



Travel Demand Study & Management Plan Interim Guidelines Overview

Travel Demand Management

Travel (or Transportation) Demand Management (TDM) refers to strategies and policies designed to manage and reduce travel demand, with the goal of reducing the number of Single Occupancy Vehicle (SOV) trips and promoting sustainable transportation modes such as walking, cycling, and public transportation.

The City of Chicago has been advocating for compact, mixed-use, transit-oriented development (TOD) since 2013, promoting benefits such as increased transit ridership, walkable communities, reduced traffic congestion, and greenhouse gas emissions. The implementation of TDM is a key recommendation of the Equitable Transit-Oriented Development (ETOD) Policy Plan, which aligns building design and programming with the city's ETOD, climate action, and street safety goals.

Introductory Guidelines for Travel Demand Study & Management Plans Effective June 16, 2023

As required by sections 17-3-0308 and 17-4-0301 of the zoning code of the City of Chicago, new construction projects in Business (B), Commercial (C), and Downtown (D) zoning districts within ½ mile of a CTA rail or METRA station in the City of Chicago must follow Travel Demand Study and Management Plan rules established by CDOT. These guidelines will also apply to new construction projects currently under review authority such as Planned Developments, regardless of underlying zoning.

To ensure a smooth policy transition, CDOT has created interim guidelines that provide flexibility for developers and building owners during the initial year of implementation. The interim guidelines, developed in collaboration with the Chicago Department of Planning and Development (DPD) Zoning division, will serve as a foundation for drafting the final rules. CDOT will incorporate lessons learned from the interim guidelines and is planning to implement the final rules in early 2024.

For more information on the guidelines and requirements, please visit the Chicago Department of Transportation website or contact Public Way Policy manager Bill Higgins at william.higgins@cityofchicago.org. To submit plans for review or project-specific questions, please email CDOTPRC@cityofchicago.org.

Implementation:

The guidelines only apply to new construction within B, C, and D zoning districts within ½ mile of CTA and Metra stations. This buffer can be mapped on <https://gisapps.chicago.gov/ZoningMapWeb/>

Project criteria:

| TABLE 1: <i>TDM Requirement Criteria</i> | No TDM compliance requirements; proceed under normal process | Send to CDOT for determination | | |
|----------------------------------------------------|---------------------------------------------------------------------|---------------------------------------|---------------------|---------------|
| | Tier 0 | Tier 1 | Tier 2 | Tier 3 |
| Residential | <20 du | 20-50 du | 51-175 du | >175 du |
| Retail | <10,000 sf | 10,000-30,000 sf | 30,001 – 75,000 sf | >75,000 sf |
| Commercial (non-retail) | <30,000 sf | 30,000-50,000 sf | 50,001 – 150,000 sf | >150,000 sf |
| Industrial | <50,000 sf | 50,001 + sf | | |

“Tier 0” requires no CDOT review. Any mixed-use development that falls in the “Tier 0” range should convert their other uses square footage to dwelling units to adjust the tier: Divide: total retail square footage by 500, office or commercial by 1500, and/or industrial or manufacturing 2500 to get equivalent dwelling units.

“Tier 1” projects should submit a site plan and project narrative to CDOT Plan Review Committee. The PRC will determine if the project requires a memo or if the proposal can proceed without further requirements.

“Tier 2” projects are more likely to require a memo, CDOT PRC will review and advise on the scope of the response. However, it may be possible that a full TDM study & plan could be required, depending on the specific proposal and conditions of the surrounding area.

“Tier 3” projects are more likely to require a study and management plan; CDOT PRC will advise on the scope of the study & plan required.

As of right developments must contact CDOTPRC@Cityofchicago.org with submittals or for direction.

Planned developments, special uses, or ZBA cases will need to be reviewed by CDOT regardless, so TDM review will be incorporated with our standard review process.

Please see the complete guidelines, FAQs and other materials posted on our website for more information.