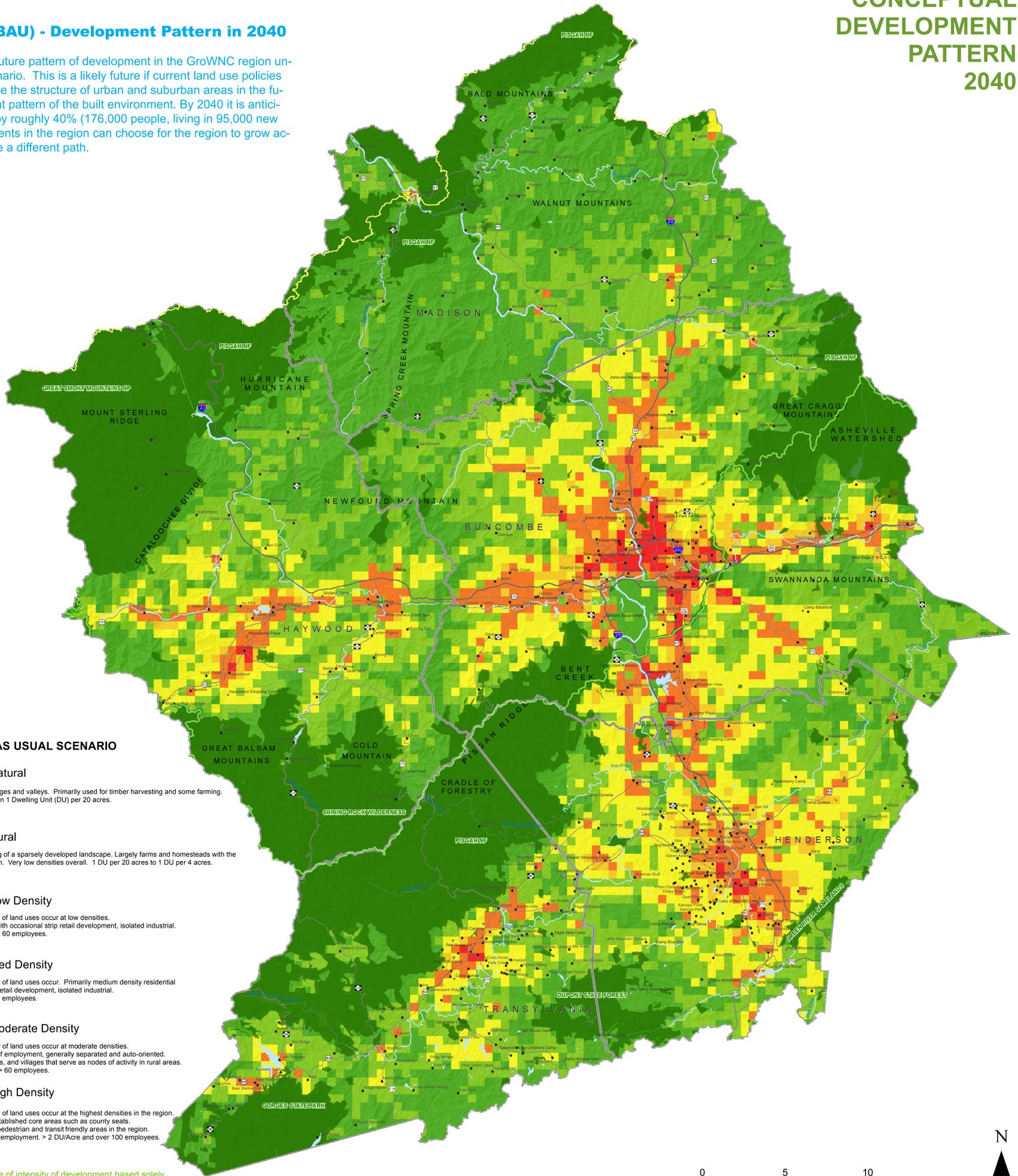


Business As Usual (BAU) - Development Pattern in 2040

This map depicts the potential future pattern of development in the GroWNC region under the Business As Usual Scenario. This is a likely future if current land use policies are maintained. To some degree the structure of urban and suburban areas in the future will be guided by the current pattern of the built environment. By 2040 it is anticipated that the region will grow by roughly 40% (176,000 people, living in 95,000 new homes). Citizens and governments in the region can choose for the region to grow according to past trends or choose a different path.



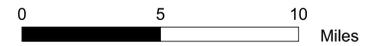
BUSINESS AS USUAL SCENARIO

- Natural**
Remote mountain ranges and valleys. Primarily used for timber harvesting and some farming. All areas with less than 1 Dwelling Unit (DU) per 20 acres.
- Rural**
Rural areas consisting of a sparsely developed landscape. Largely farms and homesteads with the occasional subdivision. Very low densities overall. 1 DU per 20 acres to 1 DU per 4 acres.
- Low Density**
Areas where a variety of land uses occur at low densities. Primarily residential with occasional strip retail development, isolated industrial. 0.25-1 DU/Acre and < 60 employees.
- Med Density**
Areas where a variety of land uses occur. Primarily medium density residential with occasional strip retail development, isolated industrial. 1-5 DU/Acre and < 60 employees.
- Moderate Density**
Areas where a variety of land uses occur at moderate densities. Some concentration of employment, generally separated and auto-oriented. Includes smaller towns, and villages that serve as nodes of activity in rural areas. 0.25 -5 DU/Acre and > 60 employees.
- High Density**
Areas where a variety of land uses occur at the highest densities in the region. Generally found in established core areas such as county seats. These are the most pedestrian and transit friendly areas in the region. High concentration of employment. > 2 DU/Acre and over 100 employees.



Image source: Duany Plater Zyberk & Company / James Wassell

The Area Type designations are a measure of intensity of development based solely on the amount of residential and employment in the quarter mile grid square.



Area Type % (not including protected land)

