

## 2019/2020 Local Technical Assistance and Community Planning Programs

**Application Number:** 6

**Project Title:** City of Chicago 1st Ward TOD Plan

**Applicant:** City of Chicago - 1st Ward - Alderman Daniel La Spata



### **Project Description:**

This proposal is to conduct an impact study of Transit Oriented Development along the Blue Line L in 1st Ward, Chicago. The L stops of Division, Damen, and Western have each been subject to Transit Oriented Development (TOD) provisions that aim to increase density, reduce parking requirements, and encourage various modes of transportation. Residents of the 1st Ward have expressed concerns about TOD impacts on property taxes, parking congestion, traffic congestion, L congestion, "up-zoning" practices, and other quality of life concerns. Additional concerns include demographic change and accessibility, in order to determine whether TOD produces equitable mobility; to bolster an empirical study of TOD, a qualitative aspect of the study ought to include a racial equity lens to assess the impact of TOD on all residents living adjacent to these L stops. This proposal is to study the impact of greater density within a transit node, from 2013 to present. This effort is consistent with City of Chicago goals to study TOD in order to "publish an Equitable Transit Oriented Development Policy Plan....The intent of this document shall be to measure the success of Chicago's policies to encourage development near transit served locations and explore opportunities to further support transit" (see SO2018-9304, Section 4). This impact study will also be important to form planning efforts regarding bus TOD as passed by the same Ordinance (see 17-10-0102-B.1.a). By conducting this study, which can include empirical analyses (demographic, land use, property value, etc.), substantive engagement with residents, and plan-making exercises (such as a Ward-based TOD policy for zoning map amendment cases), it will be possible to understand the extent to which TOD benefits residents and whether those benefits are distributed in an equitable manner.

**Project Location:** 1st Ward of Chicago contains three Chicago Transit Authority "Blue Line" L stops at Division, Damen, and Western, respectively. These L stops are proposed to be the geographical points of observation, and the geographical centers for any radius for an impact study of Transit Oriented Development.