



MEMORANDUM

To: Land Use Committee

From: Elizabeth Schuh, Associate Policy Analyst

Date: September 21, 2011

Re: Implementing GO TO 2040: Proposed Regional Analyses supporting Land Use and Housing Implementation Actions

Since the adoption of GO TO 2040, CMAP has shifted its focus to implementation of the plan. GO TO 2040 points out the need to link planning for transit, housing and land use and recommends that implementation initiatives incorporate this concept as a key principle. Further, the Plan specifically recommends planning for transit-supportive land use, encouraging investment in areas with existing access to transit, and providing tools and data to support municipal planning efforts. The following memo outlines several potential regional-level research and analysis tasks that seek to further these recommendations and provide tools for plan implementation.

Once further scoped out, these projects would be managed by CMAP staff and included in CMAP's annual work plan. Staff intends to use the Land Use Committee as a valuable resource as these projects develop, and requests initial feedback at this meeting on the utility of these concepts for supporting Plan implementation. The proposed tasks fall into four categories: Jobs-Housing Balance, Planning for Transit-Supportive Land Use, Supporting Infill and Redevelopment, and Ongoing Policy Blogs Summarizing Regional Land Use and Development Trends. A table on the final page summarizes the first three sets of proposed products and their relationship to GO TO 2040.

Jobs-Housing Balance

The first proposed analysis task is an update of selected metrics from the Jobs-Housing Balance Regional snapshot, an interim product of GO TO 2040. Due to data availability, the original snapshot utilized Census and other data that generally focused on the year 2000. This update would provide 2010 equivalents for selected metrics from that snapshot, potentially revise the criteria utilized to identify employment subcenters, and analyze transit access to selected growing job centers. Finally, this update also proposes to analyze employment density changes

in the region, with a possible focus on job movement by 2-digit NAICS sector. Data from this updated snapshot can be utilized in both regional and local planning initiatives, in CMAP LTA studies, and to track indicators related to job and household access to transit.

Planning for Transit-Supportive Land Use

The second set of proposed analyses focuses on understanding what land use patterns can support highway-based bus rapid transit (BRT), which is a specific implementation of GO TO 2040. There have been a number of TOD plans completed for arterial rapid transit (ART) corridors in the region, but similar work has not been completed for highway BRT. Planning for highway BRT-supportive land use is a particular challenge; development on highway corridors occurs at a scale that is generally not dense enough to support BRT located solely in the highway; and, job centers spread out over several miles of arterial roads and would not be easily accessible from a highway BRT station. As a result, studies of BRT routing in the region have pointed to the potential to utilize BRT lanes in an Express Bus (EBT) format where buses utilize both the highway and major arterials in order to create a faster, single-seat route that connects commuters to job centers. Currently, transit ROW set-asides are being contemplated in highway reconstruction and extension projects in the region, and BRT is seen as a viable alternative in both near and long-term transit scenarios. Therefore, providing strategies to create land use patterns that are supportive of highway BRT is critical to make the best use of these potential transit investments. This analysis will provide a set of BRT land use and design case studies as well as propose land use considerations for developed and greenfield areas, strategies for improved street connectivity, and high-level pedestrian and bicycle access considerations.

Supporting Infill and Redevelopment

The final set of proposed analyses focuses on infill, redevelopment and density. The Plan emphasizes that investment and new development should occur in already-developed areas with existing infrastructure and access to transit. The analyses in this task propose to quantify development densities in the region over time, assess the density impacts of redevelopment strategies in select municipalities, update metrics from CMAP's Infill snapshot report, and assess the equalized assessed value (EAV) and fiscal impacts of development at differing densities. These analyses will assist in tracking GO TO 2040 indicators, assess the impact of redevelopment strategies on overall community density, and provide metrics for LTA staff and municipalities to utilize in their decision-making processes.

Ongoing Policy Blogs Related to Regional Land Use and Development Trends

In its role as a repository of regional data, CMAP collects a significant amount of data related to land use and development activity in the region. A monthly Policy Update blog focusing on regional land use and development trends would serve to disseminate this data and provide an educational resource for municipalities and other regional actors. This blog would highlight issues such as increased multifamily development or migration of major offices and headquarters from the suburbs to downtown Chicago. In addition to a monthly development summary, other blogs might discuss strategies and ideas from GO TO 2040, such as providing a definition of and visual examples for contextual density. These communication strategies will

aid in providing tools and education for municipalities and regional stakeholders to act on the strategies recommended in GO TO 2040.

ACTION REQUESTED: Discussion

Issue Area	General Description	Relationship to Plan	Work Products
Jobs-Housing Balance			
Jobs-Housing Analysis Update	2010 update - Dissimilarity Index. Jobs/housing ratio. Affordable clusters.	Limited update to jobs-housing snapshot with a focus on indicators highlighted in the plan. Track movement of jobs / investment in the region	Charts, Maps, blog post.
	2010 Update - transit access to new/growing job centers		
	New: Job density patterns, 2000 to 2010. Potential to review NAICS for 2010.		
Planning for Transit-Supportive Land Use			
Highway BRT and Appropriate Land Use			
BRT Land Use Case Study Analysis	Review of literature & existing cases studies for BRT-supportive LU. Will review both traditional "TOD" designs and highway-focused BRT. May include analysis of Rail stops located in highway ROWs.	Related Implementation Actions: 1) Plan for Land Use Specifically Around BRT projects 2) Plan for Land Use Specifically around major transit capital projects 3) Identify and exploit additional opportunities for transit oriented development	Staff report(s)
Potential for BRT-Supportive Land Use	Review of BRT ridership trends and potential impact on BRT-focused dev. Design strategies/siting of BRT station for supportive LU, particularly in the context of capital plan projects.		
Tools for BRT-supportive LU	Discussion of zoning strategies, special districts, FAR bonuses and other tools from case studies that could be applied in the region. Redevelopment tools. Joint development. Etc.		
Supporting Infill and Redevelopment			
Regional housing density analysis	Housing unit and affordable housing unit density over time	Provide data to support work furthering Implementation Actions: 1) Use livability principles to plan for LU in development near transit. 2) Promote housing affordability near transit	Charts, maps, brief report, Tools for LTA
	Downtown density vs. overall community density. How have population & housing unit counts/density changed in municipalities with major downtown redevelopment?		
Infill Strategies	Update infill report metrics / revise methodology for identifying underutilized parcels.	Limited update to Infill Snapshot. Track related indicators. Provide assessment tools to further local implementation work.	Charts, Maps, blog post, Tools for LTA
EAV Density Analysis	High-level look at annual EAV/tax generation by density level and / or by major development pattern (mixed use, suburban commercial corridor, etc.)	Provide data to support work furthering Implementation Actions: 1) Analyze ordinance outcomes 2) Use and enhance existing technical assistance software tools	Charts, Maps, blog post.
	Build-out fiscal impact analysis for selected sample municipalities. Project municipal costs and revenues if built according to reference and preferred scenarios.		Report. Blog posts. Tools for LTA.

