RED AND PURPLE MODERNIZATION (RPM) PHASE ONE OVERVIEW

RPM Phase One is a transformative project to modernize Red and Purple Line infrastructure. RPM Phase One will rebuild four of the oldest Red Line stations (Lawrence, Argyle, Berwyn and Bryn Mawr), making them fully ADA accessible, and create a bypass to unclog a 100-year-old junction where the Red, Purple and Brown Line trains currently intersect at the Belmont Station.

The RPM Phase One project will allow CTA to significantly increase the number of trains it can run along the Red Line to reduce overcrowding and meet growing demand for transit service, enhancing access to housing, jobs, retail and community services.

RPM PHASE ONE PROJECT TIMELINE

2009-2014

- Host Public Meetings to establish community dialogue
- Initial project studies

2015

- Host Public Meetings on Environmental Assessment
- Federal approval of Environmental Assessment

COMPLETE

2016

- Secure Federal and Local Funding

COMPLETE

2017

- Procure Design-Build Contractor

IN PROGRESS

2018 ---

- Construct New Infrastructure and Stations

FULFILLMENT

TOD PLAN DEVELOPMENT

ANALYSIS

- Zoning
- Land Use
- Real Estate Market

STEP 1: VISION

- Neighborhood Goals
- Community Engagement

STEP 2: ALTERNATIVES

- Development Opportunities
- Community Engagement

STEP 3: REFINED

- Align w/ Market Demand
- Community Engagement

TOD PLAN

- Implementation Strategy
- Final Plan Recommendations

TOD PLAN

- Plan Implementation
- Site Development

RED-PURPLE BYPASS DISTRICT

Areas Impacted by New Track Structure

A

B

C

D
The CTA has partnered with the Chicago Department of Planning and Development, elected officials, and the consultant team to engage stakeholders while planning for the neighborhoods and public spaces along the expected rail corridor improvements.

We want to hear from you! This meeting is an open forum designed for CTA to learn about your vision for the community and neighborhood around the Belmont Station. We are seeking your opinions, ideas, and comments. This information will be compiled and used to inform the goals, strategies, and recommendations of the plan moving forward.

The public meeting for the Lawrence to Bryn Mawr Study Area will take place on Thursday May 11, from 6:00 to 8:00 at the Broadway Armory.

COMMUNITY MEETING SCHEDULE

Meeting 1 - Tonight
• Gather information about the project
• Provide input on goals, objectives and vision for the study

Meeting 2 - Summer/Fall 2017
• Preliminary vision for neighborhood development for review and comment
• Preliminary site development concepts for review and comment

Meeting 3 - Spring/Summer 2018
• Final plan recommendations
• Next steps and implementation strategies
INTRODUCTION: FEEDBACK

If you have other comments or ideas, please share!

Write a comment or leave a sticky note
The Transit-Oriented Development Plan includes a customized real estate analysis. The information on this board is specific to the Market Area, defined as Lakeview Community Area.

**MARKET AREA NEW / PROPOSED DEVELOPMENT**
- 1,200 residential units
- 650,000 S.F commercial space

**COMMERCIAL TRENDS IN THE DISTRICT**
91% of Storefronts in the District are Occupied
Nearby Clark and Addison development as entertainment destination will support additional bars, restaurants, and specialty retail within the District.
Residential development creates opportunity for some additional neighborhood-serving commercial.

**RESIDENTIAL TRENDS**
- Median Home Prices
  - Desirable Northside location with distinct neighborhoods.
  - Strongest market demand to be renters aged 25-34.
  - Strong apartment market (96.1% occupancy).
  - For-sale market has recovered more quickly after the recession than many other areas of the City.

**DEMOGRAPHIC TRENDS**
- Highly Educated and Affluent Population
  - Median income significantly higher than the city as a whole ($80,347 vs $49,531)
  - More than 80% of population have a Bachelor’s, Graduate, or Professional degree
  - Population increase 1990 to 2016:

** contextual information in the map below.**
What are the best parts about the neighborhood?

What are the most significant development issues facing the neighborhood today?

What uses, business types, or amenities are missing or you would like to see more of in the neighborhood?

Of which types of uses or businesses are there enough, or too much?
What are your priorities for the neighborhood?

Use a dot sticker to indicate your priorities or leave a comment on a sticky note

<table>
<thead>
<tr>
<th>Priority</th>
<th>Action</th>
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</thead>
<tbody>
<tr>
<td>Incorporate environmentally friendly practices throughout the district</td>
<td>Increase public open space</td>
</tr>
<tr>
<td>Promote pedestrian safety and comfort</td>
<td>Decrease parking demand by increasing access to transit, bike amenities and car sharing</td>
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<tr>
<td>Encourage streets with continuous building facades</td>
<td>Grow the residential population</td>
</tr>
<tr>
<td>Encourage businesses that serve the local residents</td>
<td>Increase variety of housing types</td>
</tr>
<tr>
<td>Encourage development that fits in with the existing neighborhood character</td>
<td>Support housing that is available to a broad range of incomes</td>
</tr>
<tr>
<td>Encourage active daytime population through new land uses and programs</td>
<td>Incorporate non-traditional housing for seniors, low-income residents, and those with disabilities</td>
</tr>
<tr>
<td>Build upon the growing sport and entertainment district</td>
<td>Incorporate professional offices</td>
</tr>
<tr>
<td>Incorporate civic uses (art center, small museums, education, library, etc.)</td>
<td>Other...(share your thoughts with us)</td>
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</tbody>
</table>
**STREET CHARACTER & LAND USE: CLARK STREET**

CTA RED AND PURPLE MODERNIZATION PROGRAM PHASE ONE - TRANSIT ORIENTED DEVELOPMENT PLAN

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**USE DOTS TO INDICATE INTEREST**

**WHAT’S YOUR VISION FOR CLARK STREET**

- Clark Street as a sports and entertainment district
- Mixed use district with residential and commercial development
- Retail destination with national retailers as anchors
- Local neighborhood street with small independent shops

**APPROPRIATE USES FOR CLARK STREET**

- Multi-family Residential
- Non-traditional Housing (seniors, low-income, disabled)
- Retail / Shopping
- Restaurants
- Bars
- Coffee Shops / Bakeries
- Offices
- Professional Services
- Open Space
- Civic/Education
- Recreation
- Entertainment

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Tell us more!
CTA RED AND PURPLE MODERNIZATION PHASE ONE - TRANSIT ORIENTED DEVELOPMENT PLAN

USE DOTS TO INDICATE INTEREST

WHAT'S YOUR VISION FOR SHEFFIELD AVENUE

- Mixed use district with residential and commercial development
- Support existing light industrial
- Local neighborhood street with small independent shops and restaurants
- Other (write-in)

APPROPRIATE USES FOR SHEFFIELD AVENUE

- Multi-family Residential (apartments & condos)
- Single Family Homes (detached / row homes / stacked flats)
- Non-traditional Housing (seniors, low-income, disabled)
- Neighborhood Retail / Shopping
- Restaurants
- Bars
- Coffee Shops / Bakeries
- Offices
- Professional Services
- Open Space
- Education

Tell us more!
USE DOTS TO INDICATE INTEREST

WHAT'S YOUR VISION FOR WILTON AVENUE

Local neighborhood commercial street with small independent shops and restaurants

Low density residential street comprised of single family homes, townhomes and stacked flats

Residential street inclusive of a variety of medium density housing and a variety of price points

Residential street with neighborhood retail integrated near Belmont Ave and School Streets

APPROPRIATE USES FOR WILTON AVENUE

Multi-family Residential (apartments & condos)

Low Density Housing (detached / row homes / stacked flats)

Non-traditional Housing (seniors, low-income, disabled)

Retail / Shopping

Coffee Shops / Bakeries

Offices/ Professional Services

Open Space

Other (write-in)

Tell us more!
USE DOTS TO INDICATE INTEREST

**WHAT’S YOUR VISION FOR BELMONT AVENUE**

<table>
<thead>
<tr>
<th>Belmont as a unique commercial street with funky shops</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preserve and grow the Belmont Theater district</td>
</tr>
<tr>
<td>Invest in existing buildings to preserve character of existing street</td>
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<tr>
<td>Maintain affordable rents for retailers</td>
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</tbody>
</table>

**APPROPRIATE USES FOR BELMONT AVENUE**

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<th>Multi-family Residential</th>
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<td>Non-traditional Housing (seniors, low-income, disabled)</td>
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Tell us more!

[Link to leave a comment](#)
Mixed Use, Transit-Oriented Development at 3420 N Lincoln Avenue, Chicago

Site: 10,300 SF
Retail: 4,500 SF
Units: 36

What do you LIKE about this example?
What do you DISLIKE about this example?

Mixed Use, Transit-Oriented Development at 3400 N Lincoln Avenue, Chicago

Site: 10,000 SF
Retail: 4,000 SF
Units: 20

What do you LIKE about this example?
What do you DISLIKE about this example?

Mixed Use, Transit-Oriented Development Examples

What do you LIKE about this example?
What do you DISLIKE about this example?
What types of buildings are you interested in seeing built in this area?

What do you think these examples do well or poorly?

Tell us more!
Have another building example that you think would work well in this area? Please share!

Write a comment or leave a sticky note

Townhome Examples

Traditional Materials

Contemporary Materials

Floor plan designed to fit a shallow lot

New Commercial Development at 3355 N Lincoln Avenue, Chicago

Ground Floor Plan

Second Floor Plan

Mixed Use, Transit Oriented Development along a commercial corridor at 3228 N. Clark Street, Chicago

Elevation

Ground Floor Plan

Typical Residential Floor Plan
What do you think about the density / height of buildings near CTA structures? What would be appropriate? Why?
URBAN DESIGN: NEIGHBORHOOD INTEREST

What are the community’s needs and desires for public spaces and amenities within the neighborhood?

What are the challenges with creating new public spaces within the neighborhood? How could these challenges be minimized?

What community resources exist to support public amenities?

Help us identify community organizations, partner agencies, and community leaders that could program, promote, and manage common spaces.
How would you like to see the spaces under the L used?

<table>
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<th>Use a dot sticker to indicate your top 5 interests or leave a comment on a sticky note</th>
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<tr>
<td>Stormwater management or other opportunities for “green” infrastructure</td>
</tr>
<tr>
<td>Car sharing</td>
</tr>
<tr>
<td>Private parking</td>
</tr>
<tr>
<td>Public parking</td>
</tr>
<tr>
<td>Fenced off and secured from public. / Screened from view.</td>
</tr>
<tr>
<td>Other...(share your thoughts with us)</td>
</tr>
<tr>
<td>Outdoor seating, cafe spaces, or other “plaza-like” open spaces</td>
</tr>
<tr>
<td>Opportunities for public art</td>
</tr>
<tr>
<td>Active recreational uses</td>
</tr>
<tr>
<td>Bike parking</td>
</tr>
<tr>
<td>Temporary uses such as pop up shops, markets, etc.</td>
</tr>
<tr>
<td>Support functions for adjacent development such as parking, storage, and loading</td>
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