



TRANSIT-ORIENTED DEVELOPMENT PLAN PRESENTATION RED-PURPLE BYPASS PROJECT AREA



Purpose

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

Timing

- Outgrowth of the community engagement process that began in 2009
- Planning Grant award from Federal Transit Administration
- Coordination between transit project and development sites

Community Engagement

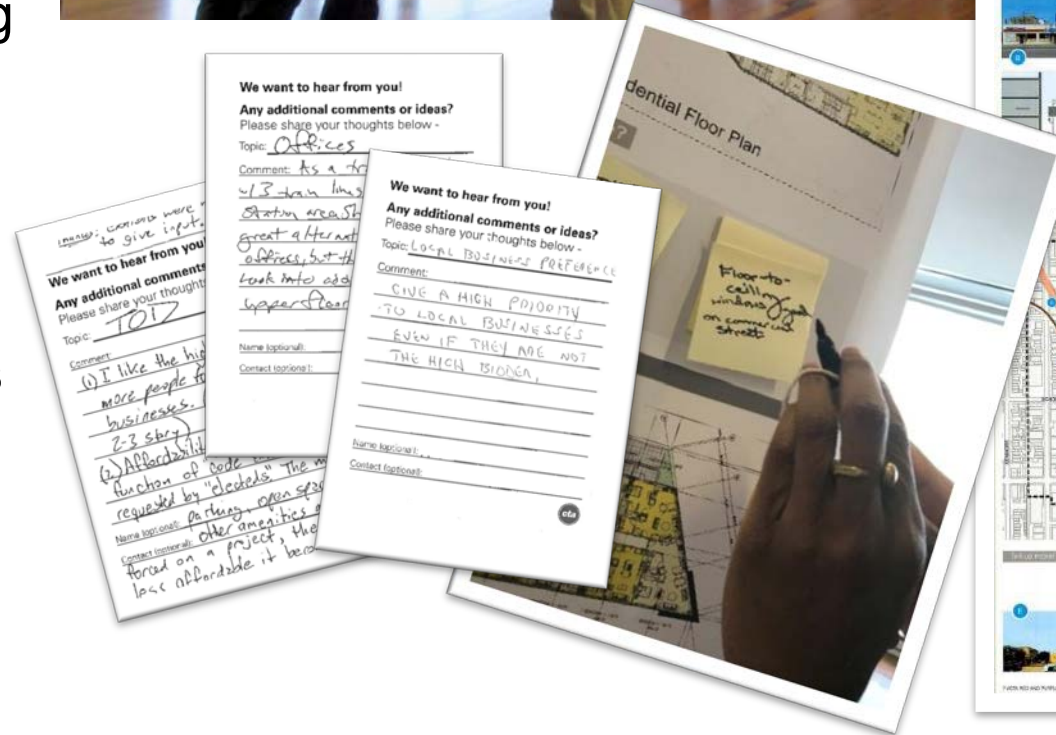
12 month process

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



TOD Planning Process



- Existing Conditions
- Market Analysis
- Transit project coordination

- Engagement
- Vision
- Principles and Goals

- Concept development
- Market testing
- Engagement
- Refinement
- Aldermanic reviews

- Public meeting
- Final report

- Developer selection
- Zoning / public review
- Construction



Community Vision

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

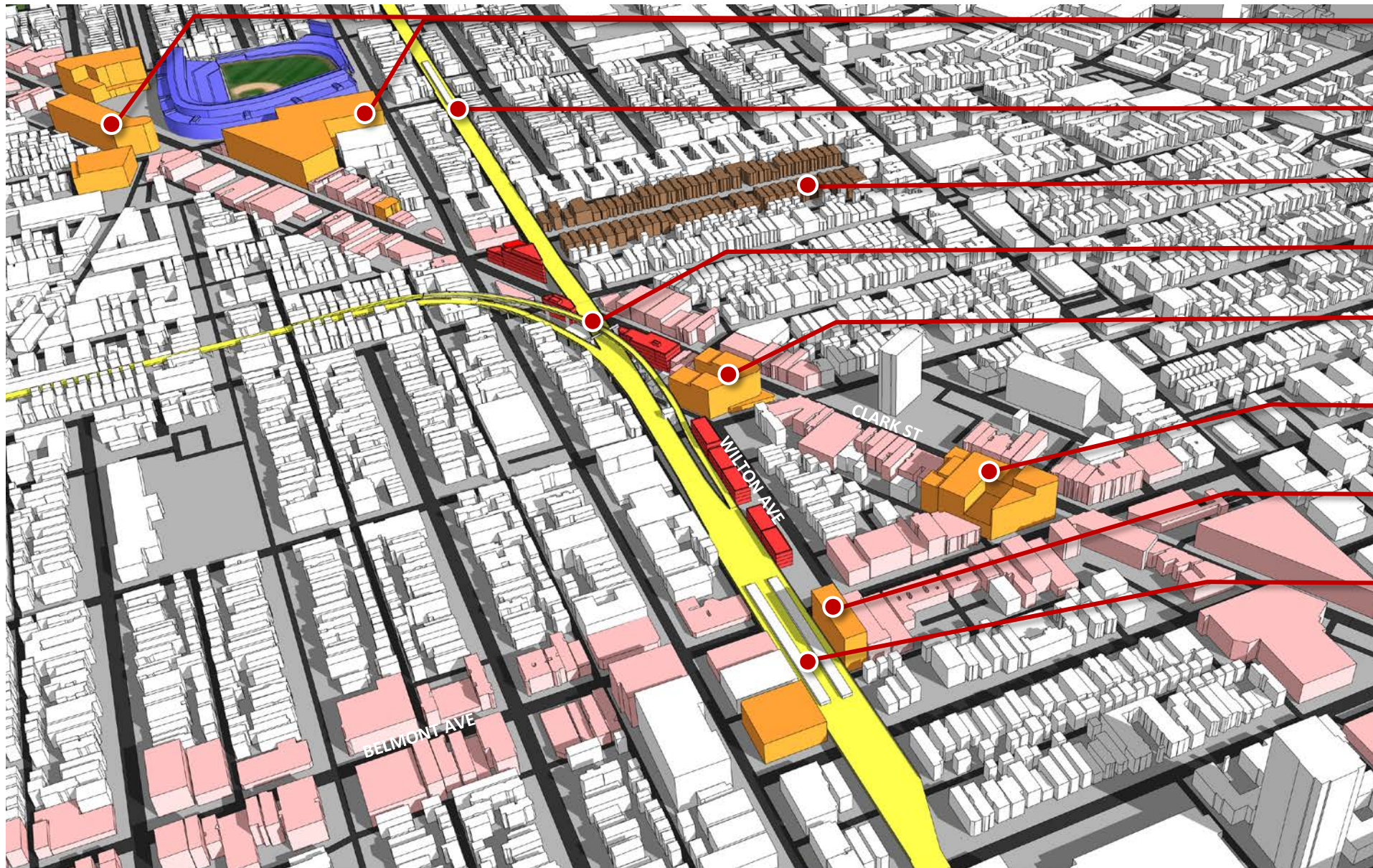
Cultural assets, including sports and entertainment, that **welcome visitors**

Enhance overall **quality of life**

Support and celebrate **diversity**

Guiding Principles & Goals

- Promote diversity – *cultural, generational, family composition, economic*
- Commercial, retail, civic uses that encourage vitality
- Capitalize on transit proximity
- Quality and scale of future neighborhood developments
- Environmentally sustainable
- Improve public realm
- Economically viable
- Affordability



**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

A Multi-Modal District

Pedestrians

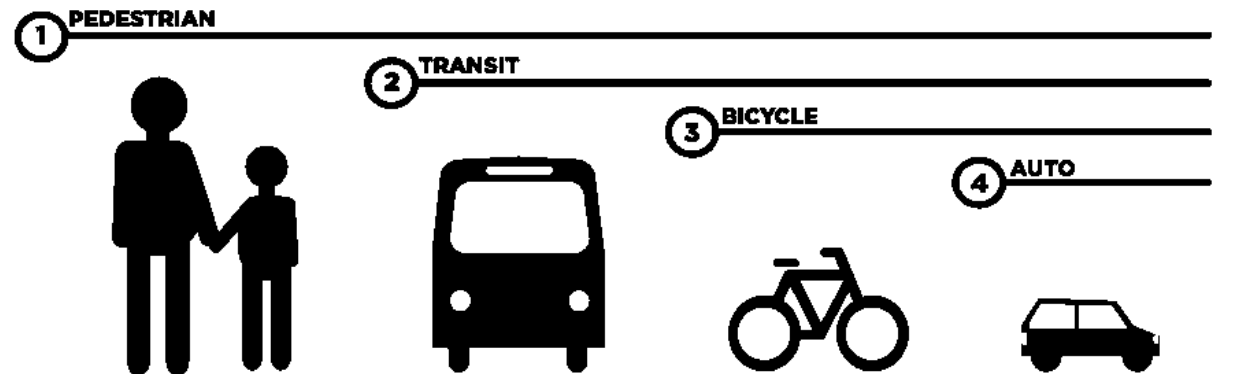
- Enhanced pedestrian environment
- Widened sidewalks on Clark Street

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

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



Market Trends

District is growing with new jobs and residents

- 25-34 year olds driving 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 Mixed-Use



1111 W. Addison (Present Day Taco Bell)



945 W. Belmont Mixed-Use

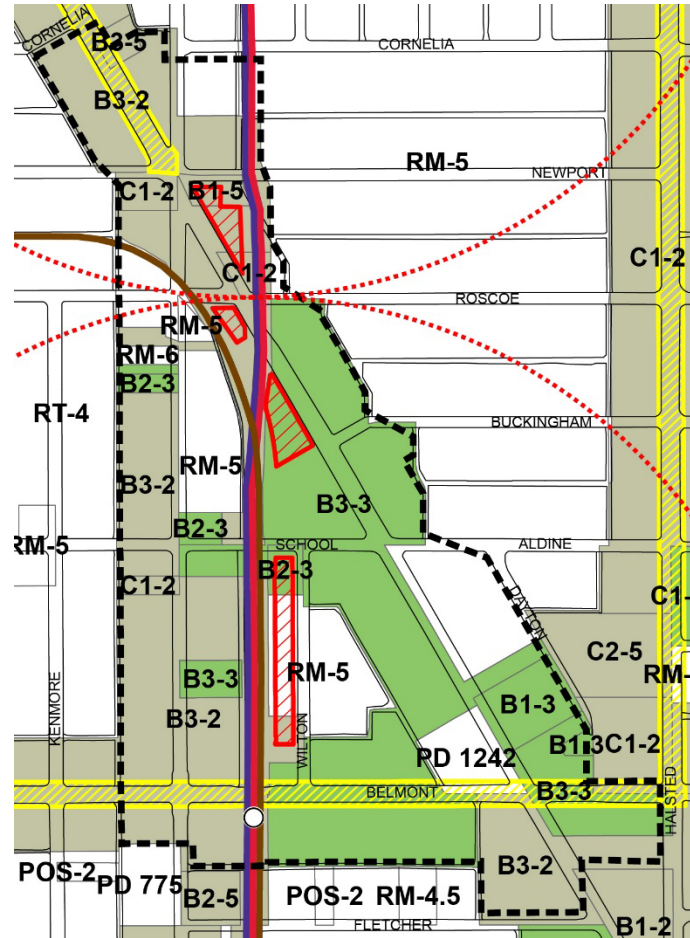
Redevelopment Sites

Site specific development concepts illustrate development goals

Based on community input and market realities

Zoning:

- Chicago's Transit-Oriented Development Ordinance
- Sites will need variances and/or to be rezoned by the developer
- Changes requires public process





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**



Transit-Oriented Development Plan



CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT



Looking North on Wilton Ave

Red-Purple Bypass Area



Transit-Oriented Development Plan



CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT



Looking North on Wilton Ave

Red-Purple Bypass Area

Wilton

Site: 20,000 SF

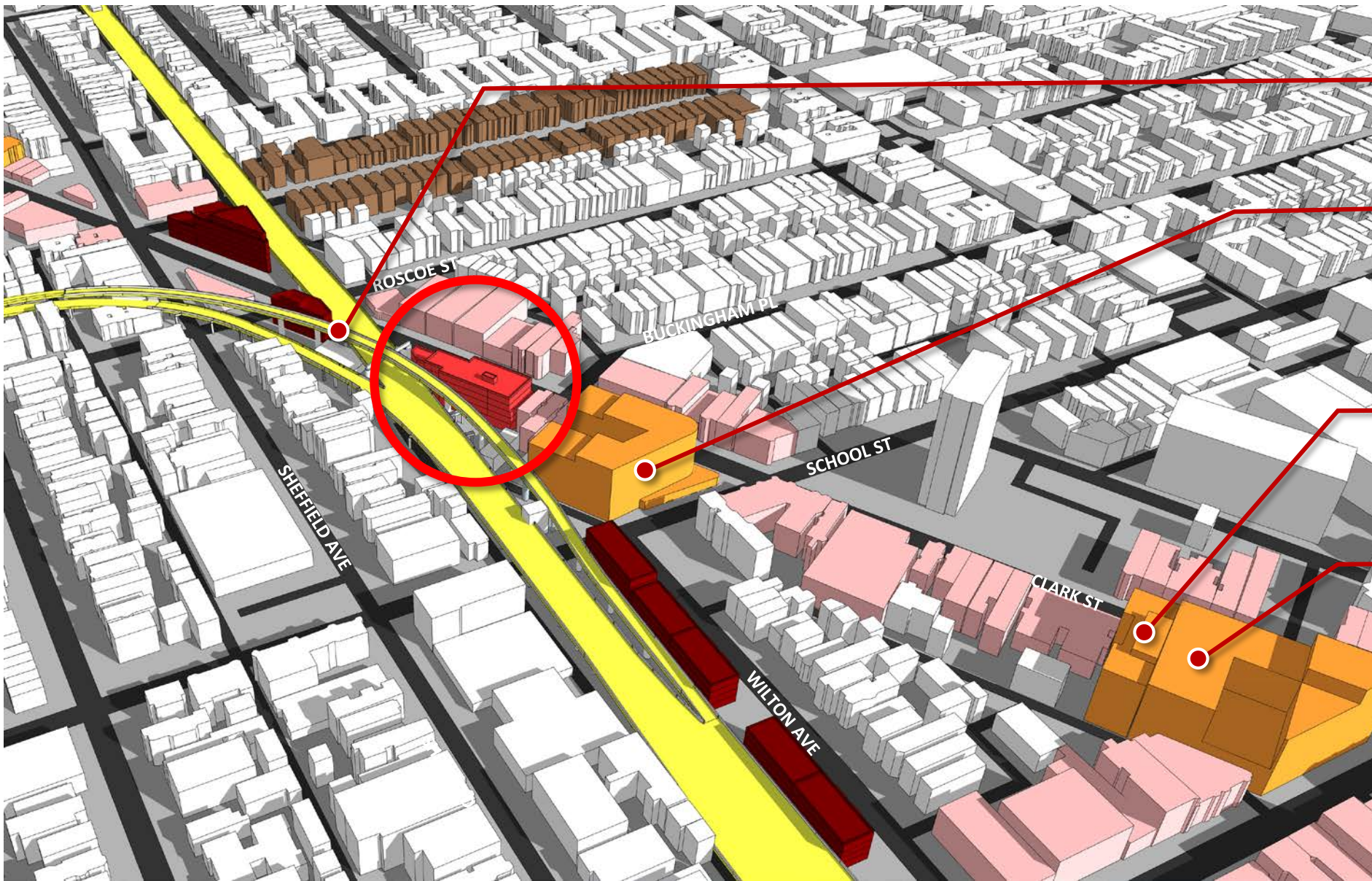
CTA “under L” parking

Restored parkway

Alley with dedicated “under L” access drive

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





CTA Red-Purple Bypass

**Mixed-Use
8 Floors, 140 Units**

**Mixed-Use
7 Floors, 24 Units**

**Mixed-Use Target
8 Floors, 90 Units**





Transit-Oriented Development Plan



CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT



Looking North on Clark St at Buckingham Place

Red-Purple Bypass Area

3330 N. Clark

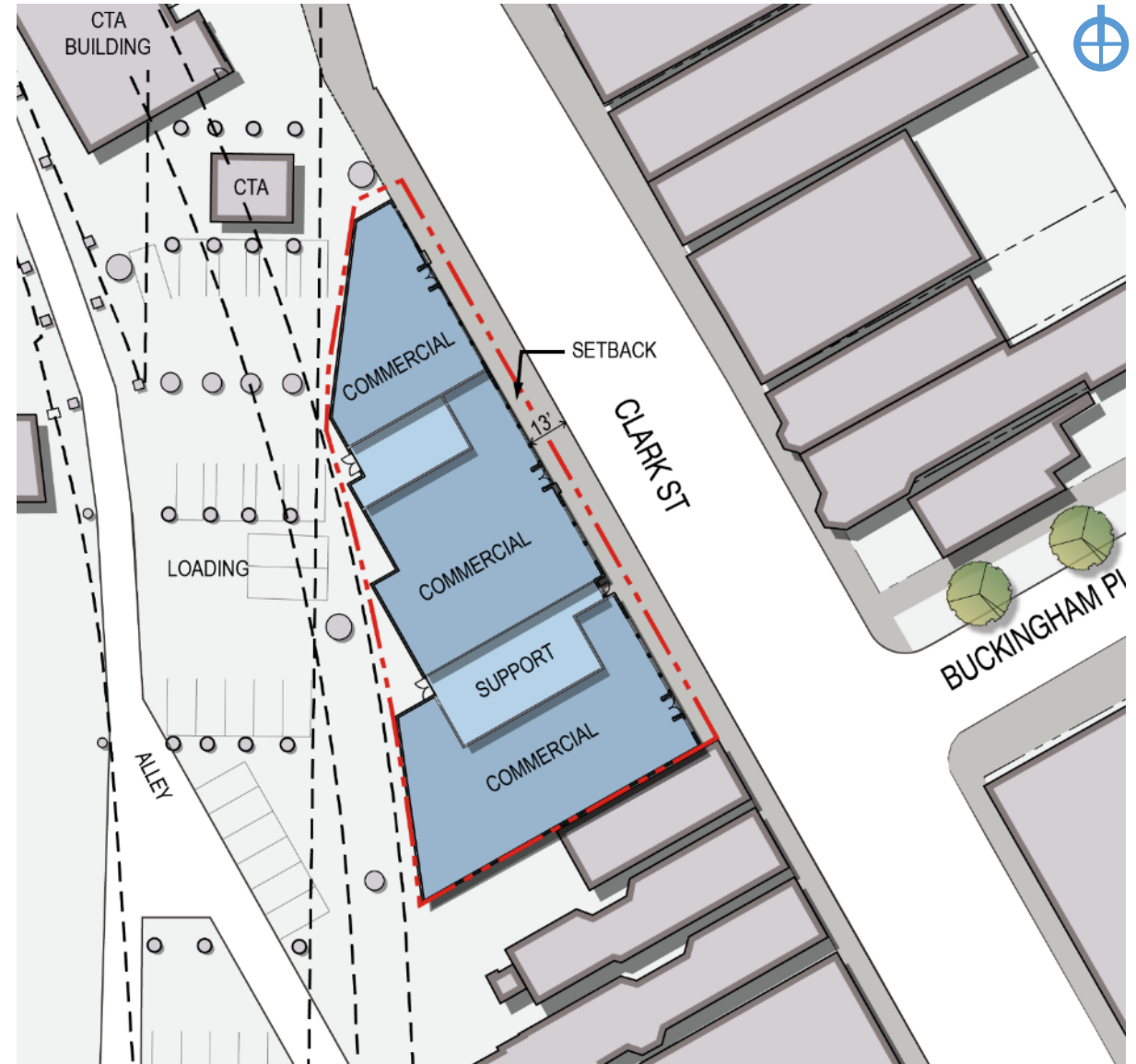
Site: 14,000 SF

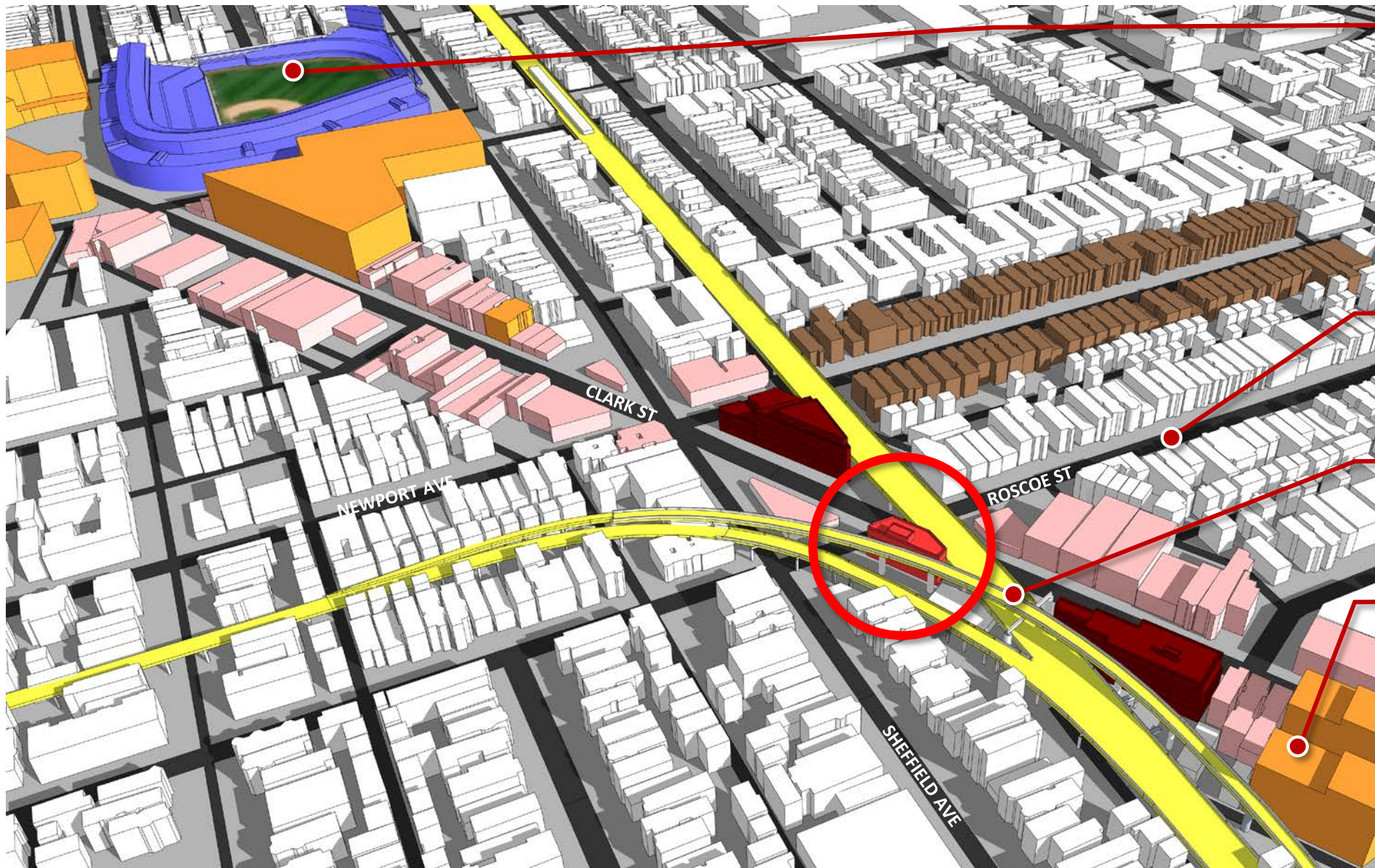
On-site parking: 0 spaces

CTA “under L” parking: 25 spaces

Public realm improvements:

- Widened front sidewalk
- Formalized alley access





Wrigley Revitalization & Entertainment District

New Roscoe Bike Lane

**CTA Red-Purple Bypass
Max Height 49 ft**

**Mixed-Use
8 Floors, 140 Units**



Transit-Oriented Development Plan



CHICAGO DEPARTMENT OF
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Looking South on Clark St at Roscoe St
(former O'Hagan's Site)

Red-Purple Bypass Area



Transit-Oriented Development Plan



CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT



Looking South on Clark St at Roscoe St
(former O'Hagan's Site)

Red-Purple Bypass Area

Clark & Roscoe

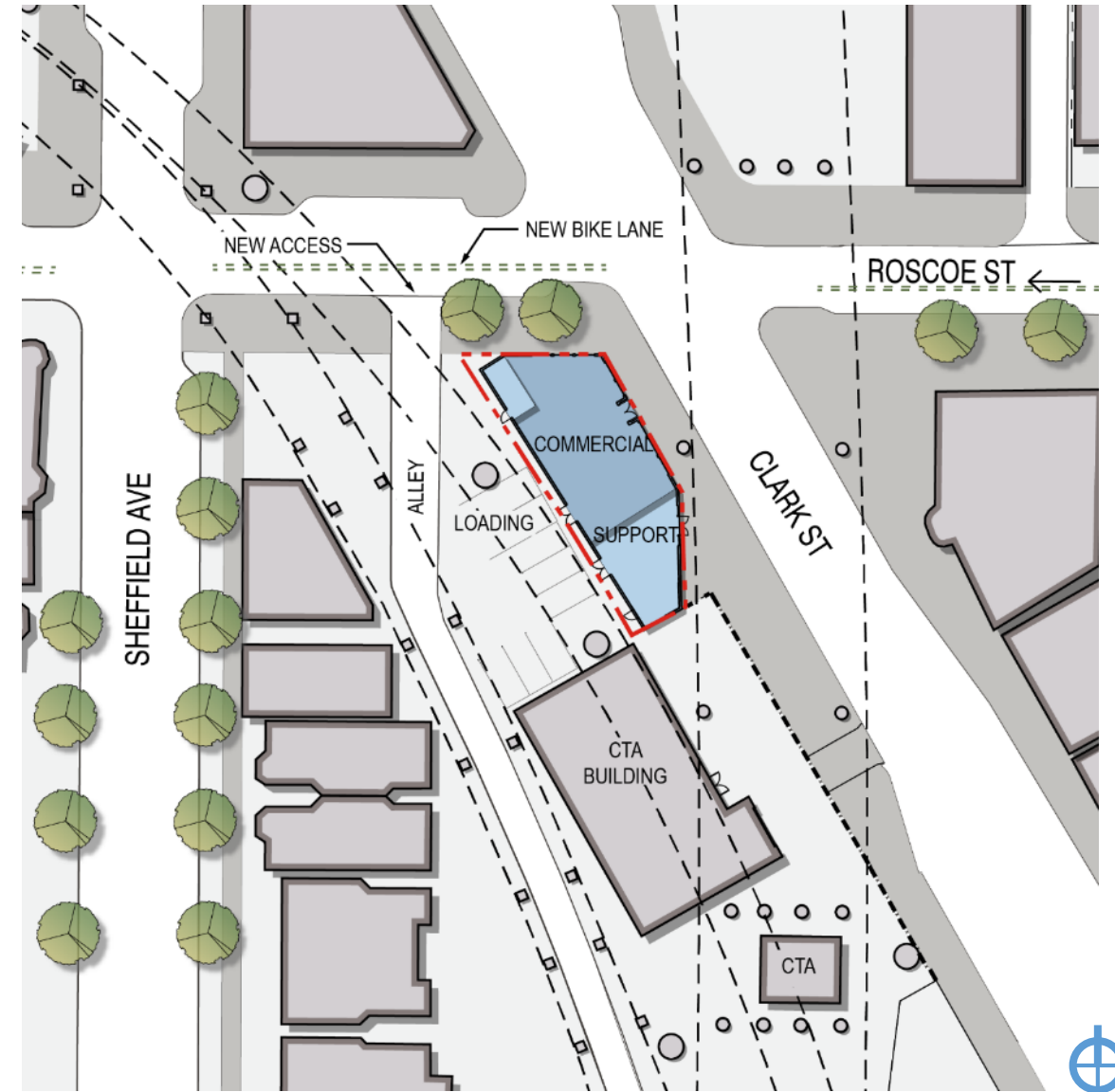
Site: 3,250 SF

On-site parking: 0

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





Wrigley Revitalization & Entertainment District

Climbing Fitness

The Wheelhouse Hotel

Newport Avenue District

Vautravers Building

**Mixed-Use
8 Floors, 140 Units**





Transit-Oriented Development Plan



CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT



Looking South on Clark St from Newport Ave

Red-Purple Bypass Area

Clark & Newport

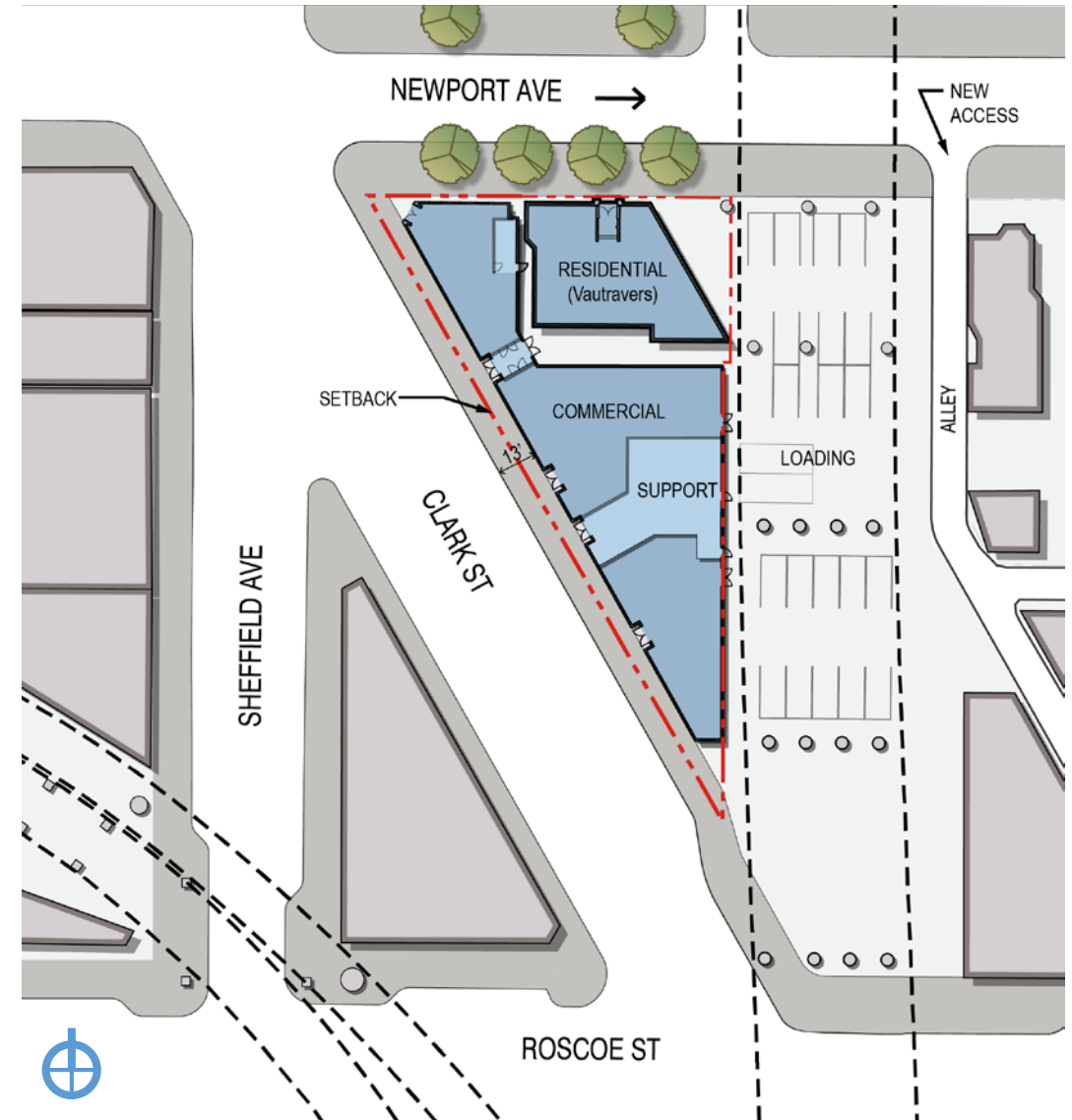
Site: 13,000 SF

On-site parking: 0 spaces

CTA “under L” parking: 20 spaces

Public realm improvements:

- Widened front sidewalk
- Opportunity to enhance “under L” at Roscoe
- Alley relocation



Next Steps



Guiding Principles & Goals

- Promote diversity – *cultural, generational, family composition, economic*
- Commercial, retail, civic uses that encourage vitality
- Capitalize on transit proximity
- Quality and scale of future neighborhood developments
- Environmentally sustainable
- Improve public realm
- Economically viable
- Affordability

Developer Selection

A competitive process:

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



Developer Responsibilities

Submit proposal to CTA

Meet or exceed CTA selection criteria

Meet Chicago construction regulations

- Zoning
- Permitting

Meet other city requirements for

- Affordable Housing
- Sustainable Development



Stay Engaged

TOD Development Studies

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

- 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)



transitchicago.com / rpm

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CONSULTING TEAM

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