

June 5, 2024

## Future Land Use Calculations, Comprehensive Plan Update, City of Suffolk

This document describes the scale of the expansions to the Growth Areas described in Suffolk 2045 and previous comprehensive plans. It also identifies the acreage and location of the Employment Center land use type in the Future Land Use map.

### Growth Area Boundary Expansion

The original comprehensive plan for the City of Suffolk, adopted in 1998, designated two distinct growth areas (northern and central) which were intended to show where urban and suburban scale development was anticipated to occur within the city. Since then, every subsequent comprehensive plan update has expanded these boundaries to accommodate anticipated new development. The boundaries in Suffolk 2045 were determined based on a combination of factors, including opportunities based on site conditions and roadway utility infrastructure availability.

Suffolk 2045 suggests a Central Growth Area of 31,127.2 acres, which is an approximately 3,000-acre increase from Suffolk 2035. The Northern Growth Area has a proposed area of 22,494.7 acres, which is also approximately 3,000 acres larger than the previous area. The exact acreages of each increase are shown in the table below.

### Growth Area Boundary Changes (1998 – Present)

Plan	Central Boundary Area	Central Boundary Area Change	Northern Boundary Area	Northern Boundary Area Change	Total Growth Boundary Change
<b>Original</b>	22,054.1 acres	-	17,715.1 acres	-	-
<b>2026</b>	25,828.0 acres	+3,773.9 acres	19,493.3 acres	+1,781.2 acres	+5,555.1 acres
<b>2035</b>	28,155.9 acres	+2,317.9 acres	19,943.3 acres	+0 acres	+2,317.9 acres
<b>2045</b>	31,127.2 acres	+2,917.3 acres	22,494.7 acres	+2,998.4 acres	+5,915.7 acres

### Employment Center Land Uses

The Employment Center land use type includes warehousing, manufacturing, logistics, research and development, and related land uses. The 2045 future land use map recommends a total of 9,972.8 acres of Employment Center land; 1,439.5 acres (14.4%) of is located within the growth area expansions, while the remaining 8,533.3 acres (85.6%) is located within the growth area boundary established in the 2035 plan.