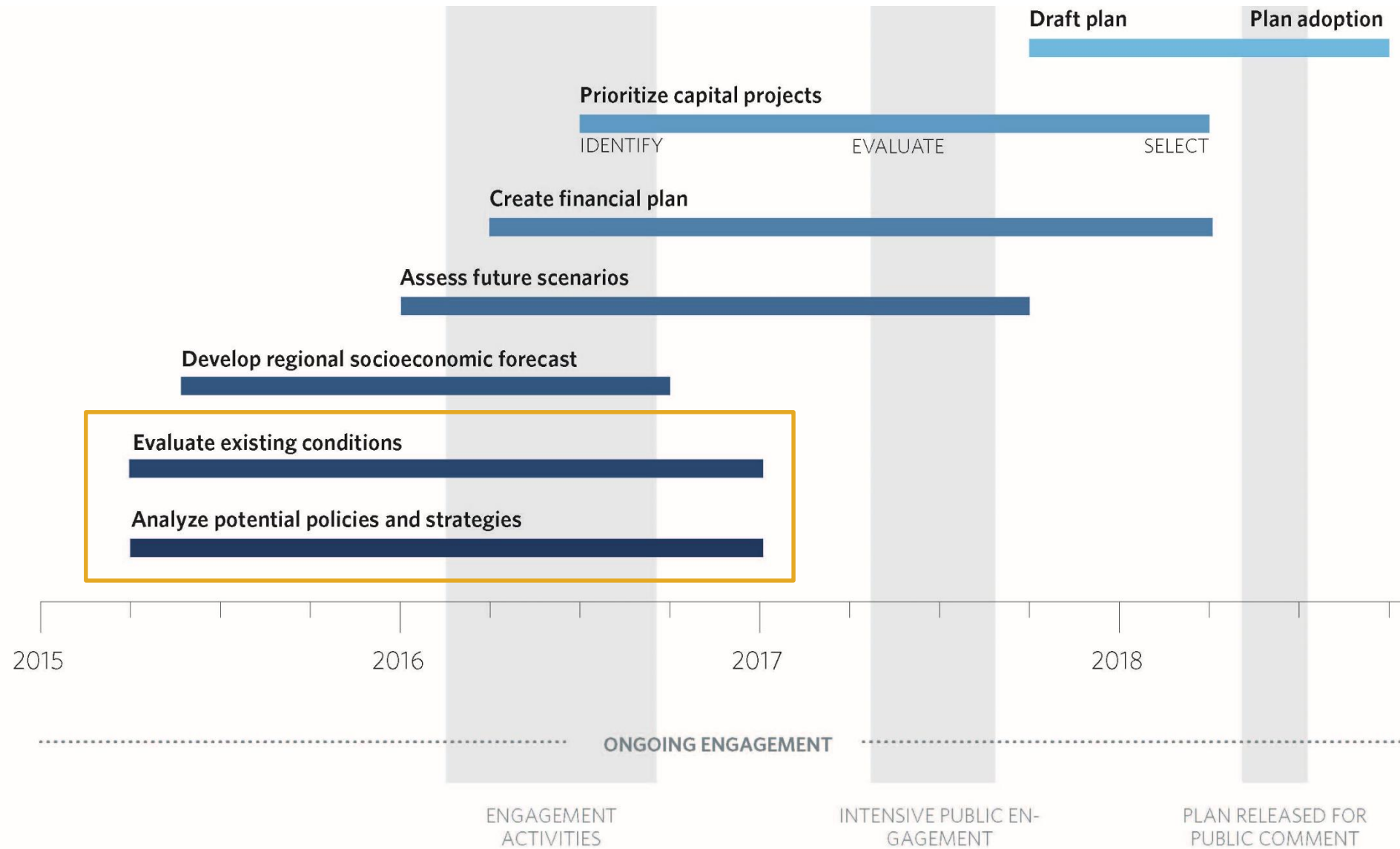


Infill Trends and Strategies

From the Infill Snapshot and the
Reinvestment and Infill Strategy Paper

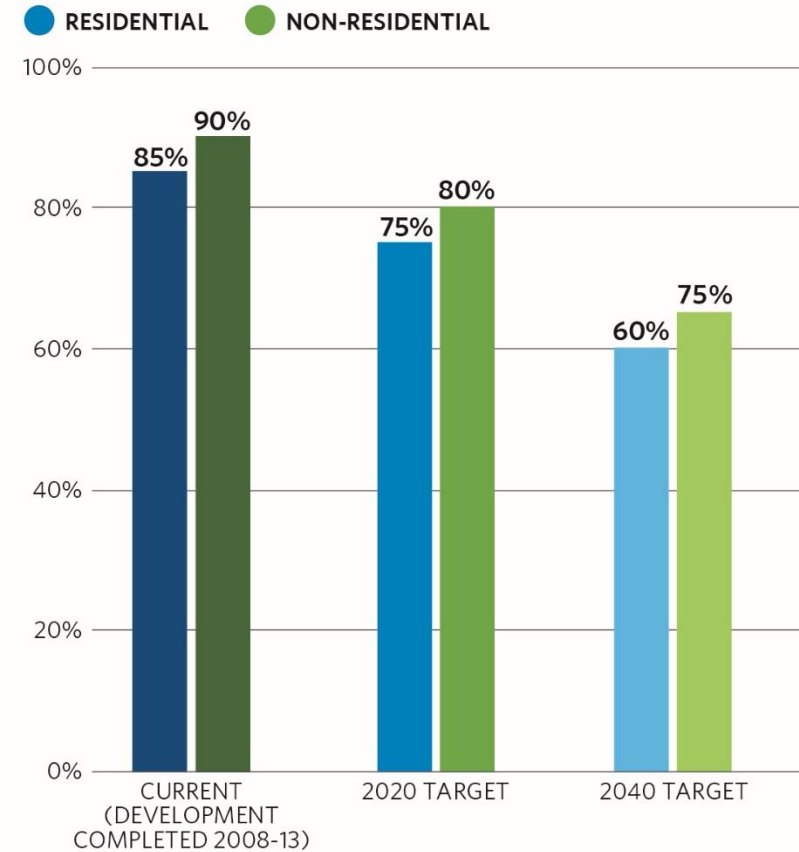
CMAP Environment & Natural Resources Committee
July 6, 2017

Plan Development Timeline



“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.”

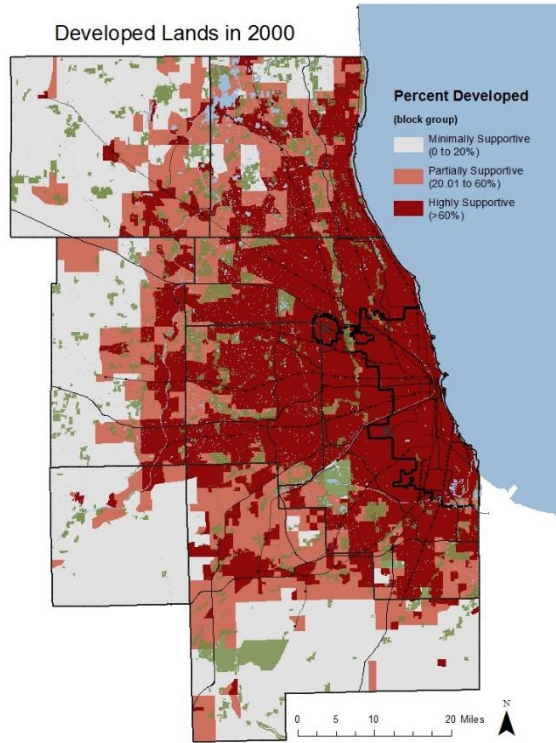
Share of new residential and non-residential units within the existing municipal envelope, 2008-40, with targets



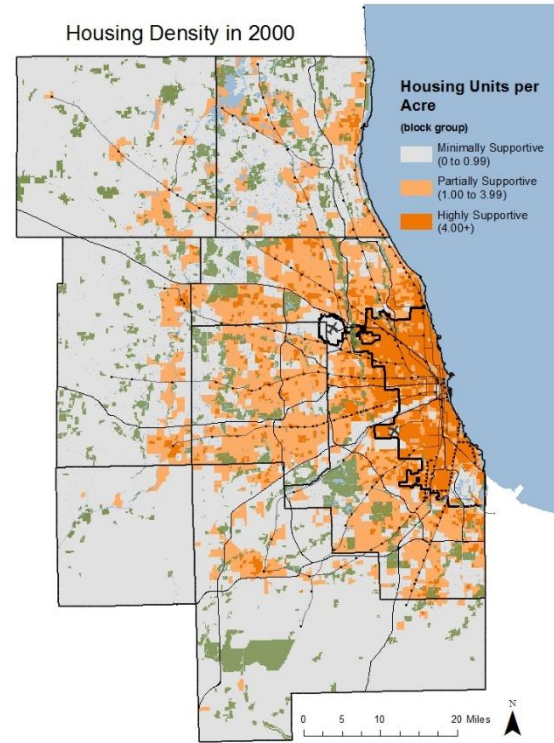
Note: The municipal envelope serves as a reasonable proxy for capturing areas near existing municipal boundaries that may have existing infrastructure in place to support development and will be held constant over the life of the plan, as a way to measure infill development.

Source: Chicago Metropolitan Agency for Planning analysis.

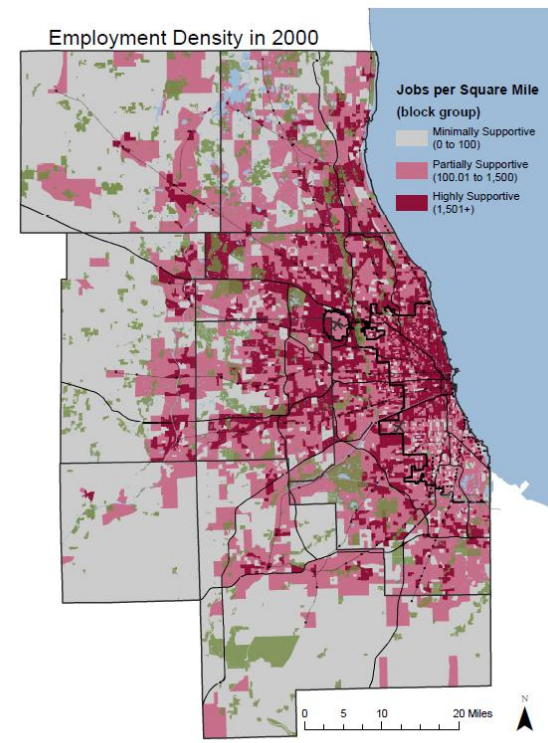
Land cover, housing, employment, and roads characterize infill supportiveness



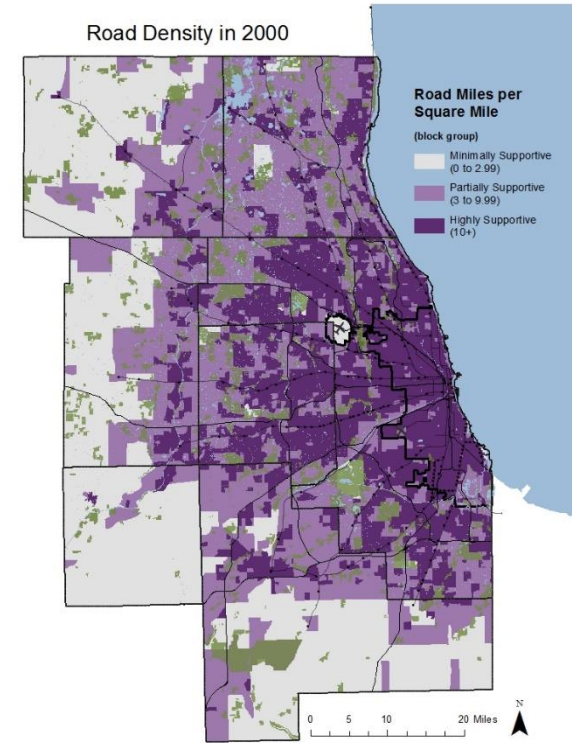
Source: Chicago Metropolitan Agency for Planning analysis of National Land Cover Database data 2001.



Source: Chicago Metropolitan Agency for Planning analysis of U.S. Census data 2000.

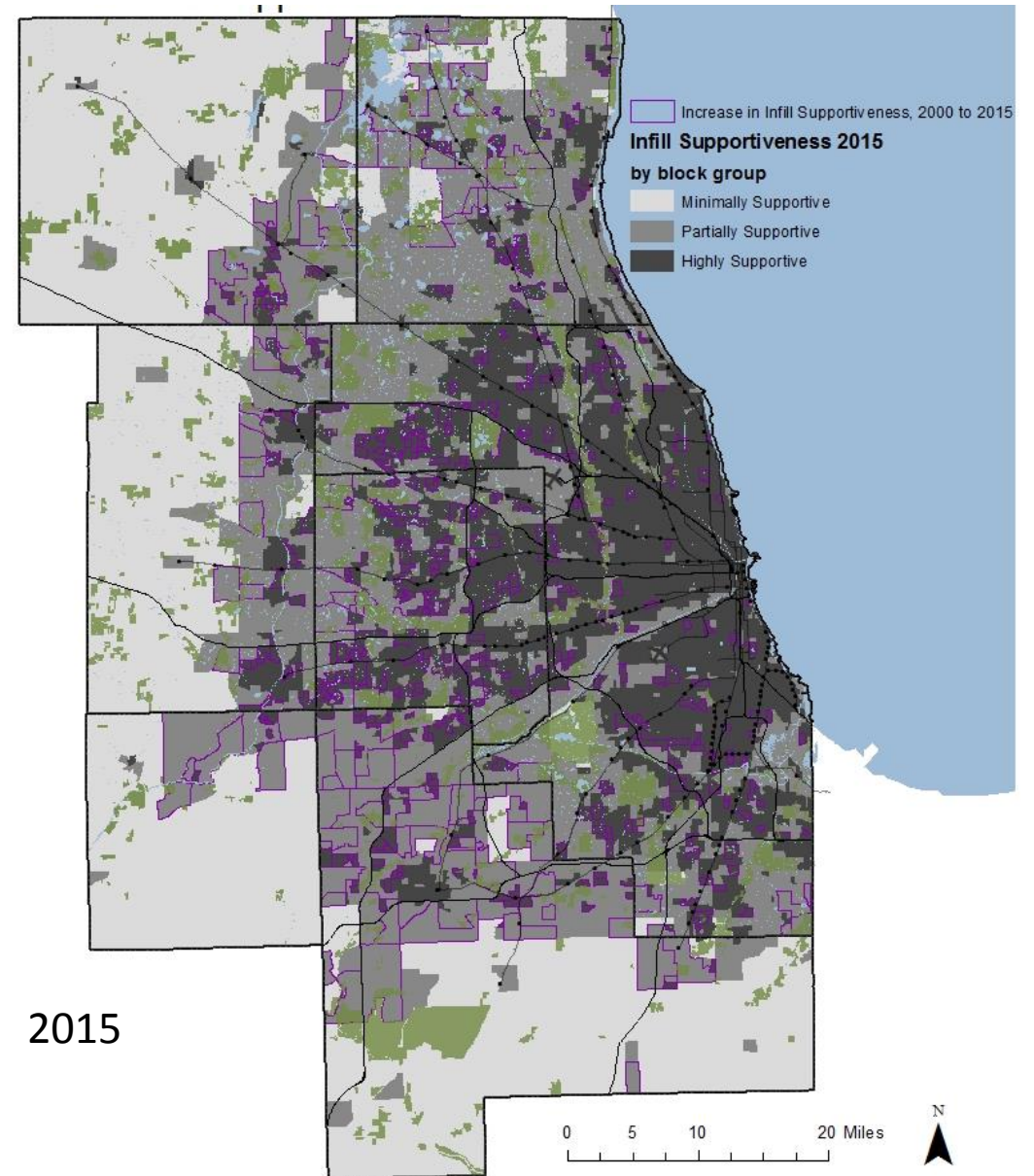
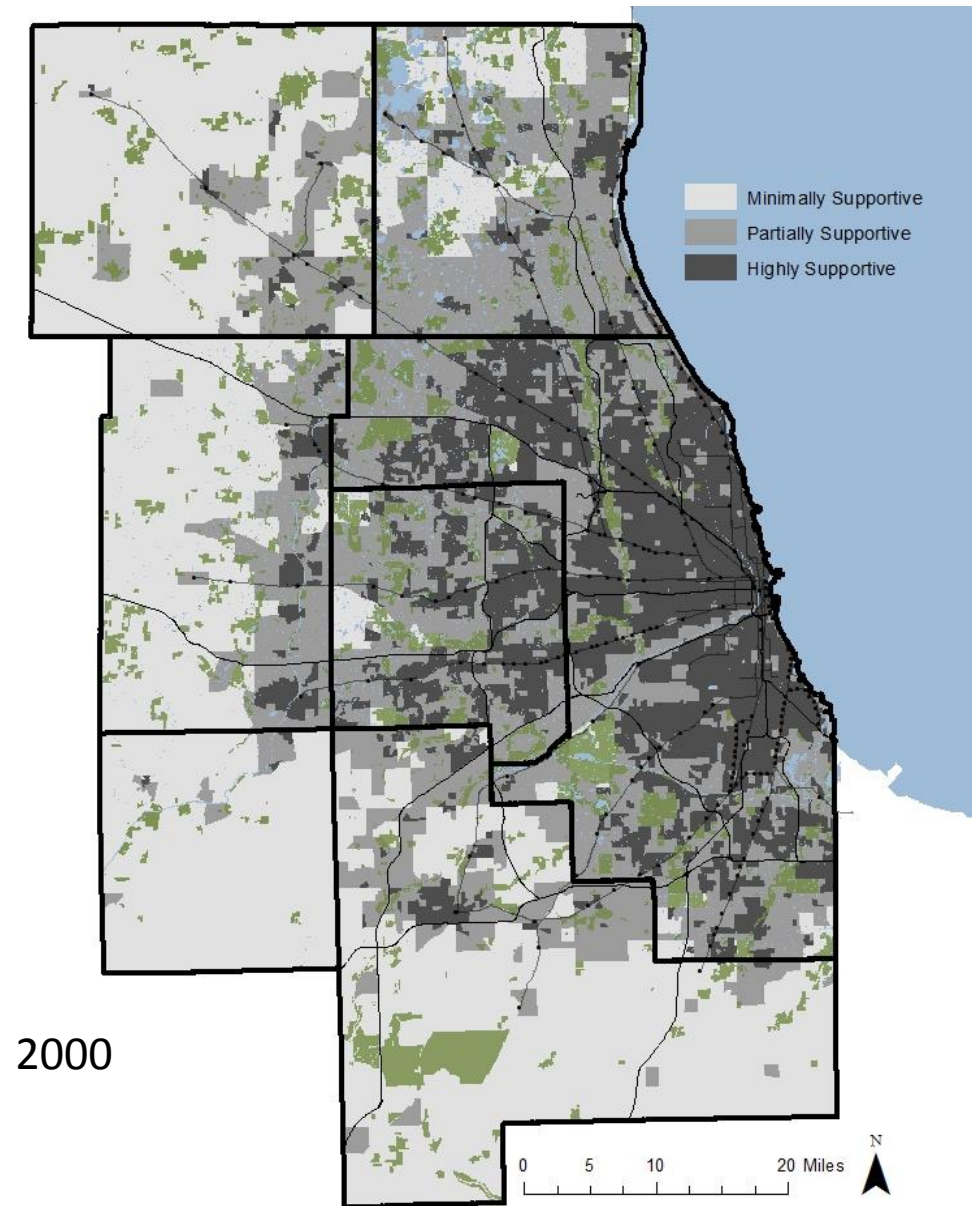


Source: Chicago Metropolitan Agency for Planning analysis of Illinois Department of Employment Security (IDES) data 2000.



Source: Chicago Metropolitan Agency for Planning analysis of Topologically Integrated Geographic Encoding and Referencing (TIGER) data 2000.

Infill Supportiveness in 2000 and 2015



Source: Chicago Metropolitan Agency for Planning analysis of U.S. Census data 2000; National Land Cover Database data 2001; TIGER data 2000; and Illinois Department of Employment Security data 2000.

Source: Chicago Metropolitan Agency for Planning analysis of American Community Survey data 2010-2014; National Land Cover Database data 2011; Northeastern Illinois Development Database 2000-2015; NAVTEQ data 2016; and Illinois Department of Employment Security data 2015.

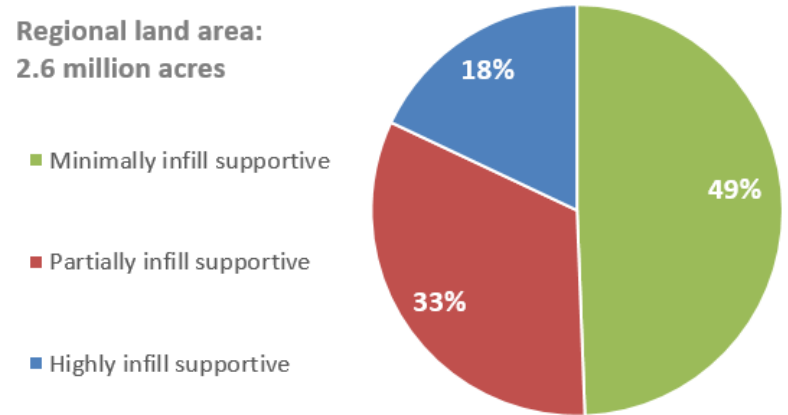
Infill Supportiveness Categories

- **Minimally:** Predominantly agricultural and natural lands. Rural communities with small village centers or downtowns
- **Partially:** Community character varies from moderate densities to substantial amount of natural and agricultural lands near development. Employment and access to transit vary.
- **Highly:** High development and road densities. Offer a variety of community types, uses, and densities, and many have high access to transit and amenities.

Population and land area characteristics by 2000 infill supportive area type

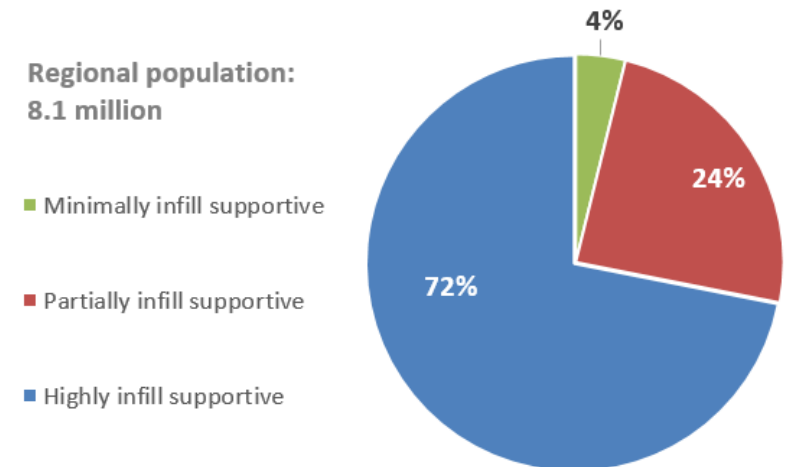
Percent of regional land area
(excluding bodies of water)

Regional land area:
2.6 million acres



Percent of regional population

Regional population:
8.1 million



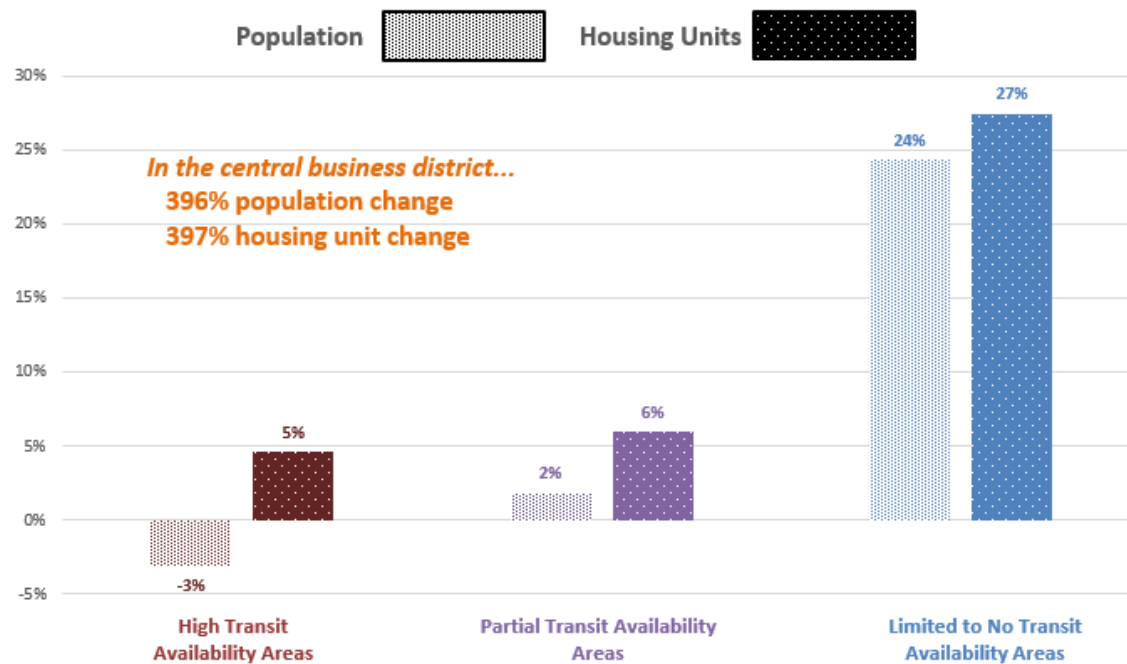
Substantial development from 2000-15 has not been infill

2000 Infill Supportive Area Type	Gross New Residential Units (Dev Database)	Share of Regional Gross New Residential Units	Change in Net Number of Housing Units (Census)	Total New Non-Residential Square Feet (Dev Database)	Share of Regional Gross New Non-Residential Development	Total New Employment (IDES)
Minimally supportive	156,000	37%	96,000	70,095,500	21%	81,000
Partially supportive	146,500	35%	116,500	157,706,000	48%	180,000
Highly supportive	120,500	28%	76,000	104,275,500	31%	(262,000)
Region	423,000	100%	288,500	332,077,000	100%	(1,000)

Source: Chicago Metropolitan Agency for Planning analysis of the Northeastern Illinois Development database, 2000 and 2015, American Community Survey estimates, 2000 and 2010-14, and Illinois Department of Employment Security, 2000 and 2015

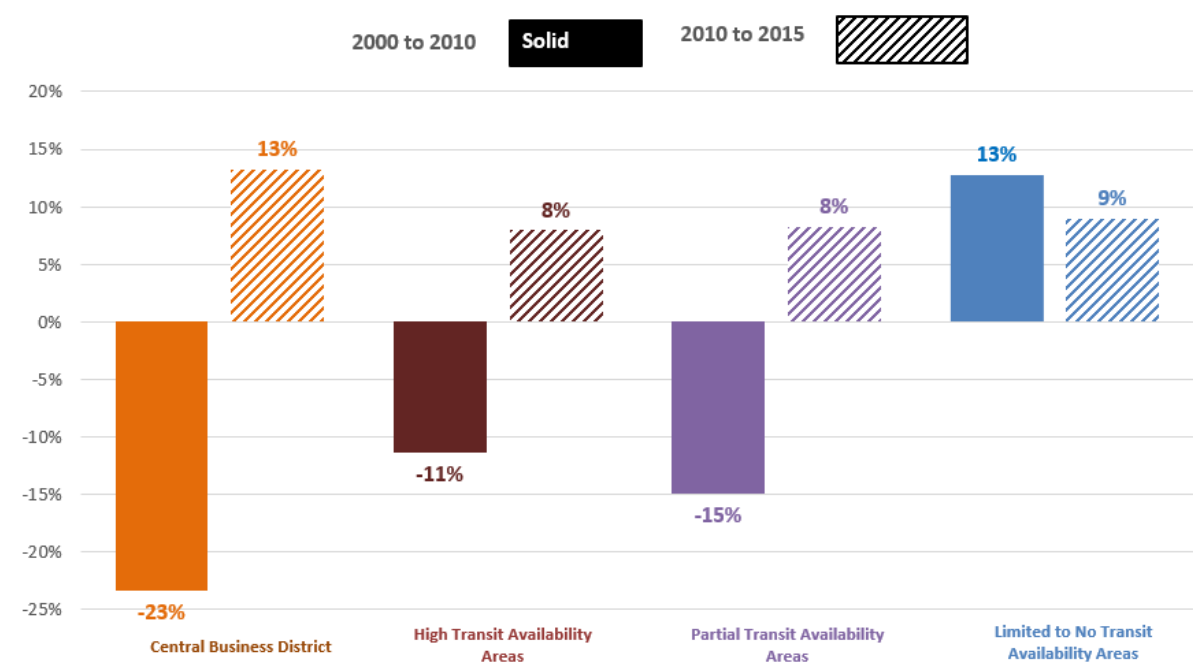
Differing housing and employment trends in transit areas

Change in population and housing units, 2000 to 2010-14



Source: Chicago Metropolitan Agency for Planning analysis of U.S. Census 2000 and American Community Survey estimates, 2010-14.

Percentage Change in Number of Jobs



Source: Chicago Metropolitan Agency for Planning analysis of Illinois Department of Economic Security data, 2000 and 2015.

- Outline barriers to investment (regional and site-specific)
 - Identify planning, funding, and infrastructure strategies to promote reinvestment
 - Identify possible reinvestment focus area types
 - Broad categories rather than specific geographies
 - Implement plan priorities
 - Utilize research, analysis, resource group discussion, and CMAP Committee feedback
- ▶ *Companion to the Lands in Transition strategy paper*

Three Major Recommendation Areas

- Incorporate market feasibility into planning and implementation processes
- Encourage investment in critical reinvestment areas
- Direct investment to disinvested areas

Incorporate Market Feasibility

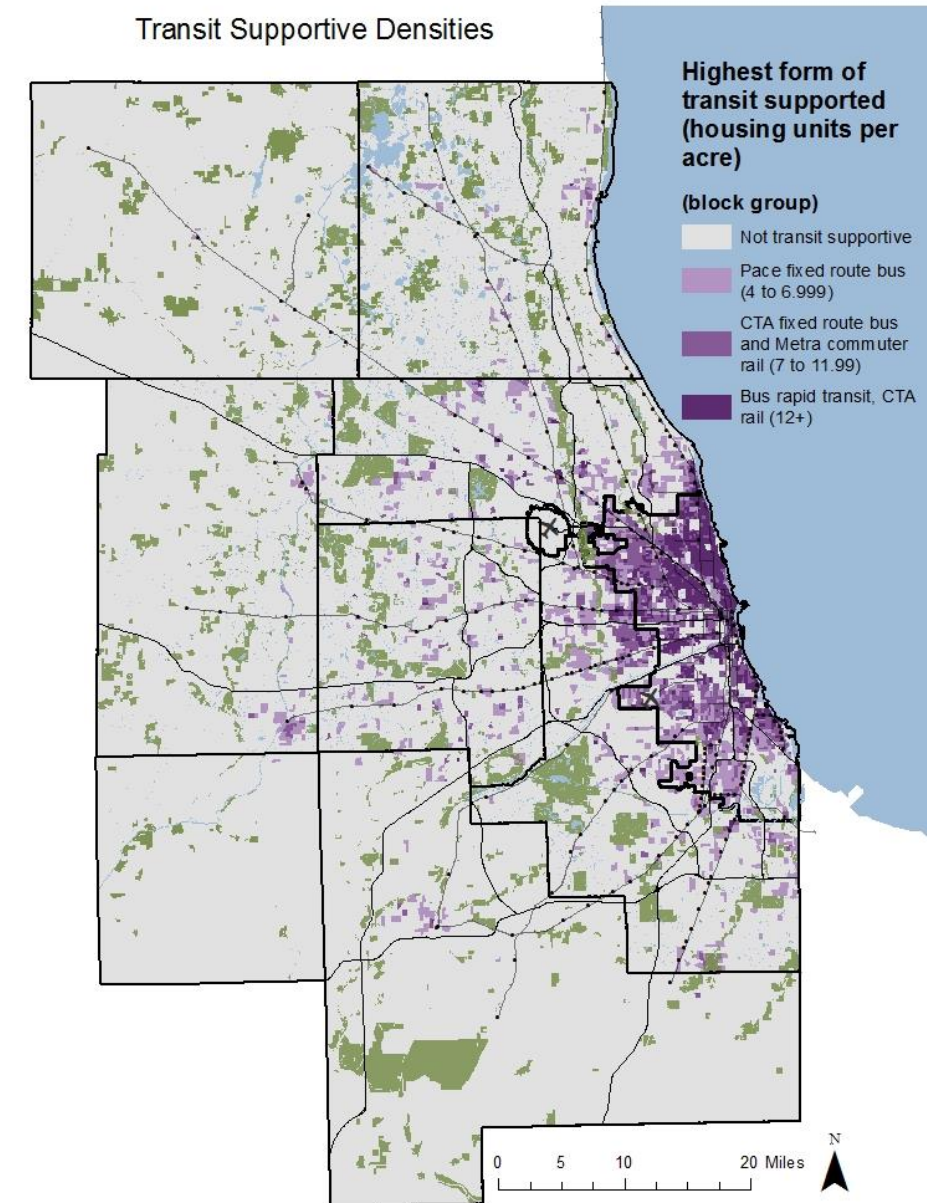
- Align local economic development planning with regional goals
- Enhance multijurisdictional cooperation
- Strengthen market-feasibility practices in local planning efforts
- Provide more education about market-feasible planning and development
- Support communities undergoing displacement due to upshifts in market
- Analyze the transportation impacts of clusters of different land uses

Support Critical Reinvestment Areas

- Focus reinvestment and infrastructure investment activities
- Provide resources to educate residents and stakeholders about the benefits of infill
- Support reinvestment through transportation investment
- Align goals across sectors to address stormwater issues
- Encourage shared parking within and across rail station areas

Mixed-Use and Transportation Infrastructure Areas

- Leverage existing transportation assets, particularly transit
- Promote transit-supportive development in areas that have transit potential
- Transit station areas *and* connecting corridors
- Activity nodes without transit
 - Traditional main streets and downtowns
 - Growing centers



Economic Activity Areas

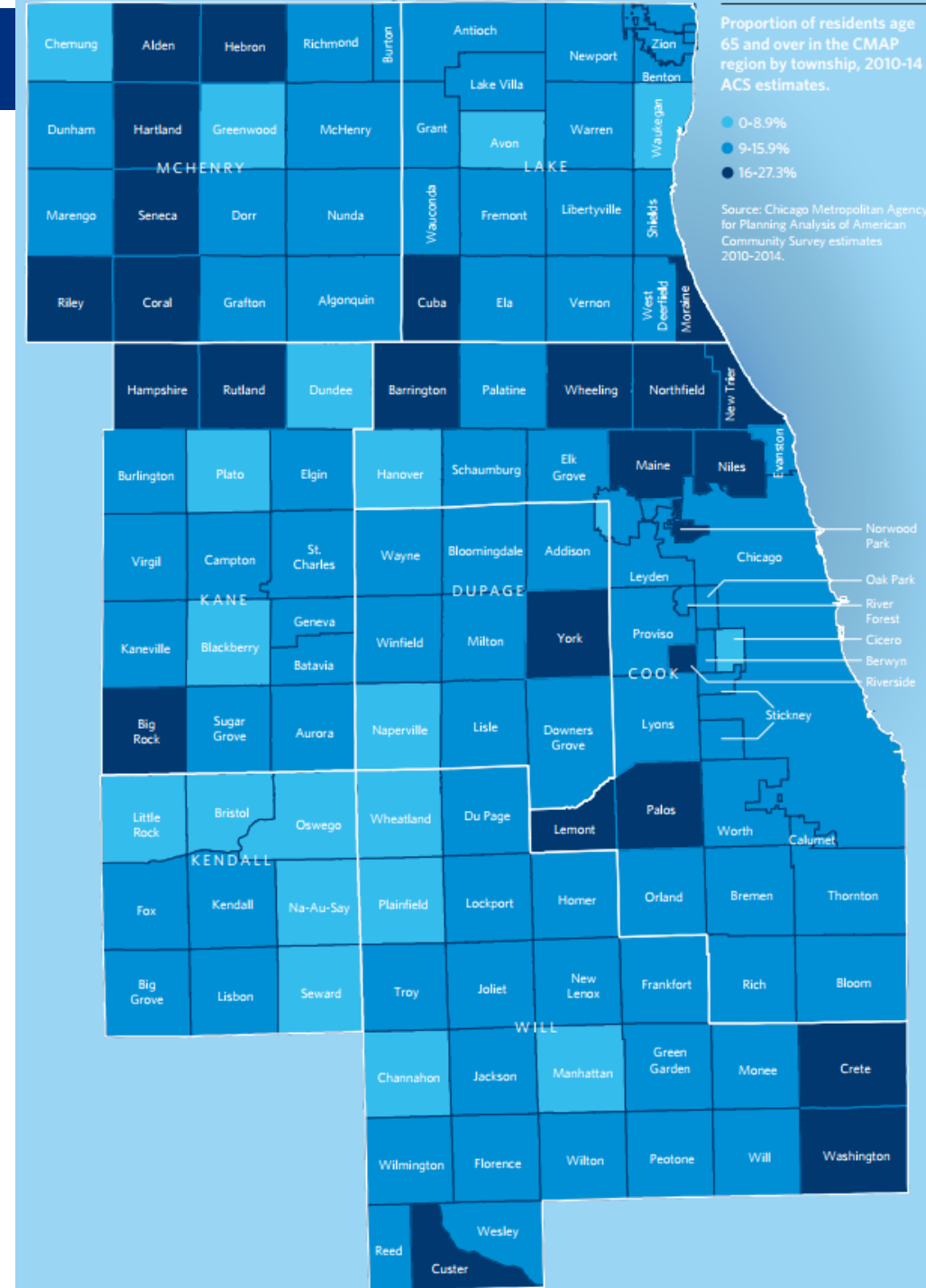
- Support existing economic centers
- Improve the jobs-housing connection
- Focus on globally traded clusters
- Solutions will differ:
 - Suburban employment centers
 - Freight and manufacturing nodes
 - Transit-centered employment districts

Disinvested Areas

- Experience a persistent, long-term lack of market investment, leading to declining property values, taxes, employment, and population
- ▶ *Strategies explored in the last recommendation area*

Transitioning Existing Neighborhoods

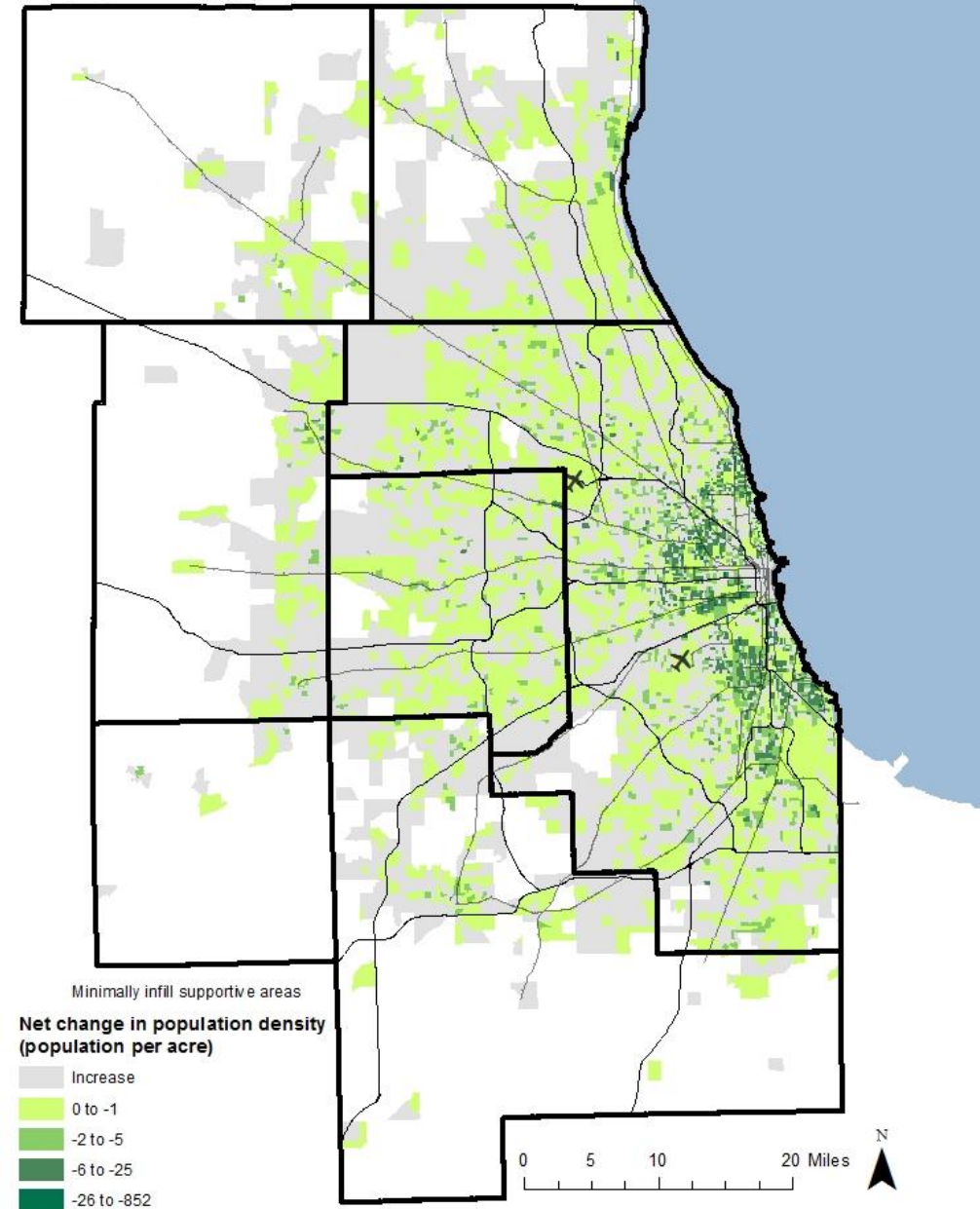
- Residential areas with changing demographics
- Changing land use or composition
 - Quick uptick in market-driven development
 - Loss of a major anchor
 - Development of a new anchor with broad transportation or land use impacts
- Solutions will vary: need for tailored resources and assistance



Direct Investment to Disinvested Areas

- Advance spatial understanding of the nature of investment and disinvestment
- Identify best practices and innovative solutions to problems with vacancy and abandonment
 - Align land bank activities with critical projects
 - Utilize regulatory strategies as blight-reduction tools
 - Inventory and assess available federal, state, or county incentives

Change in population density in partially and highly infill supportive areas, 2000 to 2014



Source: Chicago Metropolitan Agency for Planning analysis of American Community Survey estimates 2010-2014; Decennial Census data 2000; National Land Cover Database data 2011; Northeastern Illinois Development Database 2000-2015; NAVTEQ data 2016; and Illinois Department of Employment Security data 2015.

Direct Investment to Disinvested Areas

- Align infrastructure investment to address the unique needs of disinvested areas
- 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

- Publish Infill Snapshot
- Refine and combine recommendations across topics:
 - Lands in Transition
 - Housing Choice
 - Inclusive Growth

Questions?

Reminder: offer feedback on the
ON TO 2050 Preview Report.

ONTO2050@cmap.Illinois.gov

Liz Schuh

Principal Policy Analyst

eschuh@cmap.Illinois.gov