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

Discovery
2017
- Existing Conditions
- Market Analysis
- Transit project coordination

Visioning
- Engagement
- Vision
- Principles and Goals

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

Recommendations
2018
- Public meeting
- Final report

Implementation
2020’s
- Developer selection
- Zoning / public review
- Construction

TOD 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
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
Transit-Oriented Development Plan

RPB DISTRICT

Red-Purple Bypass Area

- 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

CTA Addison Station
Newport Avenue District
CTA Red-Purple Bypass
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
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
Transit-Oriented Development Plan

Red-Purple Bypass Area

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

Market Trends
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 require public process
Transit-Oriented Development Plan

Red-Purple Bypass Area

Wilton Ave

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
Wilton

Site: 20,000 SF
Restored parkway
On-site parking: 3 spaces for each 7-unit flats building

CTA “under L” parking
Alley with dedicated “under L” access drive
Transit-Oriented Development Plan

Red-Purple Bypass Area

3330 N. Clark St

CTA Red-Purple Bypass

Mixed-Use
8 Floors, 140 Units

Mixed-Use
7 Floors, 24 Units

Mixed-Use Target
8 Floors, 90 Units
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
Transit-Oriented Development Plan

Clark St & Roscoe St
(former O'Hagan's Site)

Red-Purple Bypass Area

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

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
Transit-Oriented Development Plan

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

- August 2018
  - Design and engineering
  - Final site conditions
  - Start of construction

- Solicitation
  - Review and evaluation
  - Selection
  - Negotiation

- Design
  - Zoning
  - Permitting

- Completion 2025 (estimated)

- Typical construction 12 to 24 months
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

Transit-Oriented Development Plan
Red-Purple Bypass Area
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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