



# Reinvestment and Infill Strategy in ON TO 2050

**CMAP Human and Community Development Committee**

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# GO TO 2040 and Reinvestment

“Direct investment toward strengthening existing communities and find opportunities to encourage new development and redevelopment in livable communities that are denser and designed for mixed uses.”

# Project Progress

- Identify types of areas important for reinvestment
- Connect regional and local planning by outlining common site-level barriers to & strategies for reinvestment
- Draft regional strategies to promote reinvestment
- Draft site-specific strategies to promote reinvestment
- Draft strategy paper

# Research Process

- Reviewed literature and best practices
- Interviewed experts and stakeholders
- Sought feedback from CMAP committees
- Convened Resource Group
  - Temporary group created for cross-committee topics with topic area experts
  - Forum to inform specific strategy papers and the work of group members

# Building Upon CMAP Work

- Previous and ongoing CMAP work
  - Local Technical Assistance Program
  - Policy Development
- Complementary strategy papers
  - Housing choice
  - Inclusive growth
  - Tax policy and land use
  - Municipal capacity

- ✓ Incorporate market feasibility into planning and implementation processes
- ✓ Encourage reinvestment in specific area types
- ✓ Direct investment to disinvested areas



# Incorporate Market Feasibility: Strategies

- Provide more **education** about market-feasible planning and development
- Align economic development planning with **regional goals**
- Strengthen market-feasibility practices in **local planning efforts**
- Analyze transportation impacts of **agglomerations**
- Enhance **municipal cooperation** to increase community capacity
- **Align goals** across sectors
- Support communities undergoing **upshifts** in markets

# Encourage Investment in Specific Area Types

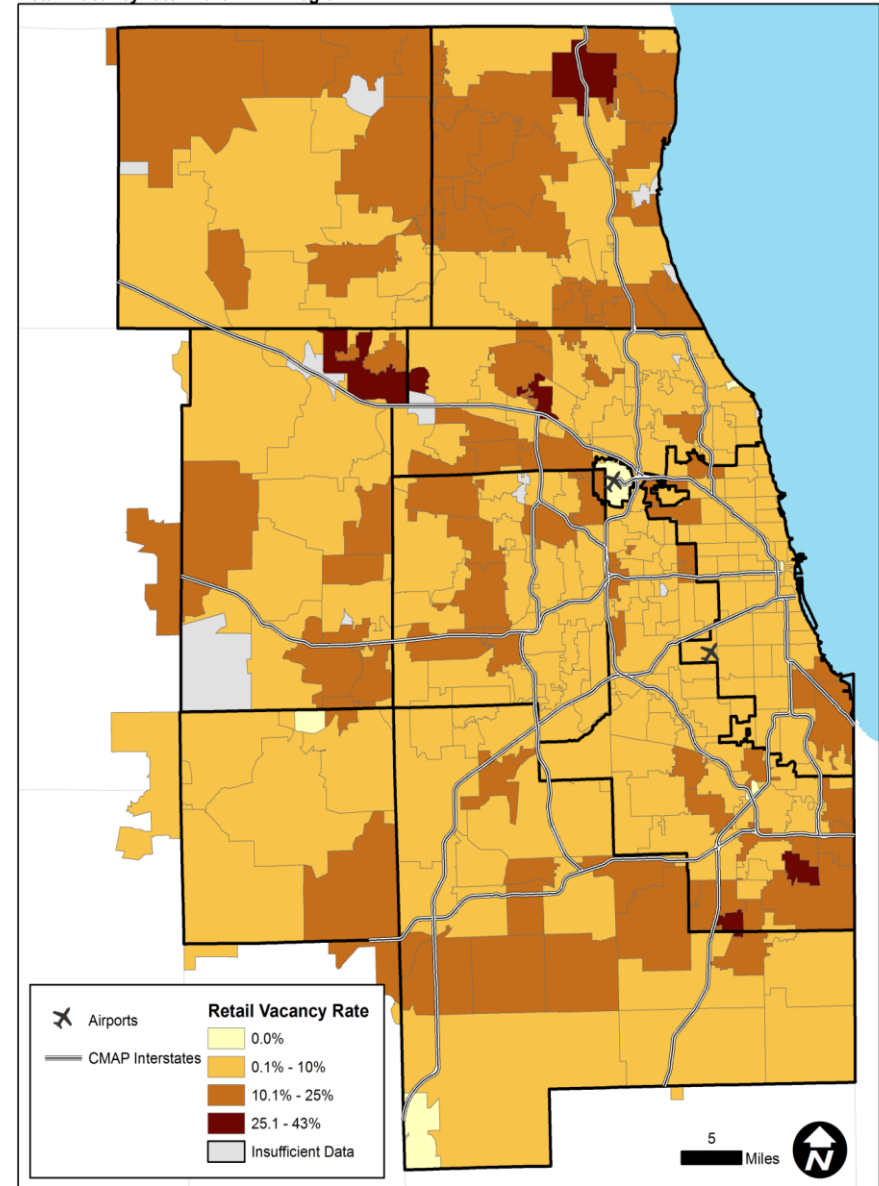
- Reinvestment priority areas
  - **Mixed-use** and **transportation** infrastructure areas
  - **Economic** activity areas
  - **Transitioning** existing neighborhoods
  - **Disinvested** areas
- Provide educational resources about **benefits of infill**
- Align **infrastructure investment** to support reinvestment
- Develop resources to help transitioning communities plan for **catalytic change**
- Encourage **shared parking** within and across rail station areas



# Direct Investment to Disinvested Areas

- Characteristics of disinvested areas
  - Building condition
  - Infrastructure condition
  - Market weakness
  - Municipal and tax capacity

Retail vacancy rate in the CMAP region



Source: CMAP analysis of CoStar data, 2015.

# Direct Investment to Disinvested Areas: Proposed Definition

“Disinvested areas” of the region experience a **persistent lack of private and civic investment** after the **long-term flight** of businesses and/or residents. These areas may have **fewer businesses, high vacancies, and low tax bases** with high tax rates, and their residents may experience higher rates of poverty and unemployment. Disinvested areas may also be characterized by **aging, constrained, and poorly maintained physical infrastructure** as well as **insufficient community resources** and amenities. These compounded **physical, market, and community challenges** create significant barriers to attracting and retaining investors and residents.

# Direct Investment to Disinvested Areas: Strategies

- Advance **spatial understanding** of the nature of investment and disinvestment
- Align **infrastructure** investment to address the unique needs of disinvested areas
- Identify best practices and innovative solutions to problems with **vacancy** and **abandonment**
  - Land Banks
  - Regulatory Strategies
  - Incentives

# Direct Investment to Disinvested Areas: Strategies

- Explore strategies for planning in communities facing **major land use change** and/or **long-term reductions in density or occupancy**
- Build stakeholder and private sector **capacity**
  - Strengthen municipal capacity in weak markets
  - Strengthen small-scale developer capacity
- Enhance partnerships with **lending institutions and nonprofits**

# Next Steps

- January – internal review
- February – publish strategy paper
- March – characteristics of disinvestment
- Spring & Beyond – plan development



An aerial night view of a city with a glowing network of roads and highways. The roads are illuminated with bright white and blue light, creating a complex web of lines across the dark landscape. The city is situated near a large body of water, which is visible in the upper right portion of the image. The overall scene is dark, with the glowing roads providing the primary source of light.

**Thank you very much!**

**Questions?**

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