

TOD PLAN BACKGROUND

CTA RED AND PURPLE MODERNIZATION PHASE ONE -TOD REDEVELOPMENT PLAN

COMMUNITY VISION

Traditional, walkable, and multicultural **urban neighborhood**

Cultural assets, including sports and entertainment, that **welcome visitors**

Enhance overall **quality of life**

Support and celebrate **diversity**



PURPOSE OF THE TRANSIT-ORIENTED DEVELOPMENT PLAN

1. Create a community-led vision for redevelopment in the neighborhood
2. Test specific concepts for CTA-owned parcels
3. Expedite development post-construction

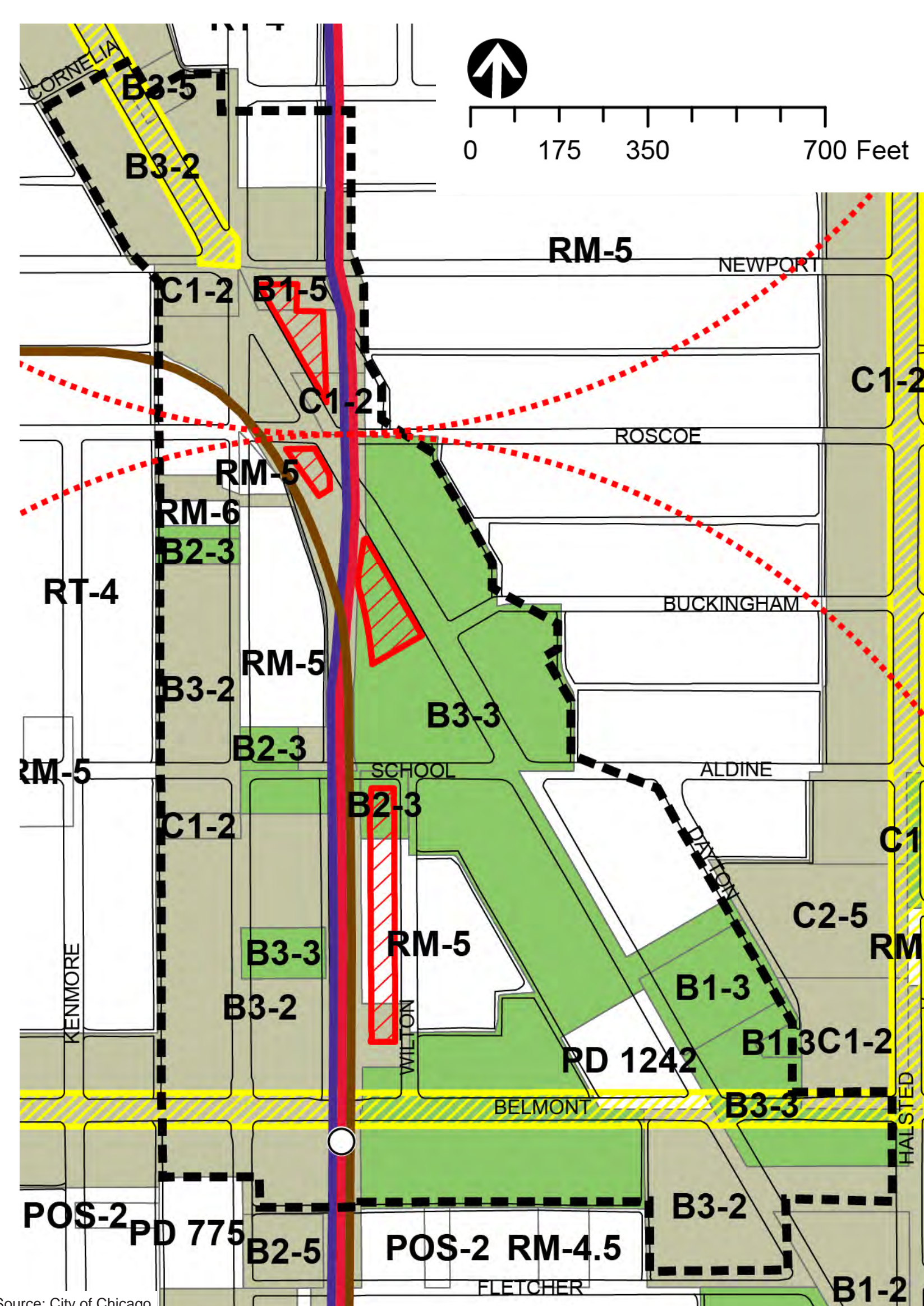
TIMING

- The TOD plan is an outgrowth of the community engagement process that began in 2009.
- It is funded through a Planning Grant award from the Federal Transit Administration.
- The primary objective of the plan is increased coordination between the transit project and potential development sites.

GUIDING PRINCIPLES & GOALS

- Promote Diversity – cultural, generational, family composition, economic
- Plan for commercial, retail, civic uses that promote vitality
- Capitalize on transit proximity
- Define the quality and scale of future neighborhood developments
- Promote environmental sustainability
- Improve public realm
- Economic viability
- Aim for affordability

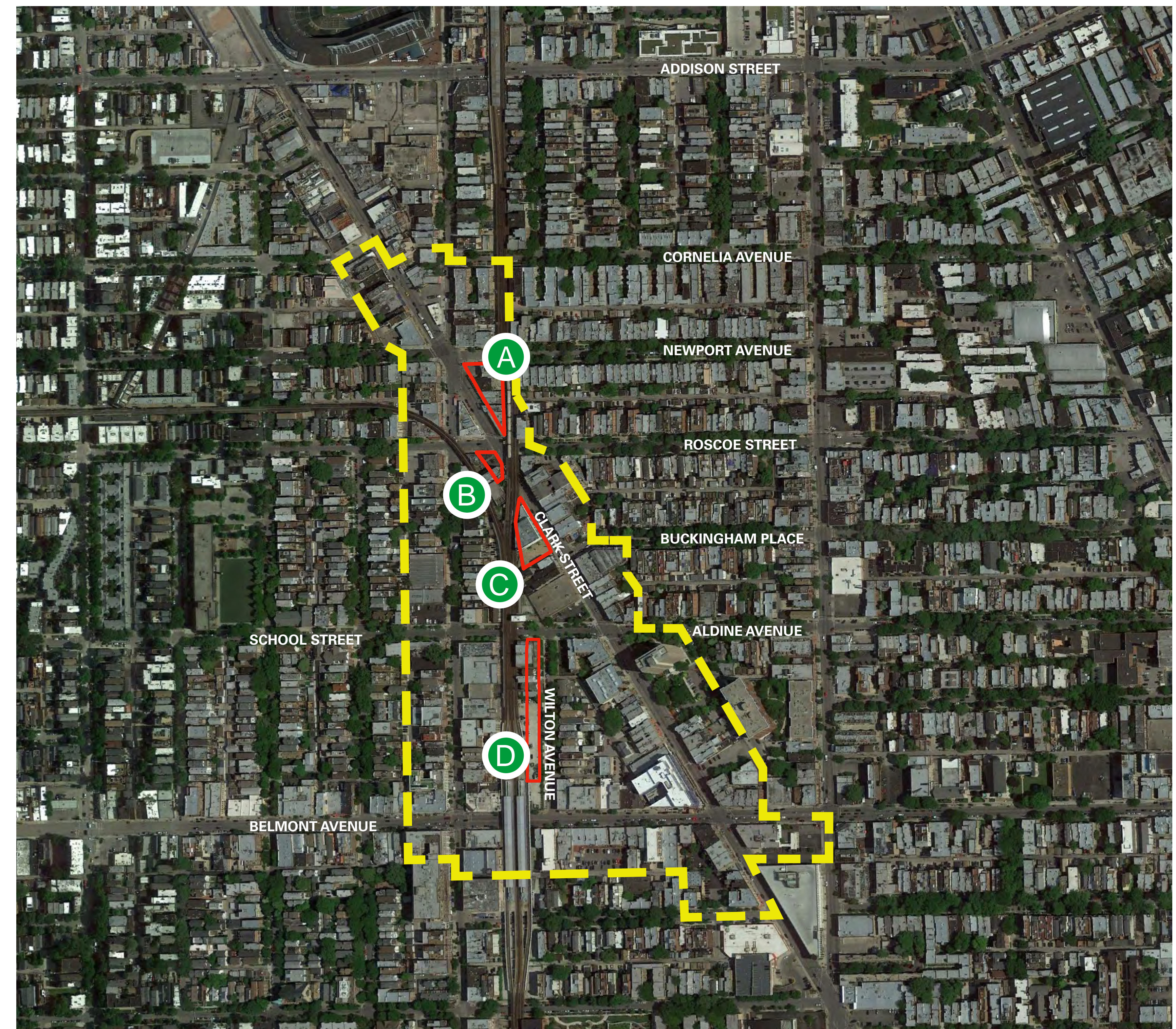
RPB DISTRICT TRANSIT-SERVED PARCELS



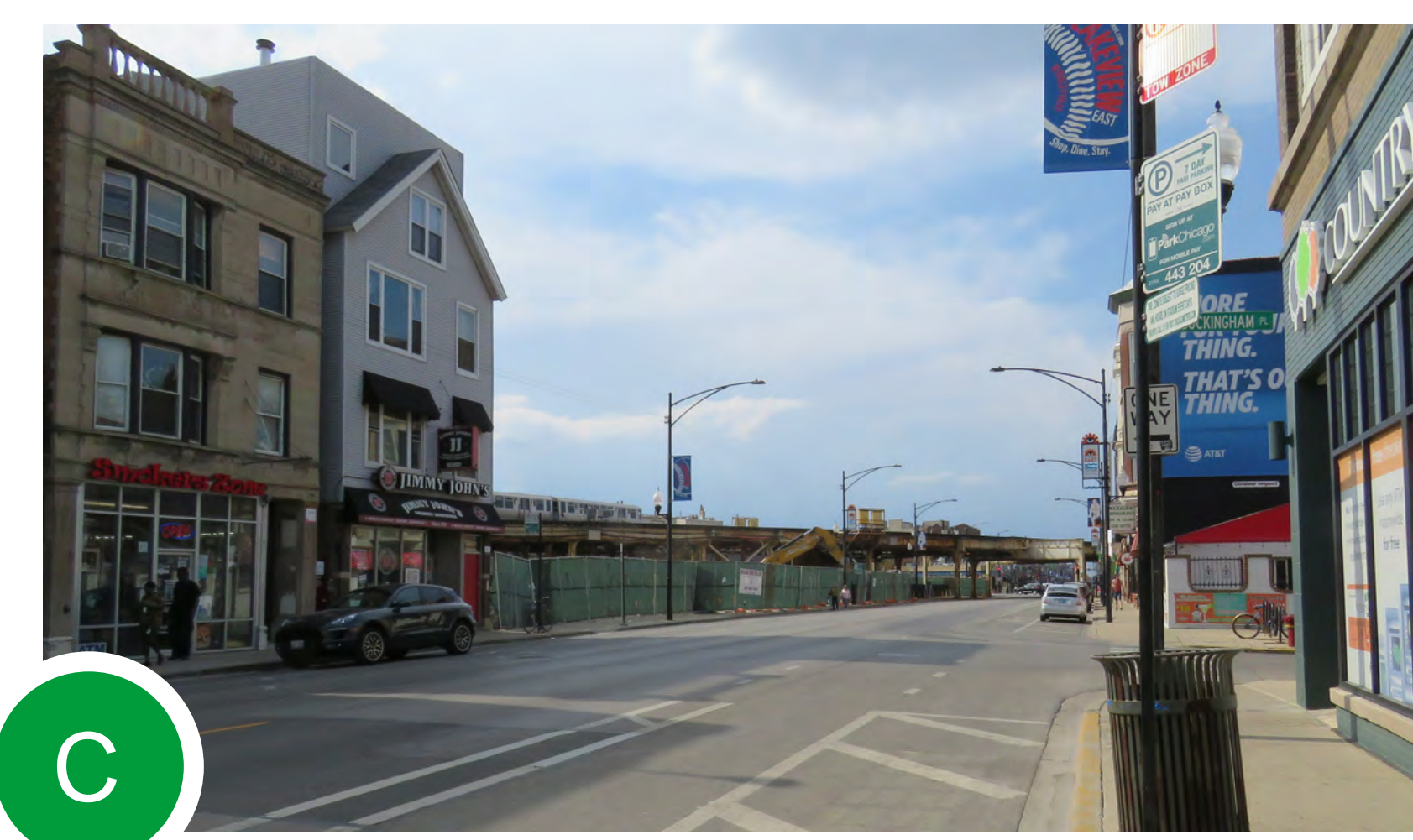
The City of Chicago Zoning Ordinance permits "Transit-Served Locations" to receive parking reductions, increase development density, and other benefits. For projects located in Business (B), Commercial (C), and Downtown (D) zoned districts and located within 1,320 feet (1/4 mile) of a rail station entrance, off-street parking requirements for residential uses may be reduced. Projects located in B-3 and C-3 districts are eligible for increases in building height and development square footage. Additional bonuses exist for the inclusion of on-site affordable housing.

- LEGEND**
- CTA Red Line
 - CTA Purple Line
 - CTA Brown Line
 - RPB Study Area Boundary
 - 1/4 mile radius from CTA station
 - Potential Redevelopment Sites
 - Pedestrian Street*
 - Sites Eligible for FAR Increase & Parking Reduction
 - Sites Eligible for Parking Reduction
- *Pedestrian streets within 1/2 mile of a station (all pedestrian streets shown here) qualify for a parking reduction

RED-PURPLE BYPASS DISTRICT: CTA TOD REDEVELOPMENT SITES



- RED-PURPLE BYPASS DISTRICT BOUNDARY
- TOD REDEVELOPMENT SITES

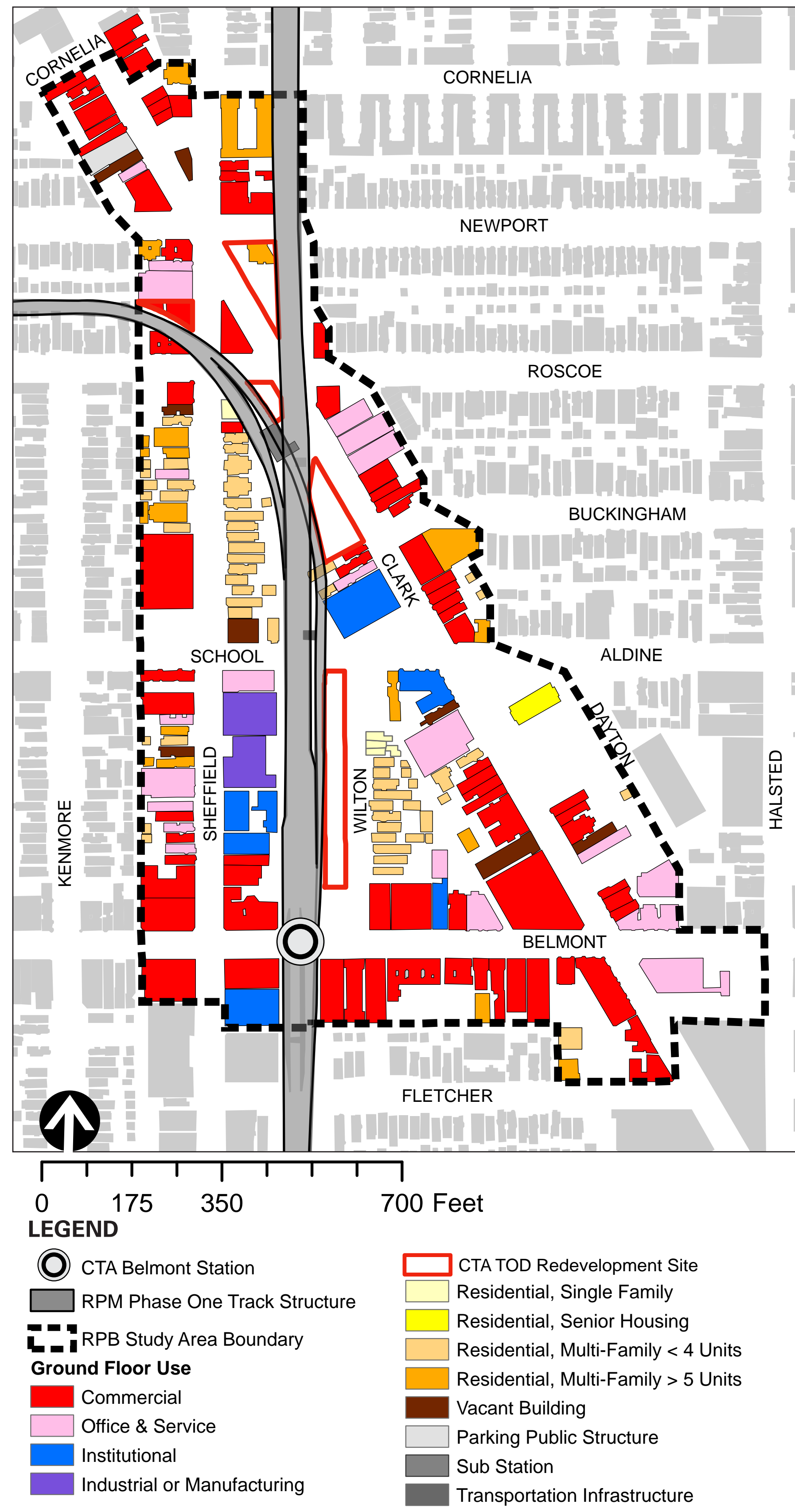


DISTRICT PRINCIPLES AND DIAGRAMS

CTA RED AND PURPLE MODERNIZATION PHASE ONE - TOD REDEVELOPMENT PLAN

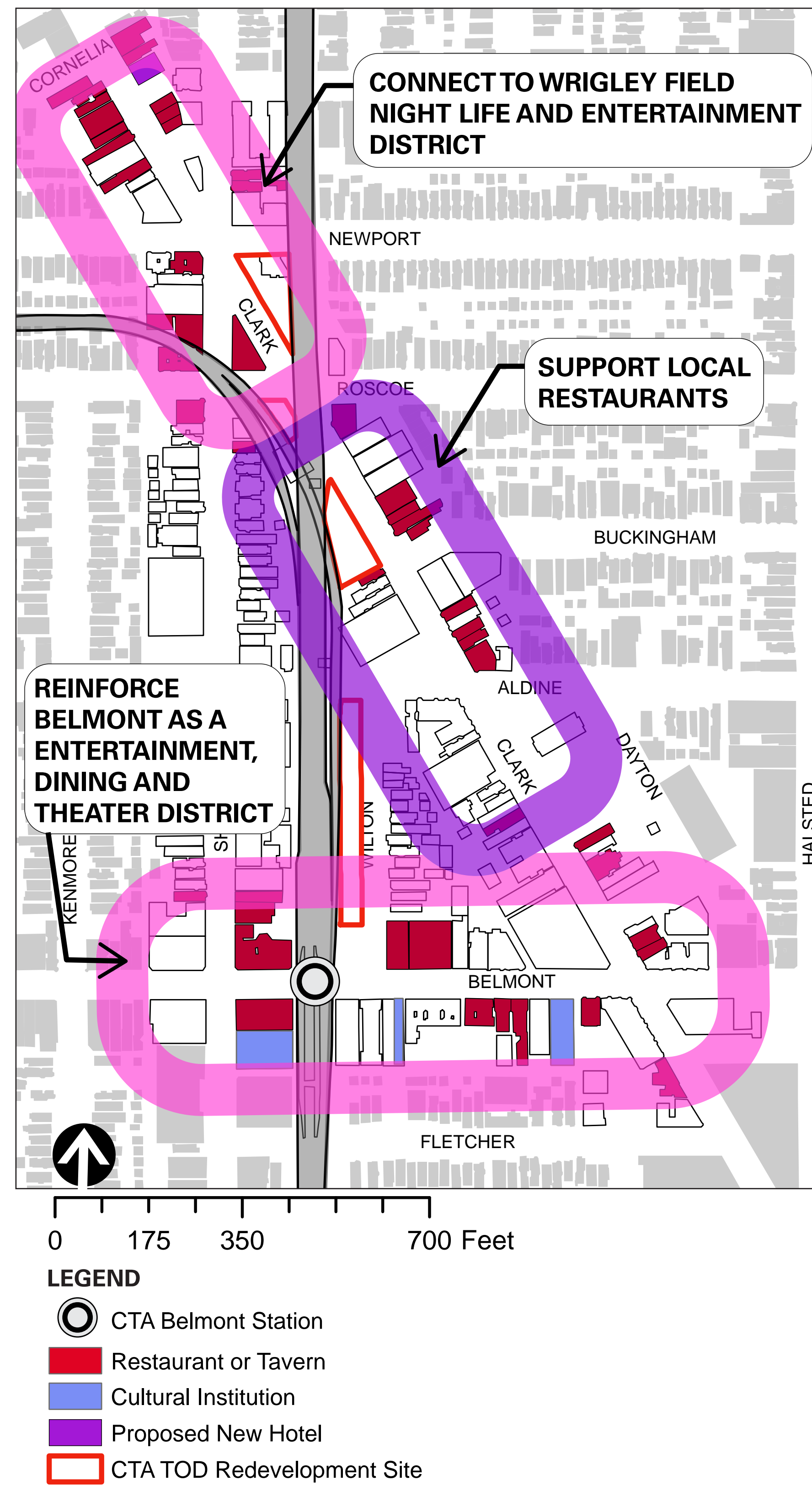
EXISTING CONDITIONS

Ground Floor Use Map

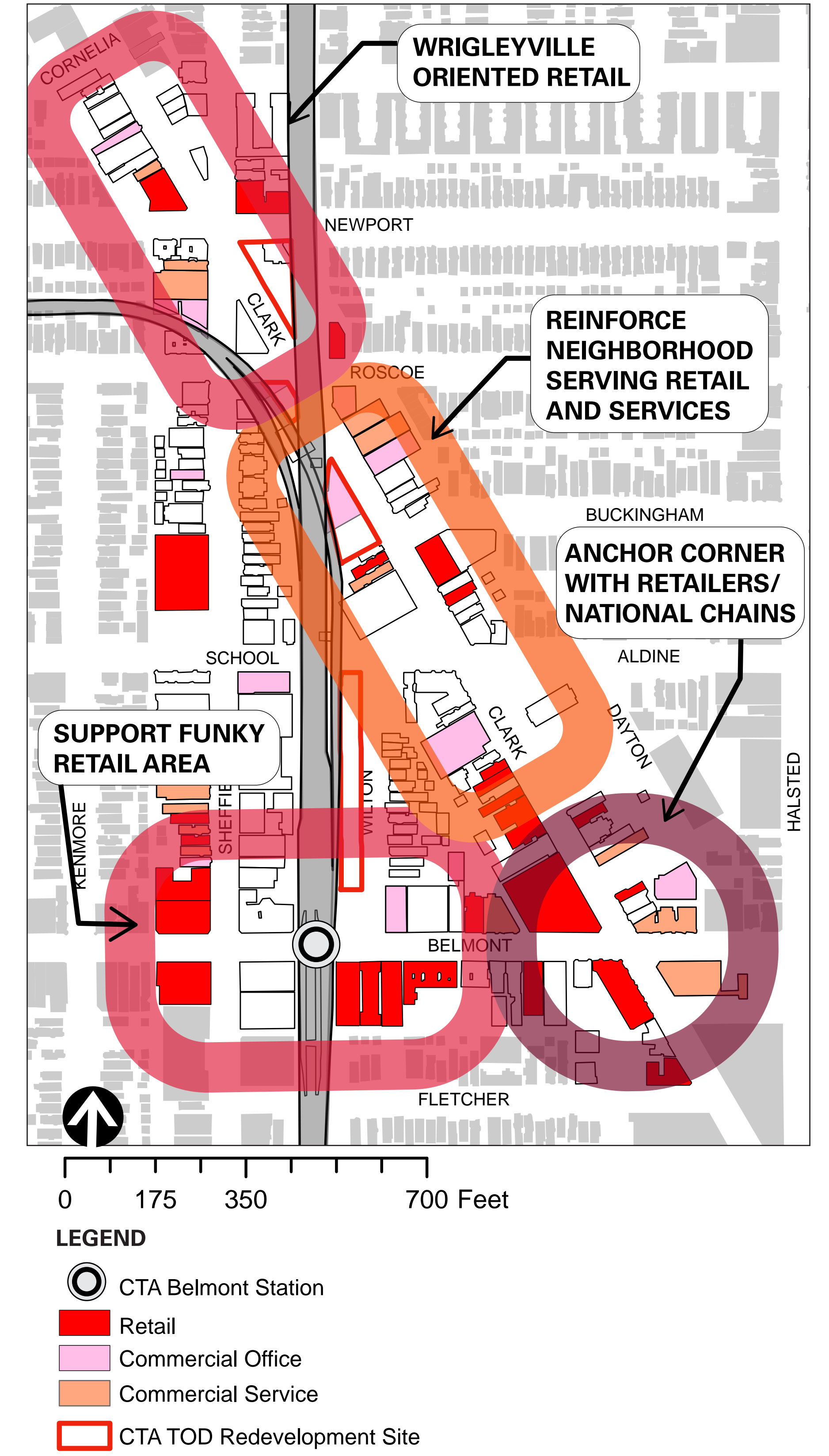


DISTRICT DIAGRAMS

Entertainment and Dining



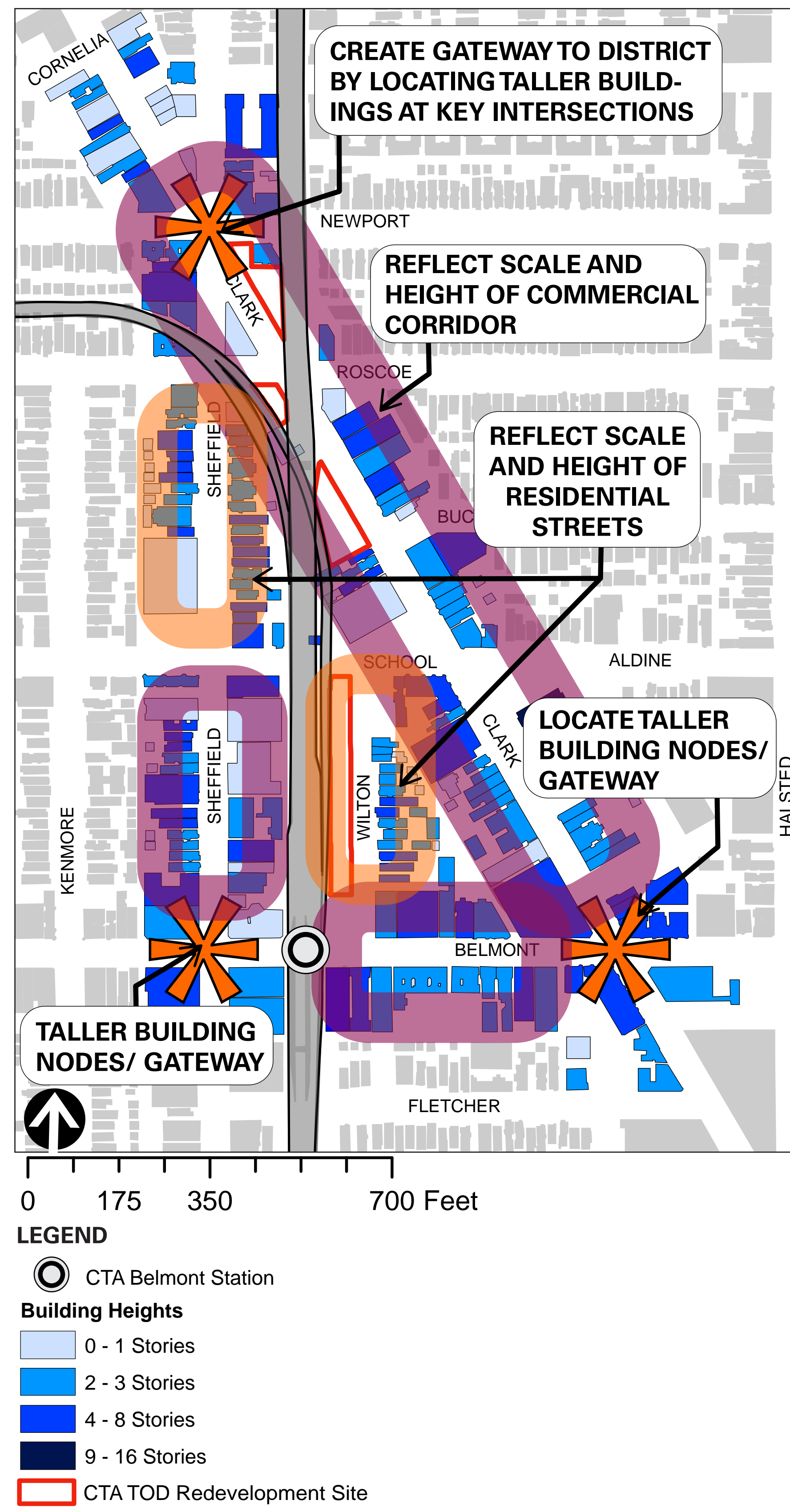
Retail, Office and Services Opportunities



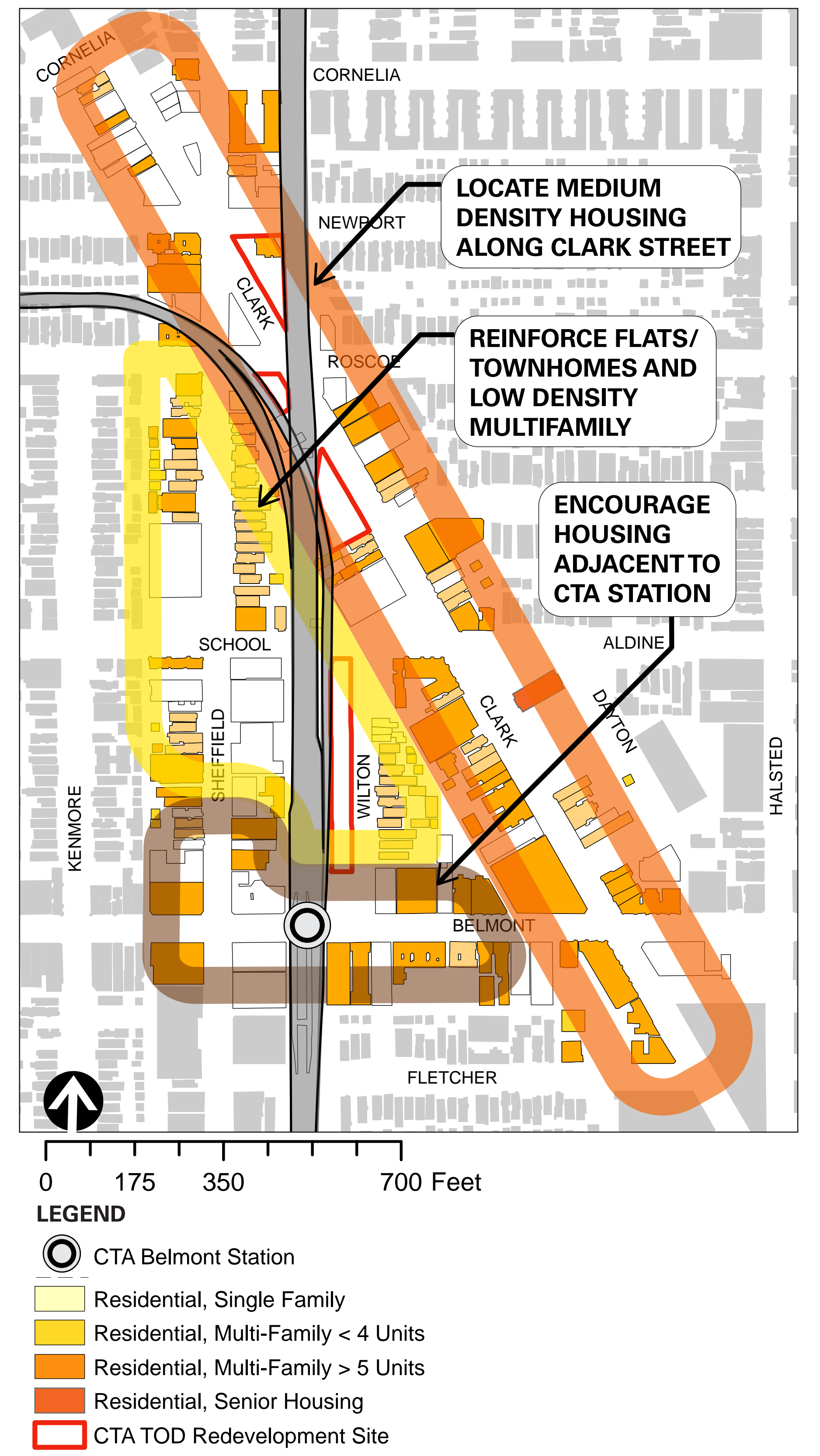
ANALYSIS

- Distinct development patterns exist within the district, often clustered into nodes around common themes. The characteristics of these nodes inform the recommendations for future development within the TOD Redevelopment Plan. Each development should reinforce and support these themes.
- Infill development should respond to the existing context.
- Future land uses should support and strengthen existing land uses.

Building Heights



Residential Character



DISTRICT CONTEXT

CTA RED AND PURPLE MODERNIZATION PHASE ONE -TOD REDEVELOPMENT PLAN

MARKET TRENDS

The district is growing with new jobs and residents:

- 25-34 year olds driving residential market
- 33% of households within ¼ mile of Belmont station do not own cars

Very active commercial area around the Wrigleyville Entertainment District

New residential / mixed-use developments on Clark Street and Belmont Avenue.



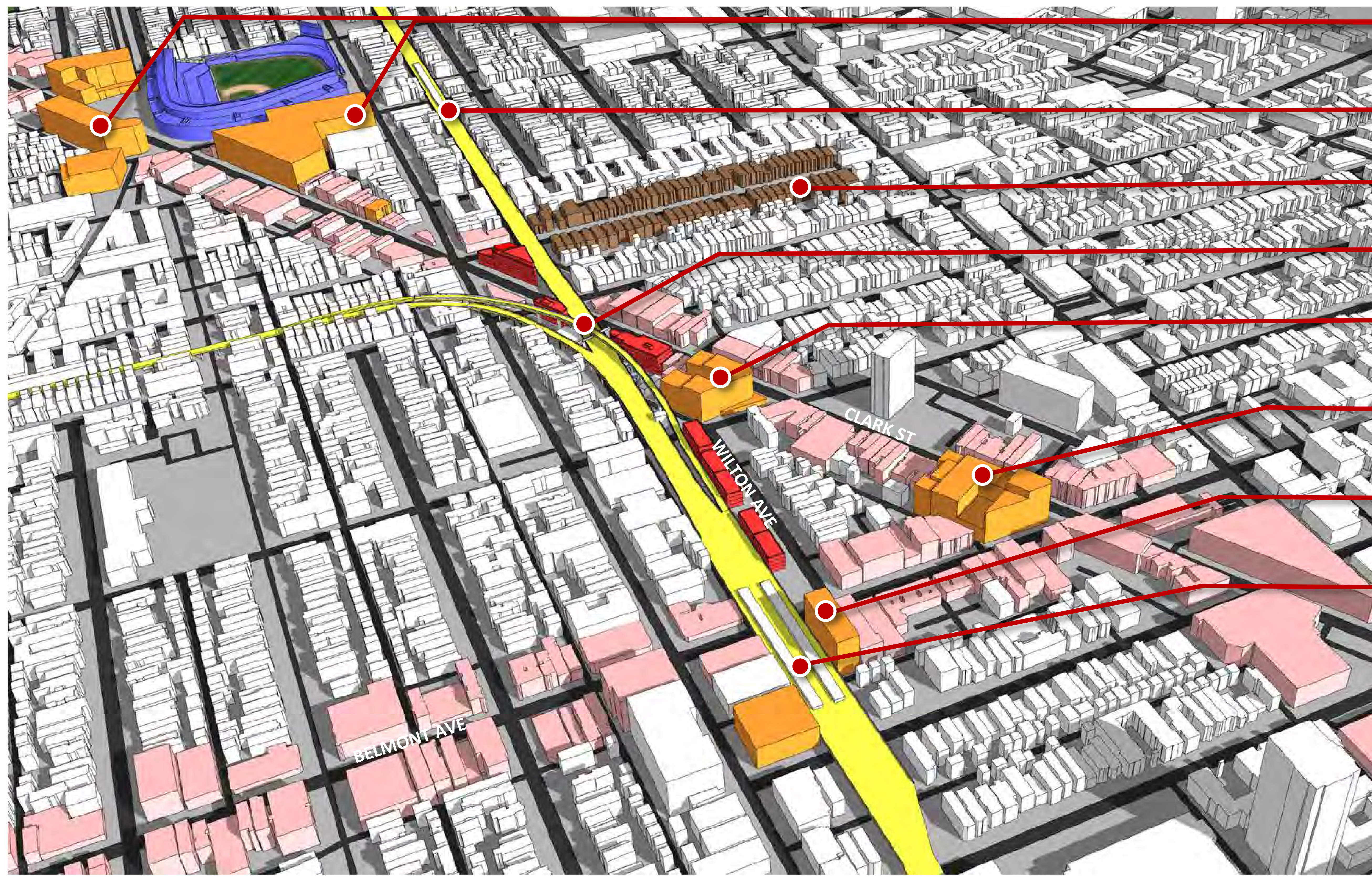
3300 N. Clark
8-Floor Mixed- Use, 140 Units



1111 W. Addison
Climbing Fitness



945 W. Belmont
7-Floor Mixed-Use, 33 Units



Hotel Zachary & Clark/Addison Mixed-Use

CTA Addison Station

Newport Avenue District

CTA Red-Purple Bypass

Mixed-Use
8 Floors, 140 Units

Mixed-Use Target
8 Floors, 90 Units

Mixed-Use
7 Floors, 33 Units

CTA Belmont Station

- Potential Redevelopment Sites
- Current Development Sites
- Commercial Corridor
- CTA Track Structure
- Historic District
- Wrigley Field

RPB District Context Diagram

NEW TRACK STRUCTURE

UPDATED STRUCTURE

- Noise Reduction
- Improved Lighting
- New "Under L" Pavement

IMPROVED ACCESS

- New / reconfigured alley access

USES BEYOND TRANSIT

- "Under L" enhancements
- Parking

COORDINATED WITH DEVELOPMENT SITES



A MULTI-MODAL DISTRICT

PEDESTRIANS

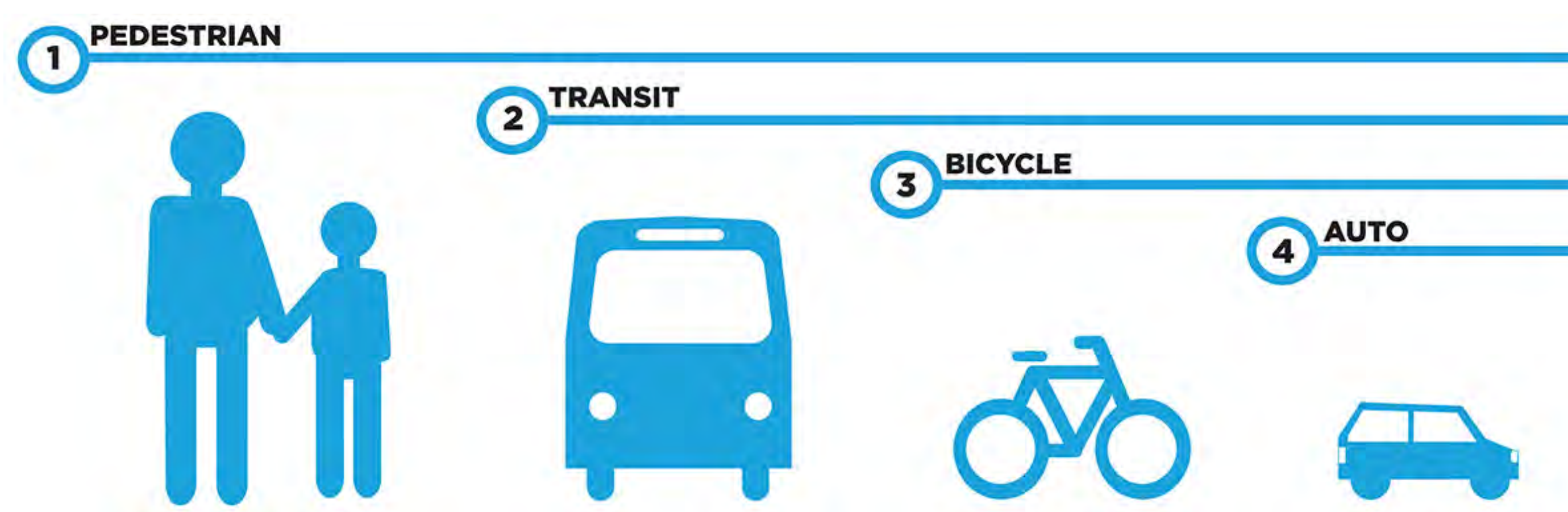
- Enhanced pedestrian environment
- Widened sidewalks on Clark Street

TRANSIT

- Existing CTA Belmont station
- Increased transit service
- #77 and #22 existing bus service

BIKE

- Clark Street bike lanes
- New bike lanes on School and Roscoe Streets
- Bike share
- Bike amenities in new developments



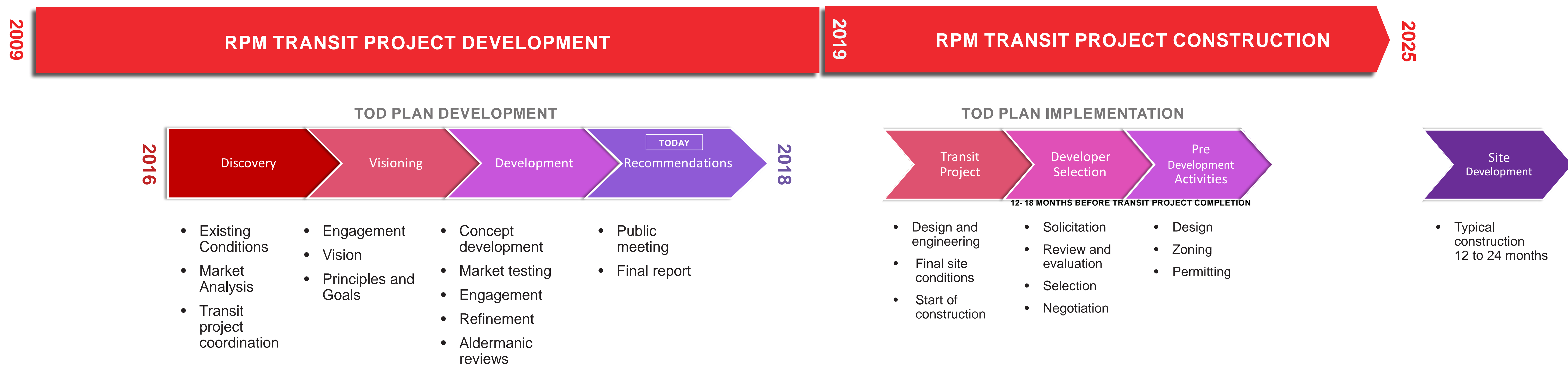
Complete Streets Chicago



DEVELOPING THE TOD PLAN

CTA RED AND PURPLE MODERNIZATION PHASE ONE - TOD REDEVELOPMENT PLAN

TOD PLANNING PROCESS



COMMUNITY ENGAGEMENT



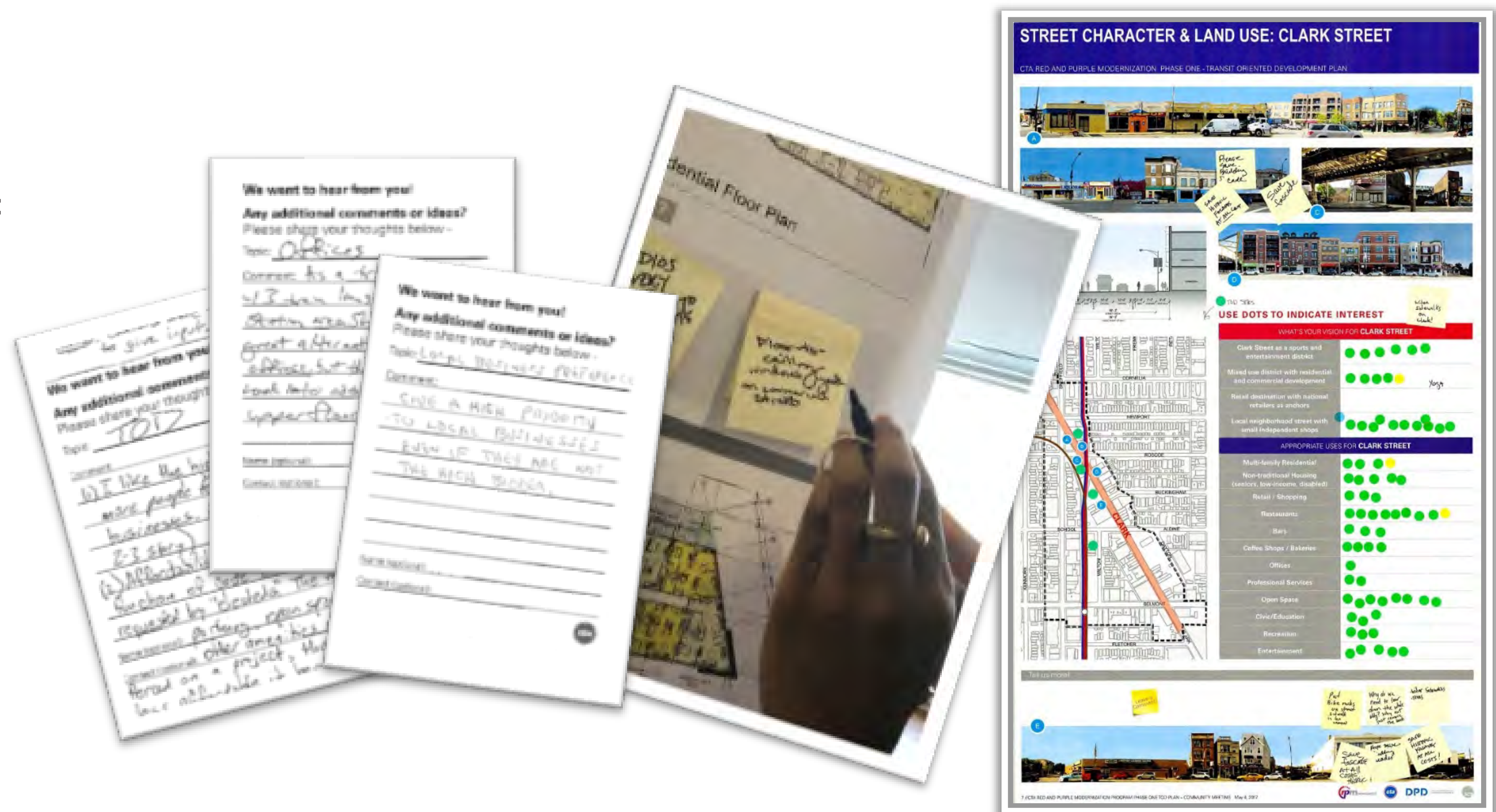
12 MONTH PROCESS

22 STAKEHOLDER MEETINGS INCLUDING 3 OPEN HOUSE MEETINGS:

- May 2017 – idea gathering
- October 2017 – vision & goals; initial ideas
- **May 2018** – review of recommendations/ next steps

ALDERMANIC DIALOGUE

WEBSITE UPDATES



STAY ENGAGED

TOD DEVELOPMENT STUDIES

WILL BE AVAILABLE ON THE CTA WEB SITE (transitchicago.com/rpm)

- Market Analysis
- Existing Conditions Report
- Public Meeting Outcomes
- Zoning Analysis
- Final TOD Report (August 2018)

RPM TRANSIT CONSTRUCTION PROJECT

DURING CONSTRUCTION

- Dedicated outreach team
- Regular public meetings
- RPM Community Outreach Storefront
- “Open for Business” and “Good Neighbor” efforts
- Project signage & Wayfinding
- Project hotline
- Project website, e-blasts, social media updates
- Construction activity notices (CANs)



NEXT STEPS: DEVELOPING THE SITES

CTA RED AND PURPLE MODERNIZATION PHASE ONE -TOD REDEVELOPMENT PLAN

The outcomes of the TOD planning process will be used to coordinate with potential developers for each of the TOD sites. The process for developing each site will include:

DEVELOPER SELECTION

A Competitive Process:

- History of delivering successful developments
- Value to community
- Alignment with community vision and goal
- Financial capabilities
- Schedule
- Development concept
- Property management capabilities and experience
- Exceed minimum recommended requirements for affordable housing & sustainability.
- Price



DEVELOPER RESPONSIBILITIES

Submit proposal to CTA

Meet or exceed CTA selection criteria

Meet Chicago construction regulations

- Zoning
- Permitting

Meet or exceed other city requirements for:

- Affordable Housing
- Sustainable Development

If you have other comments please share!



Write a comment
or leave a
sticky note



The Project Team



DEVELOPMENT GUIDELINES: CLARK & NEWPORT

CTA RED AND PURPLE MODERNIZATION PHASE ONE - TOD REDEVELOPMENT PLAN



Conceptual Rendering Looking Southeast on Clark Street

* TOD Plan Illustrative Concept Only; Not Indicative of Eventual Development

SITE GOALS:

Site: 13,000 SF

Redevelop historic Vautravers building

On-site parking: 0 spaces

Potential CTA "under L" parking: 20 spaces

Public Realm Improvements:

- Widened front setback
- Opportunity to enhance "under L" at Roscoe
- Alley relocation

Proposed Program:

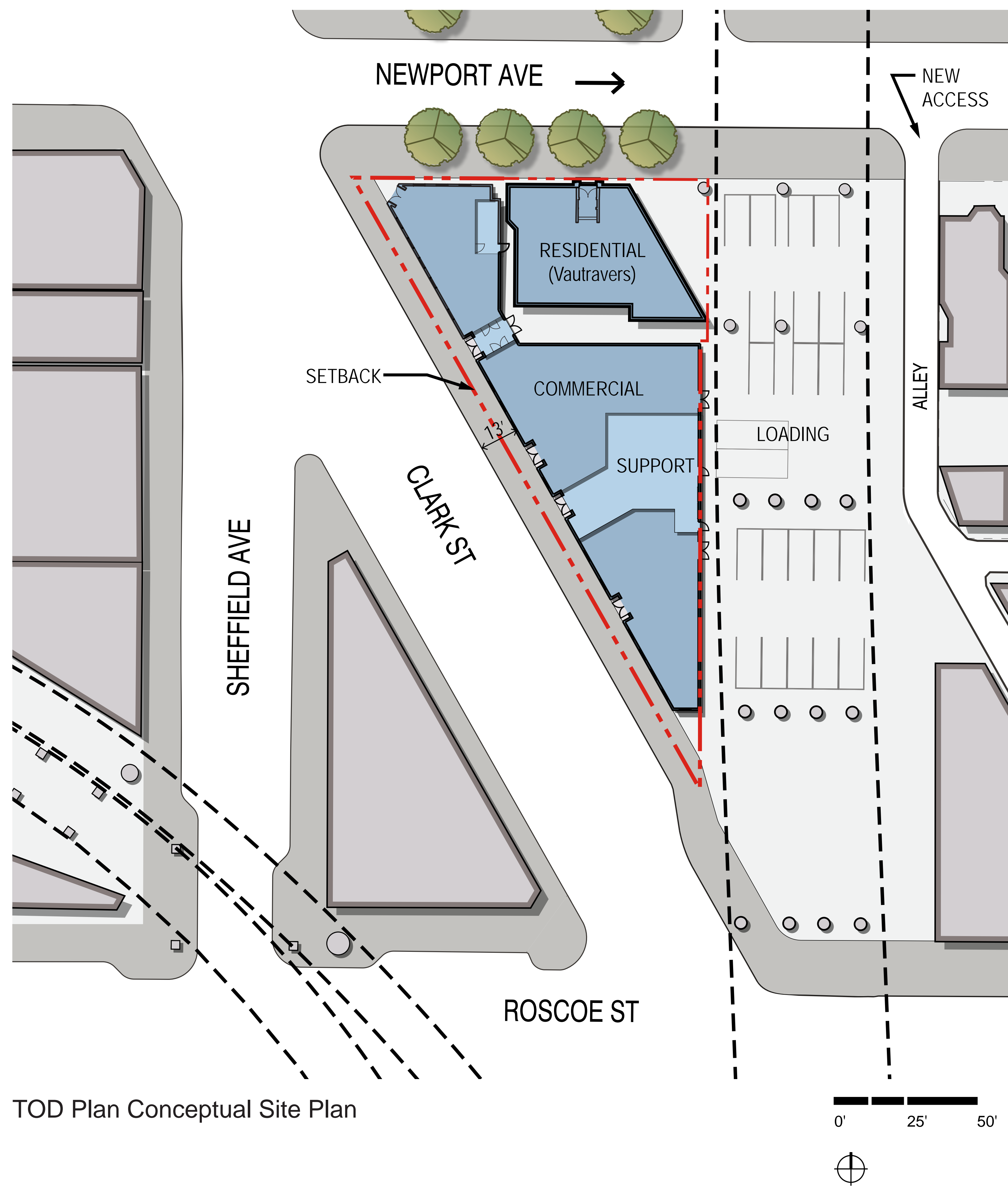
- 5,500 SF of commercial
- 30 to 35 units, primarily 1 and 2 bedroom units, larger units in Vautravers Building

Zoning:

- B1-2 (Existing)
- B3-3 (Proposed)



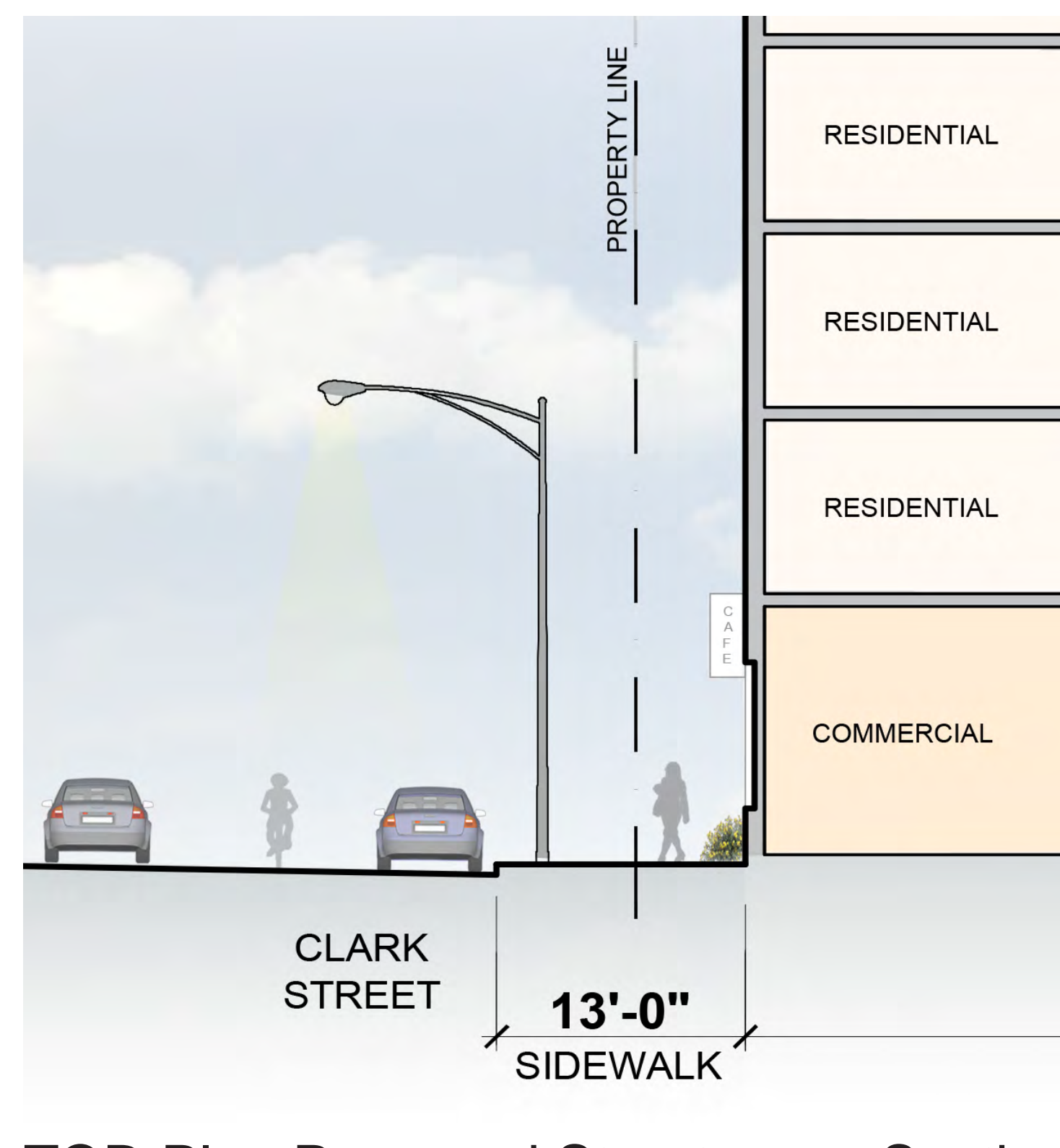
Looking Southeast on Clark Street



TOD Plan Conceptual Site Plan



Site Aerial Diagram



TOD Plan Proposed Streetscape Section



Site Context Massing Diagram

- Wrigley Revitalization & Entertainment District
- Climbing Fitness
- The Wheelhouse Hotel
- Newport Avenue District
- Vautravers Building

Mixed-Use
8 Floors, 140 Units

- Potential Redevelopment Site
- Nearby Potential Redevelopment Site
- Current Development Sites
- Commercial Corridor
- CTA Track Structure
- Wrigley Field

DEVELOPMENT GUIDELINES: CLARK & ROSCOE

CTA RED AND PURPLE MODERNIZATION PHASE ONE - TOD REDEVELOPMENT PLAN



Conceptual Rendering Looking Southwest on Clark Street

* TOD Plan Illustrative Concept Only; Not Indicative of Eventual Development

SITE GOALS:

Site: 3,250 SF

Unique site could incorporate civic, community, commercial, entertainment, or recreational uses

New Access Drive on Roscoe Street

On-site parking: 0 spaces

Potential CTA "under L" parking: 6 spaces

Public Realm Improvements:

- Opportunity to enhance "under L" at Sheffield
- New bike lane on Roscoe
- New alley access
- Pedestrian amenities

Proposed Program:

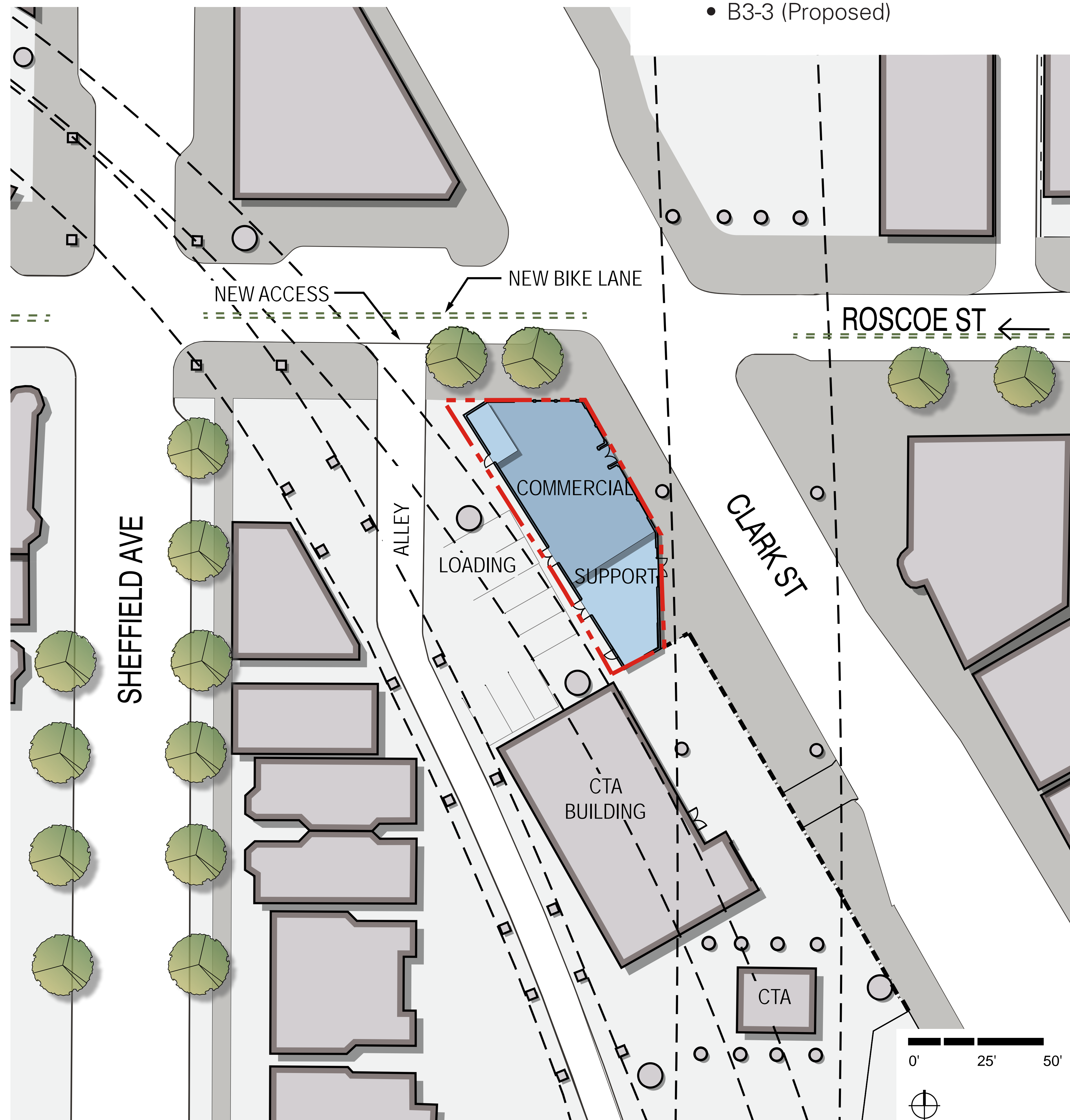
- 11,000 SF of commercial

Zoning:

- B3-2 (Existing)
- B3-3 (Proposed)



Looking Southwest on Clark Street



TOD Plan Conceptual Site Plan



Site Aerial Diagram



Site Context Massing Diagram

Wrigley Revitalization & Entertainment District

New Roscoe Bike Lane

CTA Red-Purple Bypass
Max Height 49 ft

Mixed-Use
8 Floors, 140 Units

- Potential Redevelopment Site
- Nearby Potential Redevelopment Site
- Current Development Sites
- Commercial Corridor
- CTA Track Structure
- Wrigley Field

DEVELOPMENT GUIDELINES: 3330 N. CLARK

CTA RED AND PURPLE MODERNIZATION PHASE ONE - TOD REDEVELOPMENT PLAN



Conceptual Rendering Looking Northwest on Clark Street

* TOD Plan Illustrative Concept Only; Not Indicative of Eventual Development

SITE GOALS:

Site: 14,000 SF

Prime location – near Wrigley Field, in a vibrant neighborhood and next to CTA L station – suggests strong residential market interest that offsets the impact of the adjacent track structure

On-site parking: 0 spaces

Potential CTA “under L” parking: 25 spaces

Public Realm Improvements:

- Widened front setback
- Formalized alley access

Proposed Program:

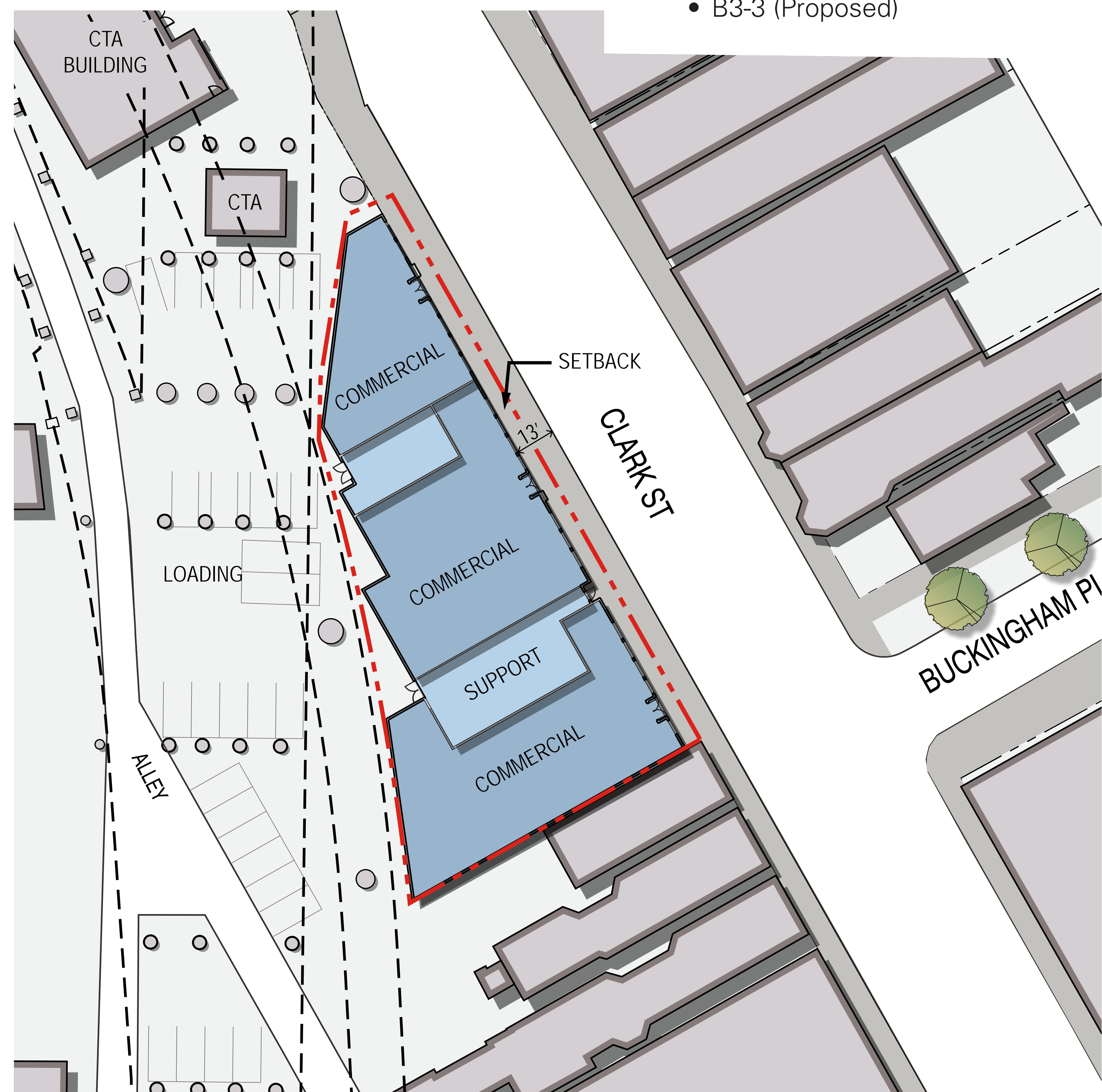
- 9,250 SF of commercial
- 30 to 35 units, primarily 1 and 2 bedroom units, with a few 3 bedrooms

Zoning:

- B3-3 (Existing)
- B3-3 (Proposed)



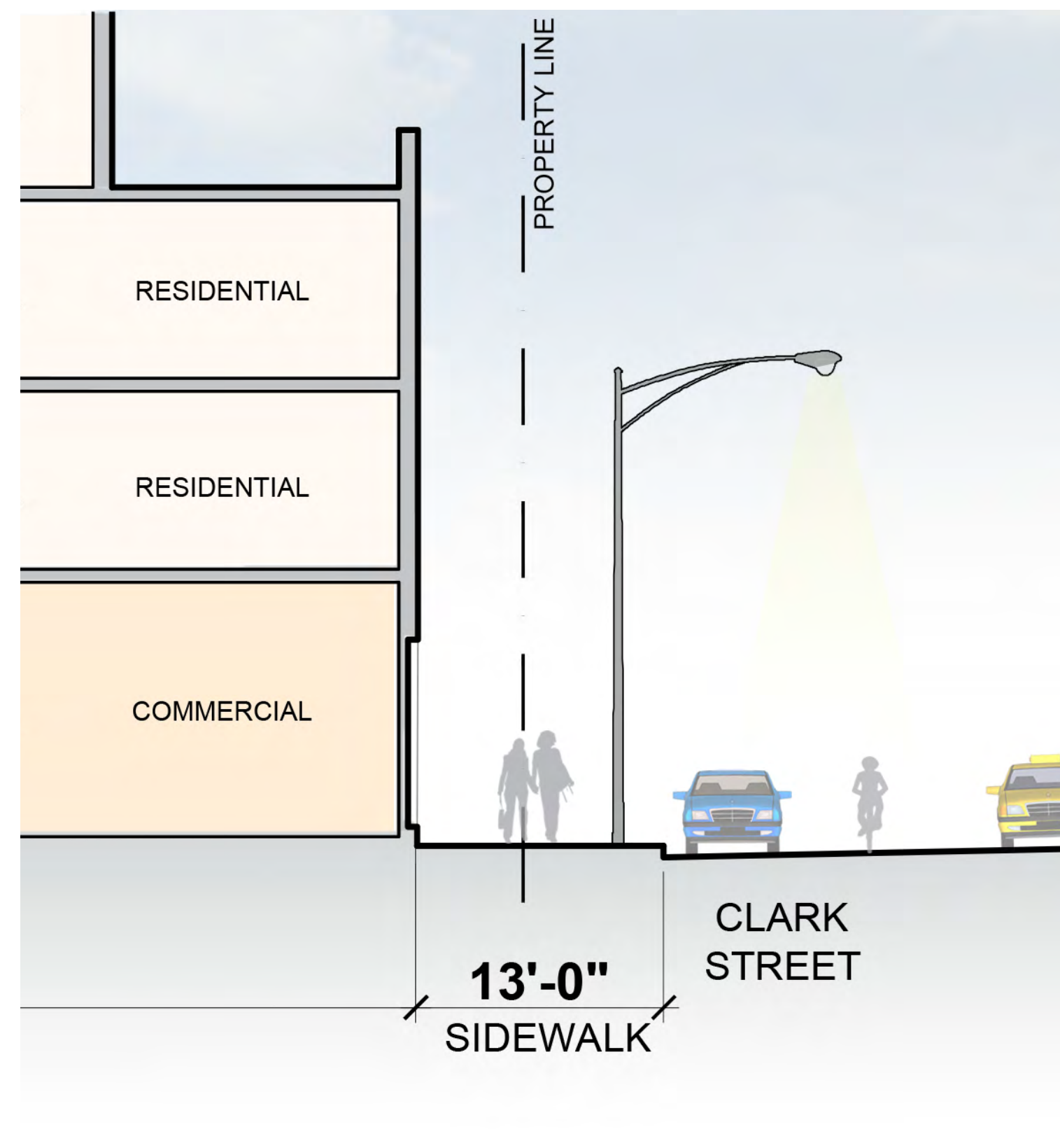
Looking Northwest on Clark Street



TOD Plan Conceptual Site Plan



Site Aerial Diagram



TOD Plan Proposed Street Section



Site Context Massing Diagram

- CTA Red-Purple Bypass**
- Mixed-Use
8 Floors, 140 Units**
- Mixed-Use
7 Floors, 24 Units**
- Mixed-Use Target
8 Floors, 90 Units**

■ Potential Redevelopment Site
■ Nearby Potential Redevelopment Site
■ Current Development Sites
■ Commercial Corridor
■ CTA Track Structure

DEVELOPMENT GUIDELINES: WILTON

CTA RED AND PURPLE MODERNIZATION PHASE ONE - TOD REDEVELOPMENT PLAN



Conceptual Rendering Looking North on Wilton Avenue

* TOD Plan Illustrative Concept Only; Not Indicative of Eventual Development

SITE GOALS:

Site: 20,000 SF

Restored parkway

Shared mid-block open space replaces individual yards, creating a space large enough for play area and gardens

On-site parking: 3 spaces for each 7-unit flats building

CTA "under L" parking

Alley with dedicated "under L" access drive

Proposed Program:

44 Units Total

Apartments

- 5 Stories
- 16 Residential Units, including a mix of studios, 1 bedroom, and 2 bedroom units

Stacked Flats (4 Buildings)

- 4 Stories
- 7 Residential Units, all 3 bedroom units; some units could be converted to duplexes for larger units.
- Common open space

Zoning:

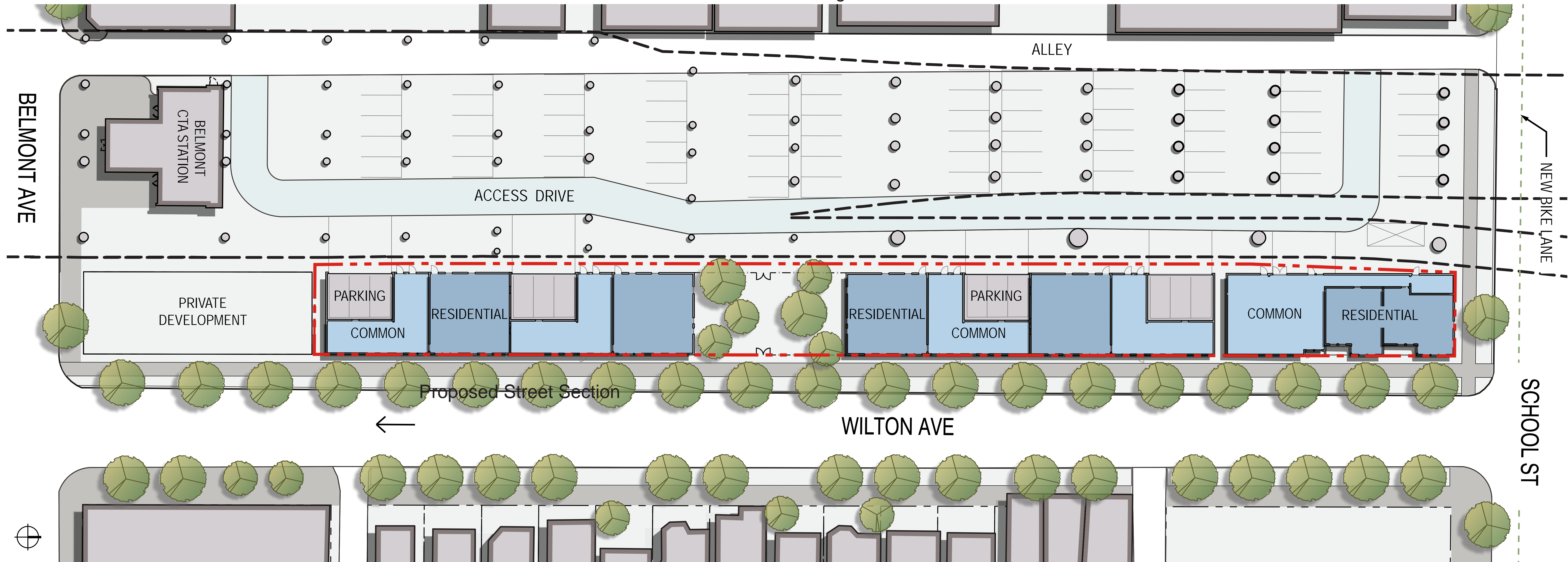
- RM-5 (Existing)
- B2-3 (Proposed)



Looking North on Wilton Avenue



Site Aerial Diagram



TOD Plan Conceptual Site Plan



Site Context Massing Diagram

CTA Red-Purple Bypass

Mixed-Use
8 Floors, 140 Units

Townhouses & Flats

Private Development Site

Mixed-Use
7 Floors, 33 Units

CTA Belmont Station

Mixed Use
5 Floors, 80 Units

- Potential Redevelopment Site
- Nearby Potential Redevelopment Site
- Current Development Sites
- Commercial Corridor
- CTA Track Structure