

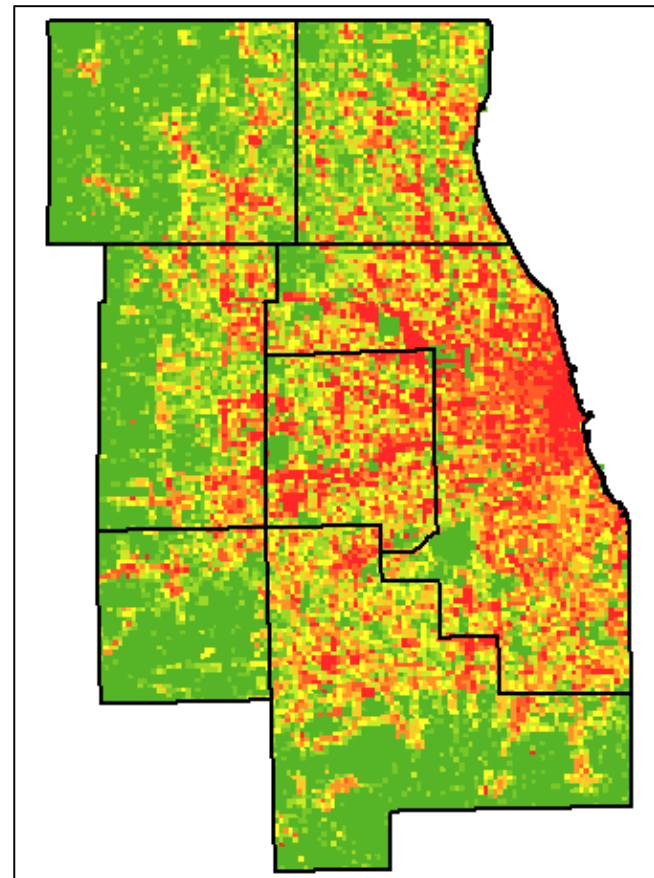
Forecast Local Area Allocation Process: Urban Classifications

Land Use Committee
October 19, 2016

What is the Local Area Allocation

The local area allocation process applies the region's 2050 socioeconomic forecast to the local level based on market conditions, economic analysis, and plan recommendations

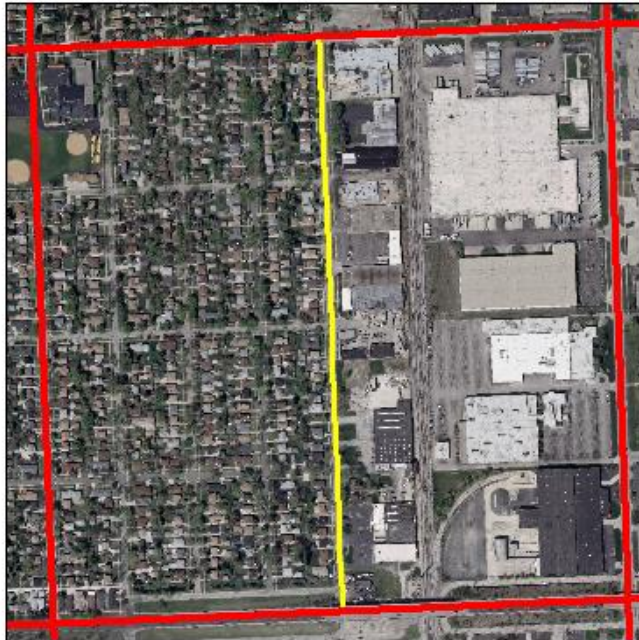
2040 Employment by Subzone



Major LAA concepts

Local Allocation Zones (LAZ)

- CMAP subzones (quarter-sections) split by municipal boundaries.
- Goal: more refined forecast summaries at the muni level.



Allocation Factors

- Market:
 - Existing vacancy rates
 - Known developments (NDD)
 - Accessibility (road & transit)
 - Land value
 - Vacant land
 - Share of recent growth
- Plan:
 - Infill/Reinvestment
 - Disinvestment
 - Priority Conservation Areas
- Details in November Workshop

Urban Classification

Urban Classification is the primary guide for growth in any zone, both for new development and redevelopment.

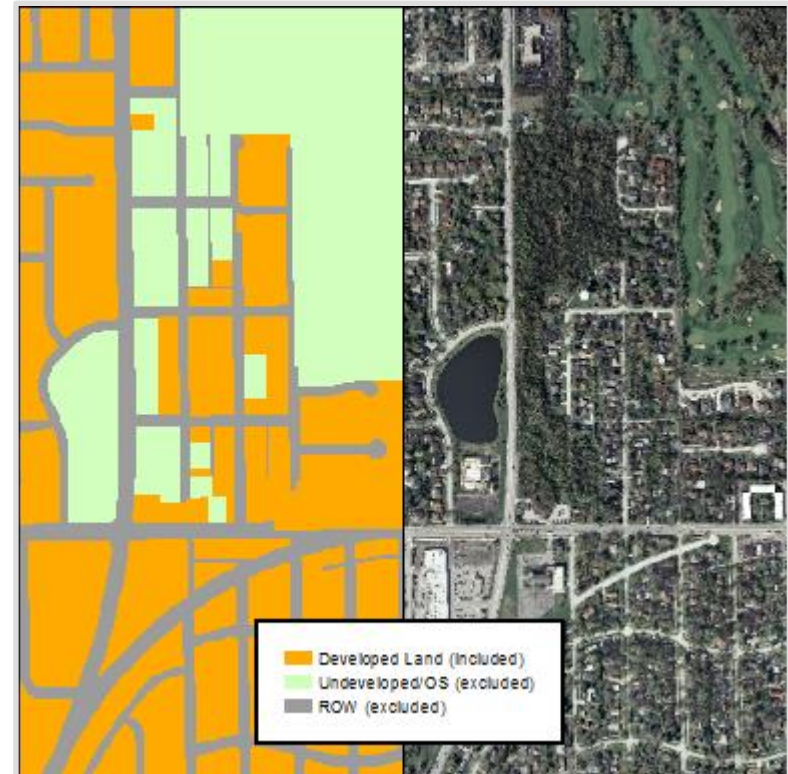
- Based on existing densities and patterns.
- Potential to increase densities where appropriate (e.g. TOD).



Calculating Density

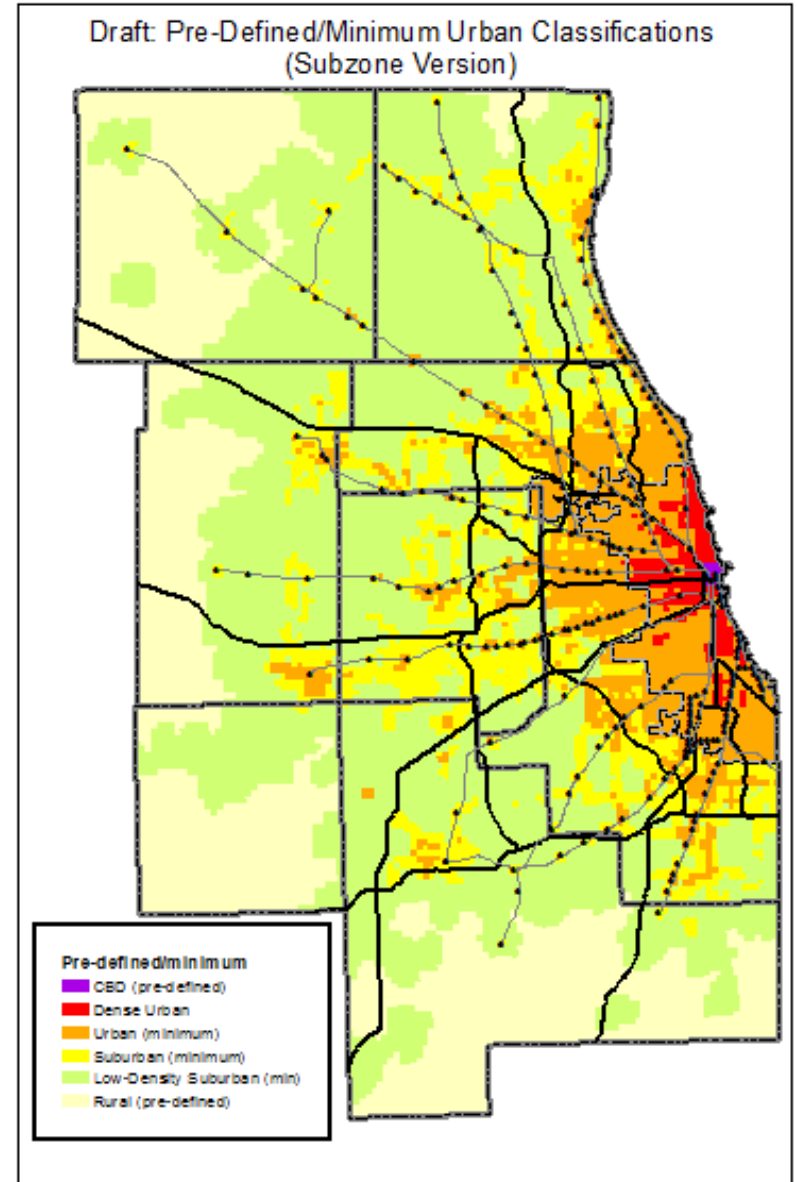
(POP + EMP) / Developed Acres

- Population
 - Census Population Living in Households
- Employment
 - Generated at CMAP from IDES Employment & Wage data (ES-202)
- Developed Land
 - 2010 Land Use Inventory categories: Residential, Commercial, Institutional, Industrial, some Transp./Comm./Utilities



Other Factors

- CBD (pre-defined)
- CMAP Access to Transit Index
 - 5 = Dense Urban
 - 4 = Urban
 - 3 = Suburban
- City of Chicago
 - Minimum Urban
- Inner-Ring Suburbs
 - Minimum Suburban
- Census 2010 Urbanized Area (expanded)
 - Outside = Rural



Classifications v.1: List

Central Business District	Downtown Chicago
Dense Urban (& w/Business)	P+E > 40,000 per developed square mile or Transit Access score = 5 “With Business” if Pop:Emp < 5:1
Urban (& w/Business)	P+E > 20,000 per developed square mile or Transit Access score = 4 “With Business” if Pop:Emp < 3:1
Suburban (& w/Business)	P+E > 5,000 per developed square mile or Transit Access score = 3 “With Business” if Pop:Emp < 3:1
Low-Density Suburban (& w/Business)	Lower density than Suburban, outside of Rural area. “With Business” if Pop:Emp < 3:1
Rural	Extended version of Census Urbanized Area (2010)

Population:Employment Ratio Examples

- **A** Downtown Glen Ellyn (1:4)
- **B** Phoenix & South Holland (1:1)
- **C** Hoffman Estates (3:1)
- **D** Chicago/ West Ridge (5:1)



A



B



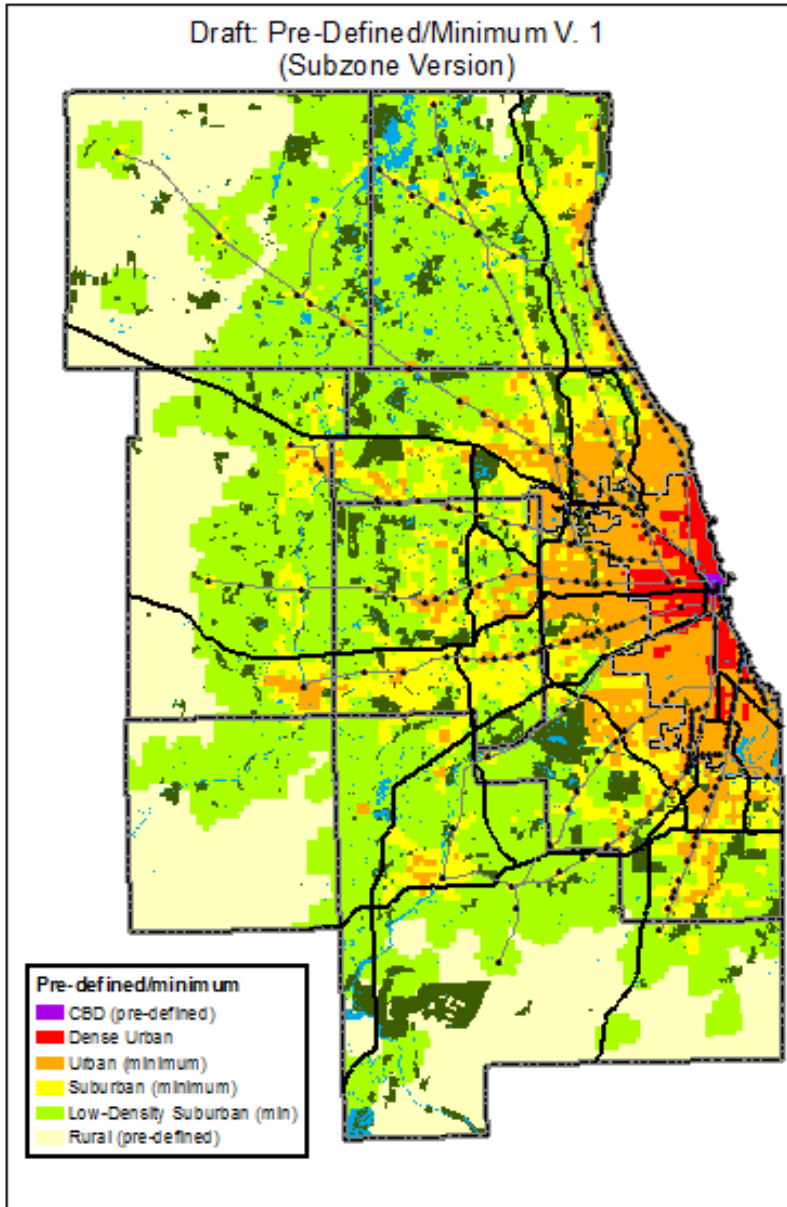
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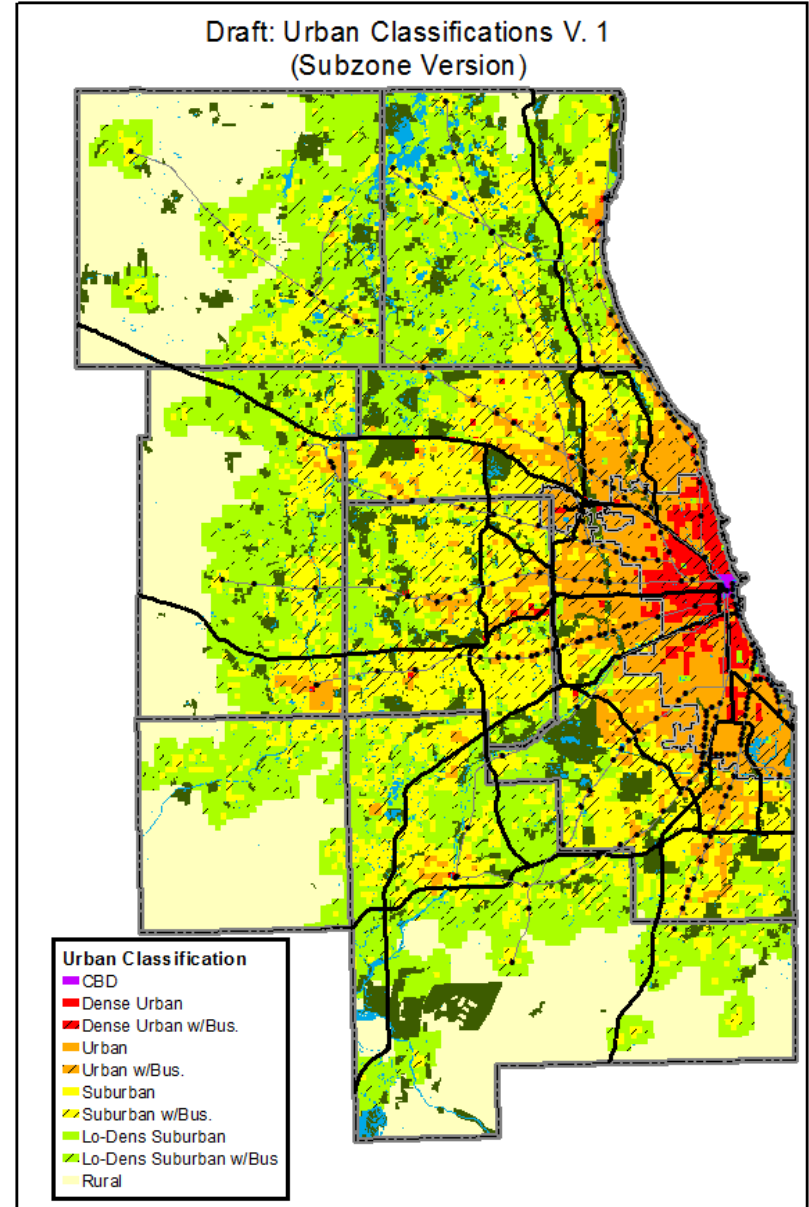
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Classifications v.1: Map

Pre-Defined & Minimum



After Density Calculations



Planned Adjustments & Questions

Planned Adjustments:

- Run classifications at LAZ level (currently only subzone-level).
- Better representation of “With Business” categories using land use data.
- Accounting for new/planned development in lower-density zones.
- Use IDOT/FHWA Adjusted Urbanized Area to define Rural.

Questions:

- Do the thresholds reflect reasonable cutoffs for different classes?
- Are there additional factors that should be considered?

- Nov. 18 (tentative)
- Interested committee members, county planning staff, etc.
- Offer feedback on the trends, factors, and strategies driving the tool.

Questions?

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Learn more at cmap.illinois.gov/onto2050