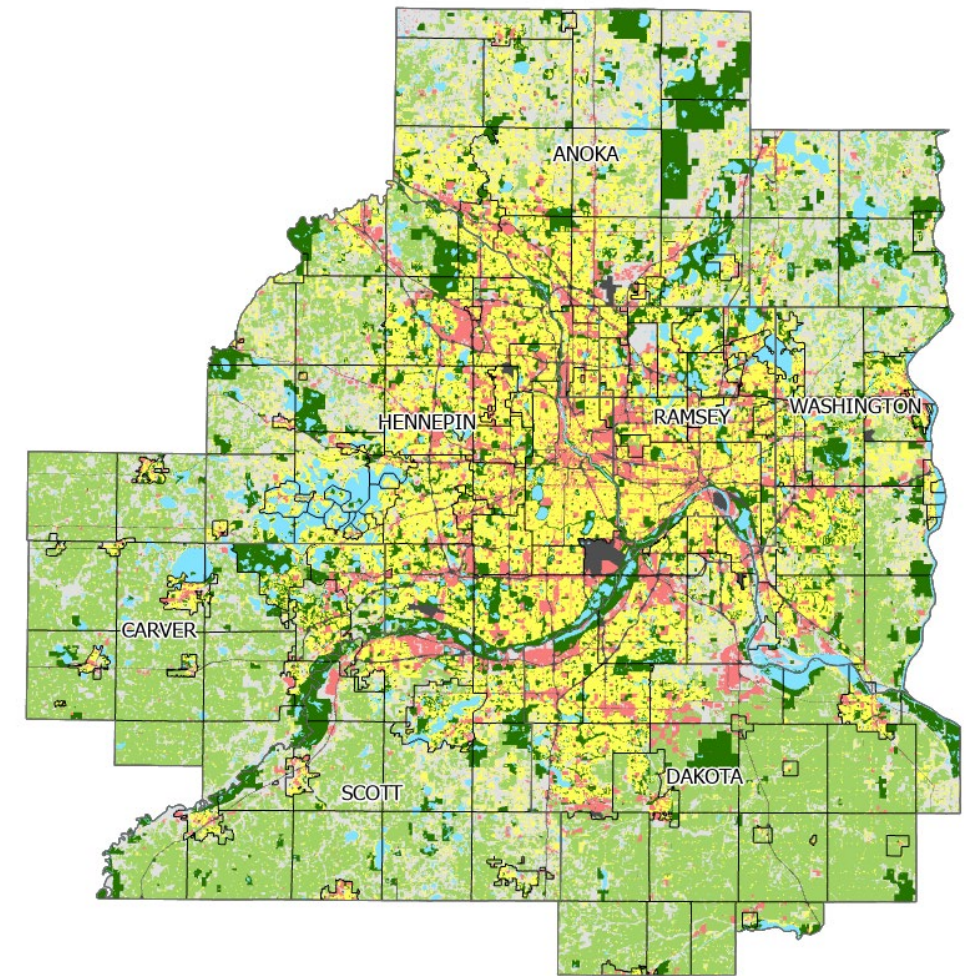


Release of the 2025 Generalized Land Use Inventory

Community Development Research

Paul Hanson

August 19, 2026 | Metropolitan Council Committee of the Whole



Today's presentation

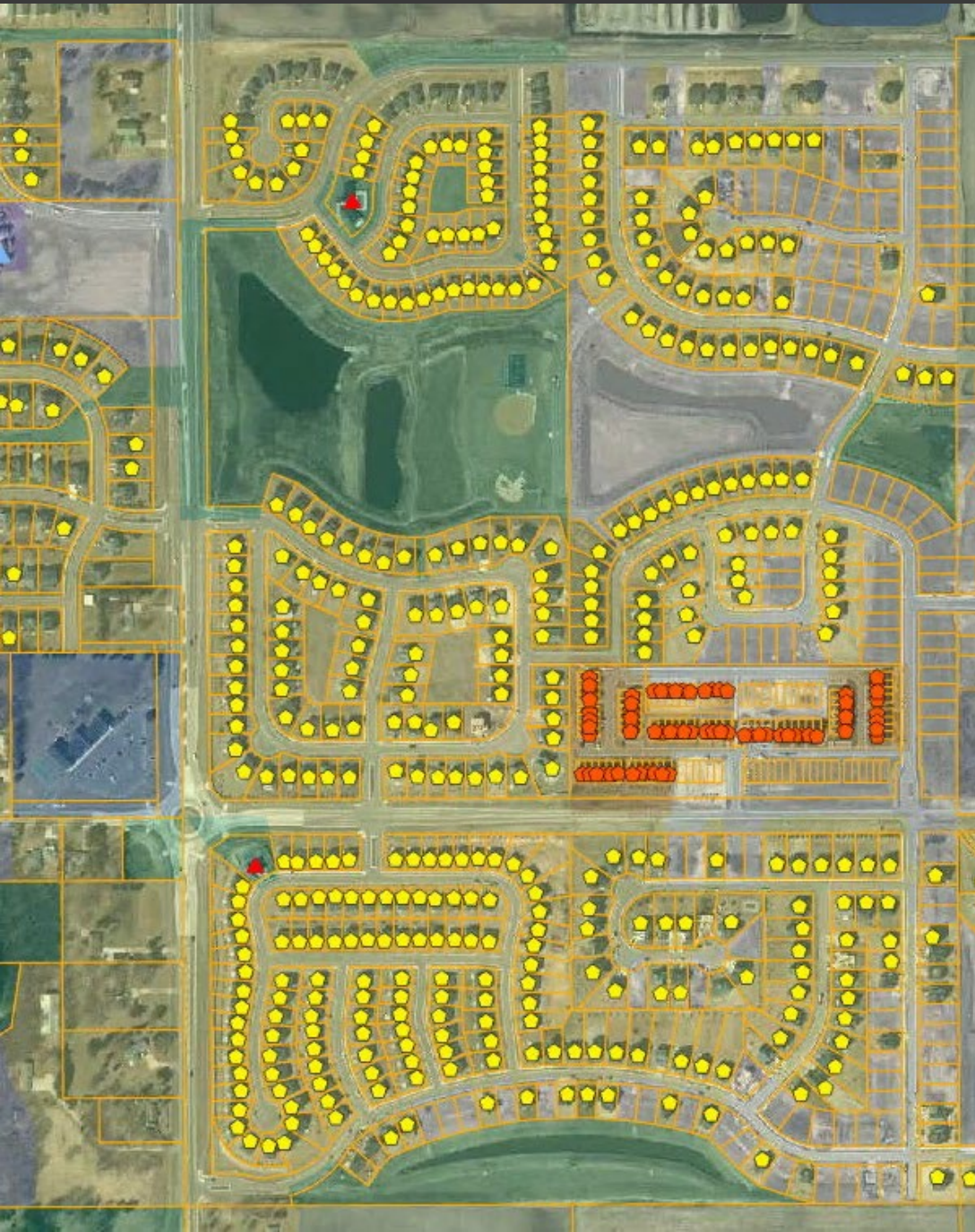


1 About the Land Use Inventory

2 Initial findings and recent trends

3 Questions and discussion

Generalized Land Use Inventory



About the dataset

- Snapshot in time; every 3-7 years
- Based on:
 - Aerial photography
 - Assessor information
 - Building permits and internet searches
- Represents existing use, **not** tax classification, land use guidance, or land cover
- Interpreted and classified using generalized and uniform classifications
- Reviewed by communities

Generalized Land Use Inventory



Why we undertake this project

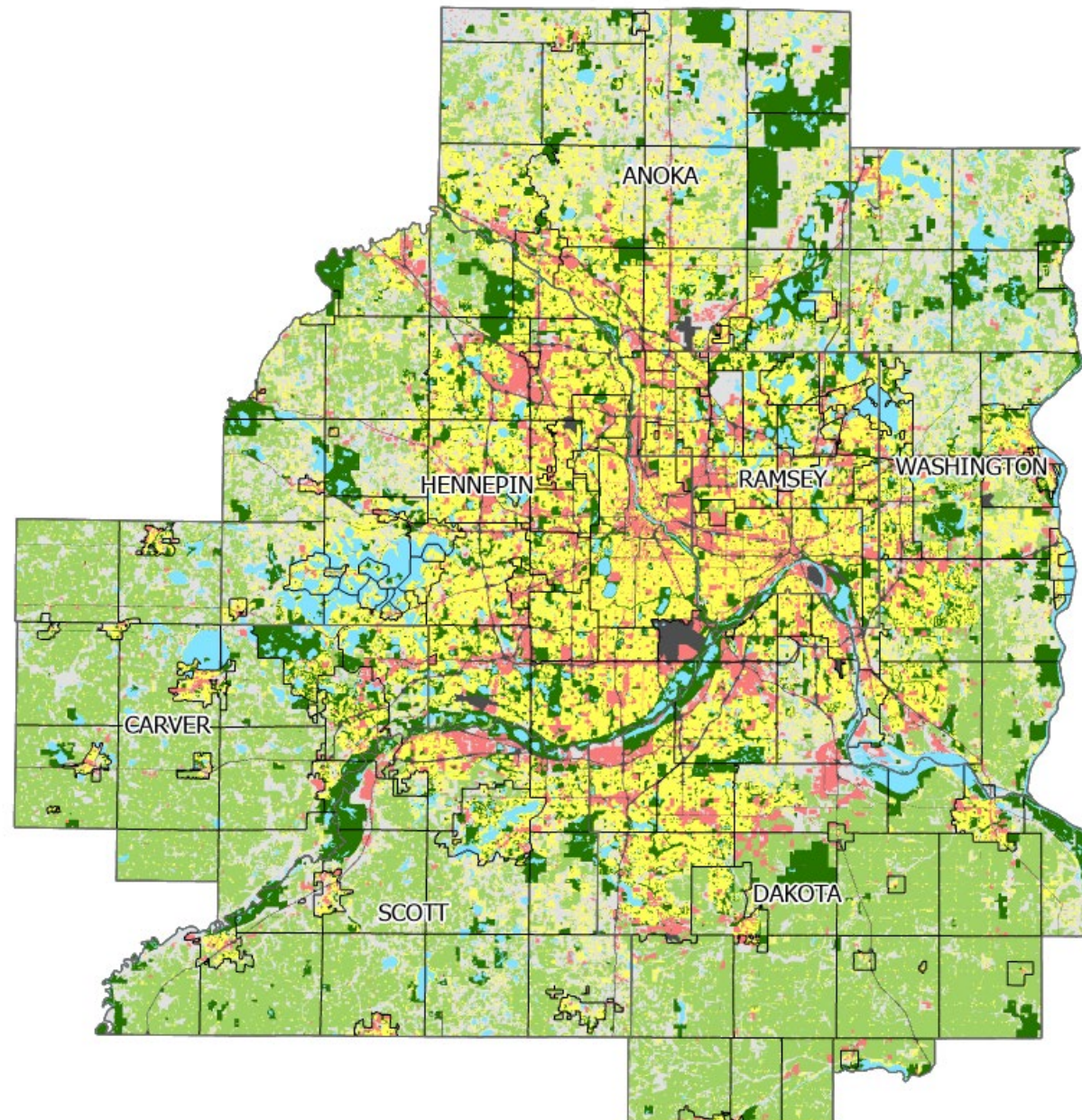
- Land consumption
- Development trends
- Forecasting and land supply
- Regional land use planning
- Climate analysis
- Groundwater and surface water modeling
- Used by many communities

Initial findings

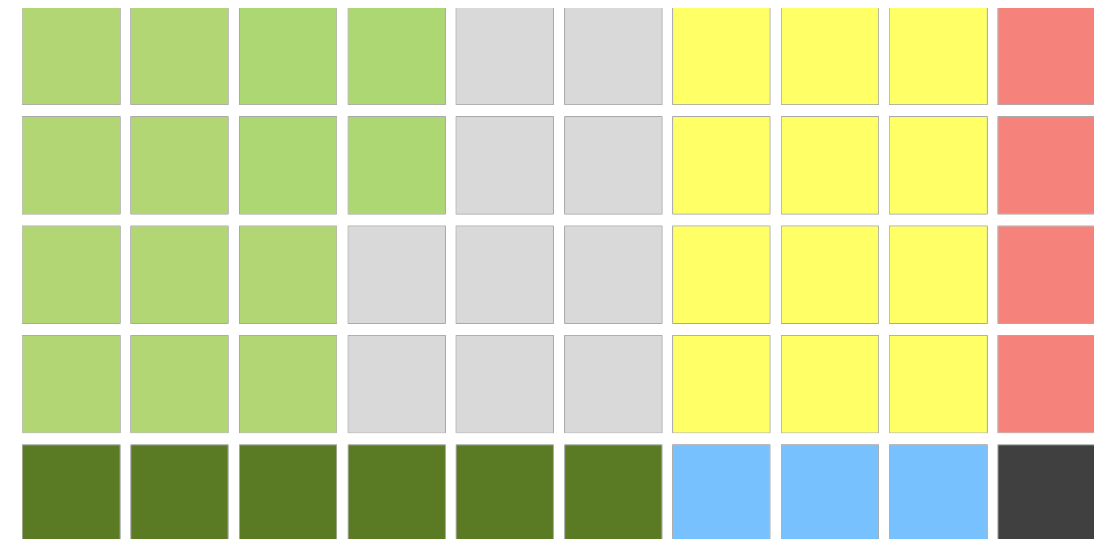
Land Use Inventory analysis shows:

- Annual land consumption rates are largely stable since mid-2000s
- Single Family Residential construction remains main driver of land consumption
- We are accommodating growth (households) on less land
 - Growth in attached residential in suburban communities
 - Increased residential density in most areas
- Nonresidential development trends reflect economic landscape and policy changes
- As the region grows, so do parks

Our region's composition in 2025



Over 1.9 million acres

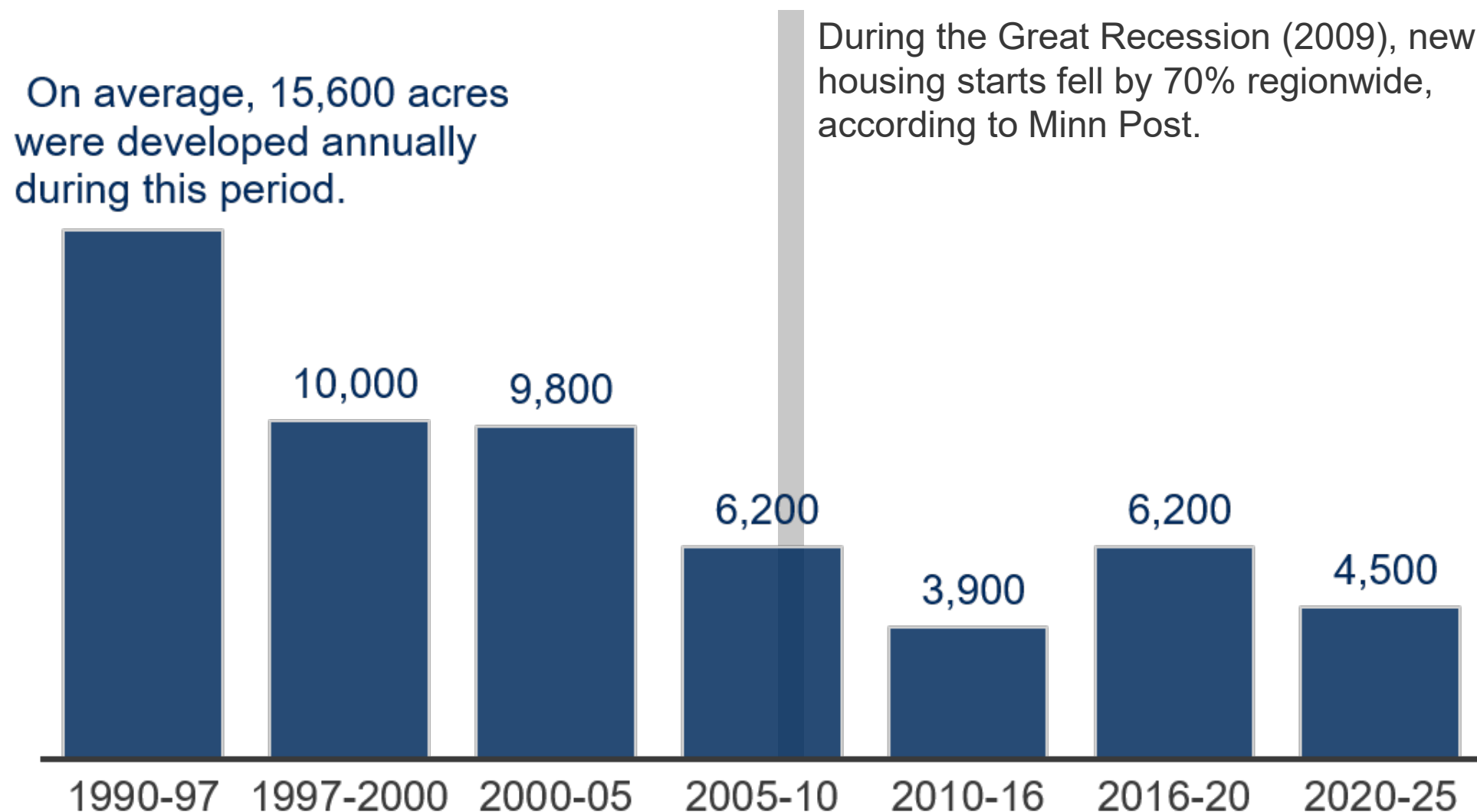


- | | | | |
|---|----------------------|---|-------------------------------|
|  | Agriculture |  | Park, Recreation, or Preserve |
|  | Undeveloped |  | Water |
|  | Residential |  | Transportation |
|  | Other Developed uses | | |

Source: Metropolitan Council's Generalized Land Use Inventory, 2025.

Trend | Annual land consumption rates

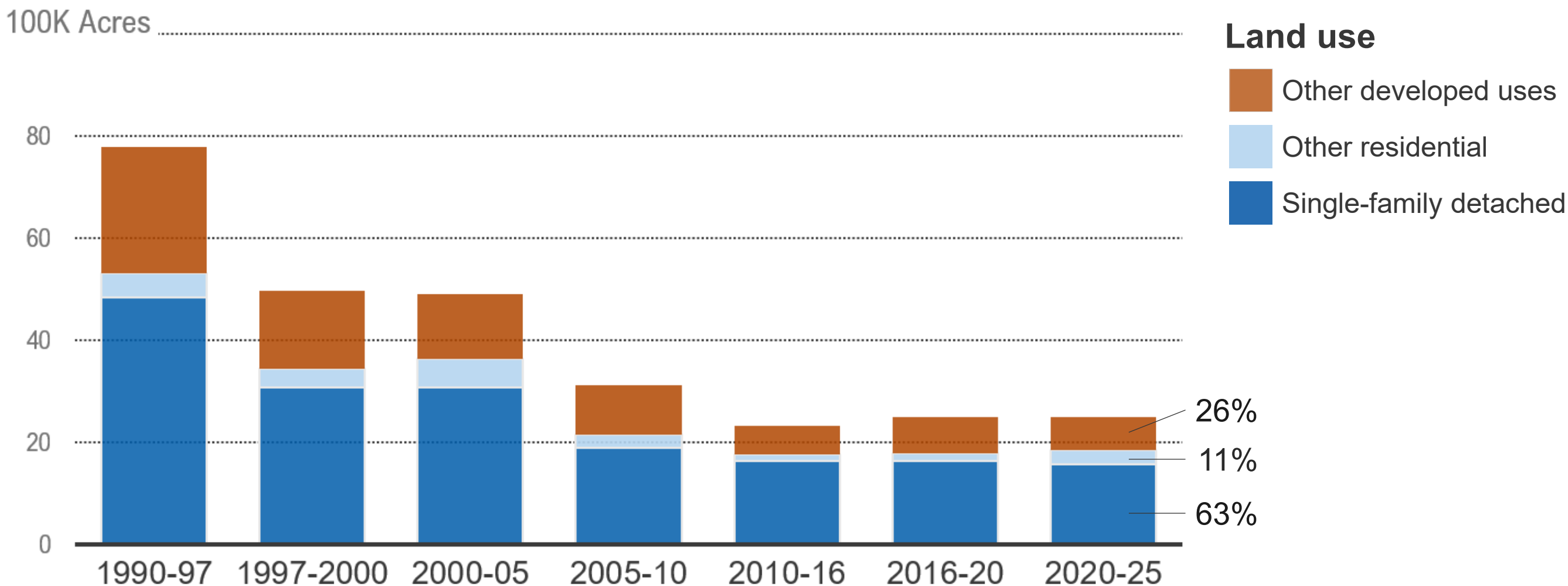
Land consumption rates are largely stable since mid-2000s



Source: Metropolitan Council's Generalized Land Use Inventory, Historical and 2025.

New developed acreage by land use

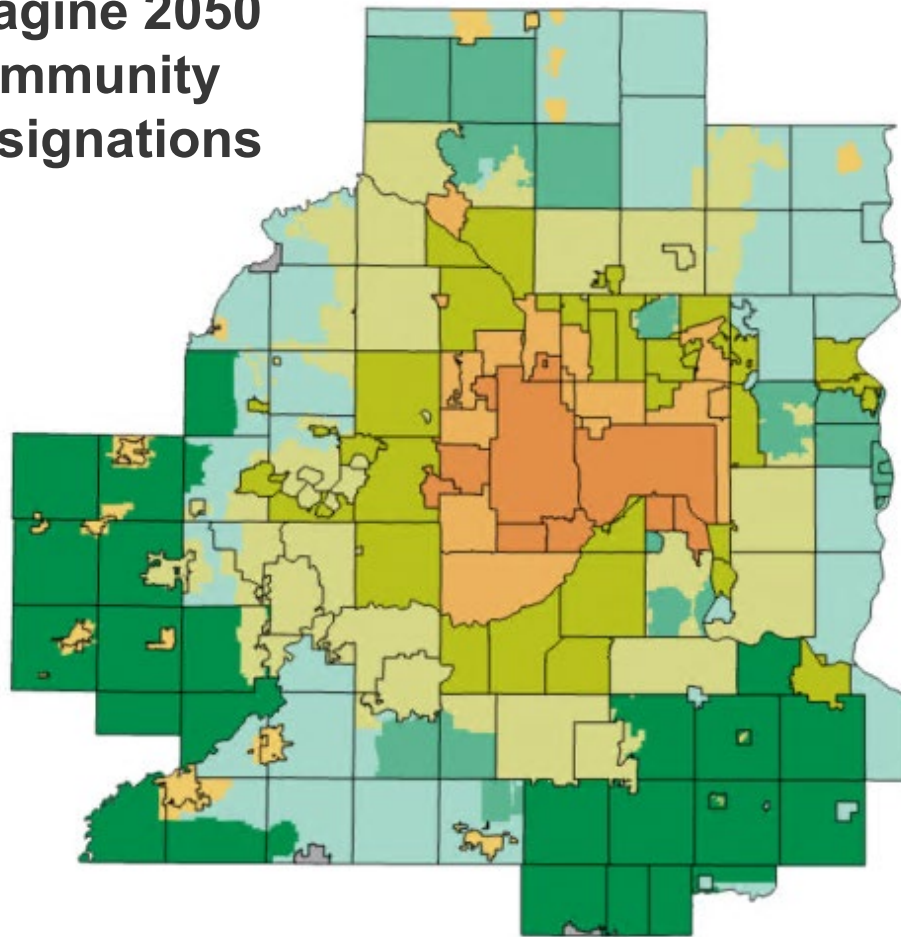
Residential construction is the main driver of land consumption



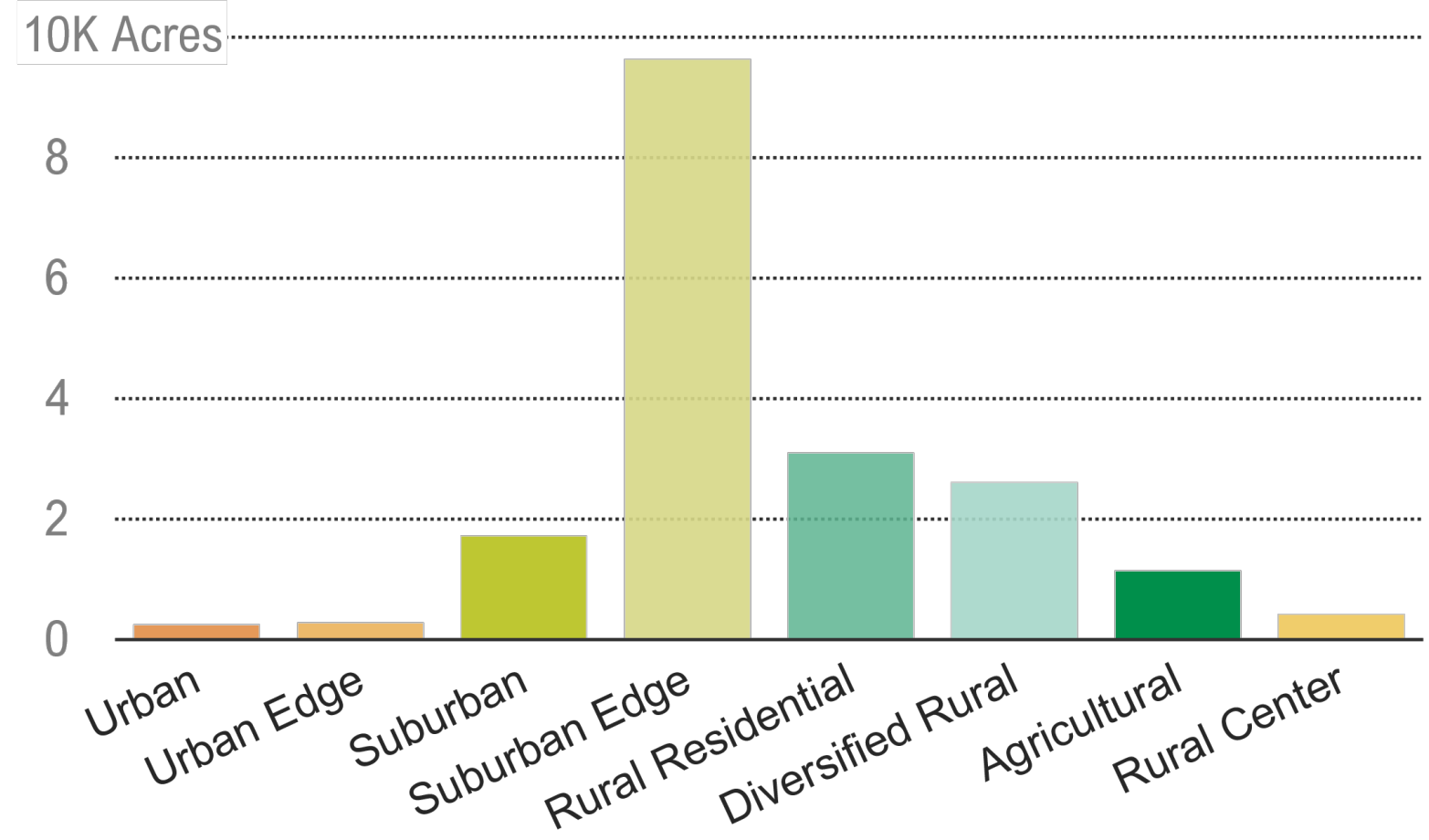
Source: Metropolitan Council's Generalized Land Use Inventory, Historical and 2025.

Single-family detached acreage

Imagine 2050
Community
Designations



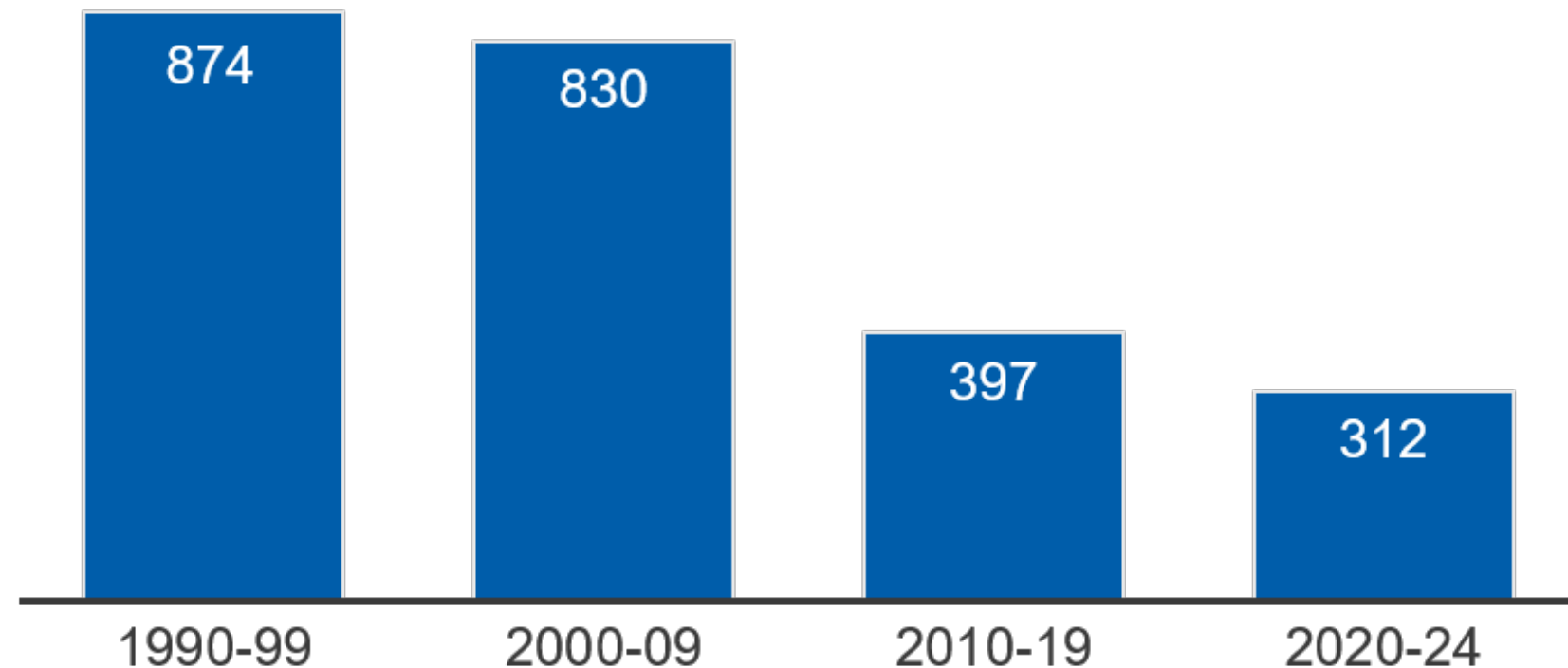
Most growth in this land use occurred in the region's Suburban Edge communities



Less acreage needed to support growth

Land Consumption

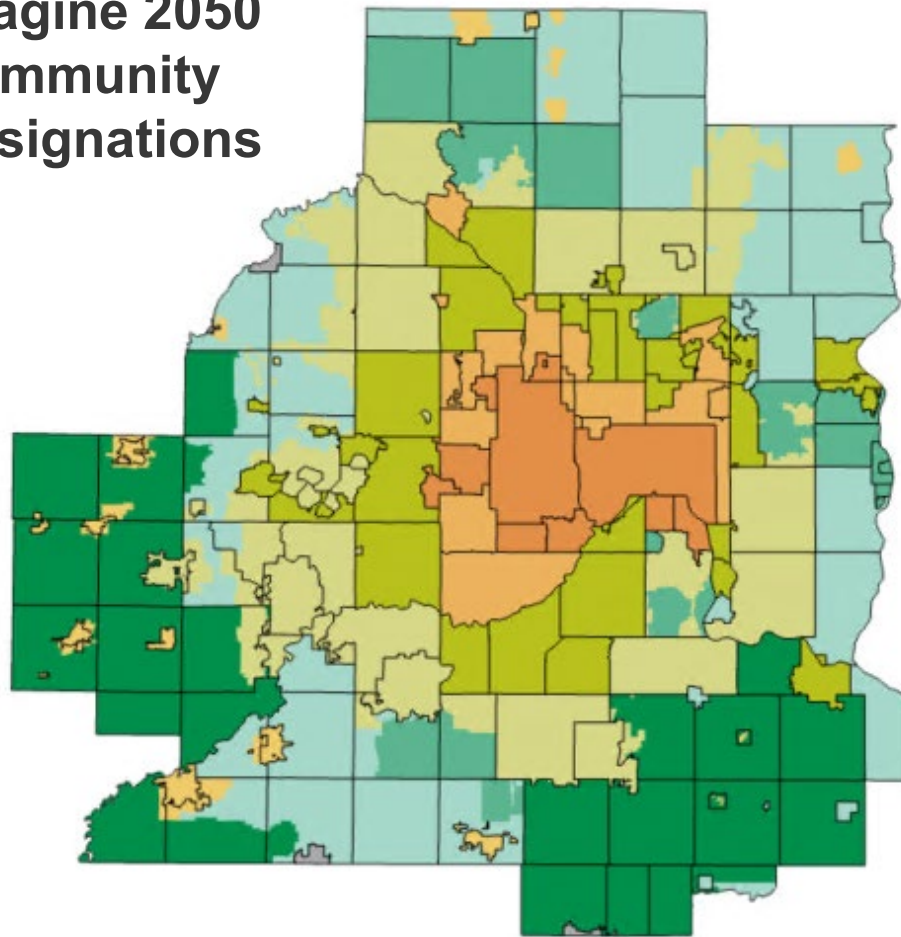
- Land consumption rate per 1,000 household have steadily declined considerably since 1990



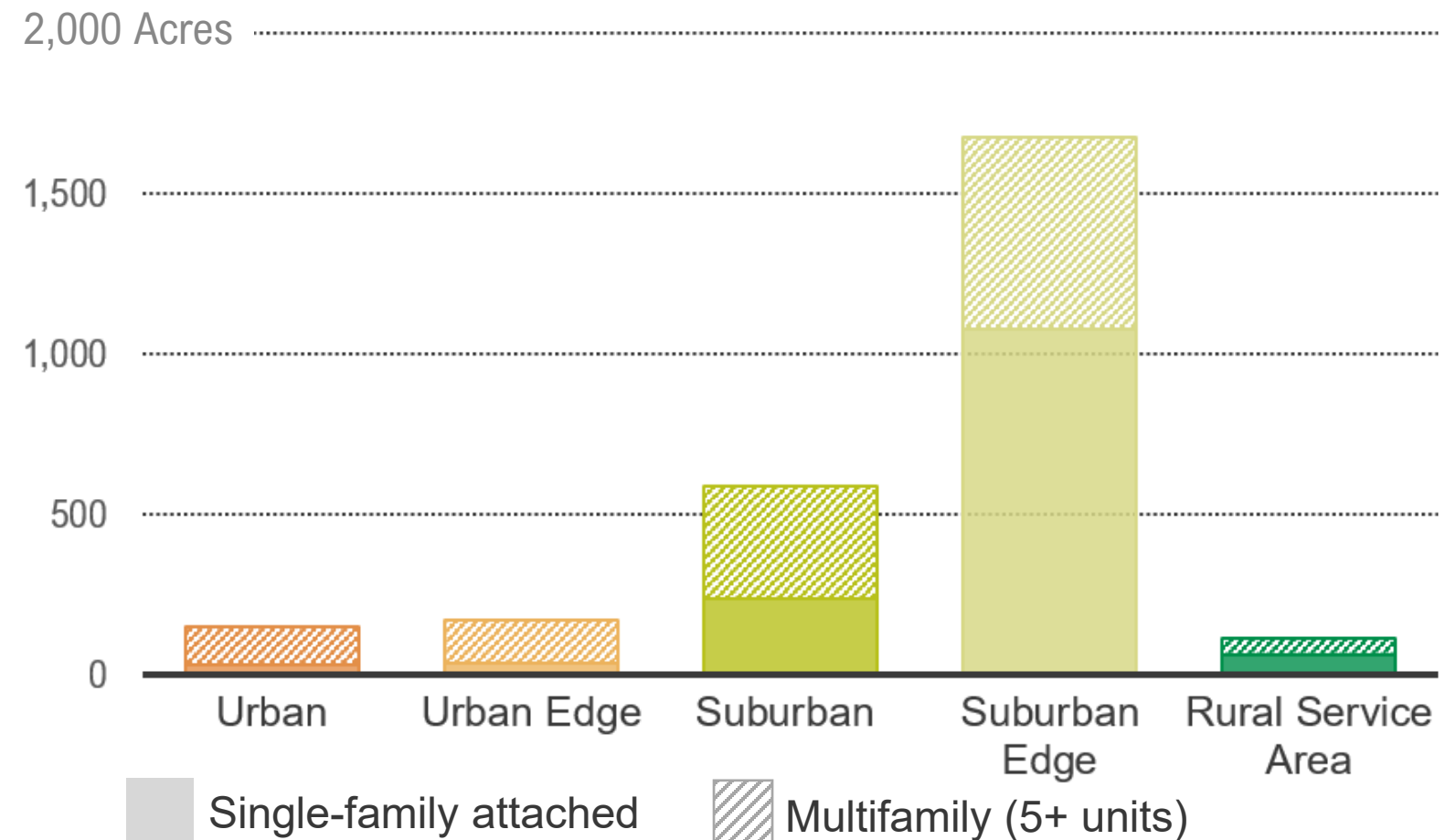
Source: Metropolitan Council's Generalized Land Use Inventory, Historical and 2025; Metropolitan Council, Annual Population and Household Estimates.

Attached residential acreage

Imagine 2050
Community
Designations

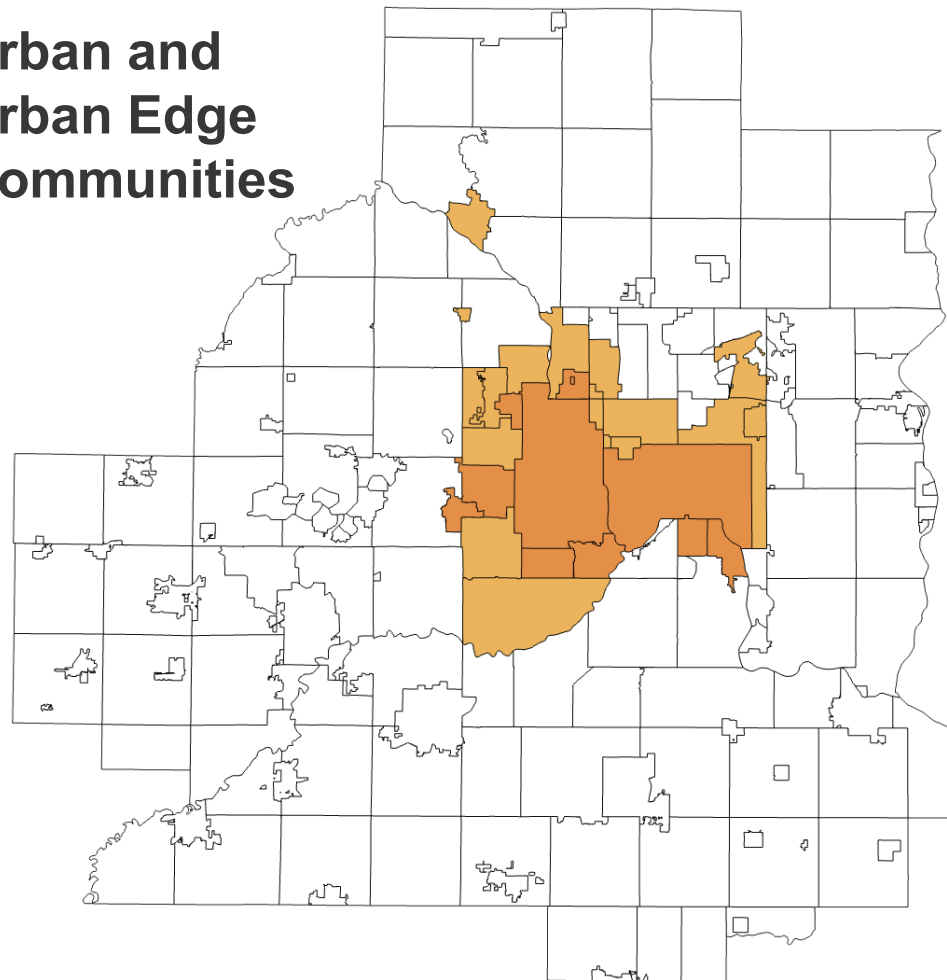


Most growth in this land use occurred in the region's
Suburban and Suburban Edge communities



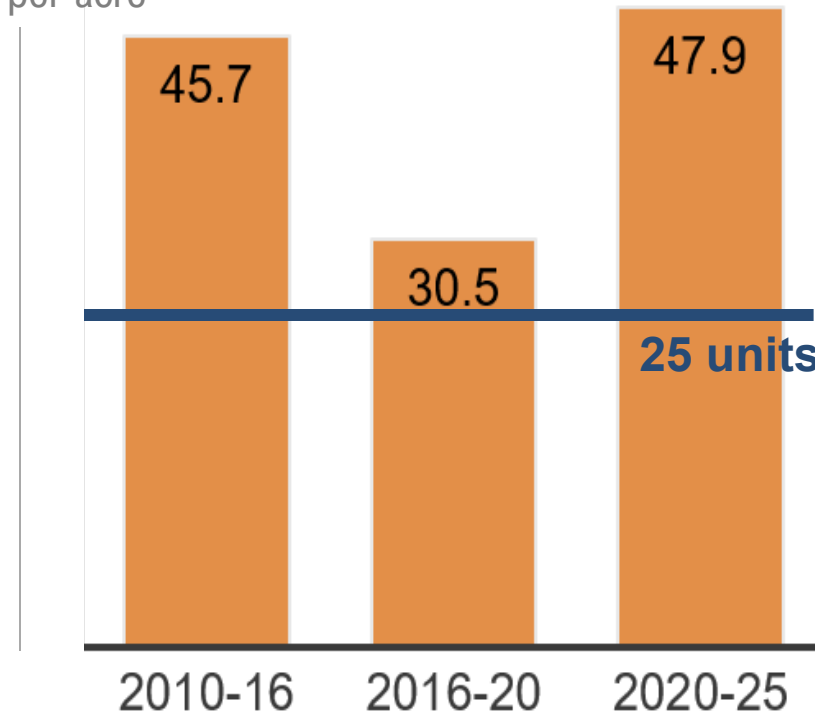
Trend | Residential density

Urban and Urban Edge Communities



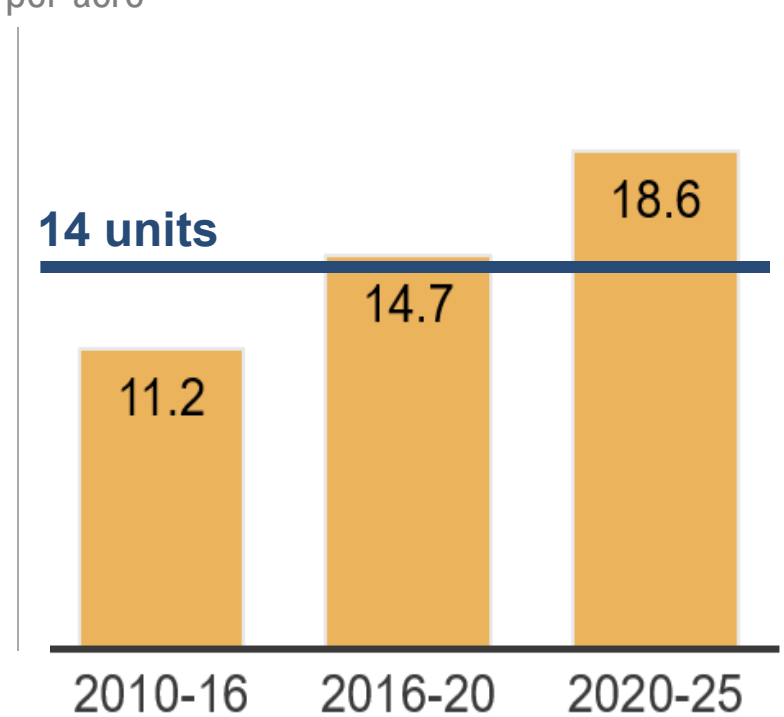
Urban

50 new units
per acre



Urban Edge

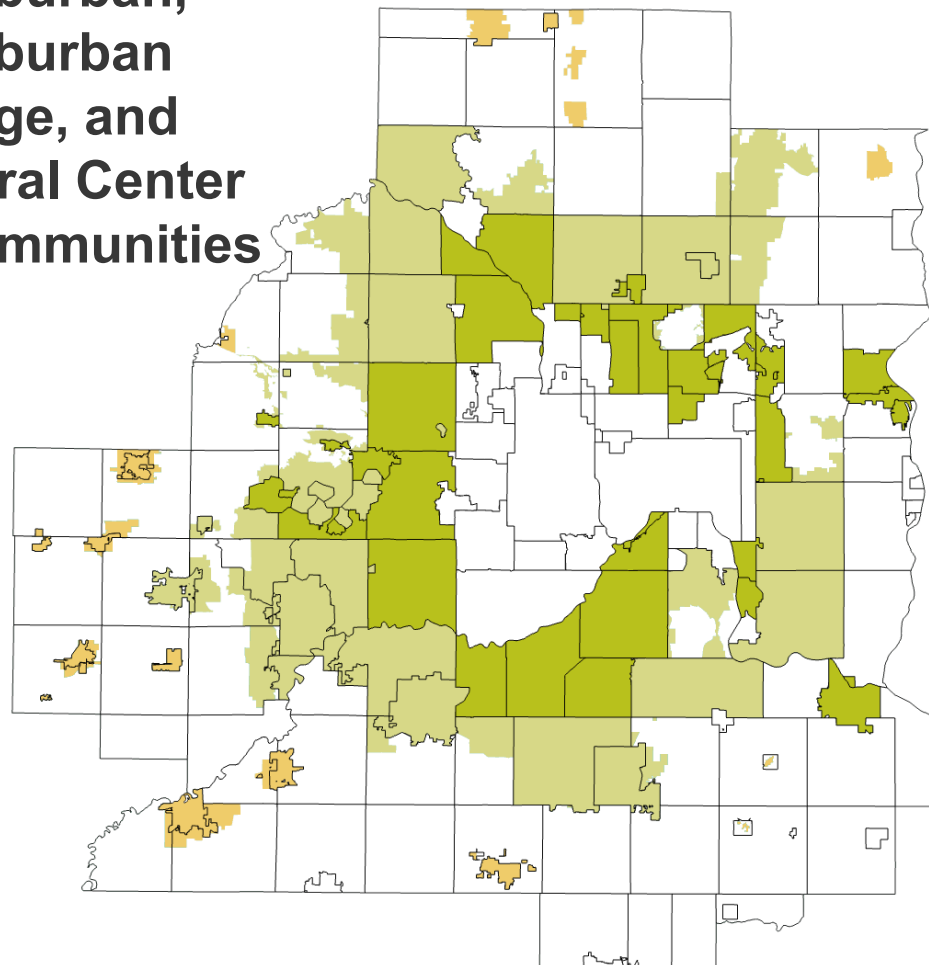
25 new units
per acre



— Minimum density requirement for the community designation

Trend | Residential density

Suburban,
Suburban
Edge, and
Rural Center
Communities



Suburban

10 new units per acre

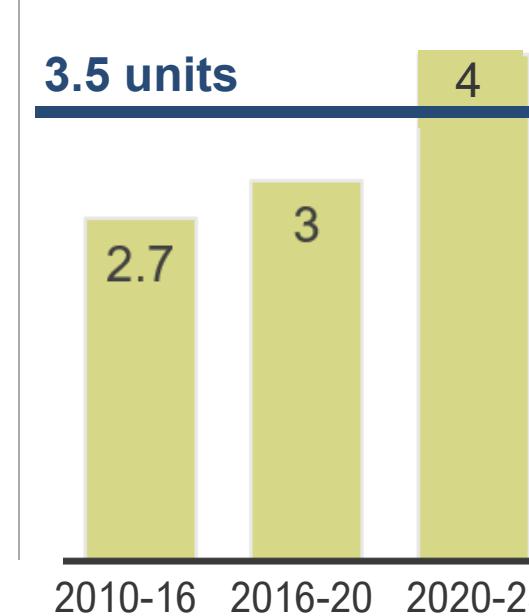
7 units



Suburban Edge

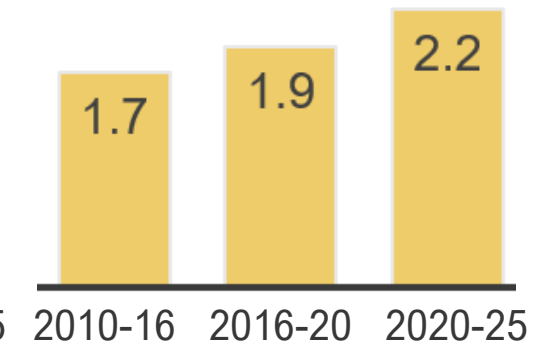
5 new units per acre

3.5 units



Rural Center

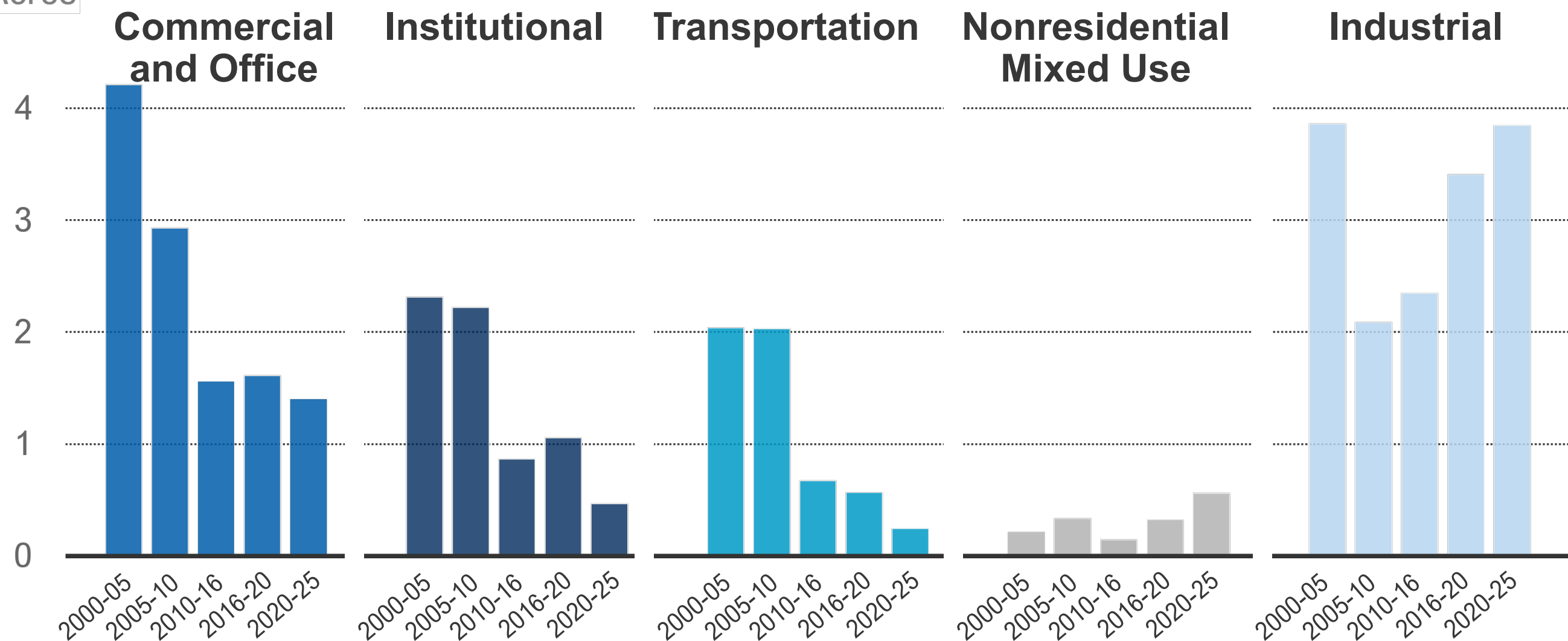
3 units



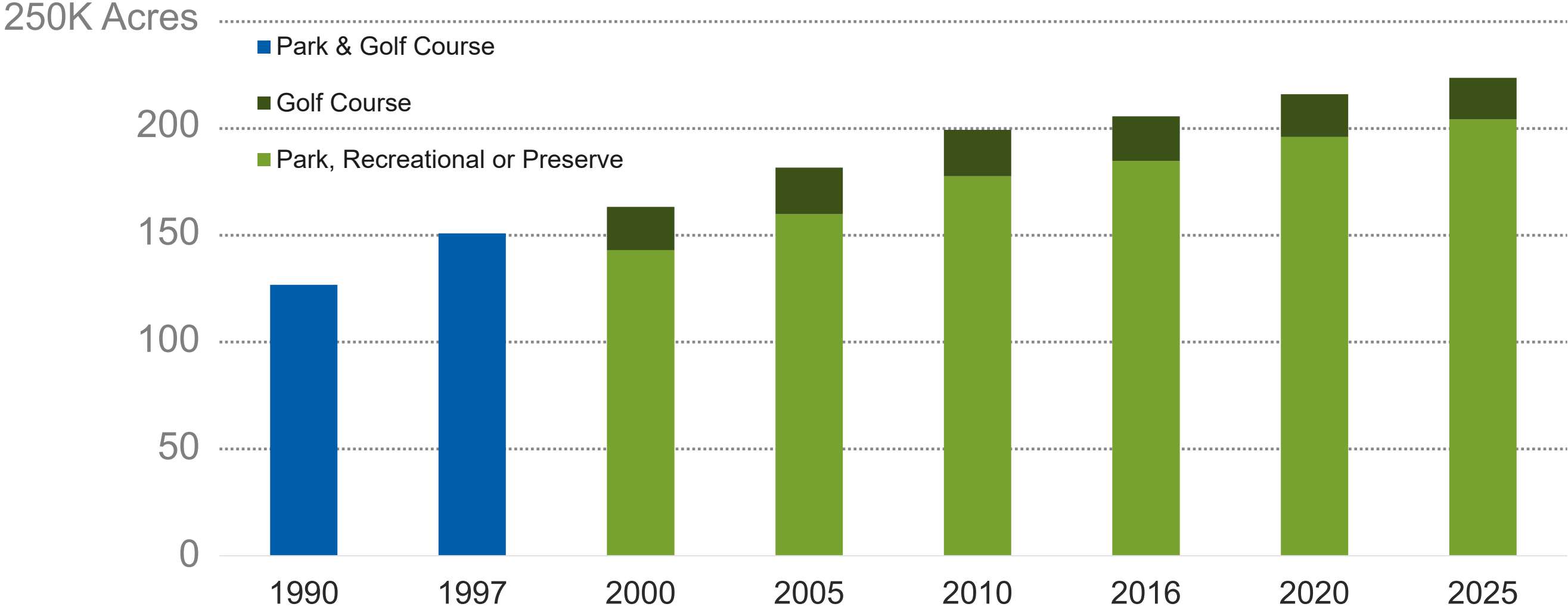
— Minimum density requirement for the community designation

Trends | Nonresidential acreage

5K Acres



Parks and recreation acreage



Recap

Land Use Inventory analysis shows:

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- Nonresidential development trends reflect economic context and policy change
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