

An aerial night view of a city, likely Toronto, with a glowing network of roads and transit lines. The city is illuminated with a blue and white glow, and a large body of water is visible in the upper right. The text is overlaid on the lower left portion of the image.

# Reinvestment and Infill Strategy in ON TO 2050

**CMAP Land Use Committee**

**October 19, 2016**

**Tony Manno, Senior Planner**

# 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 in October

# 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

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

# Focus Investment in Critical Areas

- Reinvestment priorities
  - Mixed-use and transportation infrastructure areas
  - Economic activity areas
  - Transitioning existing neighborhoods
  - Disinvested areas

# Focus Investment in Critical Areas: Strategies

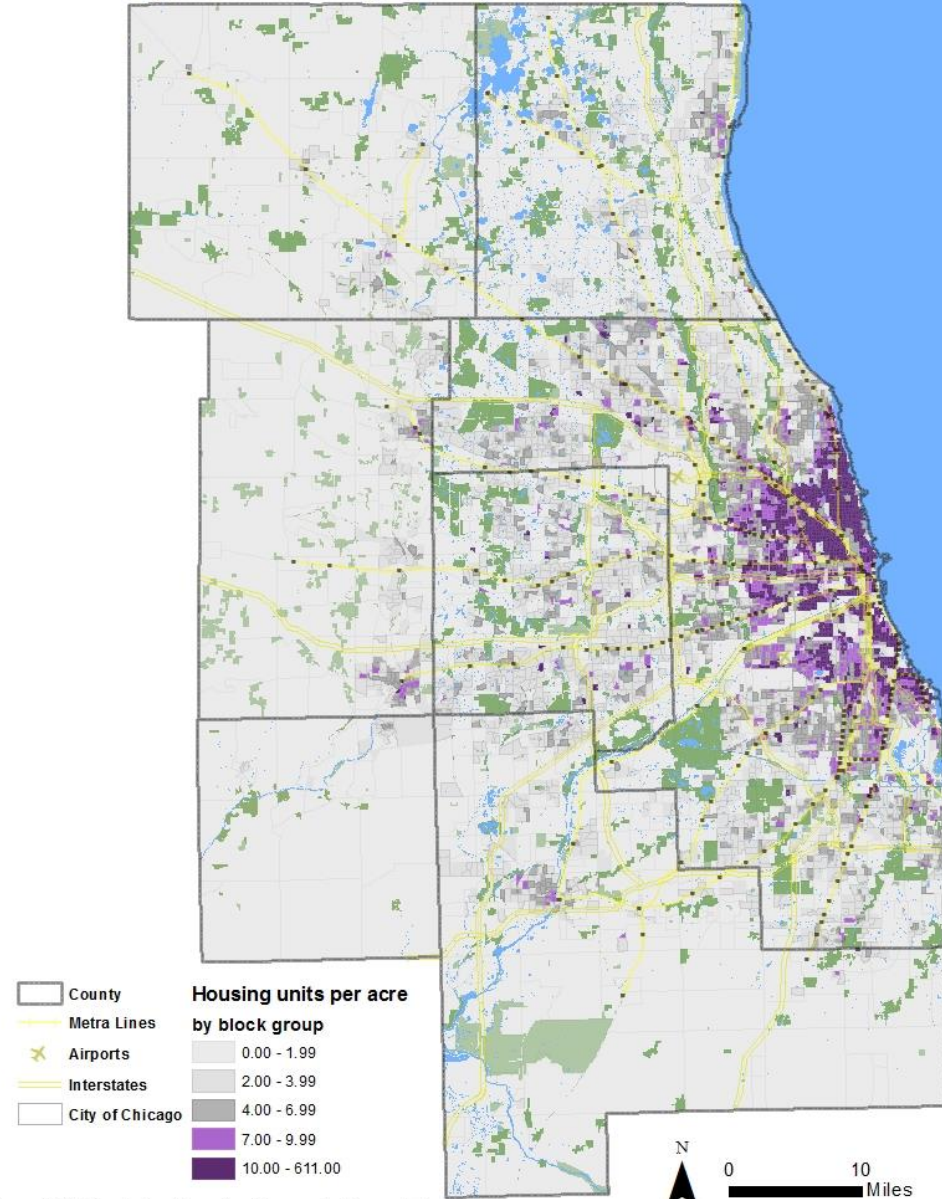
- Provide educational resources about **benefits of infill**
- Identify **place-based** layers
- Align **infrastructure investment** to support reinvestment



# Incorporate Market Feasibility

- Determinants of development feasibility
  - Municipal regulations and policy
  - Land
  - Capital
  - Market
- Market feasibility and transportation

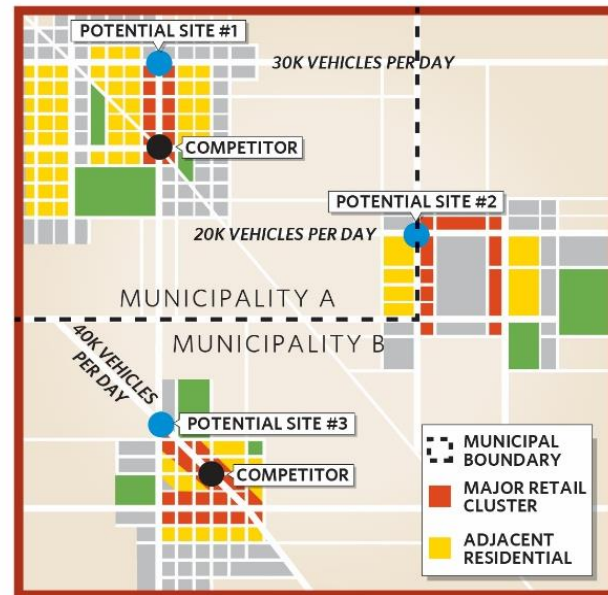
Transit supportive housing density in CMAP region, 2010-2014



Source: CMAP analysis of American Community Survey data, 2010-14

# Incorporate Market Feasibility

- Implementing market feasibility
  - Market demand analysis
  - Community boundaries
  - Development goals
  - Costs



## No municipal control

Company strategy  
Existing distribution network  
Demographics within site market area  
Location of competition, retail clusters, existing stores  
Lease/purchase price

## Some municipal control

Traffic, access, and visibility  
Required on-site and off-site improvements  
Taxes  
Pre-development timeline

## Total municipal control

Zoning  
Other regulatory processes

Source: Chicago Metropolitan Agency for Planning analysis.

# Incorporate Market Feasibility: Strategies

- Provide more **education** about market-feasible planning and development
- Analyze the **multijurisdictional nature** of markets and development
- Enhance **multijurisdictional cooperation**

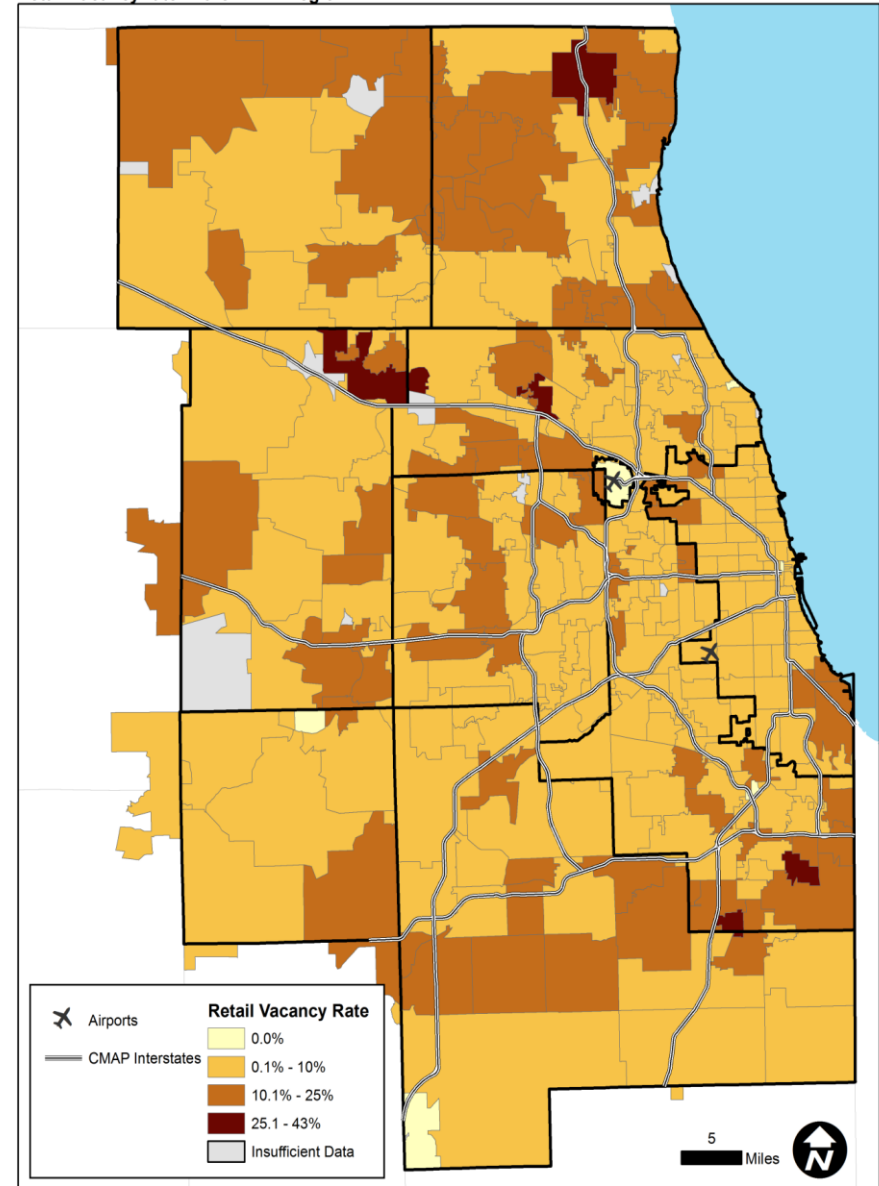
# Incorporate Market Feasibility: Strategies

- Align economic development planning with **regional goals**
- Develop resources to help transitioning communities plan for **catalytic change**
- Strengthen market-feasibility practices in **local planning efforts**
- Encourage **shared parking** in TOD 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: Strategies

- Achieve regional consensus on disinvested **geographies**
- 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**
- Explore approaches to planning for communities facing **long-term reductions in density or occupancy**
- Build stakeholder and private sector **capacity**
- Enhance partnerships with **lending institutions and nonprofits**

# Next Steps

- Housing Committee – Oct 20
- Resource Group meeting – Nov 1
- Publish strategy paper– Dec



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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