Sustainable Suburbs: Restructuring Suburban Development

Stephen B. Friedman, AICP, CRE
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The Vocabulary of “Growth”

- CAVE
- NIMBY
- BANANA
- NOTE
- NOPE
- NIMEY

- Triple Bottom Line
  - Profitability
  - Sustainability
  - Social Justice

- Human Rights: *The Right to a Place to Live Is Included in the Proposed English Bill of Rights*
After the Fall…Continued Opportunity: 
**Demography Drives Demand!**

*Chicago Regional Growth May Be Typical of the Nation*

**Scale**
- 1.49 million people to be added between 2009 and 2030
- About the size of Metropolitan Milwaukee
- 67,000 people per year (7th greatest nationally)
- Where will we put them to provide:
  - Sustainability
  - Efficiency
  - Opportunity
  - Competitiveness

**The Problem**
- Cannot do only infill:
  - 300,000 to 800,000
  - Shouldn’t do what we have been doing
- Housing/jobs mismatch
- Time lost to travel
- Limited access to opportunity
- Transportation energy use/inefficiency
- Limited experience of “place”
Age Waves: Demography Drives Demand

Six-County Chicago Area
Households by Age of Householder

Source: Woods and Poole Economics, Inc and S.B. Friedman & Company
Reaction

“Smart” Growth
- Urban Limit Lines to Combat Sprawl
- Infill
- Town Centers
- Conservation Communities
- Increased Density
- Reduced Density
- Open Space Preservation

Reality More Complex
- Limit Lines Drive Up Land Prices and Housing Costs
- Concentric Fill May Not Be Transportation or Infrastructure Efficient
- Barriers to Infill
- Resistance to High Density
- Access to Open Space
- Access to Opportunity
Forms of Regional Structure
Forms and Influences

Other Structure Concepts

- Dispersed City
- Edge City
- Watersheds
- Transportation Corridors

From Chicago Metropolis 2020/Larry Booth
New Paradigm for Sustainable Suburbs

Regional Focus on Major Centers and Corridors

- Multi-use/higher density
- Mixed housing type and mixed income
- Multi-modal
- Labor market transit
- Concentrate major infrastructure
- Sub-centralize key institutions
  - Education
  - Health
But Structure Means Winners and Losers

For Example, Strong Chicago Candidates

- Schaumburg/Woodfield
- Oak Brook (I-88 East)
- O’Hare
- Lake Cook
- Joliet
- Third Airport Sub-Region

But These Would Be Left Out

- I-88 West/Naperville
- Other Old Satellite Cities
- Bolingbrook
- I-294 North Interchanges
- Who Else?
(And Not All Factors Lead to the Same Conclusion…)

Lake Michigan Water to Inland Suburbs

Important to Measure Results

- CMAP Indicators Project
  - Housing choice and market balance
  - Jobs within 1 1/4 hr by transit
  - Fiscal measures
  - VMT/carbon
- ULI District Council Committee
  - Opportunity
  - Sustainability and aesthetics
  - Competitiveness
  - Financeability
Levers to Achieve Regional Structure

**Tools**

- Strategic, Coordinated High Level Infrastructure
  - Highway Locations
  - Transit Improvements
  - Labor Market Transit
  - Sewer and Water Trunks
- Sub-Regional/Community Level Planning and Entitlements
- Financing Tools
Sub-Regional Planning

- Planning at scale: e.g. 2,300 acres/8,000 acres
- Creating a framework
- Beneath the bubble – walkability, form, character
- Vital town centers
Financing: Imbalance between Public and Private Responsibility

**Developer Drives Extensions of Service**

- Focuses investment
- Leverages private capital
- Assures beneficiaries pay
- Supports development on multiple fronts
- Places costs on new users (equity plus)

**But ...**

- Multiple development fronts increase service costs to municipalities
- Preference for less infrastructure (e.g. minimize collector streets)
- Diverts focus from high level infrastructure
- Opportunistic investment at expense of long term systems investment
Need to Change Implicit Incentives

- Tax-base Sharing for C/I and STGs – Balance Not Profit
- Shift Education Funding from Property Tax and Impact Fees
- Municipal Responsibility for Utility Extensions to Enhance Efficiency; BIDs for Equity
- Federal/Regional Programmatic Funds
Chicago District Council Infrastructure Project – Current Status

Suburban Priorities

- Criteria
  - Sustainability
  - Efficiency
  - Opportunity
  - Competitiveness
  - Financeability/political support
- Many major suburban initiatives
  - Rail
  - Highway
  - 3rd airport
  - Freight movement
  - Inland port
- Focus on multiple projects in 7 to 10 key areas

Lakefront Crescent to Indiana

- Multiple projects from South Loop to Gary
  - Michael Reese (Olympic Village site)
  - Lake Meadows
  - Oakwood Shores
  - USX SouthWorks
  - Marquette Plan – Indiana Lakeshore
- Infill issues
- Transit extensions
- Brownfields
- Concentrated/coordinated
Development Advisors to the Public and Private Sectors

- Real Estate Economics
- Public-Private Partnerships
- Developer Solicitation
- Development Management
- Public Financing
- Area Plans & Implementation
- Fiscal & Economic Impact

221 North LaSalle Street
Suite 820
Chicago, IL 60601
(312) 424-4250
www.friedmanco.com