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**
Preferences for urban living are increasing the demand for housing and commercial development near transit stations. Without an explicit equity framework, lower-income people near rapid transit will be displaced. Research from Harvard University shows that how easily a person can get to work is the strongest factor in determining whether a person escapes the cycle of poverty (Chetty 2014).

**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.

---

**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

Adapted from Regional Transportation Authority
Community Input Drives Change

MPC helps communities proactively plan for real-world transit-oriented development. One proven tool consists of three community meetings, facilitated by MPC at the request of the land owner, and sponsored by a community-based organization or public officials. These meetings result in customized development principles and scenarios, crafted by the community with help from experts, that guide neighborhood growth. Investors can use these findings to understand local opportunities and values, while residents benefit from reparation for discussions with developers.

Called the Corridor Development Initiative (CDI), this signature process has been applied by MPC in Woodlawn, Uptown, Logan Square, Aurora, Hyde Park and North Lawndale.

To learn how the CDI could work in your neighborhood, visit metroplanning.org/CDI or email Kendra Freeman at kfreeman@metroplanning.org.

---

City Hyde Park (51st/53rd Street Metra Electric)

City Hyde Park is located near the Metra Electric line and CTA express buses which offer quick access to the Loop. The development features a Whole Foods grocery store, as well as 36 affordable housing units.

<table>
<thead>
<tr>
<th></th>
<th>Before</th>
<th>After</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Space</td>
<td>64,000 sq. ft.</td>
<td>35,000 sq. ft.</td>
</tr>
<tr>
<td>Residential Units</td>
<td>6</td>
<td>180</td>
</tr>
<tr>
<td>10-Year Tax Revenue</td>
<td>$4,000,905</td>
<td>$7,029,558</td>
</tr>
<tr>
<td>Annual Local Retail Sales</td>
<td>$1,129,118</td>
<td>$1,498,925</td>
</tr>
<tr>
<td>Annual Transit Rides</td>
<td>18,312</td>
<td>91,498</td>
</tr>
</tbody>
</table>

The Hatchery (Kedzie CTA Green Line)

Located near the Kedzie Green Line CTA stop in East Garfield Park, The Hatchery—a non-profit business incubator for food industry entrepreneurs, founded in partnership with Accion, ICNC and IFF—will provide educational programs, financial assistance to entrepreneurs and a neighborhood market.

<table>
<thead>
<tr>
<th></th>
<th>Before</th>
<th>After</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Space</td>
<td>Empty Lot</td>
<td>67,000 sq. ft.</td>
</tr>
<tr>
<td>Residential Units</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>10-Year Tax Revenue</td>
<td>$0</td>
<td>$2,221,300</td>
</tr>
<tr>
<td>Annual Local Retail Sales</td>
<td>$0</td>
<td>$1,150,700</td>
</tr>
<tr>
<td>Annual Transit Rides</td>
<td>0</td>
<td>31,300</td>
</tr>
</tbody>
</table>

Parkview Apartments (Arlington Heights Metra)

The Parkview apartments in Arlington Heights will be a mixed-income, multi-family development, offering affordable and market-rate units and convenient access to the Arlington Heights Metra station.

*Impact information is limited since Parkview is in early development stages.

---

Calculate the benefits of eTOD for your neighborhood at metroplanning.org/growchicago

Learn more about eTOD at metroplanning.org/etodbasics