



Metropolitan **Planning** Council

ETOD Scorecard



Agenda

- Background on scorecard
- Overview of goals and format
- Target audiences and use cases
- Discussion questions
 - How should the structure of the scorecard connect to existing frameworks i.e CRP funding rubric and Elevated Chicago pillars?
 - How can the scorecard be part of a referral process for other TA resources and fulfilling regulatory requirement i.e. IFF intake process or Chicago TDM plan?
 - Structure for focus groups
- Next steps and proposed meeting for deeper engagement and feedback

Scorecard Target Audiences + Use Cases



Community based organizations could use the scorecard to **evaluate development proposals in their communities.**

- An alderperson holds a community meeting to discuss a proposal. A community group uses the scorecard to evaluate the proposal and seek changes that better align with ETOD criteria.
- A CBO identifies a vacant parcel near transit in their community and uses the scorecard to communicate with a developer about what they'd like to see built.
- A CBO disagrees with a developer that a proposal is ETOD, and a third party uses the scorecard to mediate the conflict.

Scorecard Target Audiences + Use Cases



Developers could use the scorecard to **demonstrate proposals meet criteria for ETOD.**

- A developer has site control near transit and uses the scorecard to define the values driving their project.
- A developer uses the scorecard to communicate how they arrived at plans they present at a community meeting. Community members share feedback based on the same criteria, leading to more productive discussions.
- A developer seeking City funding for a project near transit uses the scorecard to guide design and community engagement with confidence that they will meet City eligibility criteria.

Scorecard Target Audiences + Use Cases



The City could use the proposal to **evaluate funding proposals and potentially planned developments.**

- City staff will use the scorecard to judge proposals for funds earmarked for ETOD (Qualified Allocation Plan, Equitable Recovery Program, ETOD pre-development and development grants, etc.). City staff share the scorecard to communicate transparent eligibility criteria.
- The scorecard provides a foundation for performance measures and process development when developing proposal evaluation practices. It can highlight projects as case studies of equitable development.
- Leveraging the scorecard to align planning outcomes across future land use and transportation policy initiatives and development guidelines, including the Master Planned Development process, Sustainable Development Policy, and development process and finance reform.

Structure of Section 1: ETOD Criteria

- Criteria are organized into the below categories, deriving directly from provisions in the Connected Communities Ordinance, and including considerations outside of the Ordinance's explicit scope, informed by peer models.
 - Affordability
 - Density
 - Accessibility
 - Transportation
 - Neighborhood
 - Sustainable Structure
 - Economic Development
 - Culture

Section 1: Criteria Categories

- **Affordability** – Projects prioritize affordable units targeted towards families and lower incomes.
- **Density** – Projects are dense and fully utilize the development potential of their site.
- **Accessibility** – Projects are accessible to all abilities and create additional accessible housing.
- **Transportation** – Projects encourage public and active transit.
- **Neighborhood** – Projects support vibrant streetscapes and align with community desires.
- **Sustainable Structure** – Projects fully leverage the Connected Communities Ordinance and are sustainable.
- **Economic Development** – Projects create direct economic benefits in their communities.
- **Culture** - Projects uplift and support the practices, history, and creativity of their communities.

Affordability

- **Parking Swap for Units** – Development leverages swapping parking spaces for affordable units, minimizing parking and maximizing affordability.
- **ARO Requirement** – Fulfills ARO units required on-site instead of in-lieu fee.
- **Percentage of Affordable Units** – Affordable units exceed ARO requirements.
- **AMI Range of Units** – Units exceed AMI requirements in the ARO.
- **Inclusionary or EJ Area** – Location in ARO Inclusionary Area or in Chicago EJ communities as determined by the Cumulative Impact Assessment.
- **Unit Mix** – Units provide a range of sizes, emphasizing family-sized units.

Density

- **Lot Area per Unit (MLA)** – Development has reached the minimum Lot Area per Unit, indicating highest residential density possible.
- **Floor Area Ratio (FAR)**– Development has reached maximum FAR possible, indicating highest overall density possible.
- **Percentage of Total Possible Development Fulfilled** – If developments have not fully leveraged Lot Area per Unit and/or FAR, how much of the total allowable density has been achieved.

Accessibility

- **Ground Floor Unit Bonus** – Fulfills option to create accessible, ground-level unit which does not count against MLA or FAR calculations.
- **Type A Units** – Exceeds requirements for Type A accessible units.
- **Accessible Units** – Provides accessible units on site, either in place of Type A requirement or in addition.
- **Mobility Units** – Exceeds on-site requirement for mobility units or provides units in absence of the requirement.
- **Accessibility Code Requirements** – Exceeds accessibility requirements in the Chicago Building Code.

Transportation

- **Parking Requirements** – Project pursues as little parking as possible to reduce development costs and encourage transit use.
- **Bicycle Parking** – Exceeds required bicycle parking ratio of either one space per unit or one bicycle space per car space, depending on development location.
- **Encourages Transit Use** – Incorporates wayfinding and/or real-time transit information sharing or creates TDM plan outside of requirement.
- **Encourages Shared Mobility** – Hosts shared mobility including cars, bikes, or scooters.
- **Encourages Walking** – Building exterior and outside portions of the development create a safe and pleasant pedestrian environment.
- **Number of Proximate Transit Routes** – Provides access to a variety of transit options.

Neighborhood

- **Pedestrian Street Requirements** – Project fulfills pedestrian street requirements even if not required. Project incorporates encouraged uses of Pedestrian Streets, including outdoor dining and display of flowers, produce, or plants.
- **Mixed Use** – Includes multiple uses, providing on-site retail or office space.
- **Community Engagement** – Development incorporates community engagement process and has representative leadership and decision making.
- **Alignment to Local Plans** – Development aligns to pre-existing neighborhood plans.

Sustainable Structure

- **Roof Element Height** – Utilizes increased roof height limit for stairway or elevator access, pergola, arbor, trellis, or renewable energy system,
- **Sustainable Development Code** – Project exceeds Sustainable Development Policy requirements.
- **Vacant/Underutilized Land** – Location on vacant land or a parcel with low-density use.
- **On-site Renewable Energy** – Houses on-site renewable energy generation and/or storage.
- **Green Infrastructure** – Incorporates green stormwater infrastructure, such as rain barrels, bio-swales, rain gardens, or permeable pavement.

Economic Development

- **Community Ownership/Wealth Building** – Community maintains a substantial stake in ownership and/or is able to participate in wealth building.
- **Local Business Leasing** – Mixed-use spaces include local tenants.
- **Local Workforce** – Projects hire locally during development and/or operation.
- **Procurement** – Projects maximize M/WBE contracting during development and/or operation.

Culture

- **Public Art** - The visual identity of the project reflects heritage, history, and practices of communities served.
- **Space for Community** - Provides facilities/resources to support the heritage and practices of communities served by the project.
- **Space for the Arts** - Provides facilities/resources to cultivate, perform, and share creative knowledge and skills.
- **Historic Preservation** – The project incorporates both tangible and intangible elements of the history of served communities.