

September 2020 DRAFT for Public Comment

Appendix E: Timeline and Summary of ETOD Policy Plan The below table proposes a draft implementation timeline for the ETOD Policy Plan, including primary responsible institution as well as potential short and medium term actions for advancing each item.

 **1. Build the City's Capacity to support eTOD**

Recommendation	Type of Action	2020 Implementation	2021 Implementation	2022 - 2023 Implementation	Primary Implementing Department, Agency, or Organization	Implementation Partners
Formalize structure for cross-sector, cross-agency coordination to advance ETOD.	Administrative	Continue convening ETOD work group & formalize more permanent structure	Continue convening	Operationalize with new ETOD Office serving as convener	Mayor's Office	DPD, DOT, DOH, CDPH, etc.
Dedicate full time City staff to serve as ETOD Manager in advancing policy recommendations and coordinating ETOD projects and programs.	Administrative, Funding	Assess options for dedicate a full time staff person to ETOD implementation	Develop strategy for creation of Chicago Office of ETOD		Mayor's Office	Office of Budget Management, Elevated Chicago
Create an ETOD evaluation framework and publish annual performance report	Administrative	Invest in tools and staff (GIS/Mapping) that will allow this effort to be streamlined and better institutionalized; Issue first annual report	Issue second report	Operationalize within new ETOD office	Mayor's Office	Planning, Health, Housing and Transportation departments, ETOD work group
Create an ETOD Scorecard that community and government partners can use to assess future projects and programs	Administrative	Pilot through Partners for Places grant and upcoming RFPs	Develop scorecard	Formalize across City Departments	Mayor's Office	Offices of Equity and Racial Justice and Community Engagement, DPD, DOH, CDOT, CDPH, ETOD work group
Develop strategy to leverage public and vacant lands near transit for public benefit	Administrative	Research national best practices and existing city, county and state vacant lands and procurement policies	Map and assess vacant land and properties, both public and privately owned, within TOD areas.	Study and propose ETOD redevelopment strategy	Mayor's Office	DPD, DOH, Cook County Land Bank Authority, CTA, Metra, CMAP, ETOD work group
Develop a citywide ETOD calculator combining existing tools from CNT and MPC.	Administrative	Combine existing calculator tools	Include calculator in ongoing outreach and awareness efforts		CNT/MPC	
Standardize community engagement requirements and practices across City departments and projects, utilizing TOD policies and projects as opportunities to pilot and test new engagement practices	Administrative	Identify pilot opportunities.	Study, propose and refine policy recommendations, building on existing community engagement principles. Publish public commitment to community engagement.		Mayor's Office	DPD, DOH, DOT, ETOD work group, Elevated Chicago
Develop public education and messaging tools to communicate the vision and case for ETOD.	Administrative	Develop materials and share as part of ETOD Policy Plan outreach strategy			Elevated Chicago	

2. Make eTOD Required, Easier, and More Equitable

Recommendation	Type of Action	2020 Implementation	2021 Implementation	2022 - 2023 Implementation	Primary Implementing Department, Agency, or Organization	Implementation Partners
Apply health and equity impact assessments in the development of new TOD policy	Policy	Study potential criteria and evaluation policy	Propose criteria and evaluation process	Operationalize	DPD, MO, CDPH	Supported through Partners for Places grant, ETOD work group
Create an ETOD overlay zone to strengthen requirements for density, parking, and other equitable, climate resilient development near transit.	Policy	Assess how TOD overlay and typology approach could be advanced in parallel to citywide plan update	Study and propose overlay policy, which should include a typology approach to respond to different market conditions	Formalize typology and overlay policy	DPD	Mayor's Office, CDOT, Supported through Partners for Places grant, ETOD work group
Allow flexible usage of first floor commercial space in TOD areas, including allowing residential and modifying parking or curbside loading requirements.	Policy		Develop policy and coordinate with comp plan topic discussions and with CDOT strategic plan update	Study and propose recommendations / Implementation	DPD - zoning	CDOT
Allow small scale multi-family housing in all TOD zones.	Policy	Identify TOD areas that do not allow small scale multi-family development	Assess options in TOD Overlay Zone; Pilot in TOD areas	Pursue through citywide plan	DPD	Mayor's Office, DPD-zoning, DOH
Improve bike parking requirements for TOD projects	Policy	Study feasibility	Advance through DOT strategic plan update	Develop policy language	DPD - zoning	CDOT
Establish maximum allowed parking for new developments in all TOD zones identifying provisions, if needed, to minimize burden on low-income drivers.	Policy		Explore potential impacts. Consider as part of Transportation Strategic Plan and Citywide Plan updates	Pursue through citywide plan	DPD - zoning	CDOT
Require parking costs to be paid separately from housing in TOD projects (i.e., unbundling parking and housing costs).	Policy		Study and propose recommendations	Operationalize	DPD - zoning	
Include sustainable transportation options and incentives menu in zoning code, i.e., require developers to implement a certain number of options and incentives, such as transit passes, to manage traffic demand	Policy		Study and propose recommendations		DPD	CDOT, Mayor's Office
Allow shared parking arrangements to meet parking requirements in TOD areas.	Policy		Consider as part of Transportation Strategic Plan and Citywide Plan updates	Pursue through citywide plan	DPD - zoning	CDOT

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Require health, arts and culture, and equity considerations in TOD-project level design.	Policy		Study and propose recommendations		DPD	
Develop building design templates that can streamline and simplify approval for ETOD projects	Administrative	Pursue template feasibility and design elements	Determine implementation pathway	Operationalize	DPD	Supported through Partners for Places grant
Strengthen equity in procurement and supplier diversity policies to ensure small and minority owned firms and Black, Brown, Indigenous and other people of color benefit from new development.	Administrative	Implement through IN/VEST Southwest	Implement through ETOD pilots	Operationalize	Procurement	
Create new quality jobs through ETOD projects with a pipeline to local residents and firms	Administrative	Set targets for ETOD-related job creation and community benefits	Track progress. Study and propose recommendations.		TBD	
Improve pedestrian infrastructure in TOD zones by prioritizing and targeting resources based on need, starting with an inventory of current sidewalk infrastructure.	Administrative, Funding	Inventory of sidewalk infrastructure in TOD Zones. Short-term improvements could include "paint and post" near stations.	Consider as part of Transportation Strategic Plan and Citywide Plan updates	Pursue through citywide plan	CDOT	DPD, Mayor's Office
Improve visibility and accessibility of transit signage and wayfinding within TOD areas, especially for people with disabilities or for whom English is not their first language	Administrative	CTA has a bus stop tactile signage pilot project, which will help identify bus stops for people who are blind, visually-impaired or deaf.	Expand pilot to all TOD areas	Operationalize	RTA	CDOT, Metra, Pace, CTA, Mayor's Office of People with Disabilities/ Mayor's Office of New Americans
Increase access to shared micro-mobility options, including bike-share, e-bikes, and e-scooters.	Policy	Incorporate into annual performance reporting.	Study and propose recommendations		CDOT	Mayor's Office
Prioritize funding to make CTA and Metra rail stations fully accessible to people with disabilities, and to provide sufficient rail capacity for new riders.	Funding	Assess current state of accessibility and capacity for all rail stations	Assess funding options for improving accessibility. Develop options and strategy to make improvements.	Operationalize.	CTA, Metra, RTA	RTA, CDOT,
Ensure high-performing bus service, especially along TOD bus corridors. Prioritize high-quality bicycle infrastructure to, from, and within ETOD areas.	Administrative, Policy	Assess current performance and infrastructure quality. Incorporate into annual performance reporting.	Explore options for equitable enforcement of blocking bus and bike lanes that does not disproportionately harm low-income residents.		CDOT	Mayor's Office

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<p>Preserve unsubsidized or market-rate affordable housing within TOD zones, especially 2-4 flat buildings</p>	<p>Funding</p>	<p>Assess current baseline of existing unsubsidized affordable housing in TOD areas, include as part of annual ETOD performance reporting.</p>	<p>Study and propose additional funding and policy recommendations, including expansion of evaluation of existing City efforts, such as PEAR or Right of First Refusal pilot in Woodlawn.</p>	<p>Operationalize</p>	<p>DOH</p>	<p>DPD – zoning, Mayor’s Office</p>
<p>Strengthen affordability and accessibility requirements for city-supported housing development in TOD zones</p>	<p>Policy</p>	<p>Advance through ARO update</p>	<p>Study and propose additional funding and policy recommendations</p>	<p>Operationalize</p>	<p>DOH</p>	<p>DPD - zoning, MOPD</p>
<p>Modify the City's Qualified Allocation Plan (QAP) to include extra points for building affordable housing in TOD zones, especially for very low-income residents.</p>	<p>Administrative</p>	<p>Develop proposed policy language</p>	<p>Include in next QAP revision</p>	<p>Operationalize</p>	<p>DOH</p>	<p>DPD - zoning</p>
<p>Develop incentives and other policies to preserve and retain community organizations, small businesses, and other neighborhood assets in TOD Zones.</p>	<p>Policy, Funding</p>	<p>Incorporate into annual performance reporting.</p>	<p>Study and propose additional funding and policy recommendations</p>	<p>Implement new policy</p>	<p>DPD</p>	<p>Supported through Partners for Places grant</p>
<p>Prioritize ETOD in applications for city funding that supports housing and economic development, such as the Neighborhood Opportunity Fund</p>	<p>Administrative</p>	<p>Analyze programs and develop recommendation</p>	<p>Implement new policy</p>	<p>Operationalize</p>	<p>DPD</p>	<p>Economic Development</p>
<p>Develop incentives for creation of new/preserving existing public space in ETOD projects</p>	<p>Policy, Funding</p>		<p>Study and propose recommendations</p>	<p>Study and propose recommendations</p>	<p>DPD</p>	<p>Supported through Partners for Places grant</p>



3. Embed eTOD into Chicago's Citywide Plan

Recommendation	Type of Action	2020 Implementation	2021 Implementation	2022 - 2023 Implementation	Primary Implementing Department, Agency, or Organization	Implementation Partners
Develop a process for racial and health equity assessments in zoning policy	Administrative	Undertake as early action to inform the Citywide Plan	Develop or pilot assessment for TOD policies and/or projects	Pursue through citywide plan process	DPD	CDPH, Mayor's Office, Supported through Partners for Places grant
Establish a framework for neighborhood land use plans that adheres to the goals of equity, resiliency and diversity and recognizes the specific opportunities within TOD geographies.	Administrative	Highlight TOD opportunities in fall public engagement forums			DPD	Mayor's Office
Incorporate health and safety into City's citywide plan update	Administrative	Undertake as early action to inform the Citywide Plan	Develop or pilot for TOD projects	Pursue through citywide plan	DPD	CDPH, CDOT, DOH
Prioritize investments in transit, biking, and walking in the Citywide Plan.	Administrative, Funding	Undertake as early action to inform the Citywide Plan			DPD	CDOT, CTA, Mayor's Office