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, increased 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.
DISTRICT PRINCIPLES AND DIAGRAMS
CTA RED AND PURPLE MODERNIZATION PHASE ONE - TOD REDEVELOPMENT PLAN

EXISTING CONDITIONS

DISTRICT DIAGRAMS

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.
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.

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

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

RBP District Context Diagram

3300 N. Clark
8-Floor Mixed-Use, 140 Units
1111 W. Addison
Climbing Fitness
945 W. Belmont
7-Floor Mixed-Use, 33 Units

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
• FinalTOD 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)
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!
DEVELOPMENT GUIDELINES: CLARK & NEWPORT

CTA RED AND PURPLE MODERNIZATION PHASE ONE - TOD REDEVELOPMENT PLAN

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

Conceptual Rendering Looking Southeast on Clark Street

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

TOD Plan Proposed Streetscape Section

TOD Conceptual Site Plan

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

© CTI RED AND PURPLE MODERNIZATION PROGRAM PHASE ONE TOD PLAN – COMMUNITY MEETING May 15, 2018
CTA RED AND PURPLE MODERNIZATION PROGRAM PHASE ONE - TOD REDEVELOPMENT PLAN

SITE GOALS:

- 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)

Potential Redevelopment Sites:
- Near Sheffield
- Near Roscoe
- Close to Wrigley Field

Site Goals:
- Development Guidelines: Clark & Roscoe

Conceptual Rendering Looking Southwest on Clark Street

TOD Plan Conceptual Site Plan

Site Aerial Diagram

Site Context Massing Diagram
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)
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)