

# Where Should Development Go?

## Land Use Planning Clues Student Background City of Pendleton

### How Much Land Should Be Developed?

Now you know how land use planners use maps and clues to decide which land will be best to develop for new people who will be born or will be moving into cities in Oregon. But how do they know how much land will be needed? They use their math skills. First, they learn how many people live in a city, then they estimate how many new people might move to that city or be born there in the next 20 or 25 years.

Today and tomorrow, you will plan for future development for the city of Pendleton, which had a population in 2018 of 16,677 people. It is estimated that by the year 2040, another 1,977 people might be living in the city. Land use planners use special formulas to estimate how much new development will be needed for housing, industry, shops and public uses. Land needs for this development are measured using acres. An acre is an area of land that's a little bigger than a football field. Can you estimate future land use needs for the 1,977 new people who could be living in Pendleton using the formulas below?

**Land for Housing** – 2.5 new people will live in each house. How many houses will be needed? . How many houses will be needed? The formula is  $1,977 \div 2.5$ .

Eight one-family houses could fit on an acre of land, or 16 two-family houses. How many acres will be needed? The formula is: The formula is  $791 \div 8$  or  $791 \div 16$ .

**Land for Shops** – One acre will be needed for each 45 new people. How many acres will be needed for these uses? The formula is  $1,977 \div 45$ .

**Land for Industry** – One acre will be needed for each 60 new people. How many acres will be needed for industry? The formula is  $1,977 \div 60$ .

**Land for Public Uses** – One acre will be needed for each 50 new people. How many acres will be needed for public uses? The formula is  $1,977 \div 50$ .

When land use planners use maps to show where the different types of development are allowed, they use yellow to show land for housing, red to show land for shops, purple to show land for industry and blue to show land for public uses.

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### KEY

## How Much Land Should Be Developed?

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**Land for Housing** – 2.5 new people will live in each house. How many houses will be needed? . How many houses will be needed? The formula is  $1,977 \div 2.5$ . **Answer: 791 houses**

Eight one-family houses could fit on an acre of land, or 16 two-family houses. How many acres will be needed? The formula is: The formula is  $791 \div 8$  or  $791 \div 16$ . **Answer: 99 or 49 acres**

**Land for Shops** – One acre will be needed for each 45 new people. How many acres will be needed for these uses? The formula is  $1,977 \div 45$ . **Answer: 44 acres**

**Land for Industry** – One acre will be needed for each 60 new people. How many acres will be needed for industry? The formula is  $1,977 \div 60$ . **Answer: 33 acres**

**Land for Public Uses** – One acre will be needed for each 50 new people. How many acres will be needed for public uses? The formula is  $1,977 \div 50$ . **Answer: 40 acres**

When land use planners use maps to show where the different types of development are allowed, they use yellow to show land for housing, red to show land for shops, purple to show land for industry and blue to show land for public uses.

## Where Should Development Go? City of Pendleton

Name: \_\_\_\_\_ Period/Class: \_\_\_\_\_

1. You will be using small, colored blocks to represent development of different land use types on the map.

**Each block equals 10 acres.**

Find the number of blocks needed for each land use type. Round numbers to the nearest whole block. (5 minutes)

### City of Pendleton Future Land Use Needs:

### Blocks Needed



Housing 99 acres (single-stacked) or 49 acres (double stacked)

Yellow Blocks

\_\_\_\_\_ acres ÷ 10 acres/block = \_\_\_\_\_ blocks

\_\_\_\_\_ acres ÷ 10 acres/block = \_\_\_\_\_ blocks



Shops 44 acres

Red Blocks

\_\_\_\_\_ acres ÷ 10 acres/block = \_\_\_\_\_ blocks



Industry 33 acres

Purple Blocks

\_\_\_\_\_ acres ÷ 10 acres/block = \_\_\_\_\_ blocks



Public Uses 40 acres

Blue Blocks

\_\_\_\_\_ acres ÷ 10 acres/block = \_\_\_\_\_ blocks

2. Will you plan for one-family or two-family housing? Why? (5 minutes)

3. Study the map and discuss where development should go, using Land Use Clues. Check which clues your team decides are more or less important. (10 minutes)

	Important	More Important	Most Important
Clue #1: Close to the city & roads			
Clue #2: Not on farm or forest land			
Clue #3: Not on wildlife habitat			
Clue #4: Not in hazardous areas			
Clue #5: Not on state, city or federal protected lands			

4. Put the sticky squares on the bottom of the blocks you will use and place them in the locations the group has decided on. If you change your mind, you can move the blocks. (5 minutes)

5. Discuss and respond to the following questions: (5 minutes)

Is your development close together or far apart? \_\_\_\_\_

Are different land uses together or separated? \_\_\_\_\_

Does your development cross a river? \_\_\_\_\_

What are the advantages of the development locations you chose?

\_\_\_\_\_

What are the disadvantages of the development locations you chose?

\_\_\_\_\_

How did you decide which clues are more important than others?

\_\_\_\_\_

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### KEY

1. You will be using small, colored blocks to represent development of different land use types on the map.

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Find the number of blocks needed for each land use type. Round numbers to the nearest whole block. (5 minutes)

### City of Pendleton Future Land Use Needs:

### Blocks Needed



Housing 99 acres (single-stacked) or 49 acres (double stacked)  
Yellow Blocks

99 acres ÷ 10 acres/block = 10 blocks

49 acres ÷ 10 acres/block = 5 blocks



Shops 44 acres  
Red Blocks

44 acres ÷ 10 acres/block = 4 blocks



Industry 33 acres  
Purple Blocks

33 acres ÷ 10 acres/block = 3 blocks



Public Uses 40 acres  
Blue Blocks

40 acres ÷ 10 acres/block = 4 blocks

2. Will you plan for one-family or two-family housing? Why? (5 minutes)

3. Study the map and discuss where development should go, using Land Use Clues. Check which clues your team decides are more or less important. (10 minutes)

	Important	More Important	Most Important
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Clue #5: Not on state, Indian reservations or federal protected lands			

4. Put the sticky squares on the bottom of the blocks you will use and place them in the locations the group has decided on. If you change your mind, you can move the blocks. (5 minutes)

5. Discuss and respond to the following questions: (5 minutes)

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Does your development cross a river? \_\_\_\_\_

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How did you decide which clues are more important than others?

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