

# Land Use Allocation

## Coastal Communities Enhancement Initiative

SussexAllocate forecasts future growth and its associated impacts for Sussex County, Delaware. The analysis has 3 primary components, build-out, land use allocation and common impacts.

Build-out estimates the ultimate future development potential of the land based on zoning density and constraints. The model estimates 960,000 dwelling units could be built under current regulations.

The land use allocation assigns regional growth (Sussex County by State Planning) to small areas (Census Blocks). The priorities for growth depend upon the land's proximity to the shoreline, major roads, employment and city services. Sliderbars let users adjust the relative importance of these 4 factors.

The Common Impacts creates a series of charts illustrating typical development with documented coefficients.

