Infill and TOD Snapshot

Summary of Preliminary Findings

June 15, 2016

Purpose and Structure of Snapshot

- ON TO 2050 Snapshots: highly visual, data-driven summaries of regional trends and current conditions whose primary audiences are partner organizations and the public.

- This Snapshot will provide an overview of existing conditions and trends in infill and TOD in the region, focusing on development since 2000.

- Two phases of analysis:
  - Phase 1: Analysis of broad trends in infill development
  - Phase 2: Analysis of infill development in TOD areas

Definition and Indicators of Infill

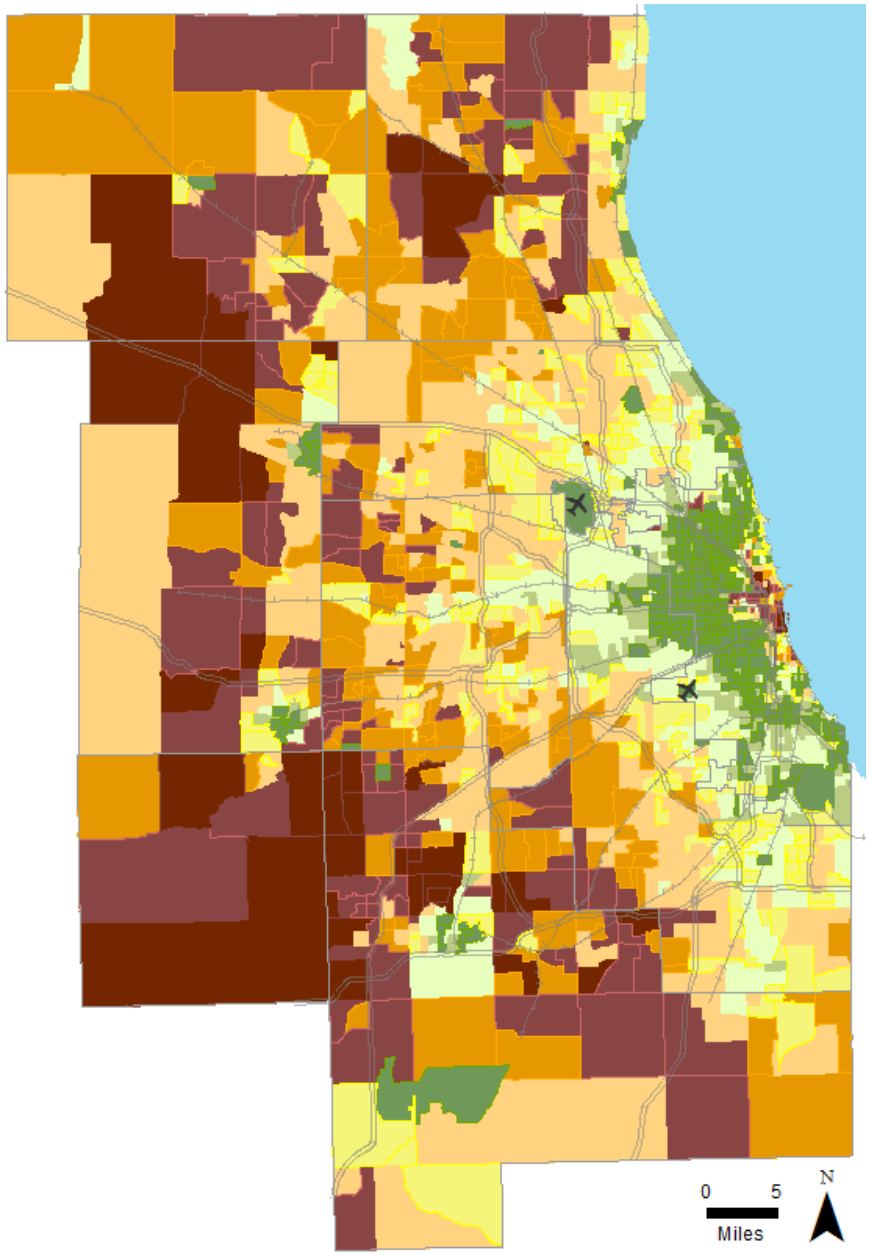
- Infill is the construction of new buildings, or redevelopment, rehabilitation, or expansion of existing properties, on vacant, abandoned, or underutilized land in built up areas with existing infrastructure inside the municipal envelope.

- Identifies infill development through various indicators, some direct, others indirect:
  - GO TO 2040 Plan Update indicator: development in the 2010 municipal envelope as tracked by CMAP's Northeastern Illinois Development Database (NDD)
  - Trends in population
  - Trends in housing units
  - Trends in density
  - National Land Cover Dataset (NLCD)

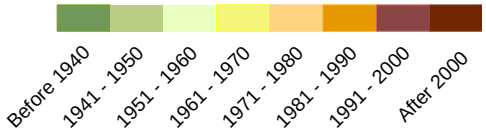
Key Research Questions

- Where has infill occurred in the region? Has infill occurred in TOD areas?
- What is the character of this development?
- Are there concentrations (or other patterns) of development?

Trends in Recent Regional Development



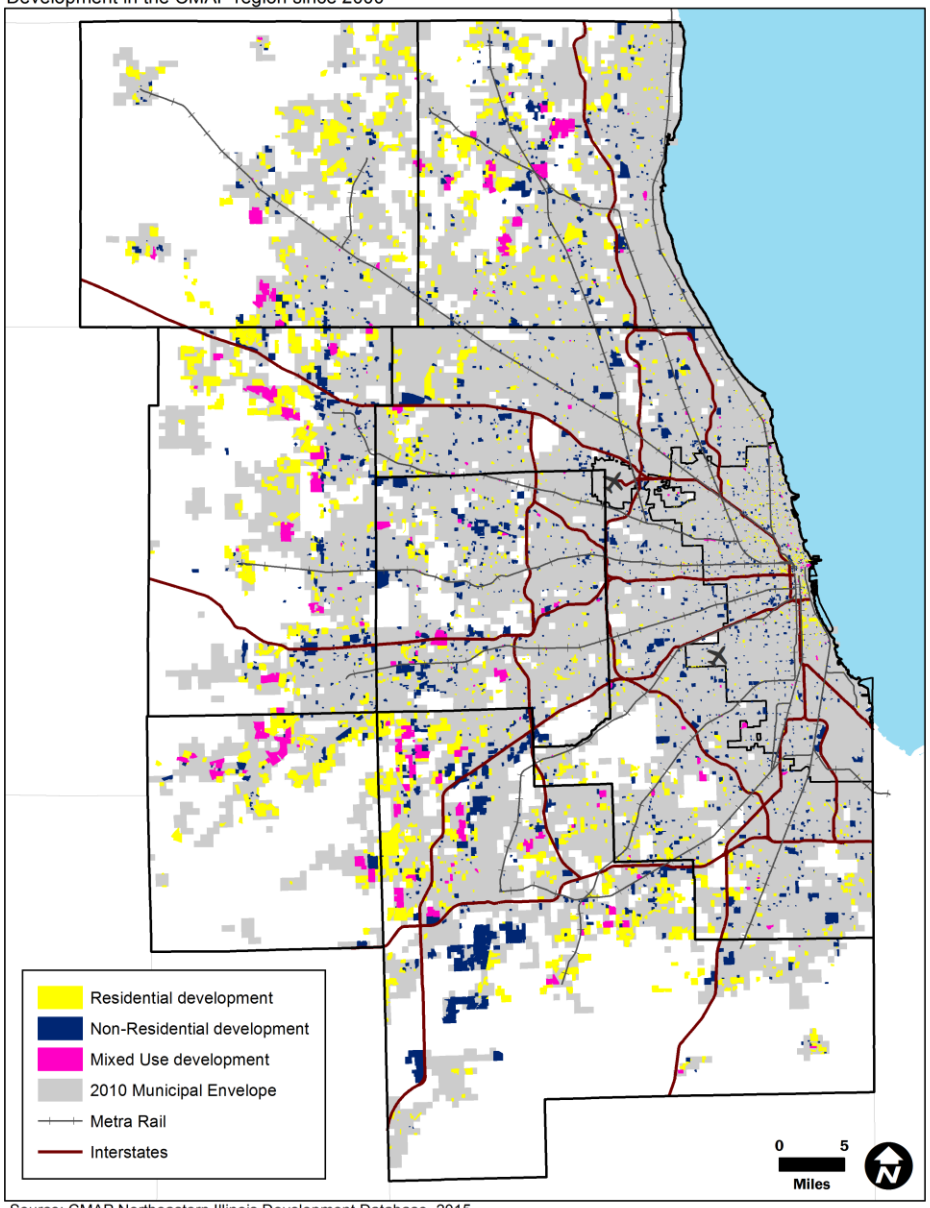
Median Year Housing Structure Built by Census tract



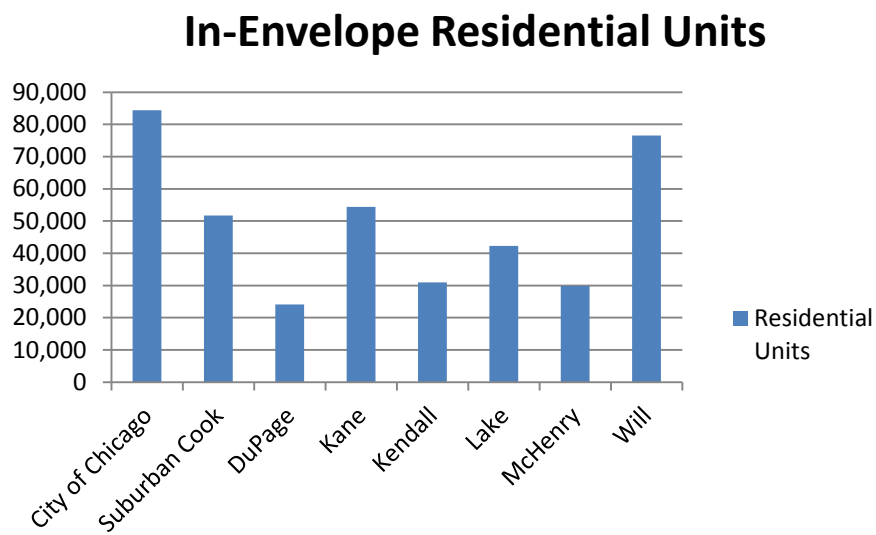
Source: Chicago Metropolitan Agency for Planning Analysis of American Community survey data 2010-14

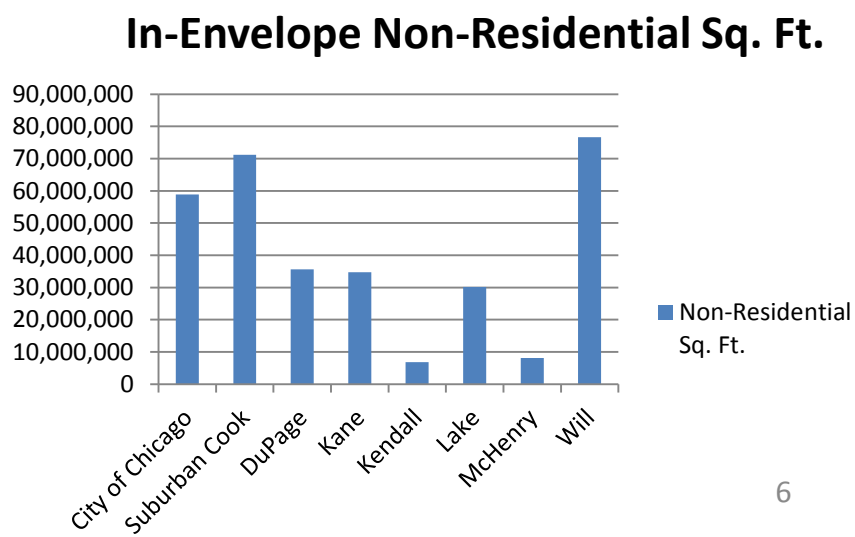
Trends in Recent Regional Development

Development in the CMAP region since 2000

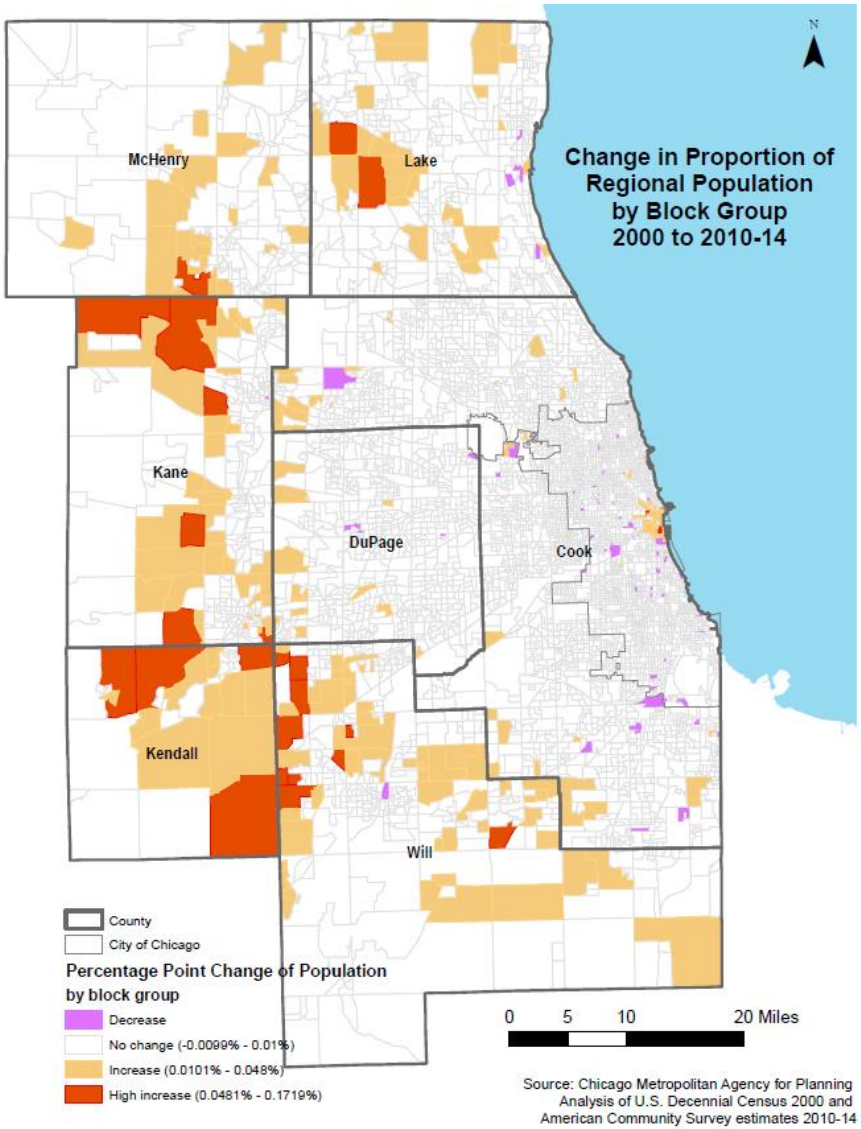


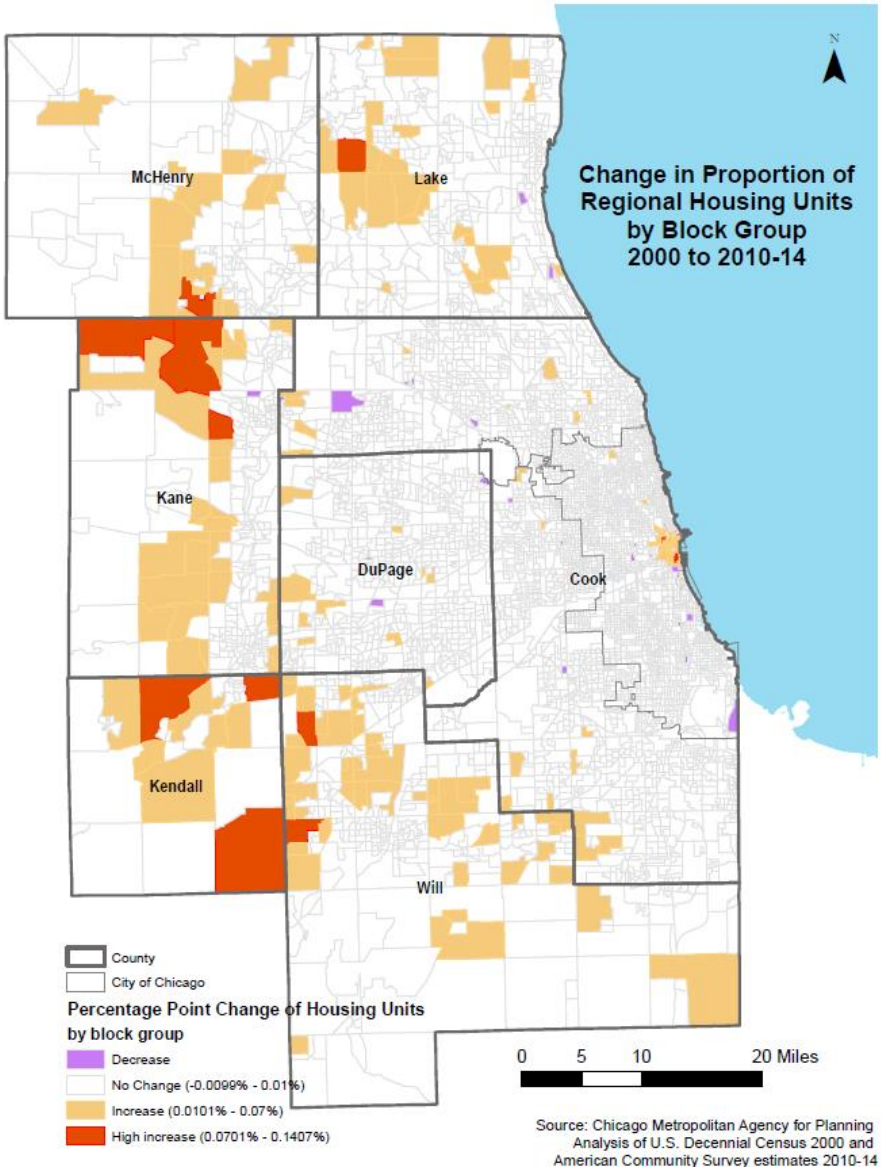
Source: CMAP Northeastern Illinois Development Database, 2015





Trends in Recent Regional Development





Was it Infill?

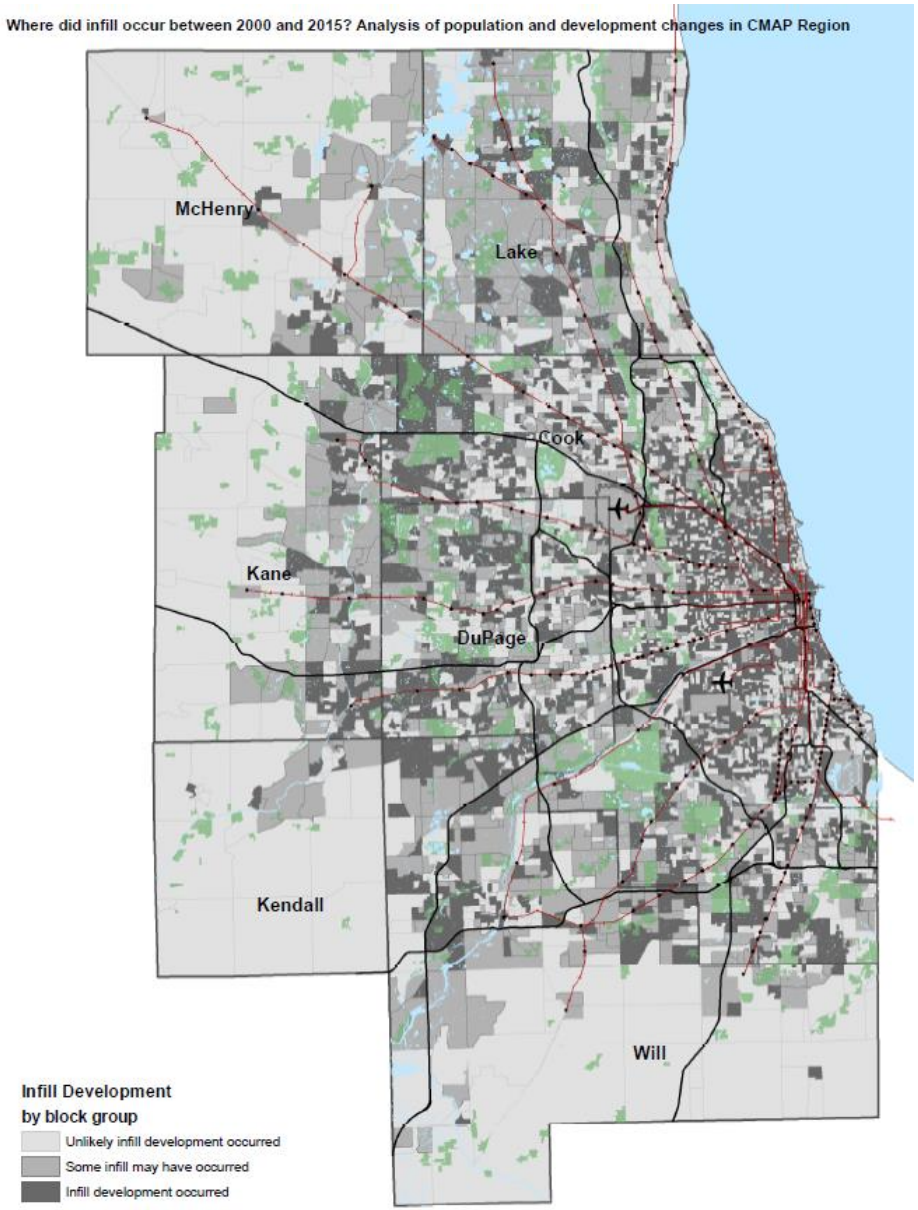
- Where did the development happen?

  Infill is the construction of new buildings, or redevelopment, rehabilitation, or expansion of existing properties, on vacant, abandoned, or underutilized land *in built-up areas with existing infrastructure inside the municipal envelope*.

- What type of land did the development happen on?

  Infill is the construction of new buildings, or redevelopment, rehabilitation, or expansion of existing properties, on *vacant, abandoned, or underutilized land* in built-up areas with existing infrastructure inside the municipal envelope.

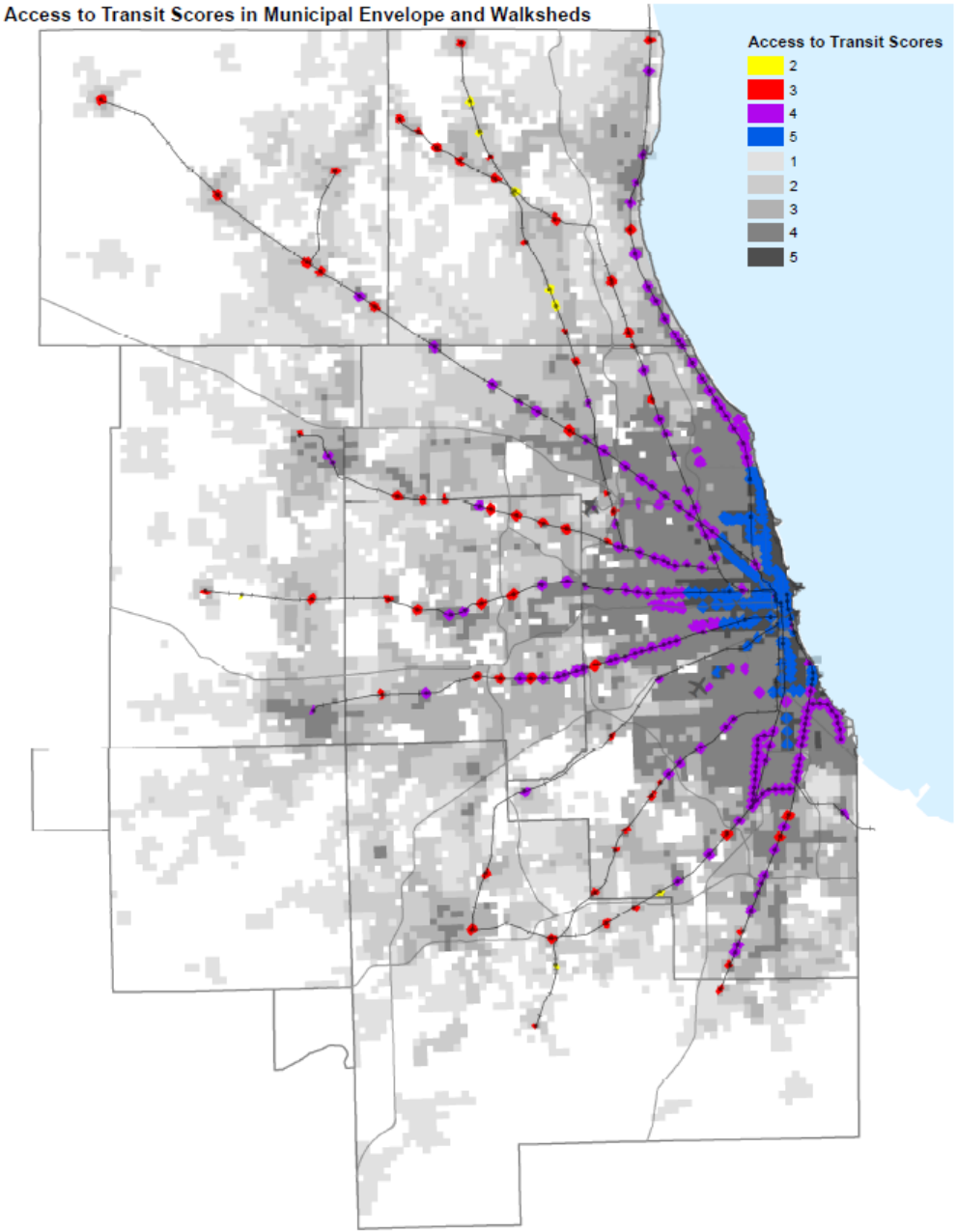
Where Infill Occurred



Indicators:

- Percentage of block group in 2010 municipal envelope
- Road density
- NDD development
- Change in percentage of natural and agricultural lands in block group
- Change in population density of block group
- Change in housing unit density of block group

TOD Areas in the Region



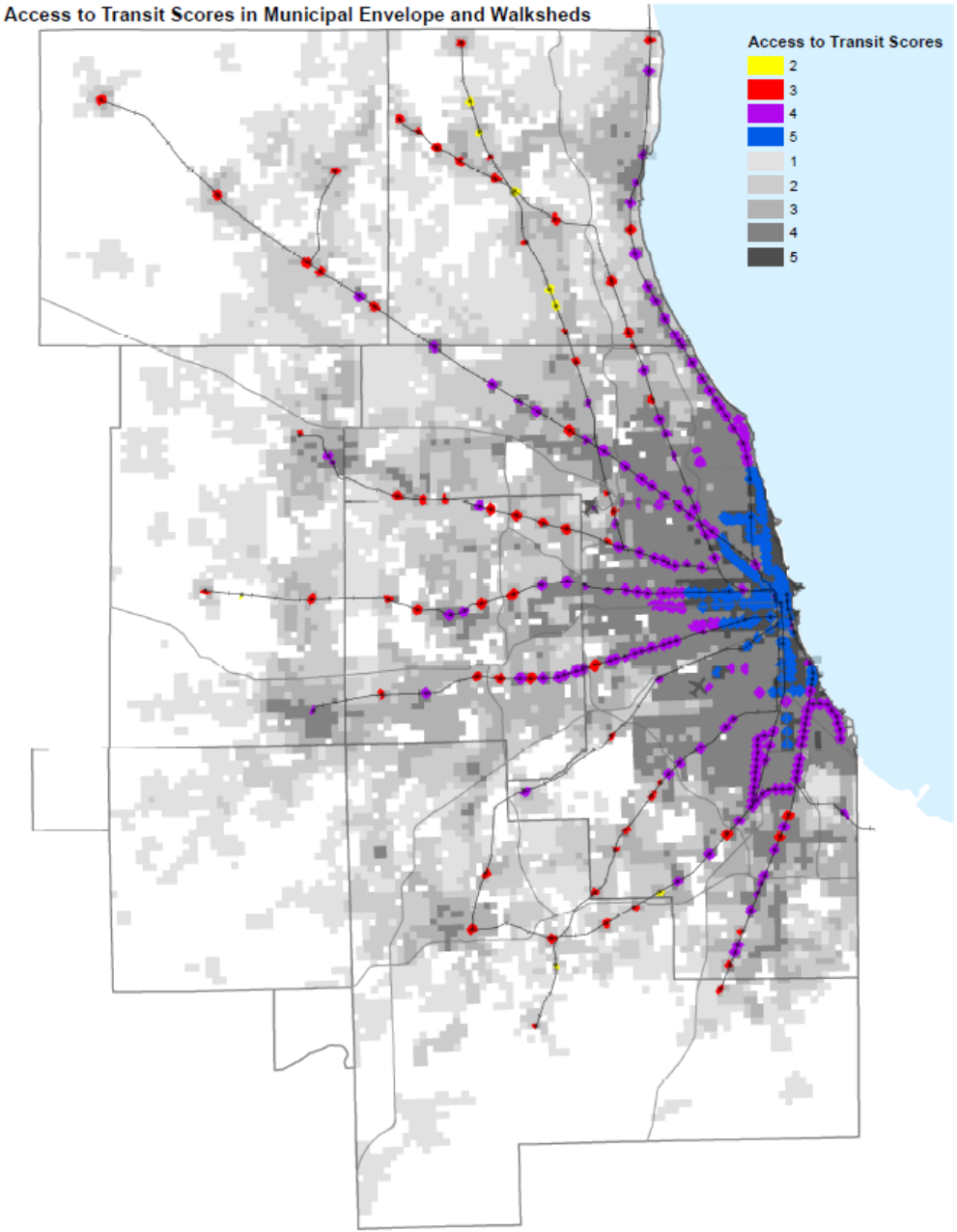
Access to Transit Indicators:

- Frequency of transit service
- Connectivity to activities
- Proximity to transit
- Walkability

Access to Transit Scores:

- 3% of the municipal envelope has excellent (5) access to transit. Another 17% has very good (4) access
- 81% of walksheds have good or excellent access to transit

TOD Areas in the Region



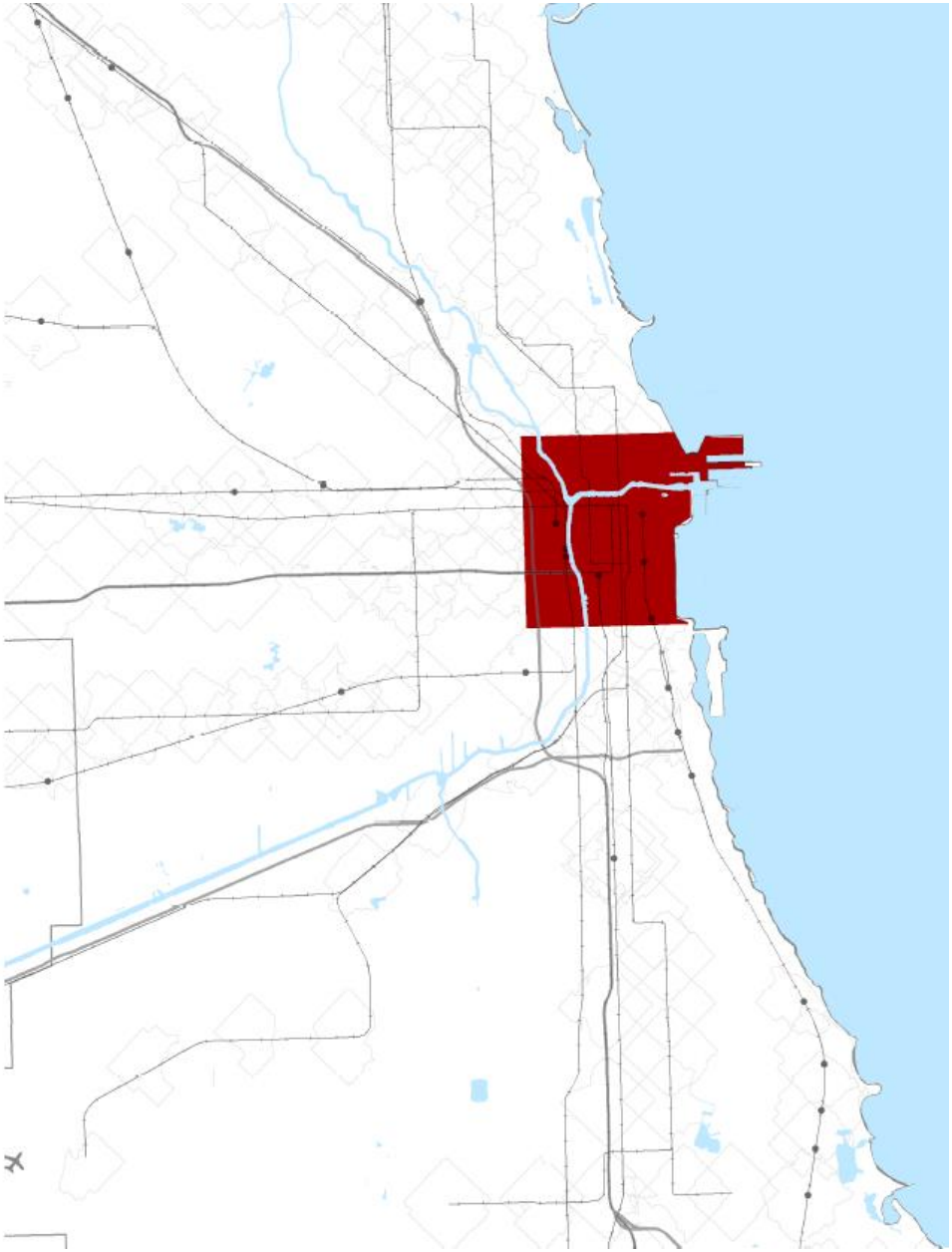
Regional Figures:

- 52% of the region's jobs* are located in areas with excellent (5) and very good (4) access to transit.

- In 2010-14, over 50% of the region's population, households, and housing units* were found in in areas with excellent (5) and very good (4) access to transit.

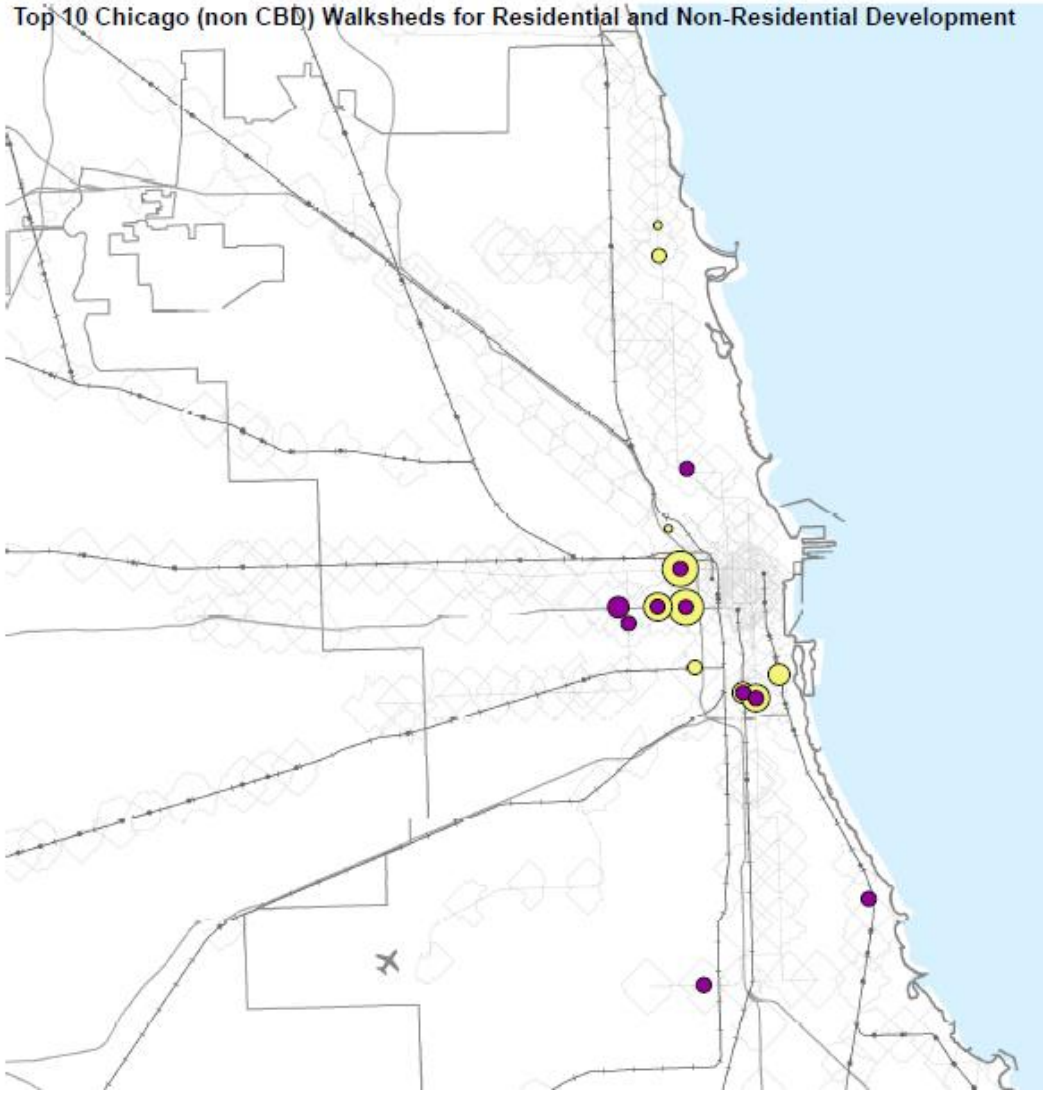
*In the municipal envelope

TOD in Chicago's CBD



- 34,063 residential units developed since 2000
- 26,645,493 non-residential square feet developed since 2000
- Home to 14% of the region's jobs
- Gained approximately 60,000 people and 44,000 housing units snice 2000 (nearly 400% increase for both)

TOD in Chicago



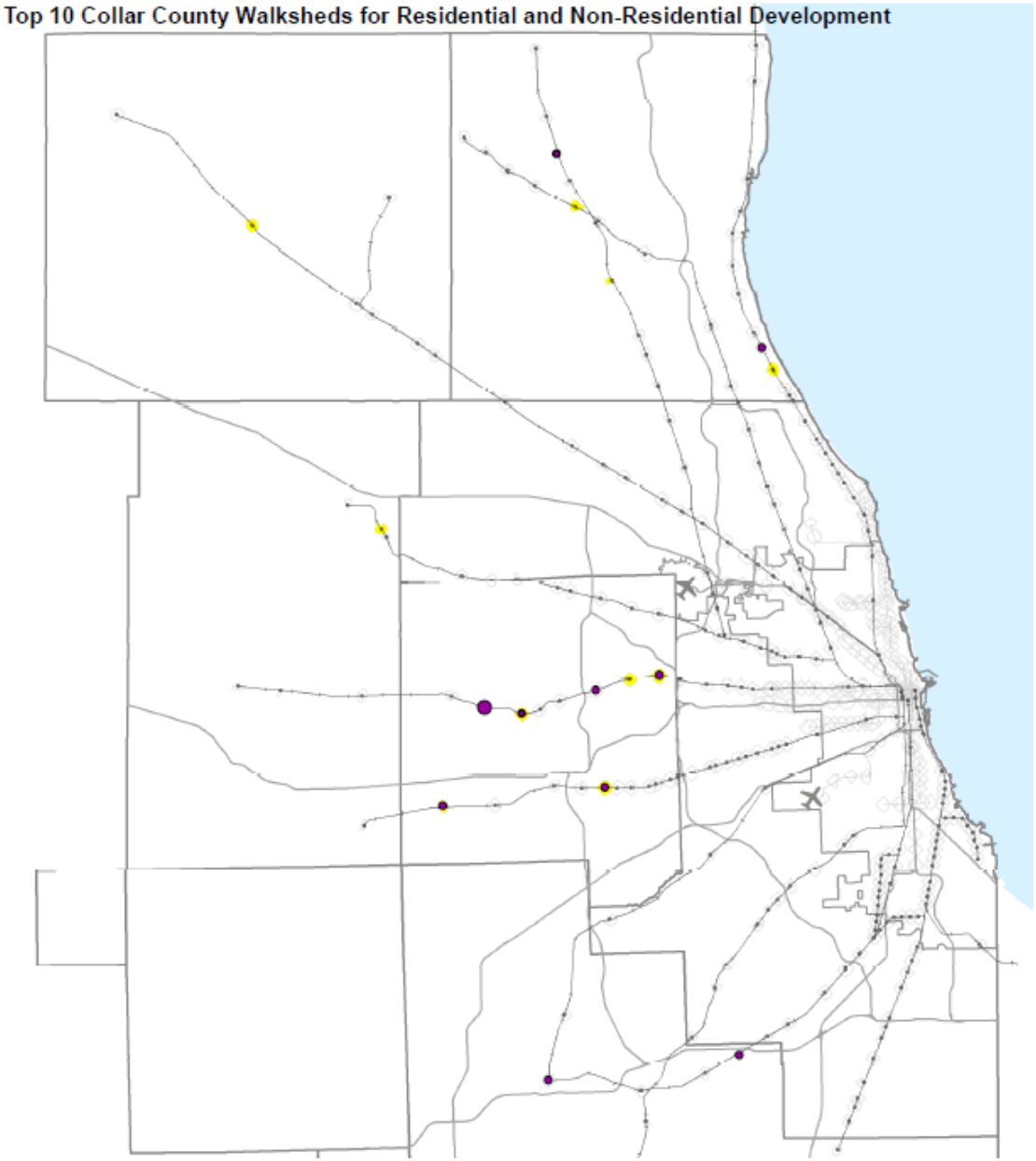
Top 10 Non CBD Walksheds for Residential Development

Station Name	UNITS
UIC-Halsted	4,172
Morgan	3,629
Cermak-McCormick Place	2,323
Racine	1,955
Cermak-Chinatown	1,380
18th Street	1,349
Wilson	1,148
Halsted Street	1,067
Chicago/Milwaukee	925
Argyle	835

Top 10 Non CBD Walksheds for Non-Residential Development

Station Name	NONRES_SQFT
IL Medical District	1,849,065
Racine	1,303,065
Morgan	1,230,267
Polk	1,055,065
UIC-Halsted	991,250
North/Clybourn	919,942
Cermak-Chinatown	804,230
Cermak-McCormick Place	721,962
Halsted/63rd	575,900
53rd Street (Hyde Park) (Metra)	512,549

TOD in the Collar Counties



Top 10 Walksheds for Residential Development

Station Name	RES_UNITS
Route 59	765
Mundelein	560
Grayslake	546
Elmhurst	449
Main Street (Downers Grove)	433
Wheaton	351
Woodstock	265
Villa Park	225
Highland Park	215
Elgin	176

Top 10 Walksheds for Non-Residential Development

Station Name	NONRES_SQFT
Winfield	620,146
Wheaton	248,582
Elmhurst	248,000
Hickory Creek	200,238
Round Lake Beach	174,500
Route 59	116,024
Joliet	110,819
Lombard	106,900
Main Street (Downers Grove)	92,306
Highwood	85,000

Questions? Comments?

Thank you!

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