



Metropolitan Policy Program
at BROOKINGS

Walkable Urban Places

Data Analysis Update
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Preliminary Findings

- Criteria for Regionally Significant vs. Local-serving Places
- “Levels” of walkability (IMI)
 - Walkable Urban vs. Drivable Suburban
- Test relationship between Walkability and Economic Performance
- Describe Social Equity of Walkable Urban Places

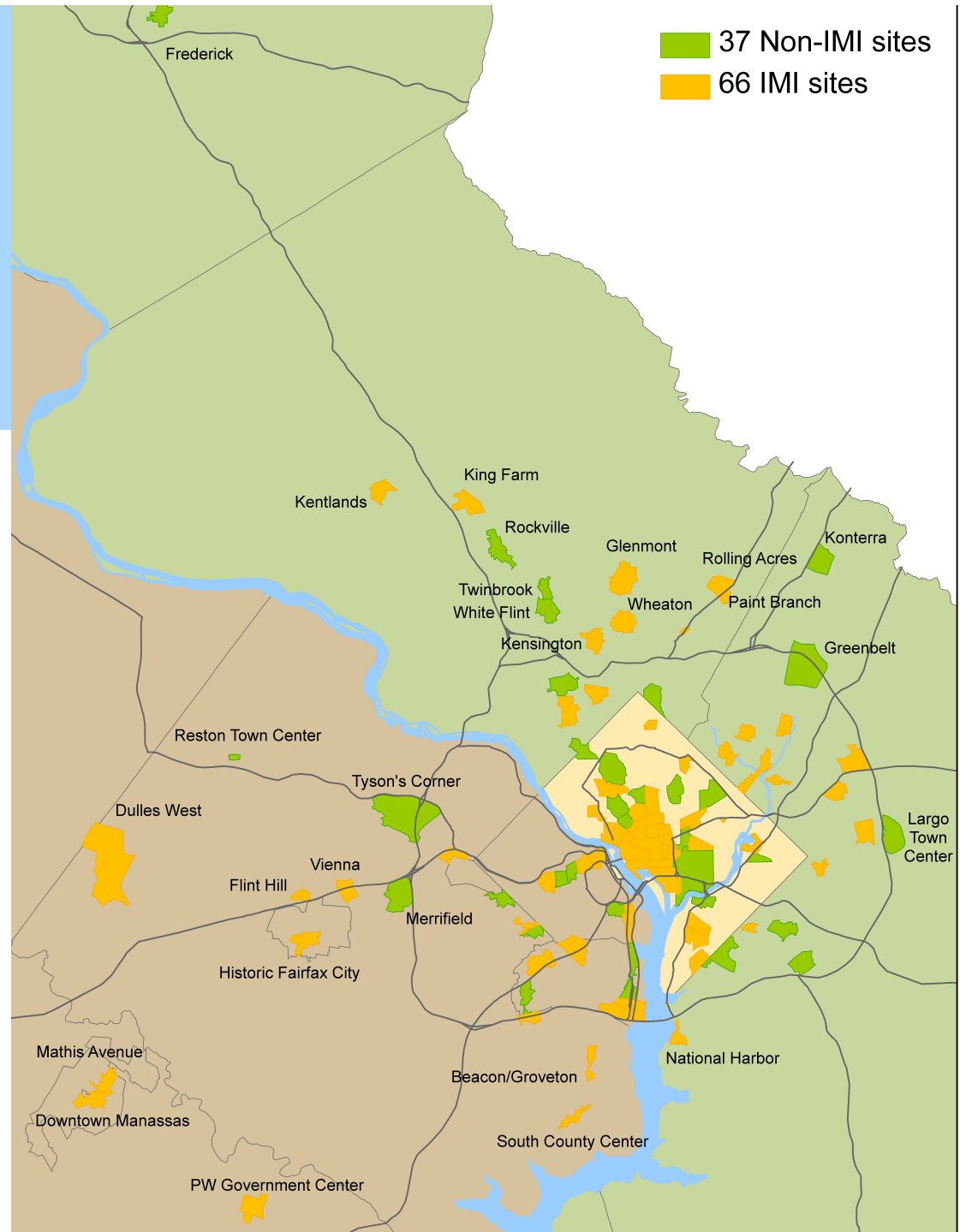
U.S. Metropolitan Land Use Options

	Regionally Significant	Locally Serving
Walkable Urban	Place (there-there) 1-2% of Metro	Neighborhood 3-7% of Metro Center City, Inner suburban, and New Urbanism neighborhoods
Drivable Suburban	Edge City 5-7% of Metro	Bedroom Community 80-85% of Metro Inner and Outer Suburbs

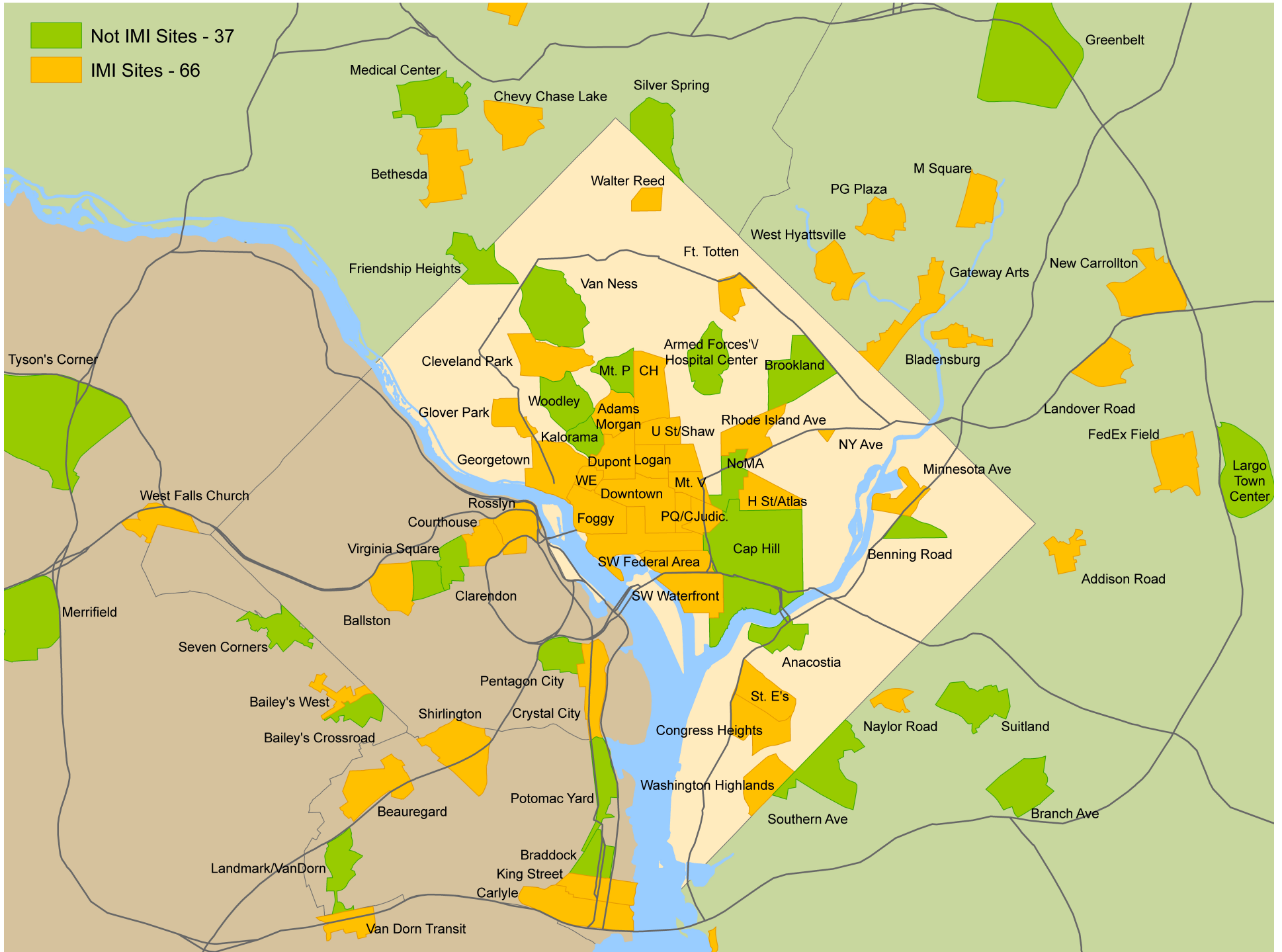
Research Design Overview

- Stratified random sample (from N=203 population) based on Walkscore
 - Oversampled (100%) from highest walkability level; representative sample from other levels
 - Total N = 66
- Purposive sample based on:
 - Footloose & Fancyfree results
 - Economics Development panel
 - Developer funders
- Total sample = 103

Data are collected for these 103 sites



Not IMI Sites - 37
IMI Sites - 66



Costar	
Brookings Transit	
Census	
CNT	
Zillow	
Placemeter	
ESRI-De	
ESRI-Bu	
REIS	
IMI	
TAX ASSESSOR	DON'T HAVE YET
WMATA	
WALK SCORE	

Data Sources

Regional Significance OTHER

INDEPENDENT VARIABLES (WUP OPERATIONAL DEFINITION)		DEPENDENT VARIABLES (ECONOMIC PERFORMANCE)				DEPENDENT VARIABLES (SOCIAL EQUITY)								SOCIAL EQUITY OTHER		
Real estate descriptions - Current; Totals and subdivided by Office, Office A-F, Retail, Flex, and Industrial	Walkability	Other Descriptors of WUPS	Fiscal Impact	Accessibility - Transportation	Accessibility - Jobs	Accessibility - Food	Diversity	Diversity - Change	Affordability	Affordability - Housing	Affordability - Transportation	Income	Employment/Industries	Education	Businesses/Employees/Sales	General
Acreage	Density	Placemaking entity	vacancy Rate, Current & 06Q1	Bus Stops	Total jobs within 90 min	Grocery stores - Total Count	%Latino	%Change Latino	Housing & Transportation costs as % AMI	Housing costs as % of AMI	Annual Transportation Costs	Per capita income, 2010, 2000	Civilian population 16+ in labor force, 2010, 2000	Population 25+ by Educational Attainment Base, 2010, 2000	Total - Total Count	Total population, 2010, 2000
Total land soft	Proximity to all land uses, no "form" related items	Number of parks	Occupancy Rate, Current & 06Q1	Bus Stops	% MSA jobs		%White	%Change White			Transportation Costs as % of AMI	2000-2010 median household income: annual compound growth rate	Employed civilian population, 2010, 2000		Total - Sales	Household population, 2010, 2000
Existing RBA Existing RBA 2010Q2-2011Q1, 2009Q1-4	Proximity to "neutral," non-residential land uses, no "form" related items	Park acreage	Leased Rate, Current	Average wait time			%Black	%Change Black			Monthly Transportation Costs	2000-2010 per capita income growth rate	Employed civilian population 16+ by industry base, 2010, 2000	Employed Civilian Population 16+ by Occupation Base, 2010, 2000	Total - Employees	Family population, 2010, 2000
Buildings	Includes variables related to form	Park within .25 mile?	Available Vacancy Rate, Current	Trips per household			%Asian	%Change Asian				Aggregate income, 2010, 2000	Unemployed Population 16+, 2010, 2000		Motor Vehicle parts and dealers - Total Count	Group quarters population, 2010, 2000
Buildings 2010Q2-2011Q1, 2009Q1-Q4	All non-residential land uses (form&function)		Percent Available Rate, Current	Journeys to park by Transit			%Change Non-white	%Change Non-white				Households by Income Base (Income distribution), 2010, 2000	Unemployment Rate, 2010, 2000		Motor Vehicle parts and dealers - Sales	Total households, 2010, 2000
Vacant soft, Current & 2006 Q1	All residential land uses		Percent Available Rate, Current	Miles traveled per household			Diversity Index, 2010, 2000				Average Household Income, 2010, 2000	Population 16+ by Employment Status Base, 2000	Unemployment Rate, 2010, 2000		Motor Vehicle parts and dealers - Employees	Average household size, 2010, 2000
Occupied soft, Current & 2006 Q1	Measure of "disconnectivity"		Percent Available Rate, Current								Aggregate Household Income, 2010, 2000	Population 16+ by Employment Status Base, 2000	Unemployment Rate, 2010, 2000		Food and beverage - Total Count	Total family households, 2010, 2000
Leased soft	Parks, playgrounds, etc		Percent Available Rate, Current								Households by Disposable Income Base, 2010, 2000	Population 16+ by Employment: in Labor Force-Civ Employed, 2000	Unemployment Rate, 2010, 2000		Food and beverage - Sales	Average family size 2010, 2000
Vacant Available soft	Pedestrian Amenities		Percent Available Rate, Current								Average Disposable Income, 2010, 2000	Population 16+ by Employment: in Labor Force-Civ Unemployed, 2000	Unemployment Rate, 2010, 2000		Food and beverage - Employees	
Total Available soft	Pedestrian Amenities, including alleys		Percent Available Rate, Current								Average household size owner occupied, 2010, 2000	Population 16+ by Employment: in Labor Force, 2000	Unemployment Rate, 2010, 2000		Personal health care - Total Count	
Direct Available soft	Measures of physical incentives; safety from crime		Percent Available Rate, Current								Average household size renter occupied, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000	Unemployment Rate, 2010, 2000		Personal health care - Sales	
Sublet Available soft	Safety from traffic		Percent Available Rate, Current								Population in Owner Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000	Unemployment Rate, 2010, 2000		Personal health care - Employees	
Net Absorption 2010Q2-2011Q1, 2009Q1-Q4	Diversity		Percent Available Rate, Current								Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000	Unemployment Rate, 2010, 2000		Gasoline - Total Count	
Net Absorption (Total) Last 4 quarters, 2006	Disorder		Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000		Gasoline - Sales	
Construction Starts 2006-2011 Deliveries 2006-2011	Aesthetics total		Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000		Gasoline - Employees	
Future Deliveries	Physical Activity Facilities		Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000		Clothing/Sporting goods/etcTotal Count	
F&B	WALK SCORE		Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000		Clothing/Sporting goods/etcSales	
Units SFR, Condo, Duplex/Triplex, Other & Total; 2010, 2005			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000		Clothing/Sporting goods/etcEmployees	
Soft SFR, Condo, Duplex/Triplex, Other & Total; 2010, 2005			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000		Grocery stores - Total Count	
Avg soft SFR, Condo, Duplex/Triplex, Other & Total; 2010, 2005			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000		Grocery stores - Sales	
Total/Net Region SFR, Condo, Duplex/Triplex, Other & Total; 2010, 2005			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000		Grocery stores - Employees	
Total housing units, 2010, 2000			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000		Hotels - Total Count	
Owner occupied units, 2010, 2000			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000		Hotels - Sales	
Renter occupied units, 2010, 2000			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000		Hotels - Employees	
Vacant housing units, 2010, 2000			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000			
Population growth rate, 2000-2010			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000			
Household growth rate, 2000-2010			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000			
Families growth rate, 2000-2010			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000			
Owner occupied housing units by value base, 2010, 2000			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000			
Average value of owner occupied housing units, 2010, 2000			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000			
Aggregate Value of Owner Occupied Housing Units, 2010, 2000			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000			
Specified Owner Occupied HUs by Mortgage Status Base, 2000			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000			
Specified Owner Occupied HUs with a Mortgage, 2000			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000			
Spec. Owner Occ HUs w/Mortgage: Monthly Owner Costs Base, 2000			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000			
Average Monthly Owner Costs for Spec. OOHUs w/Mortgage, 2000			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000			
Aggregate Monthly Owner Costs for Spec. OOHUs w/ Mortgage, 2000			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000			
Spec. Owner Occ HUs w/No Mortgage: Monthly Owner Costs Base, 2000			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000			
Number of units: rental housing, occupied			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000			
Number of units: rental housing, vacant			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000			
Rental rates: rental housing/sqft			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000			
Square footage: rental housing			Percent Available Rate, Current									Population in Renter Occupied Housing Units, 2010, 2000	Population 16+ by Employment: Not in Labor Force, 2000			

Dependent Variables – Social Equity

Dependent Variables – Economic Performance

Independent Variables – Operational Definition

Universe of Product Types

Owner-User Products

- For-sale residential *
- Office-private/institutions**
- Office-public/schools**
- Retail **
- Industrial (warehouse, flex, heavy, civic)**
- Cultural/sports***
- Religious***
- Higher education**
- Medical**

Income Products

- Rental residential *
- Office *
- Retail *
- Hotel--phase II data
- Industrial (self-storage, warehouse, flex, heavy) *
- Retirement (independent, assistant, nursing)—phase II data

* Available data

** Derivative data (tax assessor data)

***Custom insert data

Datasets/points Nearing Completion

Economic Indicators

- Owner-user (derivative data**), based upon tax assessor data
- Fair share index (FSI)—growing or losing market share over time
- Cap rates

Social Equity Indicators

- WMATA ridership survey of destination Metro stations by purpose of trip – to be analyzed
- Brookings transit accessibility data – to be analyzed

Irvine Minnesota Inventory

- 162-item audit-tool
- Reliable measure
- Collects an inventory of objective built environment characteristics related to physical activity
- Has been used widely to test relationship between built environment and walkability
- Captures “micro” scale features
 - E.g. Sidewalks, street trees, bars on windows, etc.

IMI - Dimensions

Dimensions	Example Items
Density	Percent of Block with Buildings, Building Height
Proximity (ALL)	Includes all non-residential land uses; no “form” related items
-- Proximity	Includes neutral, non-residential land uses; no “form” related items
-- Form	Includes variables related to form (e.g., Drive-thrus, Strip Malls)
--Total Non Residential	Includes all non-residential land uses (form & function)
-- Total Residential	Includes all residential uses
-- Non-residential/Residential	Index of non-residential to residential uses
Connectivity	Measure of disconnectivty; Potential Barriers (e.g., six-lane roads)
Parks	Parks, Playgrounds, Plazas, Playing Fields
Pedestrian Infrastructure/Amenities	Slope, Curbcuts, Sidewalks, Street Furniture, Bike Racks
Personal Safety	Graffiti, Litter, Windows with Bars
Traffic Measures	Traffic Signal, Stop Sign, Speed Limit, Traffic Calming
Aesthetics (Pleasurability & Maintenance)	Attractiveness, Open Views, Front Porch, Outdoor Dining
Physical Activity Facilities	Gym/Fitness Facilities, Other Recreational Uses

IMI Total Score Calculation

- Density + Proximity – Form – Connectivity + Parks + Pedestrian Infrastructure/Amenities + Personal Safety + Traffic Measures + Aesthetics (Pleasurability & Maintenance) + Physical Activity Facilities

Current Economic Performance Metrics

- Average Office Rents/Sq. Ft.
- Average Retail Rents/Sq. Ft.
- Retail Sales
- Average Rental Residential Rates
- Average For-Sale Residential Home Value/Sq. Ft.
- Residential Property Tax
- *Fair Share Index*
- *Cap rates*

Current Social Equity Metrics

- Affordability
 - Transportation costs as %AMI
 - Housing costs as %AMI
 - Housing + Transportation costs as %AMI
- Accessibility*
 - Access to a metro/bus
- Diversity
 - Diversity Index
 - Percent change race/ethnicity (2000 vs. 2010)
 - Education
- Income/Wealth
 - Average household income
 - Per capita income
 - Unemployment rate

*Still to be analyzed

Regionally Significant vs. Local Serving

	Regionally Significant – Tier One (“Super” Regional)	Regionally Significant – Tier Two (Regional)	Local Serving
Office (Based on statistically significant difference in Average Office Rents)	> 6 mil Sq. Ft. RBA	> 1.4 mil Sq. Ft. RBA	< 1.4 mil Sq. Ft. RBA
Retail (Based on statistically significant difference in Retail Sales)	> 2.3 mil Sq. Ft. RBA	> 340k Sq. Ft. RBA	< 340k Sq. Ft. RBA

Regionally Significant Office

	Local	Regional	Significance
RBA Office (sq ft)	341,266	6,740,059	p=.001
Market share Office	0.07%	1.44%	p=.001
Net Absorption Rate	-0.70%	1.97%	p=0.01
Acreage	338	515	p=.063
% Office	8.85%	24.50%	p<.001
Avg Rent Office	\$28.85	\$37.03	p<.001
Employees	2,951	20,218	p=.001
Percent Residential	42.30%	17.30%	p<.001

OFFICE

First Tier (Super-Regional)

- Greater than 6 million SF

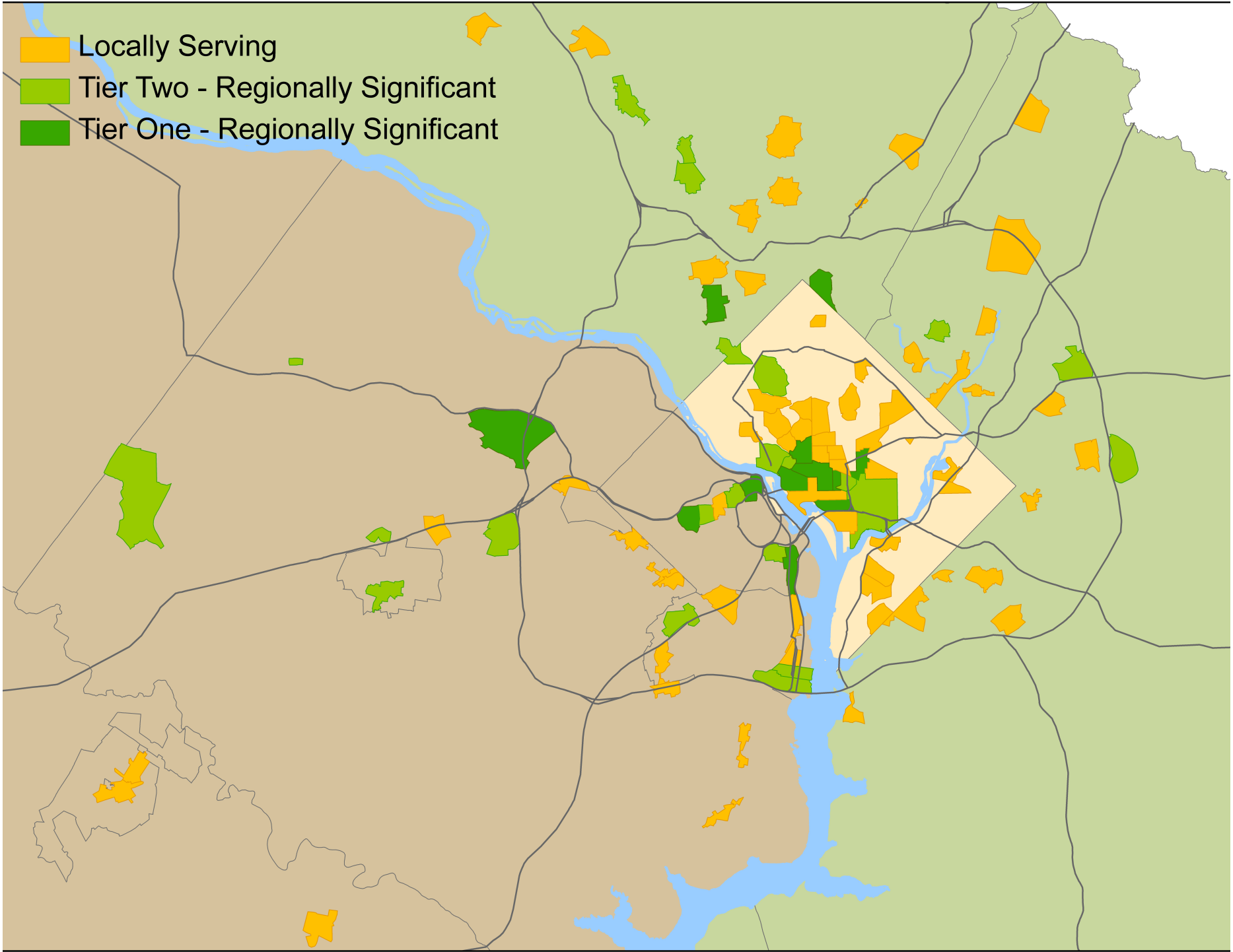
Ballston
Bethesda
Crystal City
Downtown
Dupont Circle
Foggy Bottom
NoMA
Penn Quarter/Chinatown
Rosslyn
Silver Spring
SW Federal Center
Tyson's Corner

Second Tier Regional Significance

- Between 1.4 and 6 million SF

Beauregard	King Street
Capitol Hill	Largo Town Center
Capitol Riverfront	Merrifield
Carlyle	New Carrollton
Courthouse	Pentagon City
Dulles West	Prince George's Plaza
Flint Hill Suburban Center	Reston Town Center
Frederick	Rockville
Friendship Heights	Twinbrook
Georgetown	Van Ness
Historic Fairfax City	Virginia Square
Judiciary Square	West End
	White Flint

- Locally Serving
- Tier Two - Regionally Significant
- Tier One - Regionally Significant



Regionally Significant Retail

	Local	Regional	Significance
RBA Retail (sq ft)	109,397	1,383,999	p<.001
Market share Retail	0.04%	5.35%	p<.001
Acreage	320	492	p=.026
% Retail	3.00%	12.50%	p<.001
Avg Rent Retail	\$33.74	\$31.17	p=0.388
Sales (\$000)	\$539,374	\$2,185,685	p=.003
Percent Residential	39%	25.90%	p=.021

RETAIL

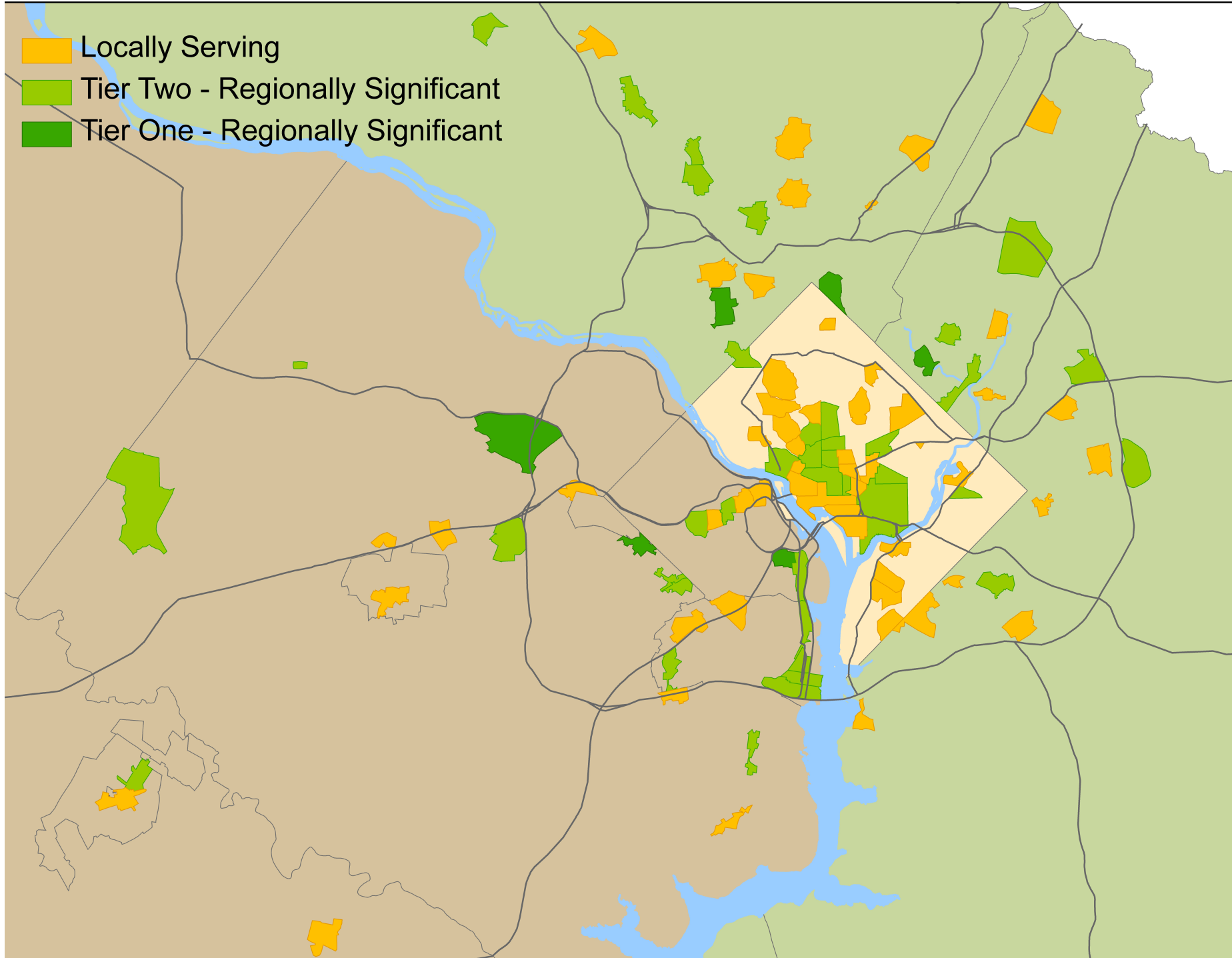
First Tier Regional Significance
– Greater than 2.3 million SF

Second Tier Regional Significance –
Between 340,000 and 2.3 million SF

Bethesda
Silver Spring
Tyson's Corner
Pentagon City
Seven Corners CBC
Wheaton

Adams Morgan
Bailey's Crossroad
Bailey's West
Ballston
Beacon/Groveton CBC
Benning Road
Braddock
Branch Avenue
Brookland
Capitol Hill
Capitol Riverfront
Carlyle
Clarendon
Columbia Heights
Crystal City
Downtown
Dulles West
Dupont Circle
Frederick
Friendship Heights
Gateway Arts District
Georgetown
Greenbelt
H Street/Atlas District
Kensington
Kentlands
King Street
Landmark/VanDorn
Largo Town Center
Logan Circle
Mathis Avenue
Merrifield
New Carrollton
Penn Quarter/Chinatown
Potomac Yard
Prince George's Plaza
Reston Town Center
Rhode Island Ave Metro
Rockville
Suitland
Twinbrook
U Street
White Flint

- Locally Serving
- Tier Two - Regionally Significant
- Tier One - Regionally Significant



“Other” Regionally Significant Places

Other Land Use Type

Armed Forces Retirement
Home – Hospital Campus
FedEx Field
Medical Center
PW Government Center
M Square Research Park
Walter Reed

Emerging

Mount Vernon
National Harbor
Shirlington?
Woodley Park?

Planned

Konterra
Saint Elizabeth's

Locally Serving Places

Addison Road

Anacostia

Bladensburg Town Center

Burnt Mills Commercial

Center

Chevy Chase Lake

Cleveland Park

Congress Heights

Downtown Manassas

Fort Totten

Glenmont

Glover Park

Kalorama

King Farm

Landover Road Metro Area

Minnesota Avenue

Mount Pleasant

Naylor Road

New York Avenue

Paint Branch

Rolling Acres

Shaw

South County Center CBC

Southern Avenue

Van Dorn Transit Area

Vienna Transit Station Area

Washington Highlands

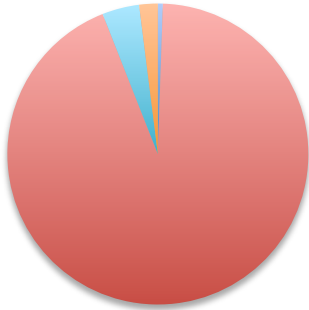
West Falls Church Transit Area

West Hyattsville

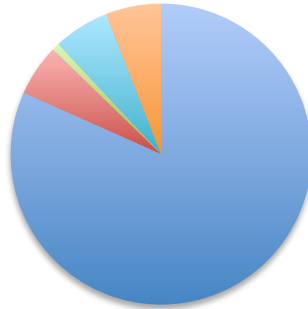
Retail	<h1>Product Mixes</h1>			
Office				
Industrial				
Flex				
Res-Sale				
Res-Rent				
	Office	Retail	Residential	Mixed Use

Regionally Significant

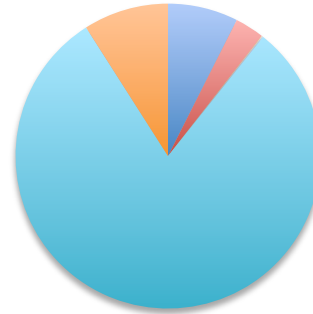
Downtown



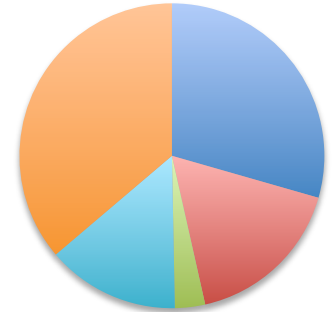
Seven Corners CBC



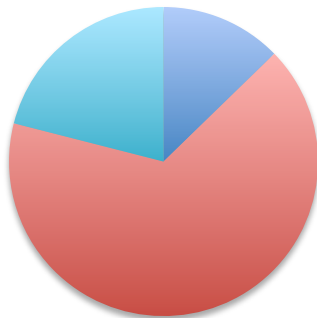
Columbia Heights



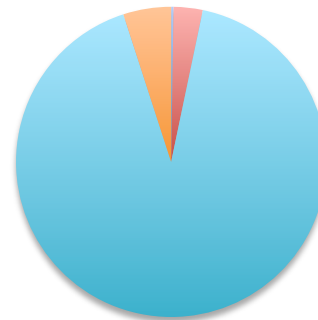
Pentagon City



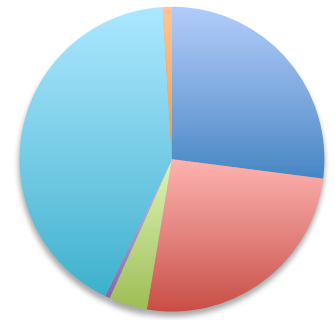
Burnt Mills Commercial Center



Kalorama



Frederick



Local Serving

Regionally Significance & Land Use Diversity Index (LUDI)

	LUDI = 0 (>80% of one use)	LUDI = 1 (<80%, >50% one use)	LUDI = 2 (<50% of one use; no majority use)
Local Serving	25 places	18 places	5 places
Regionally Significant	7 places	28 places	20 places

*Regionally significant places that focus on one use tend to be more economically successful

Walkability and Regional Significance

IMI Levels	0	1	2	3	4
IMI Total Mean = -3.39	Lowest thru -43.39	-43.4 thru -23.39	-23.4 thru -3.39	-3.4 thru 23.39	23.4 thru Highest
Regionally Significant	0 (0%)	4(13.8%)	7(24.1%)	14(48.3%)	4(13.8%)
Locally Serving	3(9.4%)	2(6.3%)	17(53.1%)	9(28.1%)	1(3.1%)

Regionally Significant Walkable Urban Places*

IMI Level 4	IMI Level 3	IMI Level 2	IMI Level 1
Downtown Georgetown Judiciary Square Penn Quarter/ Chinatown	Columbia Heights Adams Morgan Kentlands Rhode Island Avenue Metro Historic Fairfax City Dupont Circle Carlyle West End Bethesda King Street Crystal City Rockville NoMA SW Federal Center	H Street/Atlas District Benning Road Kensington Wheaton White Flint Bailey's West Dulles West	Gateway Arts District New Carrollton Beacon/Groveton CBC Mathis Avenue

*From sample of 66; not the entire “universe” of walkable urban places

IMI & Economic Performance*

	+1 pt	+10pts	Moving to Next Level of IMI (+20pts)
Average Office Rents***	\$.444	\$4.44	\$8.88
Average Retail Rents**	\$.346	\$3.46	\$6.92
Retail Sales**	\$58,387.12 (+4%)	\$583,871.20 (+40%)	\$1,167,742.40 (+80%)
Residential Rents***	\$15.88	\$150.88	\$301.76
Residential Property Tax	----	----	----
Value/Sq.Ft. For-sale Residential***	\$4.77	\$40.77	\$81.54

*Controlling for Average Household Income; **p<.01; ***p<.001

IMI Dimensions & Economic Performance*

	Form	Dens	Prox	Conn	Parks	Peds	Safe	Traff	Aest
Average Office Rents	(-)	(+)	(+)	(-)	(+)	(+)		(+)	(+)
Average Retail Rents	(-)	(+)	(+)	(-)		(+)			(+)
Retail Sales		(+)	(+)			(+)			(+)
Residential Rents		(+)	(+)		(~+)	(+)	(+)	(+)	(+)
Residential Property Tax									
Value/ Sq.Ft. For-sale Residential	(-)	(+)	(+)	(-)	(+)	(+)		(+)	(+)

(+) = positively significant; (~+) = trending positively; (-) = negatively significant;

*Controlling for Average Household Income; **p<.01; ***p<.001

IMI & Social Equity - Affordability

IMI Levels	0	1	2	3	4
%AMI Transportation Costs*(-)	14.7%	15.9%	15.7%	12.7%	12.3%
%AMI Housing Costs***(+)	16.9%	19.0%	24.7%	30.1%	31.7%
%AMI Housing +Transportation Costs	31.6%	35.4%	40.6%	44.0%	40.8%

*p<.05; ***p<.001; IMI 0+1 vs. 2+3+4

IMI & Social Equity - Diversity

IMI Levels	0	1	2	3	4
Diversity Index	23.0%	74.6%	51.8%	48.4%	47.1%
%Change White***(+)	-.30.9%	-.33.1%	38.7%	121.9%	148.9%
%Change Black	18.8%	-15.4%	.02%	-35.0%	-19.5%

***p<.001; IMI 0+1 vs. 2+3+4

IMI & Social Equity – Income/Wealth

IMI Levels	0	1	2	3	4
Per Capita Income*** (+)	\$21,687	\$25,173	\$34,097	\$49,075	\$56,247
Average Household Income***(+)	\$53,068	\$69,252	\$88,395	\$93,145	\$103,145
Average Disposable Income**(+)	\$41,773	\$55,799	\$69,364	\$74,234	\$77,523
Unemployment Rate~	23.2%	9.1%	10.5%	8.4%	11.2%

p<.01; *p<.001; IMI 0+1 vs. 2+3+4

Next Steps – Phase One

- Walkable Urban Definition
 - Add Transit, Density, and Size components
 - Refine five “types” of walkable urban places
 - Place IMI scores on a “curve”
- Metrics
 - Establish top five metrics for Economics & Social Equity
 - Decide whether metrics can translate into an “index,” score, or levels of economic prosperity and social equity

Next Steps – Hypothesis Testing

- Does “agglomeration” of walkable urban places impact economic performance?
- Does social equity vary based on Regional Significance? A place’s product mix? Place Type?
- What factors could account for the difference between walkable urban places that are more socially equitable vs. those that are less socially equitable?
- What is the relationship between economic performance and social equity?
- Do places low on social equity tend to have a specific IMI profile/score?

Questions for Panel

- Definition of Place
- Definition of emerging and planned places
- Walkability Cut points - WU & D SU
- Cut points between RS & LS
- Cut points for Land Use Diversity
- Owner-user \$/square foot of improvements
- Social Equity metric “score?”