



Transit-Oriented Development (TOD) promotes dense, mixed-use, pedestrian-oriented development near transit hubs. **Equitable Transit-Oriented Development (ETOD)** ensures that the benefits of TOD are experienced by people of all income levels.

Benefits of ETOD

MPC helps reduce barriers to equitable development near transit through robust public engagement, education, technical assistance and advocacy for policy change so that all residents benefit.

ETOD benefits include:

- Household transportation cost savings of up to \$10,000 per year
- Access to 24-50% more jobs, particularly for low-income residents
- Retail sales up to 88% higher in transit and pedestrian-friendly areas
- Health improvements, including 3x lower obesity rates among adults who walk, bike or take transit

Why ETOD matters

As more people want to live or own a business near transit, the costs to do so are on the rise. Without strategies that promote equity, people with lower and moderate incomes are increasingly being priced out of opportunity.

In strong and emerging markets, ETOD can help ensure affordable housing and commercial spaces are available near transit. In disinvested areas, ETOD can bring new investments and amenities that close socioeconomic gaps. In all markets, ETOD elevates community voices in decision-making.

Principles of ETOD



AFFORDABILITY: Equity-focused policy ensures affordable housing options near transit, low-cost transit fares and tenant protection.



DENSITY: Compact development connects people to jobs and commerce, and supports transit infrastructure.



TRANSIT: Transit contributes to equitable development by expanding access to opportunities and providing convenient, reliable travel options.



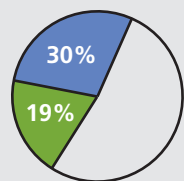
WALKABILITY: Pedestrian-friendly elements create vibrant and active spaces, which lead to health, environmental and economic benefits.



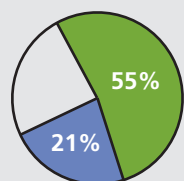
MIXED USE: A mix of land uses within a building, block or neighborhood encourages fewer car trips, and creates dynamic spaces.

Adapted from Regional Transportation Authority

Chicagoans Live and Work Near Transit



Live
 Almost half of Chicago's residents live within a half-mile of a rail station



Work
 More than 75% of Chicago's jobs are within a half-mile of a rail station

■ Within 1/4 mile
 ■ Between 1/4 - 1/2 mile

Community Input Drives Change

As neighborhoods grow, community input is critical. We hope this ETOD tool helps community groups and activists proactively advocate and plan for real-world development scenarios

Whether you are resident who wants to learn more about ETOD in your neighborhood, or a community organization that would like to design a hypothetical development for a specific parcel, or a local developer who wants take advantage of the incentives available through the TOD ordinance, this online ETOD calculator provides information and increases the potential for new Equitable Transit Oriented Development that benefits all residents of Chicago.



ETOD Case Study

Emmett Street Apartment Project (Logan Square CTA Blue Line)

Situated just steps from the Logan Square Blue Line stop, the Emmett Street affordable housing development will provide high quality affordable rental housing for Logan Square’s working families currently facing skyrocketing rents and displacement.

Developed by not-for-profit affordable housing developer Bickerdike Redevelopment Corporation and designed by award-winning firm Landon Bone Baker Architects, this transit-oriented development is a tiered building that is seven stories at its highest point and two stories at its lowest point to fit in with neighboring residential structures.



Image: Bickerdike Redevelopment Corp.

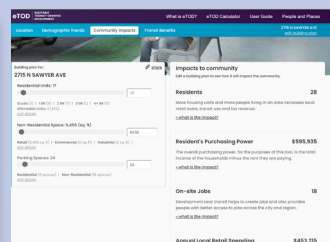
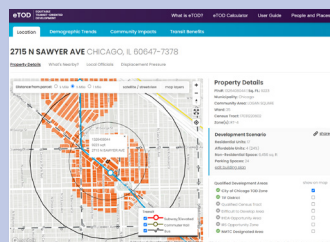
The development will include:

- 100 units of affordable housing;
- A mix of one, two, and three bedroom units:
 33 one-bedrooms
 49 two-bedrooms
 18 three-bedrooms
- Approximately 4,500 square feet of commercial space facing Kedzie Avenue geared towards locally owned small businesses and local non-profit organizations

Projected Community Impacts	
Residents	187
Residents Purchasing Power	\$3,915,366
On-site Jobs	13
Annual Local Retail Spending	\$5,688,741
10-Year Tax Revenue	\$6,407,043
Annual Transit Trips	71,313
Residential Parking Use	17%

Calculate the benefits of ETOD for your neighborhood at:

etod.cnt.org



Learn more about ETOD at:

etod.cnt.org/about