Determining Suitability of Developable Land: Irving, Texas

The goal of this project is to determine the most suitable areas in the city of Irving, Texas for creating new residential development. Irving is located between Dallas and Fort Worth with a partial boundary along the Trinity River which may be an obstacle to development. Irving was a difficult choice for a study city. There are no zoning or master plans available. The land use plan or available developable land in areas roughly conforming to the shape of Census tracts. This layer shows undeveloped land in Irving mostly vacant or dedicated to parks.

The criteria developed to determine suitability were split into two sections: constraints against development (top) and preferences for development (bottom).

Land area containing constraints were erased from the developable land areas. Then, buffer zones were created around facilities that are preferable to live by. The buffer zone is 0.5 miles, an average distance residents of Irving drive to the closest transit center, grocer, drug store, restaurant, office, etc. To increase walkability in urban areas, areas within a half mile of transit stations, commercial areas, schools, libraries, and walkable residential areas. Then, buffer zones were created around facilities that are preferable to live by. The buffer zone is 0.5 miles, an average distance residents of Irving drive to the closest transit center, grocer, drug store, restaurant, office, etc. To increase walkability in urban areas, areas within a half mile of transit stations, commercial areas, schools, libraries, and walkable residential areas.

In the end, there is not much land to be utilized that fits the simple constraints against development I've set. Irving is mainly composed of undeveloped land. There are no zoning or master plans available. The land use plan or available developable land in areas roughly conforming to the shape of Census tracts. This layer shows undeveloped land in Irving mostly vacant or dedicated to parks. The criteria were synthesized from several methodologies through the developable lands survey of Barbara Parmenter, Fragrance Associates and MassGIS.

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