

# Spatial Efficiency

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## Polycentric Development Pattern

32 mid-size to large employment centers are connected by a state of the art transportation system. Planned housing development has accommodated high population growth rates (approx. 100% growth in last 20 years). The Phoenix-Mesa UA ranks 7th in terms of highest density among UAs with 3 million or more population.

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## Employment Concentration

Light rail connects several of the region's high density and most transit-supportive employment centers. The freeway expansion has led to job growth in employment centers located along the outer portions of the region.

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## Congestion

The region has been consistently below the average travel delay time for regions with populations over 3 million. Travel volumes have dropped the past 5 years with per capita freeway vehicle miles traveled (VMT) dropping from 9.3 in 2006 to 7.9 in 2010.

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## The Jobs-Housing Link

Residents tend to live and work within subregional areas, commuting within the subregion rather than across the entire region. 58% of jobs are located within the L-101 and L-202 beltway, where 55% of the population lives.

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## Land Use

Land ownership impacts future development. Of the available developable land in the region, over 60% is Federal/State owned while 38% is privately owned. Cities/towns in the region have adopted land use plans.

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## Freight Framework and Focus Areas

As part of the Sun Corridor, the region is part of a major anchor market for freight. The location and transportation system give the region an advantage for commodity flow.

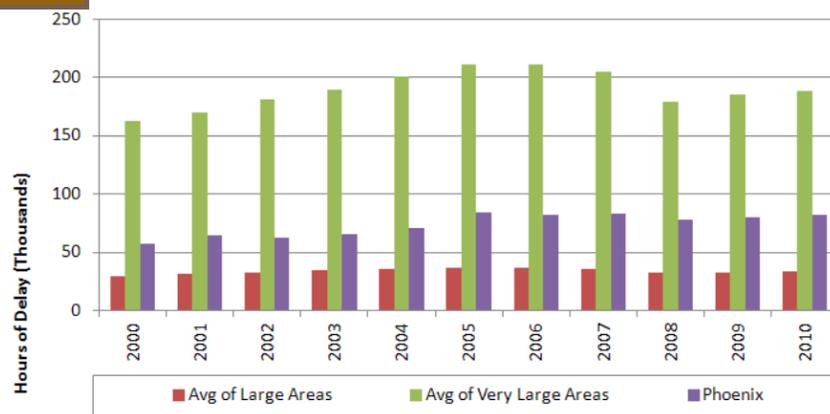
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**Size of Urbanized Area**  
(includes both the Phoenix/Mesa and Avondale/Goodyear Urbanized Areas)

	1960	1970	1980	1990	2000	2010
Size in Square Miles	248	388	639	745	830	1235
Population	552,000	863,357	1,409,000	2,006,239	2,974,924	3,826,155
% Change in UA size	350.9%	56.5%	64.7%	16.6%	11.4%	48.8%
% Change in population	155.6%	56.4%	63.2%	42.4%	48.3%	28.6%
Population / Sq Mile	2,225	2,225	2,205	2,693	3,584	3,098

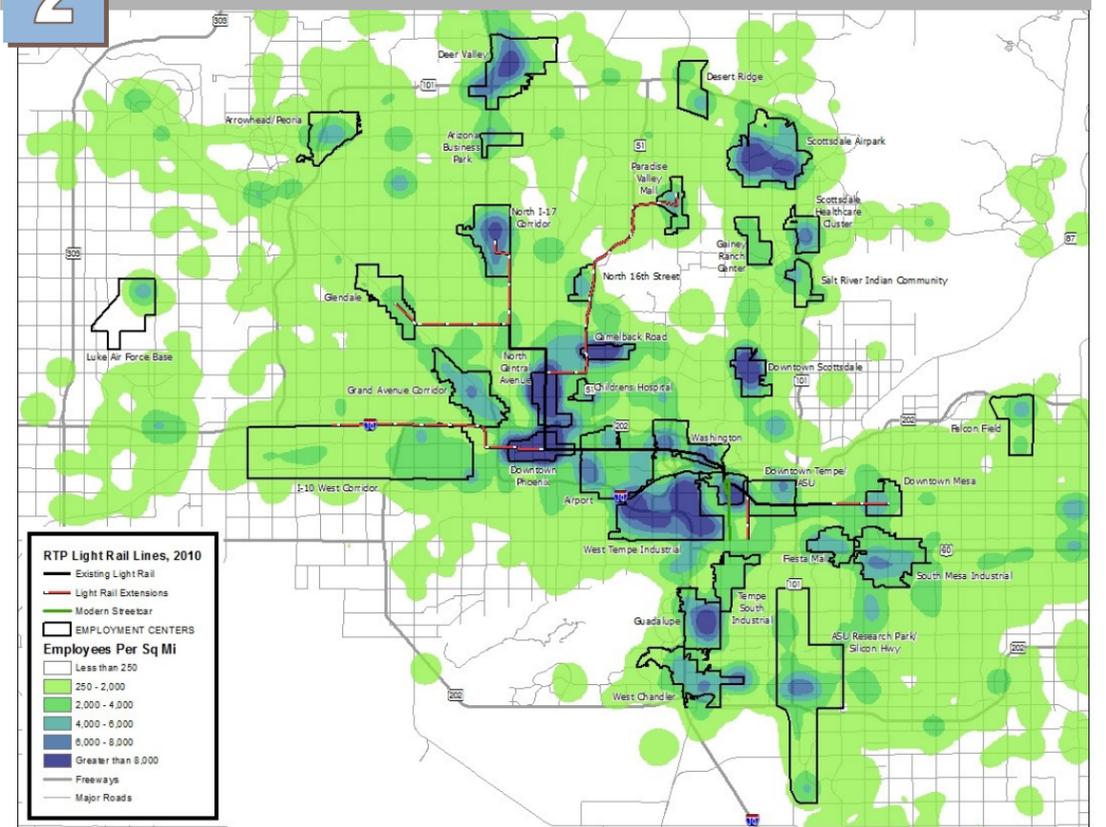
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**Congestion Measure - Hours of Delay**



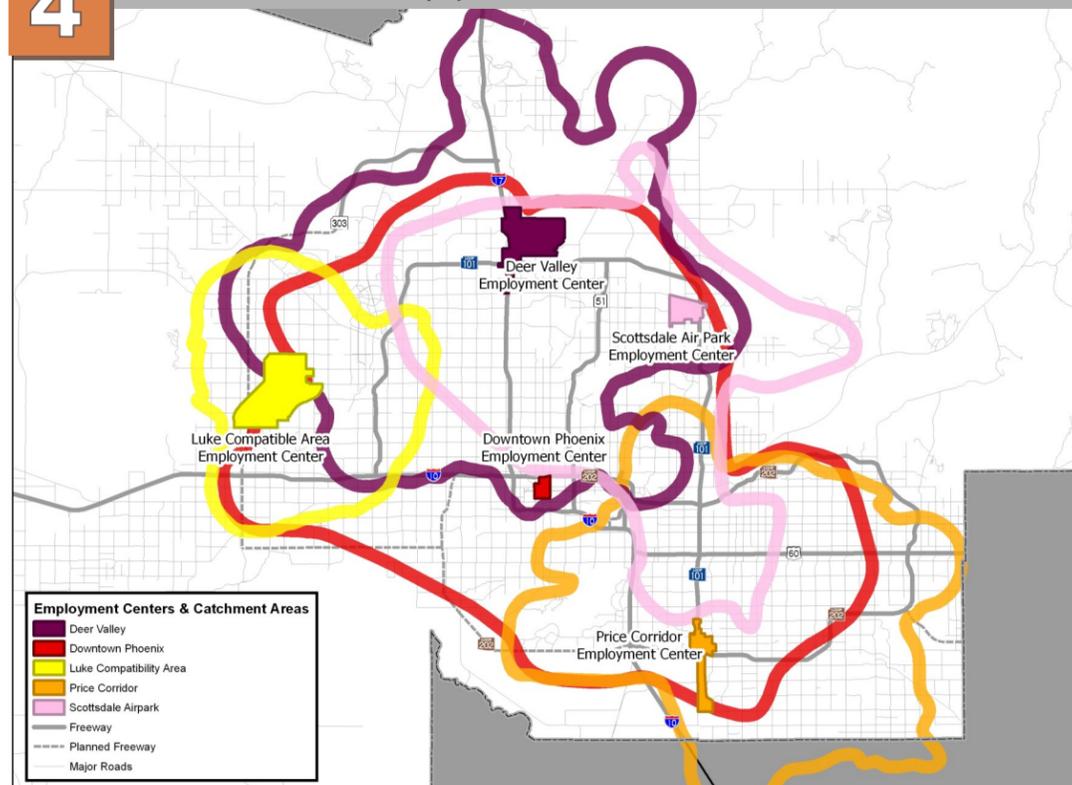
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**Employment Density**



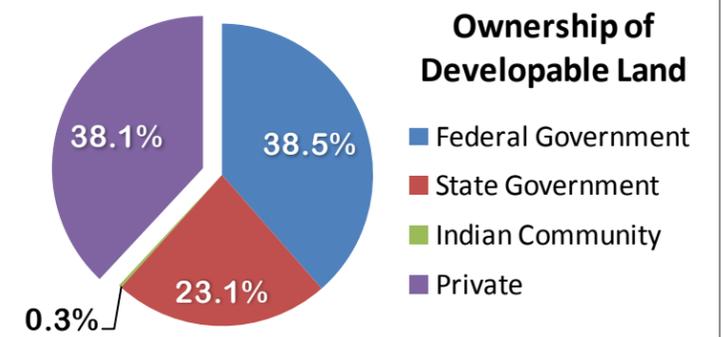
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**Employment Shed Areas for Select Centers**



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**Ownership of Developable Land**



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**Regional Freight Centers**



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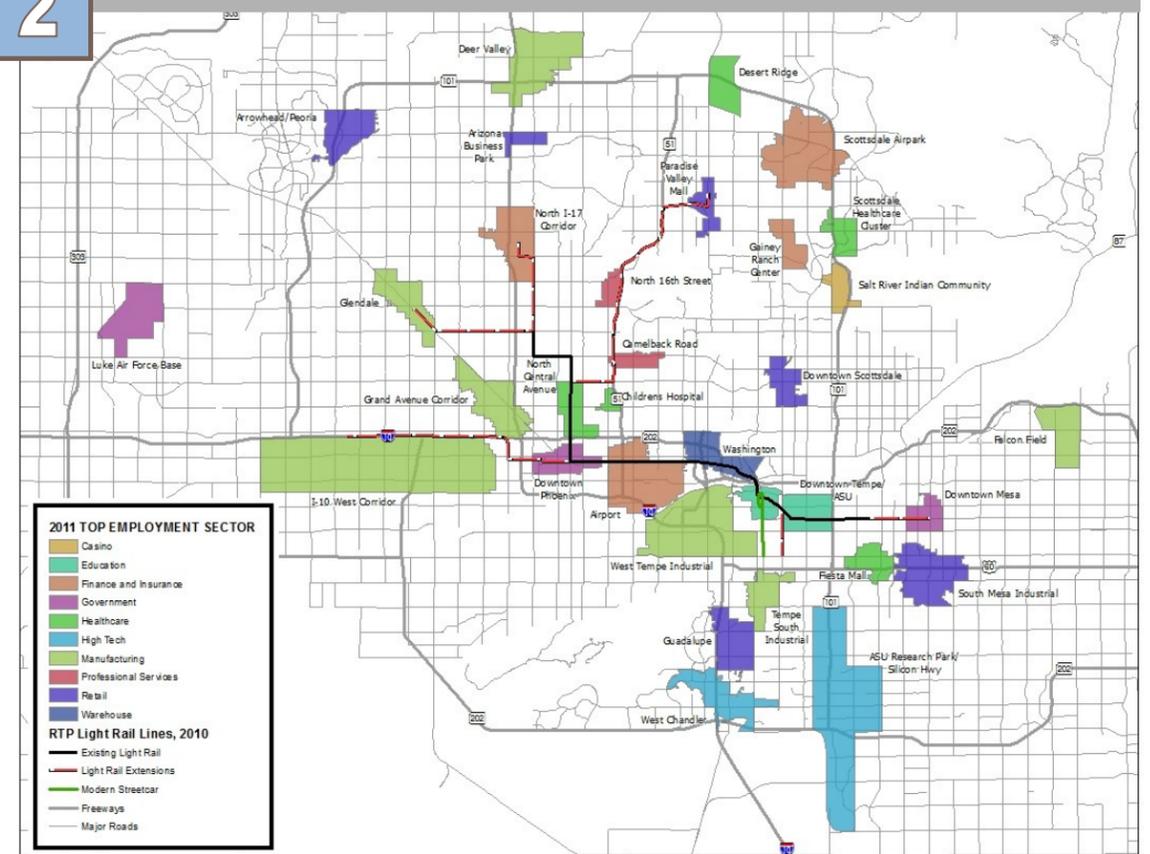
Population and Density of Urbanized Areas with 3,000,000 Million or More Population

Urbanized Area	Census 2010 Population	Land Area (square miles)	Density (Persons/Sq Mi)	Rank
Los Angeles--Long Beach--Anaheim, CA	12,150,996	1,736.02	6999.34	1
San Francisco--Oakland, CA	3,281,212	523.62	6266.40	2
New York--Newark, NY--NJ--CT	18,351,295	3,450.20	5318.91	3
Miami, FL	5,502,379	1,238.61	4442.38	4
Chicago, IL--IN	8,608,208	2,442.75	3523.98	5
Washington, DC--VA--MD	4,586,770	1,321.73	3470.28	6
<b>Phoenix--Mesa, AZ</b>	<b>3,629,114</b>	<b>1,146.57</b>	<b>3165.19</b>	<b>7</b>
Houston, TX	4,944,332	1,660.02	2978.48	9
Seattle, WA	3,059,393	1,010.31	3028.17	8
Dallas--Fort Worth--Arlington, TX	5,121,892	1,779.13	2878.87	10
Detroit, MI	3,734,090	1,337.16	2792.55	11
Philadelphia, PA--NJ--DE--MD	5,441,567	1,981.37	2746.37	12
Boston, MA--NH--RI	4,181,019	1,873.46	2231.71	13
Atlanta, GA	4,515,419	2,645.35	1706.93	14

Source: U.S. Census Bureau, 2010 Census

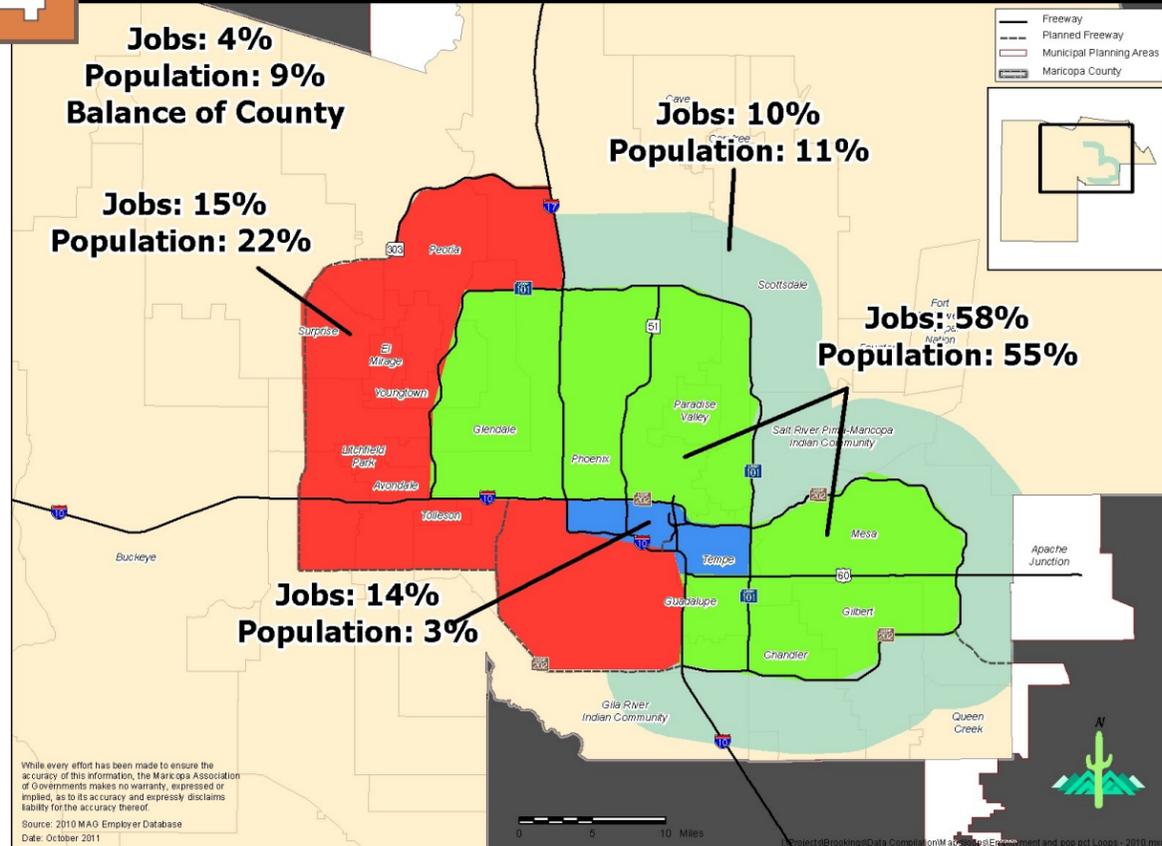
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Top Industry Employment Sector by Employment Centers



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Employment Analysis : 2010 MAG Employer Database



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Source: 2010 MAG Employer Database  
Date: October 2011

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Percent Change in Employment by Employment Center

