

Buildout Methodology

This section provides a description of the assumptions and methods used to project future population, housing, and employment levels for the City of Ontario. The projections themselves are presented on the Future Buildout Projections table.

Background and Baseline Assumptions

The Future Buildout Projections (link to Future Buildout Secondary Page - 01c_BuildoutSecondaryPage.doc) are estimates of the future buildout of the Policy Plan in terms of dwelling units, population, non-residential building square footage, and jobs. A key assumption in understanding these projections is that they reflect a theoretical buildout of the entire City, rather than what is likely to appear on the ground on an individual parcel. The land use plan (link to the land use plan section - 01.Land Use Plan.doc) serves as the basis for these projections.

Assumed Density/Intensity: Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the Policy Plan because the development of individual parcels or groups of parcels must account for factors such as physical site constraints, more detailed zoning requirements that further limit development potential, and other regulatory constraints. As such, assumed densities and intensities used to calculate buildout are based on this fact; they represent an average level of density/intensity that will likely be achieved at buildout of each land use category.

Acres: Acres are derived from GIS-based calculations for each land use category. The acres are depicted as adjusted gross acres, meaning that the right-of-way for public roads, railroads, and flood control facilities are not included in each land use designation and instead accounted for separately.

Residential Assumptions

Estimations for the buildout of the residential land use designations were calculated using the following assumptions/methods:

Assumed Density/Intensity: The average number of units that will likely be achieved per acre at buildout of the land use designation.

Units: Dwelling unit projections are estimated by multiplying the Acres of each land use designation by the corresponding Assumed Density/Intensity factor. In the Mixed Use land use designation, the percentage of acres assumed to be devoted to residential uses varies by location and is described separately for each mixed use area on the Future Buildout Projections table (link to Future Buildout Secondary Page - 01c_BuildoutSecondaryPage.doc).

Persons per Household: This factor is used to estimate population at buildout and is based upon the Development Impact Fee report (link to the DIF) that has been adjusted for the 2000 Census. The persons per household factor varies by:

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- Land Use Designation and Unit Type: lower density land use designations typically accommodate larger units and a greater number of occupants than higher density designations, which typically accommodate smaller units and fewer occupants. The Medium Density land use designation accommodates a mixture of multi-family attached and single-family detached and attached units. It has been assumed that the Mixed-Use land use designation will accommodate fewer occupants per unit because this type of unit typically attracts singles, retirees, and young couples.
- Area: The Old Model Colony (OMC), which was developed earlier, accommodates a different size and type of medium density unit than the New Model Colony (NMC), which was developed later, and the persons per household factor has been adjusted accordingly.

The following persons per household factors were utilized to estimate future population:

Land Use Category	Assumed Unit Type(s) (% of Mixture)	Persons Per Household (area)
Rural, Low Density, and Low-Medium Density	Single-family detached (100% of units)	3.997 (citywide)
Medium Density	Single-family attached (75% of units in OMC)	3.997 (OMC)
	Single-family detached (25% of units in OMC)	3.278 (OMC)
	Multi-family attached (100% of units in NMC)	3.347 (NMC)
High Density	Multi-family attached	3.347 (citywide)
Mixed Use	Multi-family and Single-family attached	2.0 (citywide)
Notes: OMC = Old Model Colony NMC = New Model Colony		

Population: Population is determined by multiplying the projected number of dwelling units by the persons per household factor.

Non-Residential Assumptions

Estimations for the buildout of the Retail/Service and Employment related land use designations were calculated using the following assumptions/methods:

Assumed Density/Intensity: The average Floor Area Ratio (FAR) that will likely be achieved at buildout of the land use designation. In the Mixed Use land use designation, the FAR assumed to be devoted to non-residential uses varies by location and is

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described for each mixed use area on the Future Buildout Projections table (link to Future Buildout Secondary Page - 01c_BuildoutSecondaryPage.doc).

Floor Area Ratio (FAR): Indicates the total building square footage on a given lot divided by the lot area of the same lot. Building square footage includes all habitable structures on the lot and does not include garages. Click here (link to FAR definition and example page) for an example. In the Mixed Use land use designation, the FAR assumed to be devoted to non-residential uses varies by location and is described in each mixed use area.

Non-Residential Square Footage: Non-residential square footage projections are calculated by multiplying the acres of each non-residential land use designation by the corresponding FAR and by 43,560 (square feet in an acre).

Employees/1000 SF Factor: This factor indicates the number of employees per 1,000 square feet and is used to estimate the number of jobs in each land use category. These factors were derived from the Employment Density Study, Summary Report October 31, 2001, prepared for the Southern California Association of Governments by Natelson and Associates.

The Employees/1000 SF Factor varies by business type with offices accommodating a greater number of employees per square foot than industrial uses. In addition, the Neighborhood Commercial land use category is typically less intensive and accommodates fewer employees per square foot than other retail and service uses. The following Employees/1000 SF Factors were utilized to estimate future jobs and are divided into non-mixed use and mixed use land use categories:

Non-Mixed Use Land Use Categories

Land Use Category	Assumed Job Type (% of Mixture)	Employees/1,000 Sq. Ft.
Neighborhood General	Non-Office (80%)	2.310
	Office (20%)	2.860
General Commercial	Non-Office (90%)	0.718
	Office (10%)	2.860
Office/Commercial	Non-Office (30%)	0.718
	Office (70%)	2.860
Hospitality	Non-Office (80%)	0.718
	Office (20%)	2.860
Business Park	Non-Office (50%)	0.650
	Office (50%)	2.860
Industrial	Non-Office (90%)	0.650
	Office (10%)	2.860

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Mixed Use Land Use Category

Mixed Use Area	Assumed Job Type (% of Mixture)	Employees/1000 SF
Downtown	Non-Office (20%)	0.718
	Office (20%)	2.860
Euclid/Francis	Non-Office (50%)	2.310
East Holt	Non-Office (25%)	0.718
	Office (50%)	2.860
Meredith	Non-Office (20%)	0.718
	Office (50%)	2.860
Transit Center	Non-Office (45%)	0.718
	Office (45%)	2.860
Inland Empire Corridor	Non-Office (20%)	0.718
	Office (30%)	2.860
Guasti	Non-Office (30%)	0.718
	Office (50%)	2.860
Ontario Center	Non-Office (20%)	0.718
	Office (50%)	2.860
Ontario Mills	Non-Office (75%)	0.718
	Office (20%)	2.860
NMC West	Non-Office (10%)	0.718
	Office (60%)	2.860
NMC East	Non-Office (40%)	0.718
	Office (30%)	2.860
Note: Mixed use areas assume a mixture of residential and non-residential uses. Accordingly, the total office and non-office percentages will typically not total 100% to account for the areas devoted to residential uses.		

Jobs: On a citywide basis, each land use category produces both office and non-office types of employment, for example, a shopping center may have a market, video rental store, medical office, and realtor office. We have based our estimations for future jobs on this fact and have adjusted our calculations accordingly. Jobs are calculated by dividing the total square footage of both non-office and office job type by 1,000 and multiplying that result by the appropriate Employee/1000 SF factor.