

# TOD PLAN BACKGROUND

CTA RED AND PURPLE MODERNIZATION PHASE ONE -TOD REDEVELOPMENT PLAN

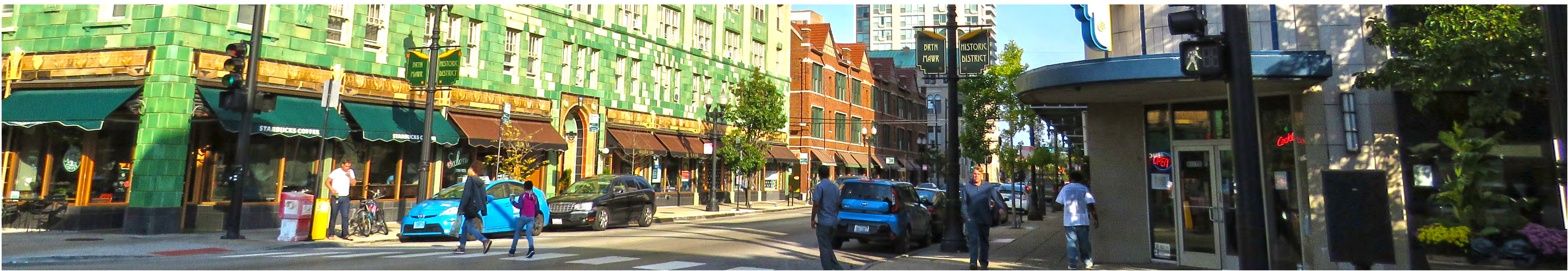
## COMMUNITY VISION

The District has a **rich cultural legacy**

Home to a **multicultural community**

Seeks to celebrate and ensure its **social and economic diversity**

Build upon the assets of the community in a **sustainable and equitable** manner



## 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

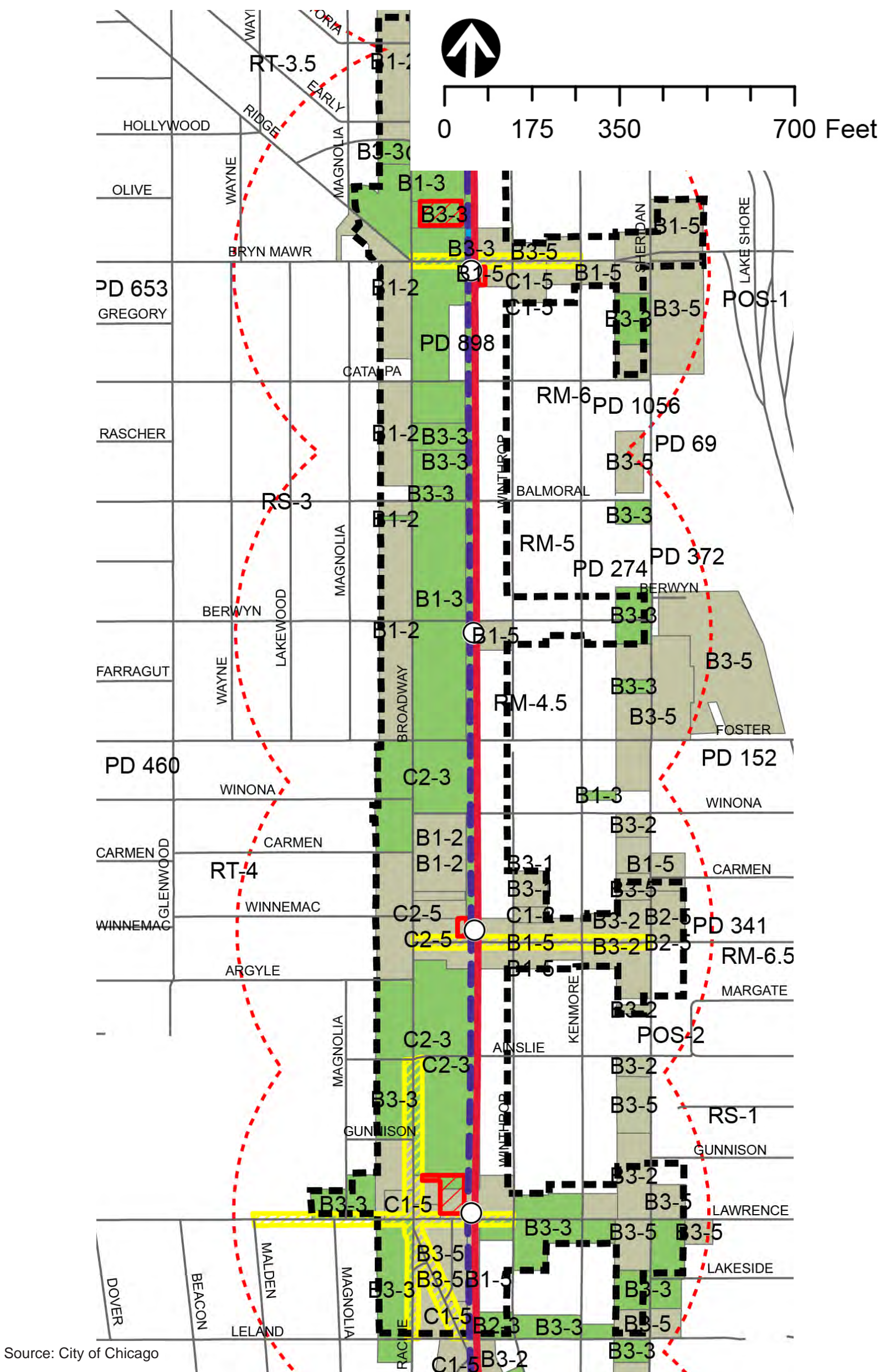
## TIMING

- The TOD plan is an outgrowth of the community engagement process that began in 2009.
- It is funded though 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

- Reinforce distinctive characteristics of each neighborhood
- Respect character of historic districts
- Enhance cultural assets with complementary development
- Improve access to transit, promote all modes of transportation including walking and biking
- Include housing for seniors, low-income residents, and those with disabilities

## LBMM DISTRICT TRANSIT-SERVED PARCELS

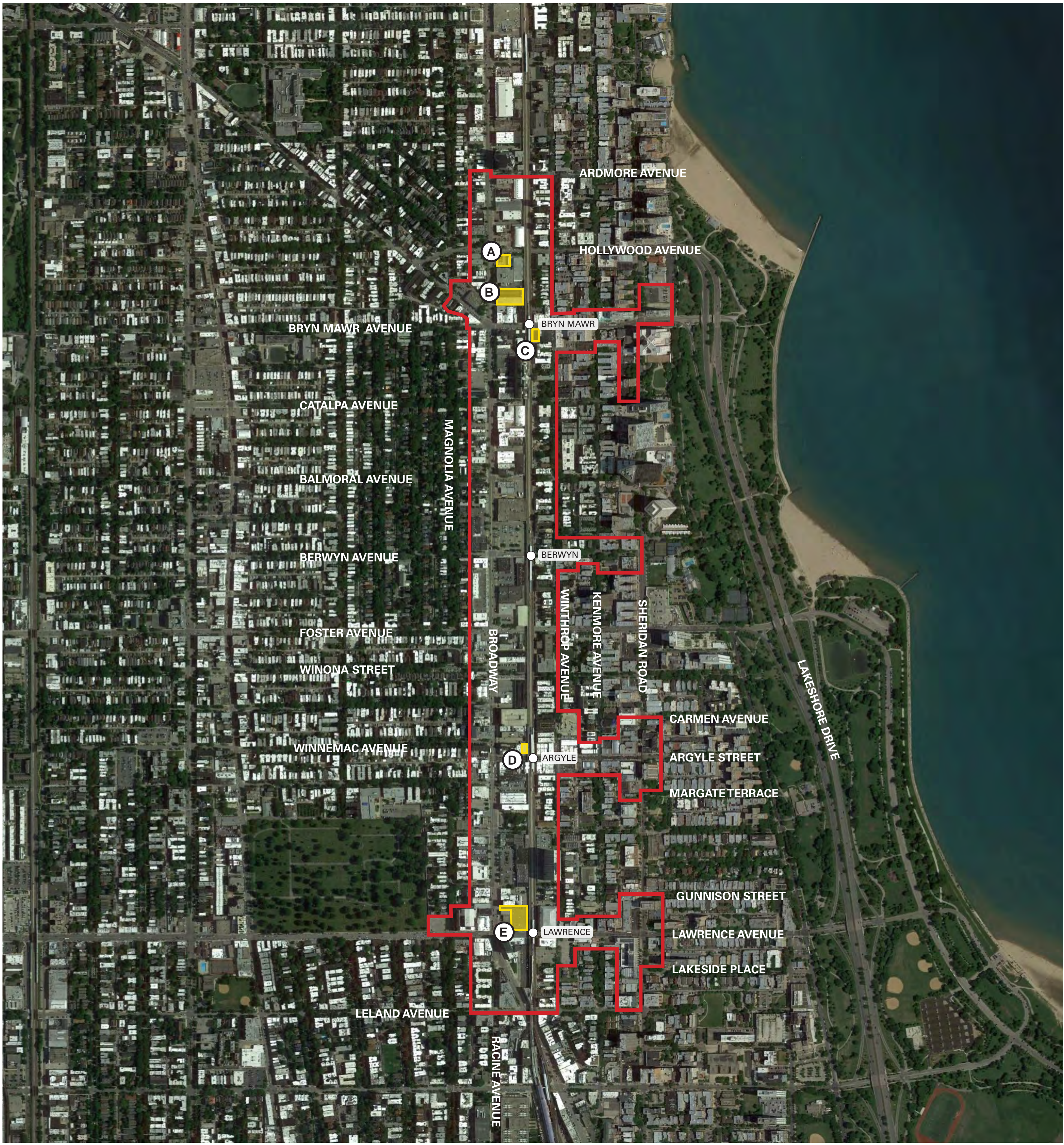


The City of Chicago Zoning Ordinance permits Transit-Served Locations to receive parking reductions, increase development density, and other benefits. For projects located in Business (B), Commercial (C), and Downtown (D) zoned districts and located within 1,320 feet (1/4 mile) of a rail station entrance, 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 Express
- LBMM Study Area Boundary
- Potential Redevelopment Sites
- 1/4 mile from CTA Station
- 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



**LAWRENCE TO BRYN MAWR MODERNIZATION DISTRICT BOUNDARY**  
**SITES REQUIRED FOR CONSTRUCTION**





# DISTRICT PRINCIPLES AND DIAGRAMS

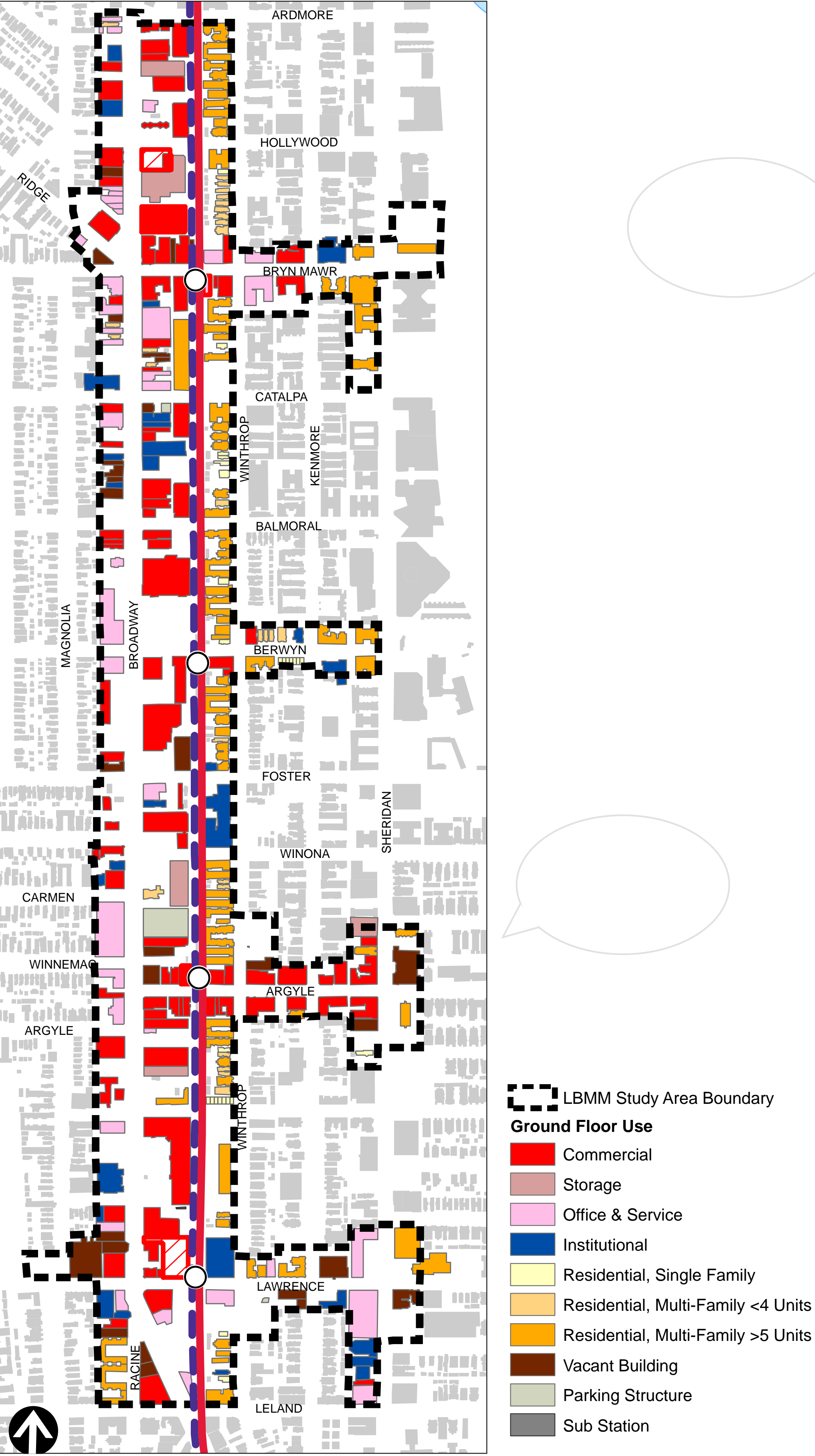
CTA RED AND PURPLE MODERNIZATION PHASE ONE -TOD REDEVELOPMENT PLAN

## ANALYSIS

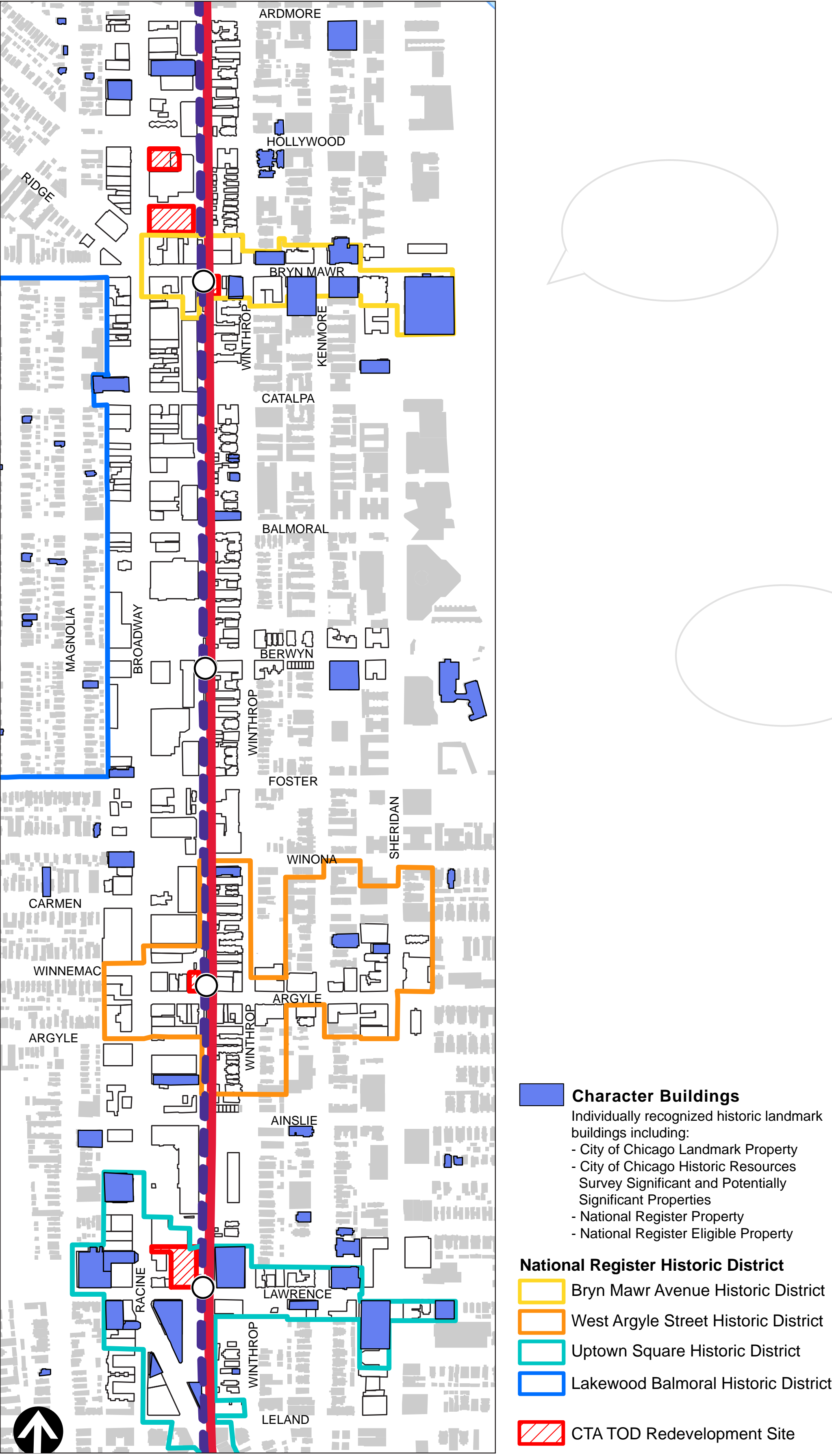
- Distinct development patterns exist within the district, often clustered into nodes around common themes. The characteristics of these nodes inform the recommendations for future development within the TOD Redevelopment Plan. Each development should reinforce and support these themes.
- Infill development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

## EXISTING URBAN PATTERNS

Existing Ground Floor Use



Historic District

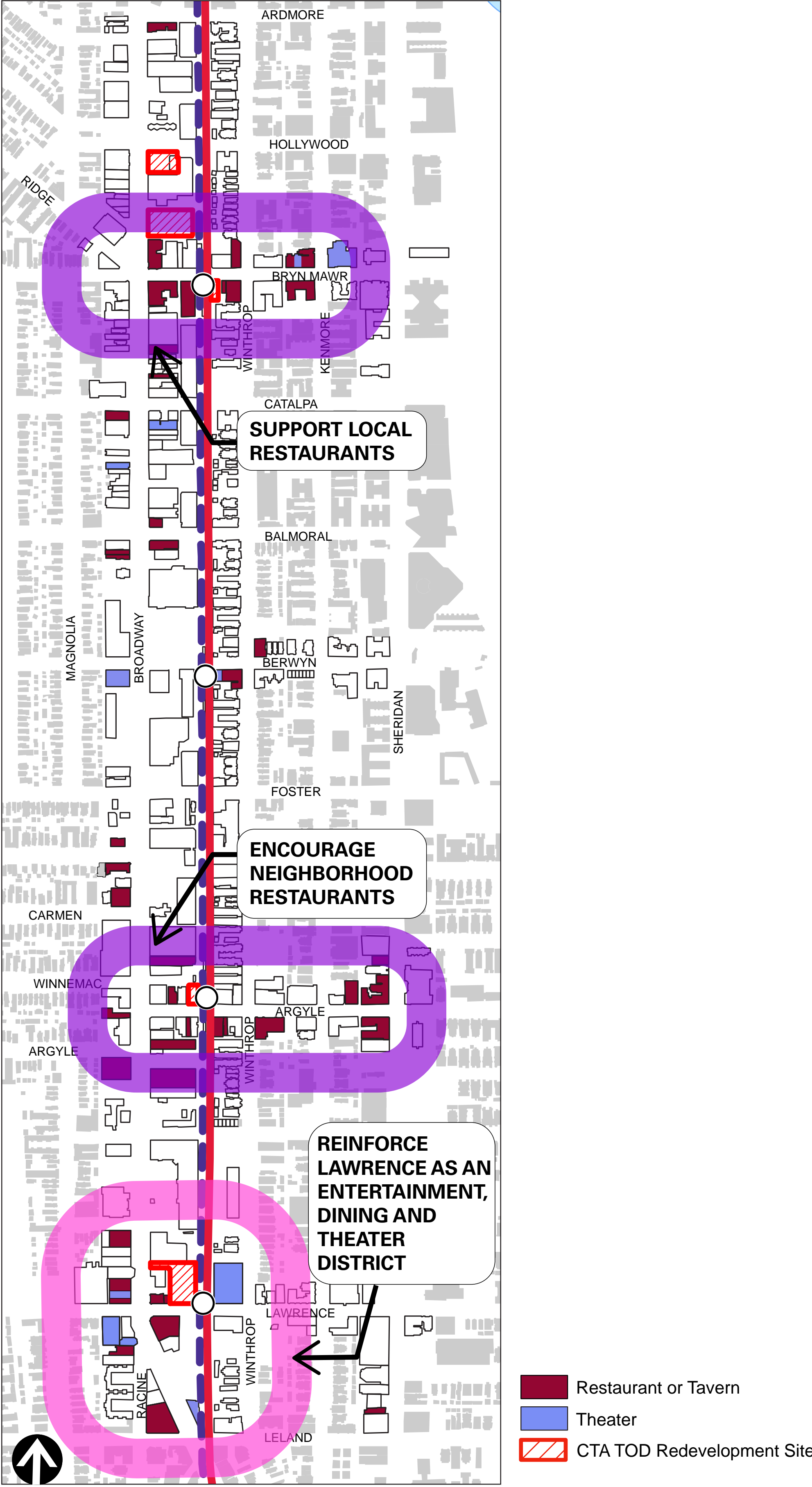


Existing Building Heights

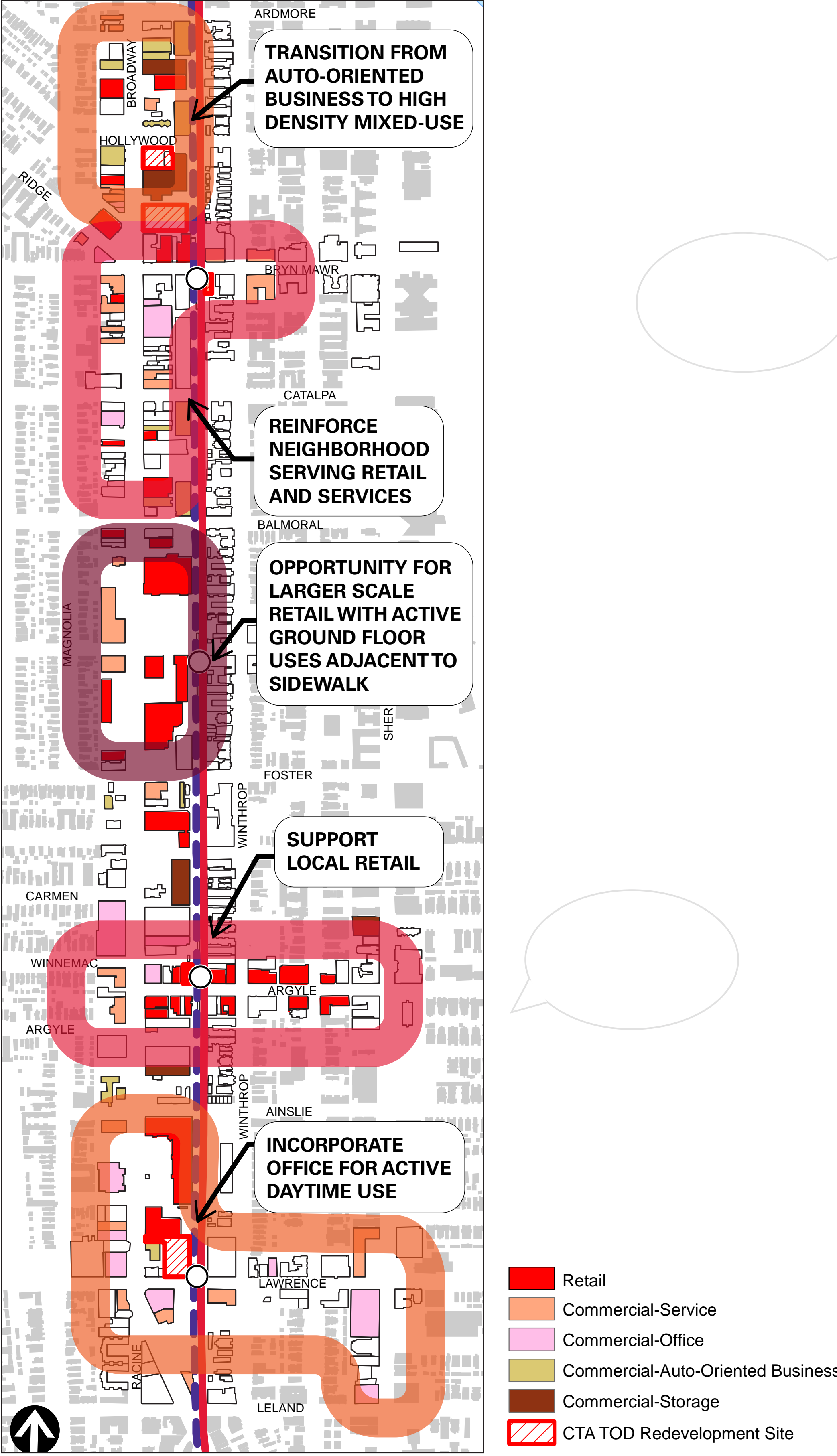


## DISTRICT OPPORTUNITIES

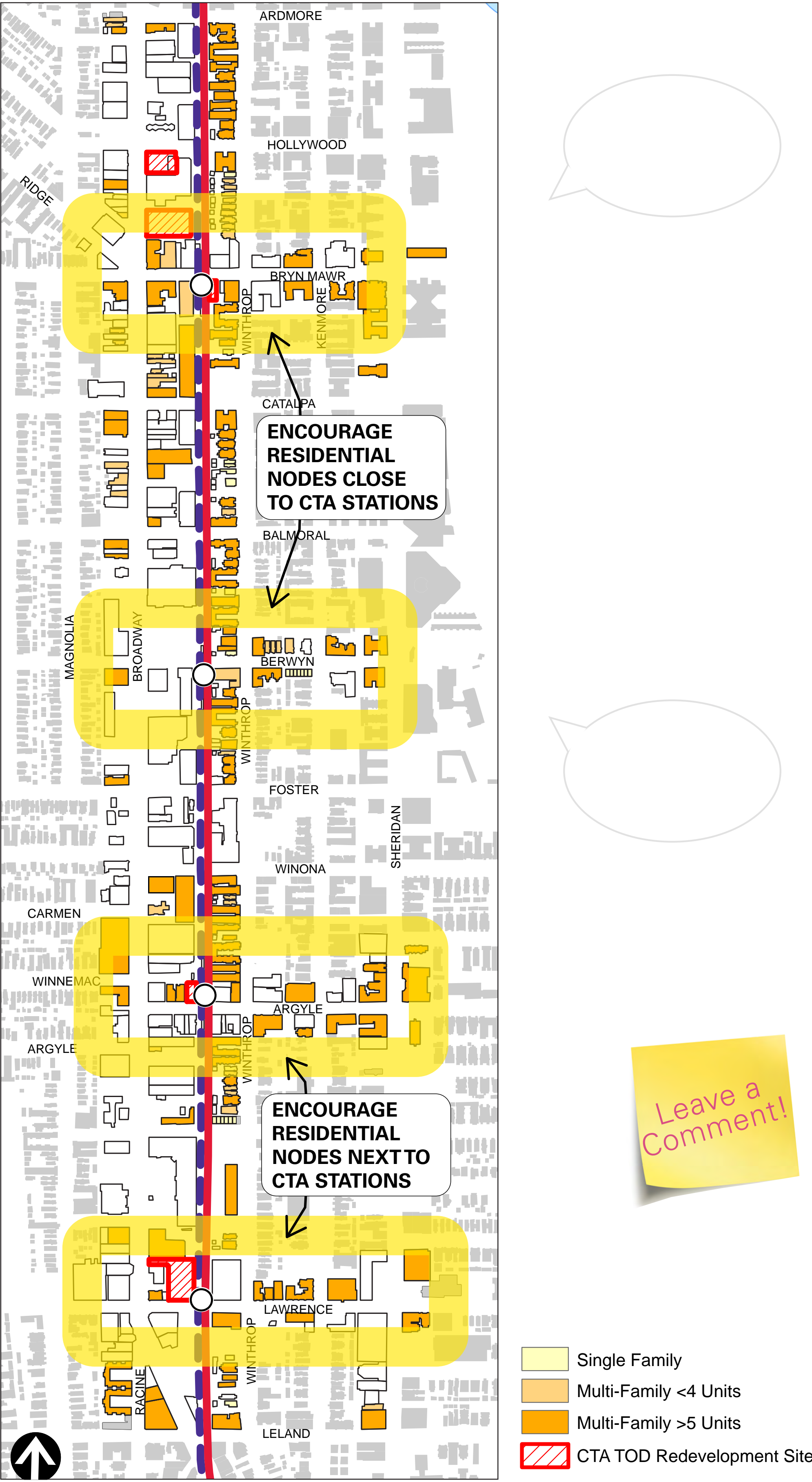
Entertainment and Dining



Retail, Office and Services



Residential Areas





# DISTRICT CONTEXT

CTA RED AND PURPLE MODERNIZATION PHASE ONE -TOD REDEVELOPMENT PLAN

## MARKET TRENDS

- Analysis includes both Edgewater and Uptown
- Modest population growth
- Emerging job growth
- Majority of housing is currently outside the Broadway corridor
- 1/3 of residents commute to downtown for work



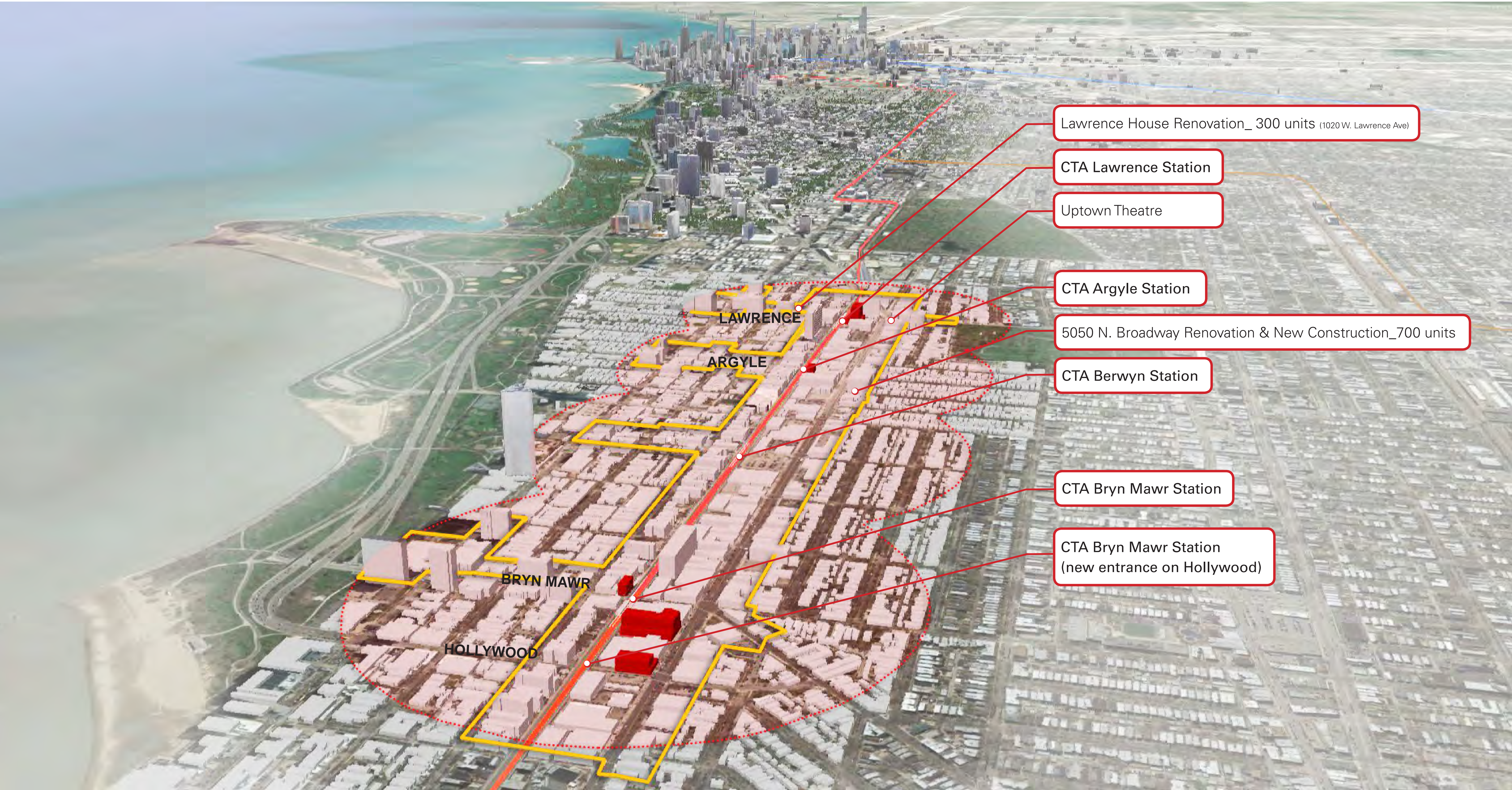
5050 N. Broadway  
12-Floor Mixed- Use, 710 Units



1020 W. Lawrence  
Lawrence House Renovation, 344 Units



4601 N Broadway



LBMM District Context Diagram

## A MULTI-MODAL DISTRICT

### PEDESTRIANS

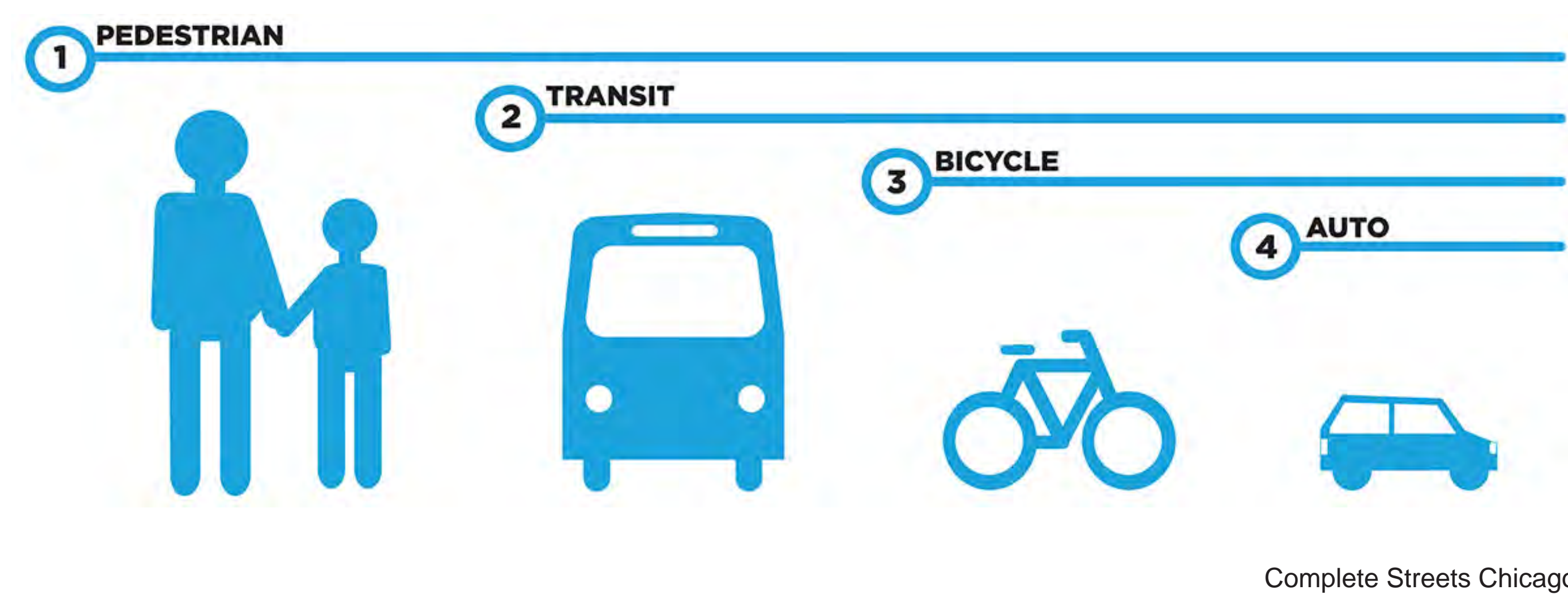
- Enhanced pedestrian environment
- Widened sidewalks on Clark Street

### TRANSIT

- Existing CTA Bryn Mawr, Berwyn, Argyle, & Lawrence stations
- Increased transit service
- #36, #81, #84, & #146 existing bus service

### BIKE

- Broadway bike lanes
- Potential new neighborhood bike routes on Bryn Mawr, Balmoral, Berwyn, Winthrop, Kenmore
- Bike amenities in new developments

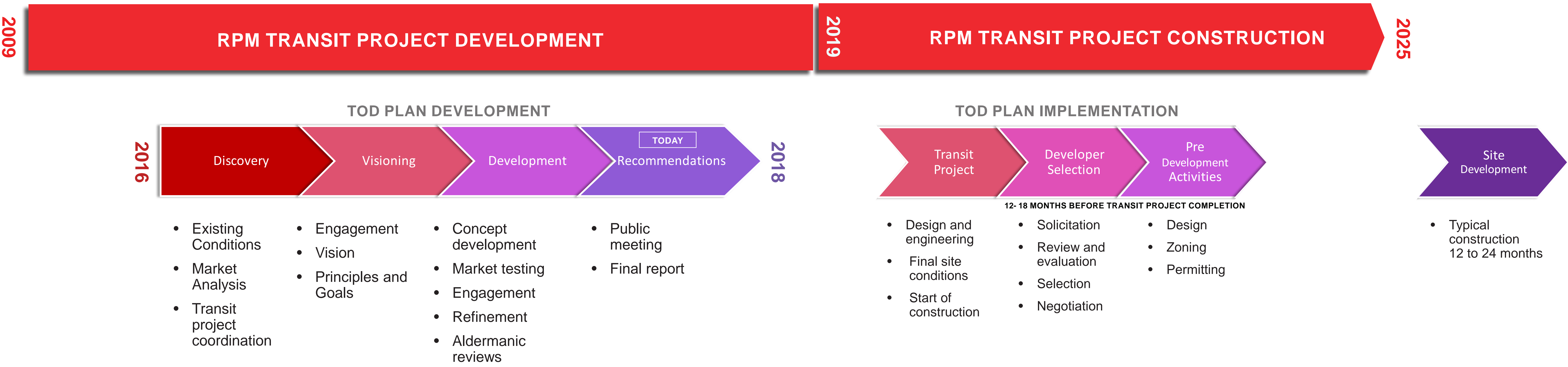




# DEVELOPING THE TOD PLAN

CTA RED AND PURPLE MODERNIZATION PHASE ONE -TOD REDEVELOPMENT PLAN

## TOD PLANNING PROCESS





# 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!

Leave a Comment!

Write a comment or leave a sticky note

### The Project Team



# DEVELOPMENT GUIDELINES: HOLLYWOOD

CTA RED AND PURPLE MODERNIZATION PHASE ONE -TOD REDEVELOPMENT PLAN



Conceptual Rendering Looking South on Broadway at Hollywood \* TOD Plan Illustrative Concept Only; Not Indicative of Eventual Development

### SITE GOALS

Site: 16,200 SF

Height defines gateway to district at corner of Broadway and Hollywood Avenue

Activate Broadway with retail

New CTA station entrance on Hollywood is an asset and will increase residential demand at this intersection

Reduced curb cuts

### Public Realm Improvements:

- Widened sidewalk on Hollywood

### Proposed Program:

- 8 Floors
- 6,700 SF Commercial
- 81 Apartments
- 15 parking spaces with potential for shared parking at 5619 N. Broadway

### Zoning:

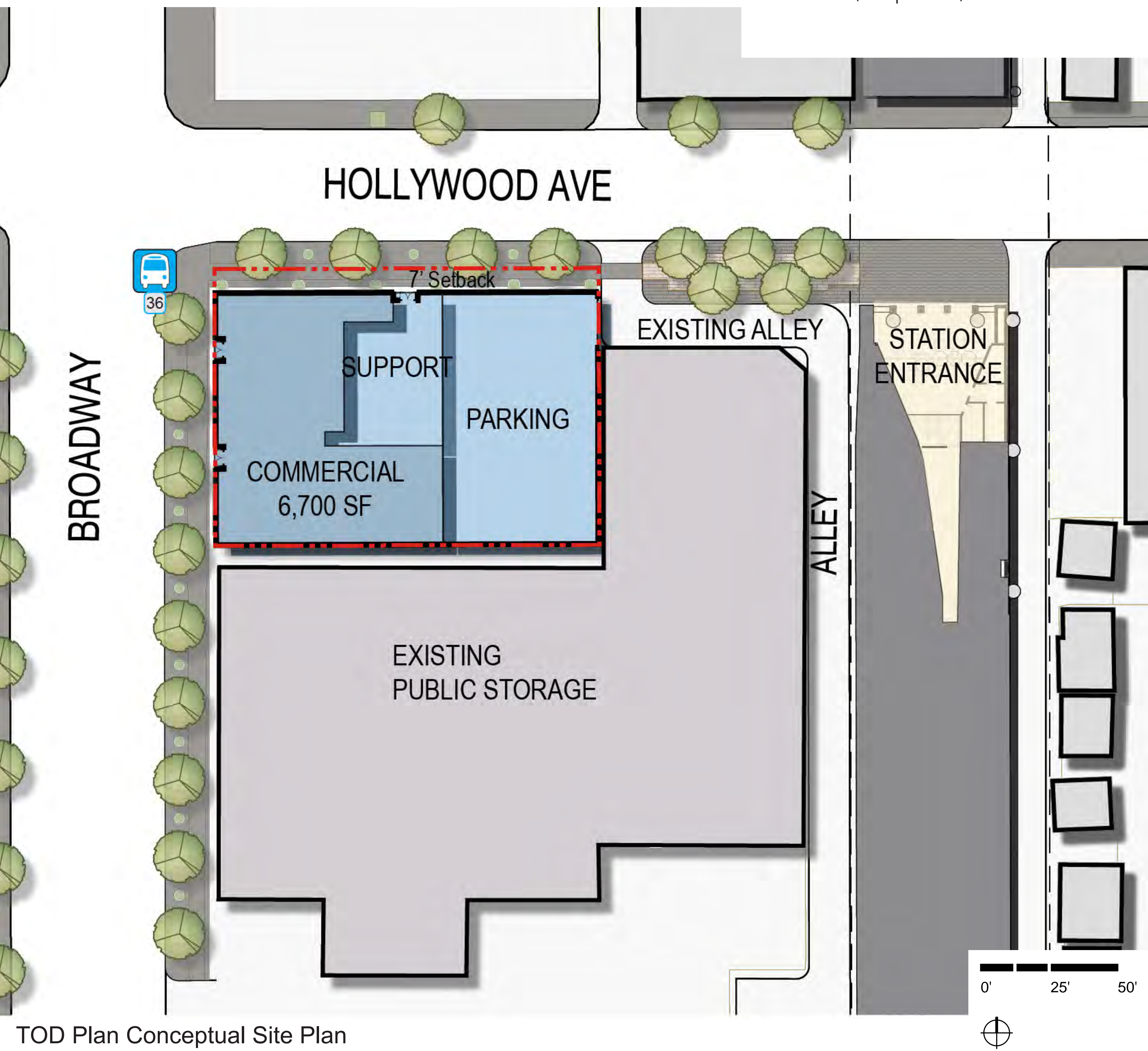
- C2-5 (Existing)
- C2-5 (Proposed)



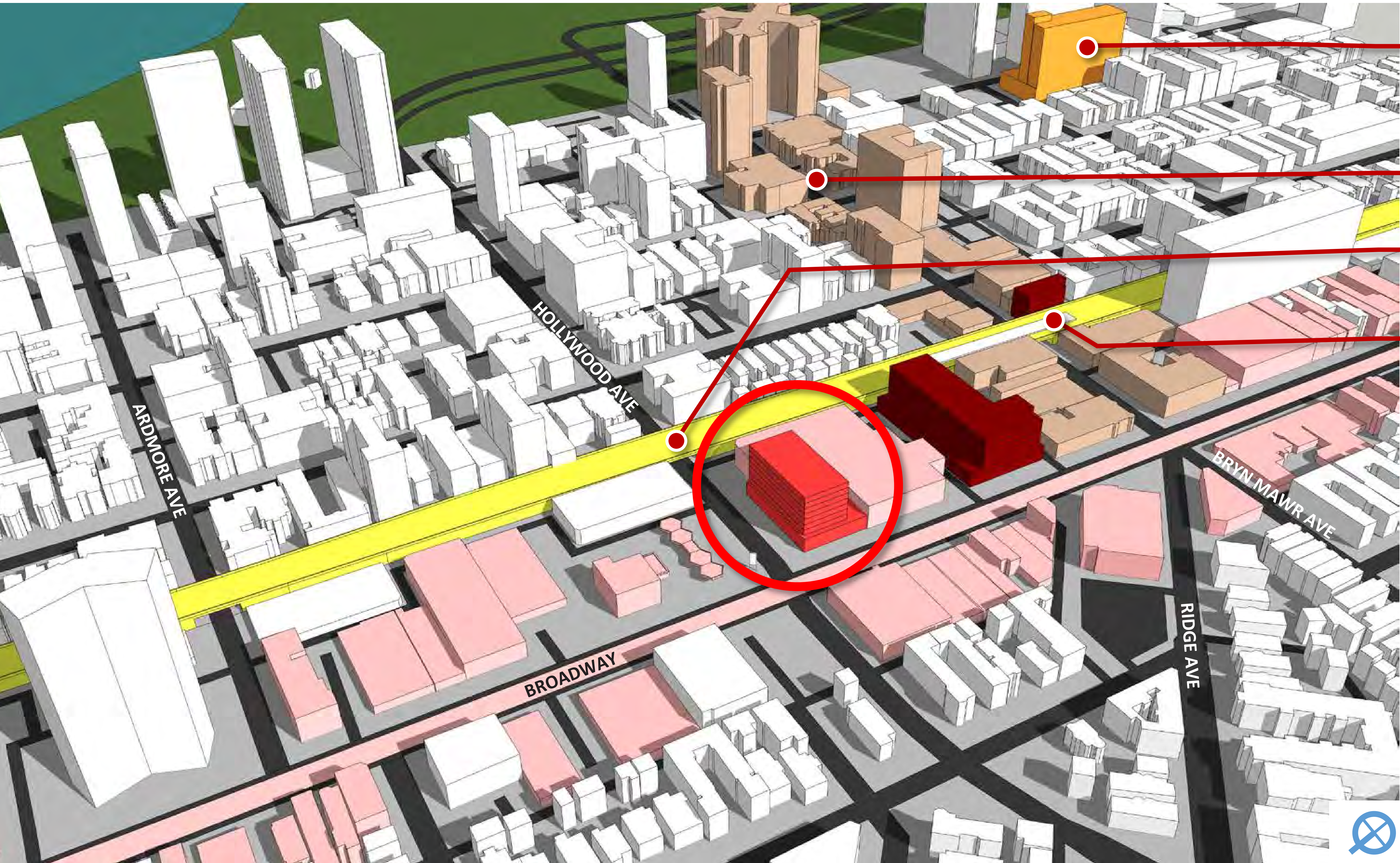
Looking South on Broadway at Hollywood



Site Aerial Diagram



TOD Plan Conceptual Site Plan



Site Context Massing Diagram

- 5440 N. Sheridan  
Proposed Senior Housing  
16 Floors, 174 Units
- Bryn Mawr Historic District
- New CTA Bryn Mawr Station  
entrance at Hollywood
- CTA Bryn Mawr Station

- Potential Redevelopment Site
- Nearby Potential Redevelopment Site
- New / Proposed Development Site
- Commercial Corridor
- CTA Track Structure
- Historic District



# DEVELOPMENT GUIDELINES: BROADWAY

CTA RED AND PURPLE MODERNIZATION PHASE ONE -TOD REDEVELOPMENT PLAN



Conceptual Rendering Looking South on Broadway

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

## SITE GOALS

Site: 31,000 SF

- Activate street level with retail
- Increase residential uses near CTA and Bryn Mawr district
- Enhanced streetscape
- Reduce curb cuts

### Public Realm Improvements:

- Alley access for parking

### Proposed Program:

- 7 Floors
- 7,600 SF of commercial
- 99 Apartments
- 94 Parking spaces with potential for shared parking with development at Broadway & Hollywood

### Zoning:

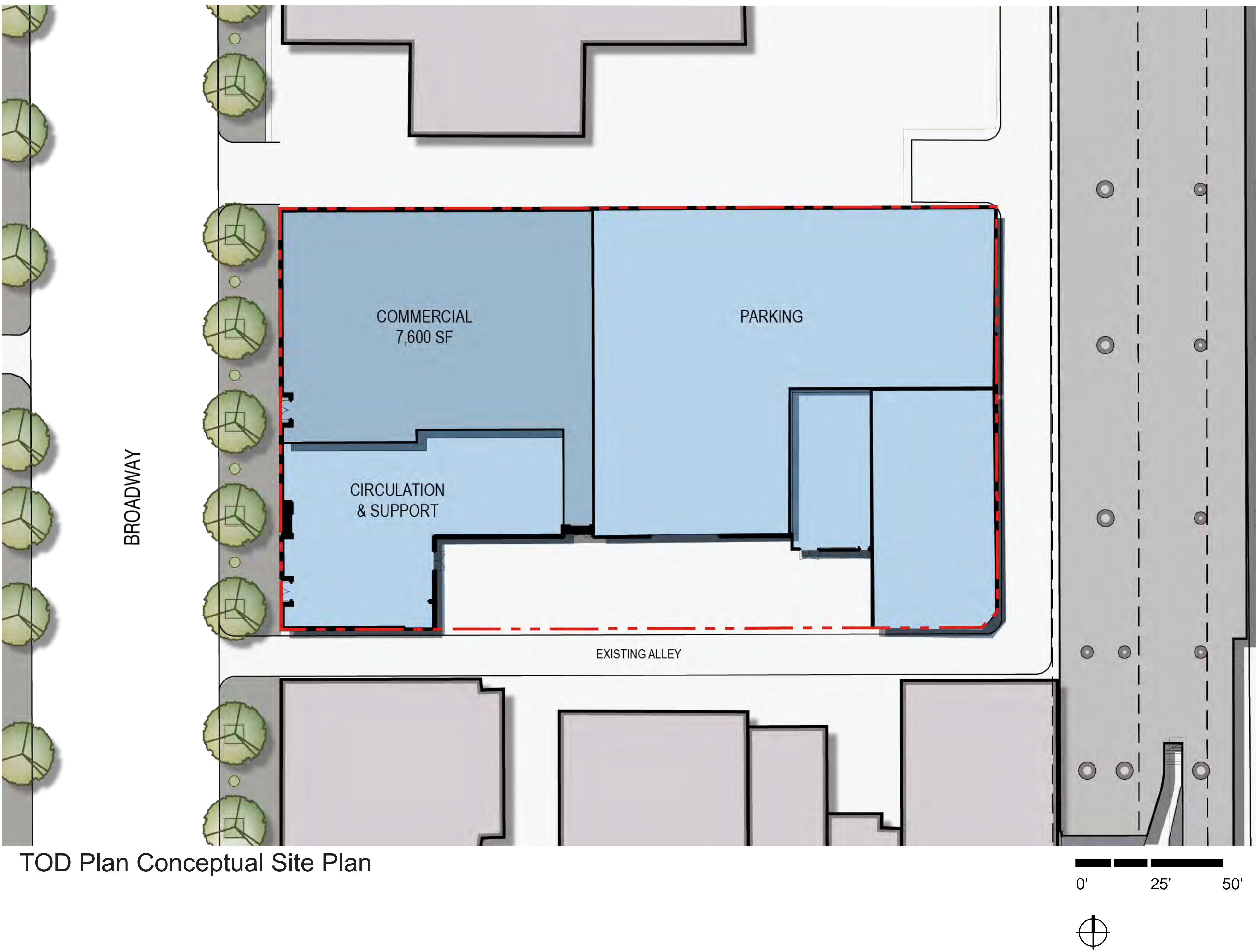
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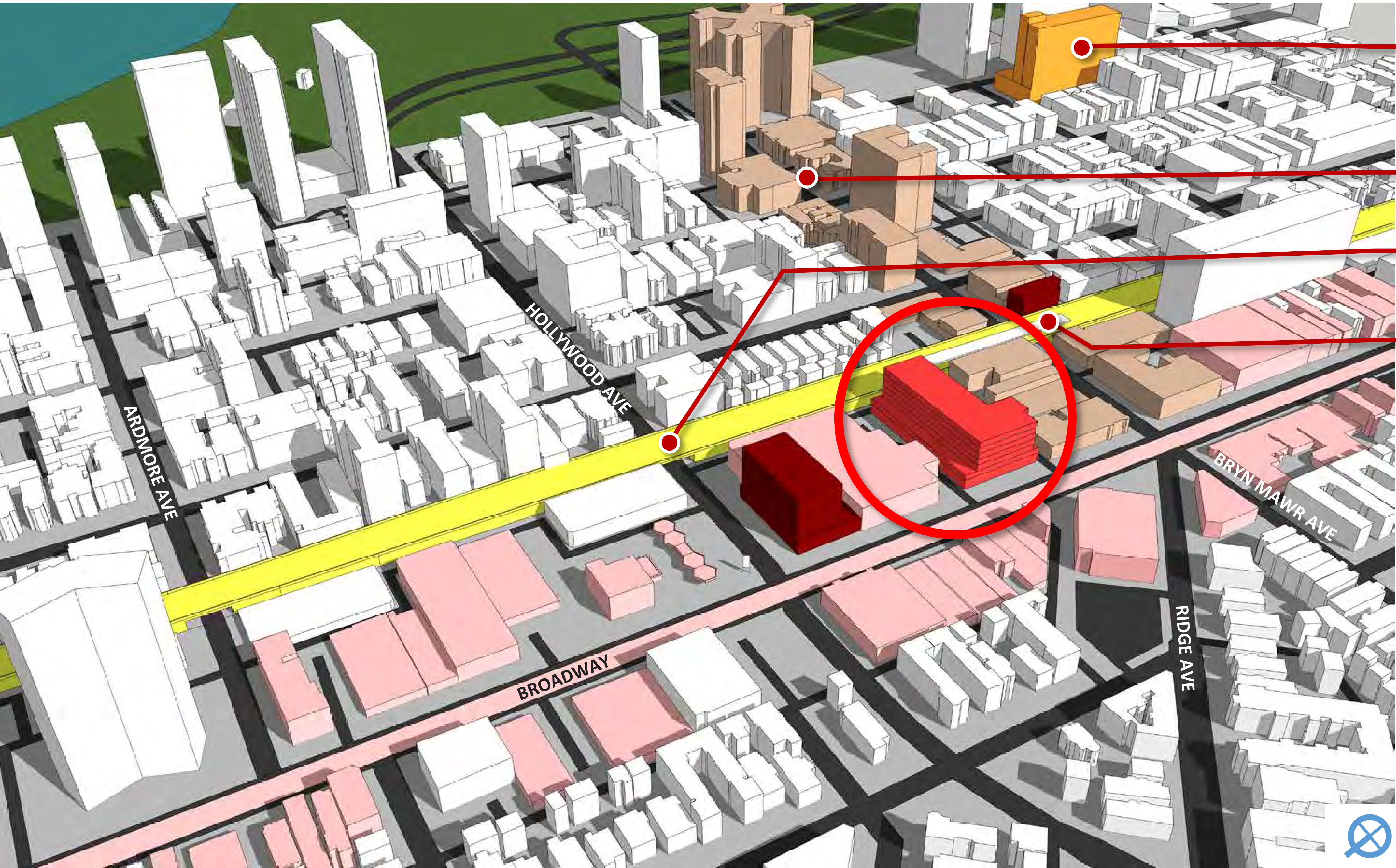
Looking South on Broadway



Site Aerial Diagram



TOD Plan Conceptual Site Plan



Site Context Massing Diagram

- 5440 N. Sheridan  
Proposed Senior Housing  
16 Floors, 174 Units
- Bryn Mawr Historic District
- New CTA Bryn Mawr Station  
entrance at Hollywood
- CTA Bryn Mawr Station

- Potential Redevelopment Site
- Nearby Potential Redevelopment Site
- New / Proposed Development Site
- Commercial Corridor
- CTA Track Structure
- Historic District



# DEVELOPMENT GUIDELINES: BRYN MAWR

CTA RED AND PURPLE MODERNIZATION PHASE ONE -TOD REDEVELOPMENT PLAN



Conceptual Rendering Looking West on Bryn Mawr at Winthrop \* TOD Plan Illustrative Concept Only; Not Indicative of Eventual Development

## SITE GOALS

Site: 4,500 SF

Alley realignment supports new track design; creates more viable development site; consolidates curb cuts; improve street character

Small sites are cost sensitive for new construction

### Public Realm Improvements:

- Column-free sidewalks and roadway

### Proposed Program:

- 5 Floors
- 1,800 SF Commercial
- 16 Apartments

### Zoning:

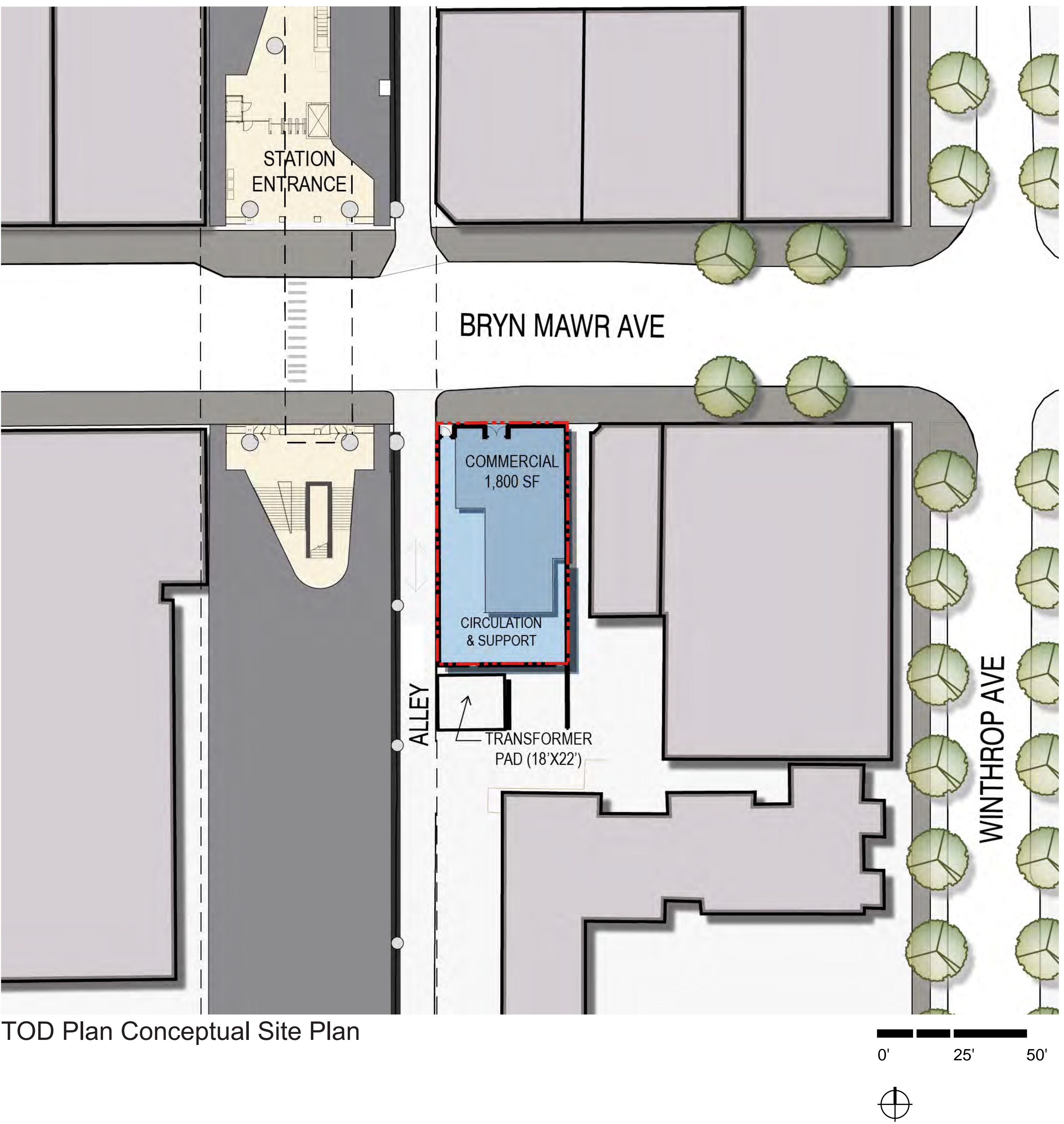
- B1-5 (Existing)
- B1-5 (Proposed)



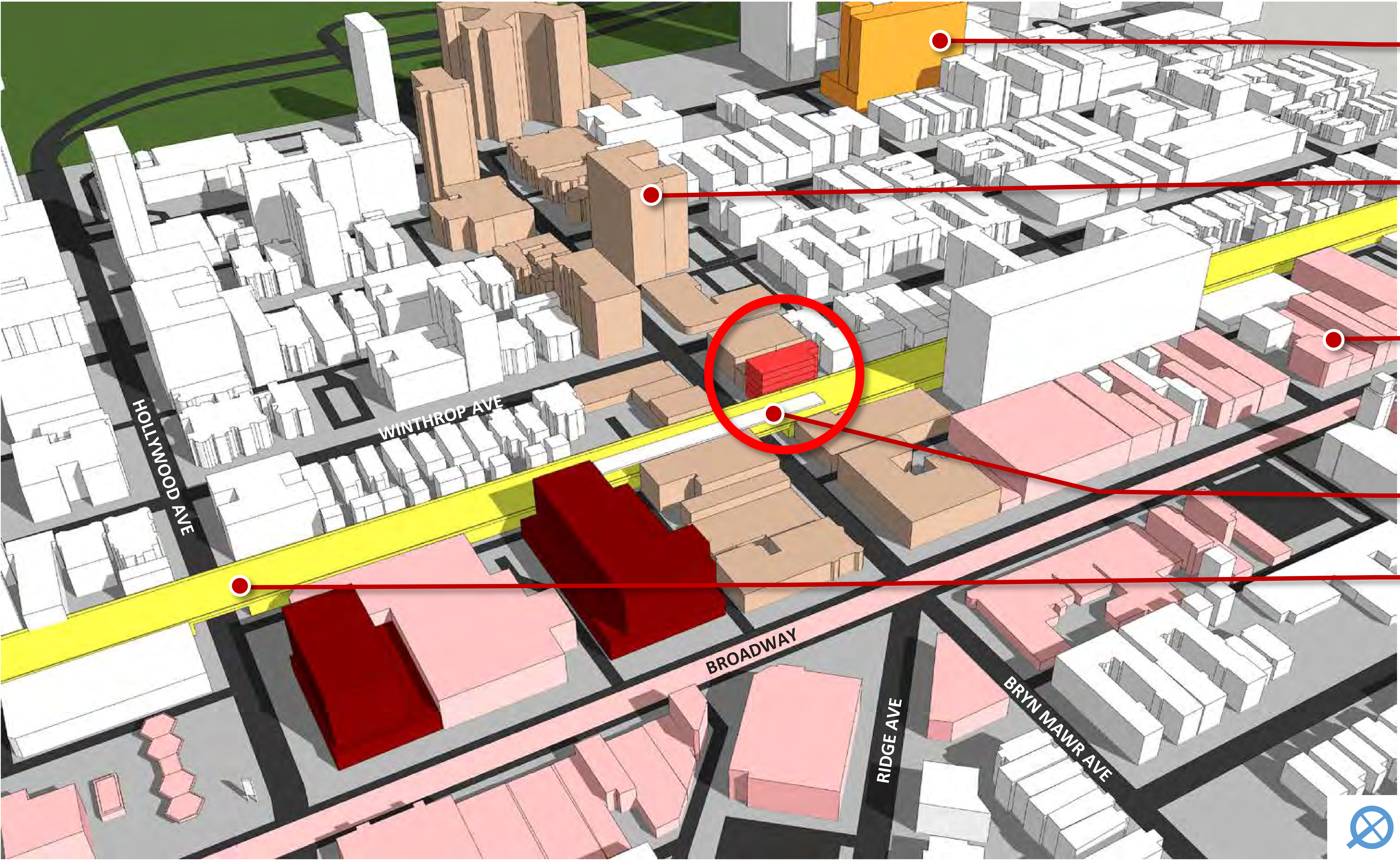
Looking West on Bryn Mawr at Winthrop



Site Aerial Diagram



TOD Plan Conceptual Site Plan



Site Context Massing Diagram

5440 N. Sheridan  
Proposed Senior Housing  
16 Floors, 174 Units

Bryn Mawr Historic District

Edgewater Theatre

CTA Bryn Mawr Station

New CTA Bryn Mawr Station  
entrance at Hollywood

- Potential Redevelopment Site
- Nearby Potential Redevelopment Site
- New / Proposed Development Site
- Commercial Corridor
- CTA Track Structure
- Historic District



# DEVELOPMENT GUIDELINES: ARGYLE

CTA RED AND PURPLE MODERNIZATION PHASE ONE -TOD REDEVELOPMENT PLAN



Conceptual Rendering Looking East on Argyle

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

## SITE GOALS

Site: 4,700 SF

Respond to existing street that is comprised of residential units above retail storefront

Small sites like this one are cost-sensitive for new construction

On-site parking spaces could be removed to allow for larger retail space or service access

On-site parking: Up to 4 spaces or loading

### Proposed Program:

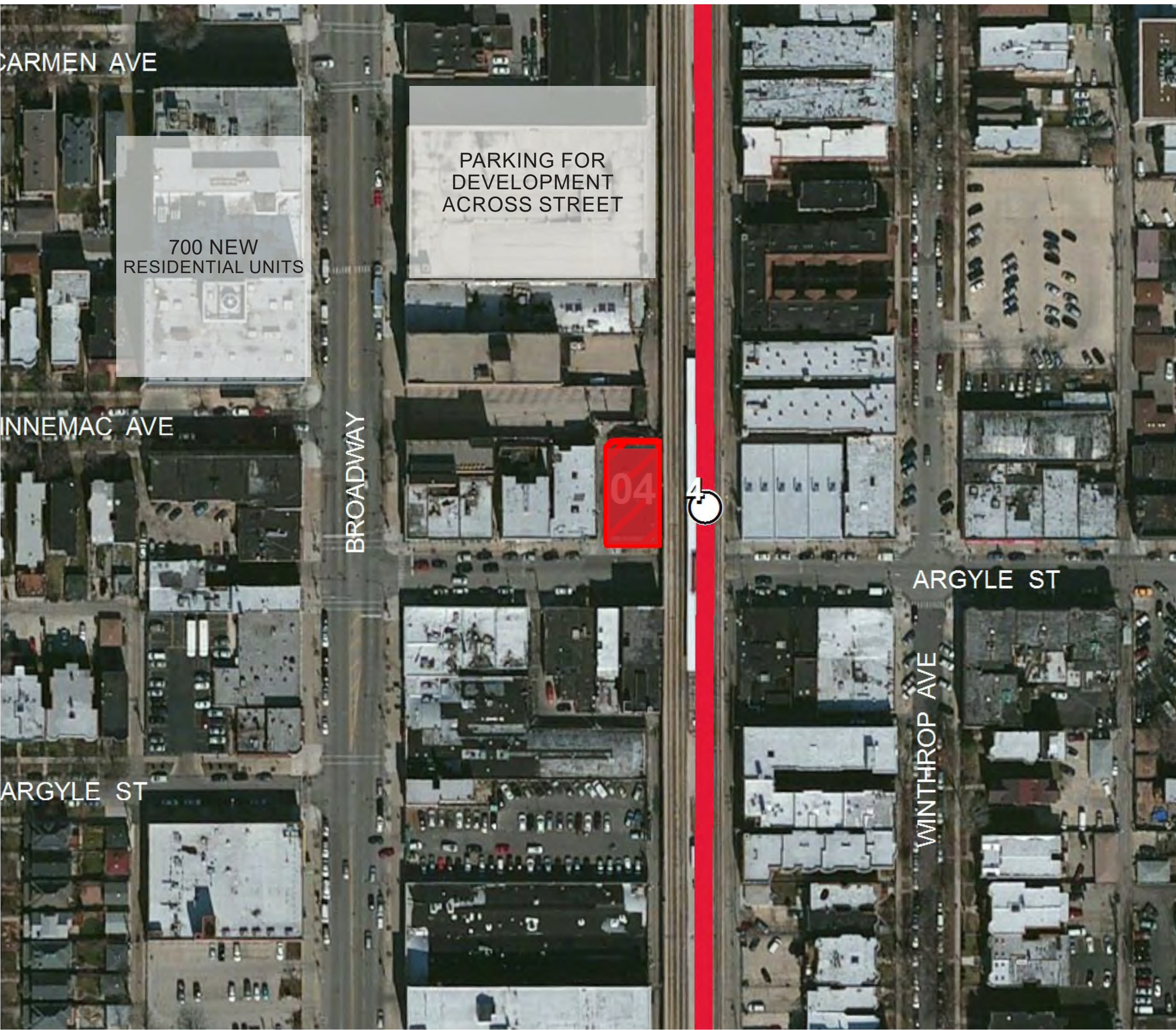
- 5 Floors
- 1,800 SF Commercial
- 16 Apartments

### Zoning:

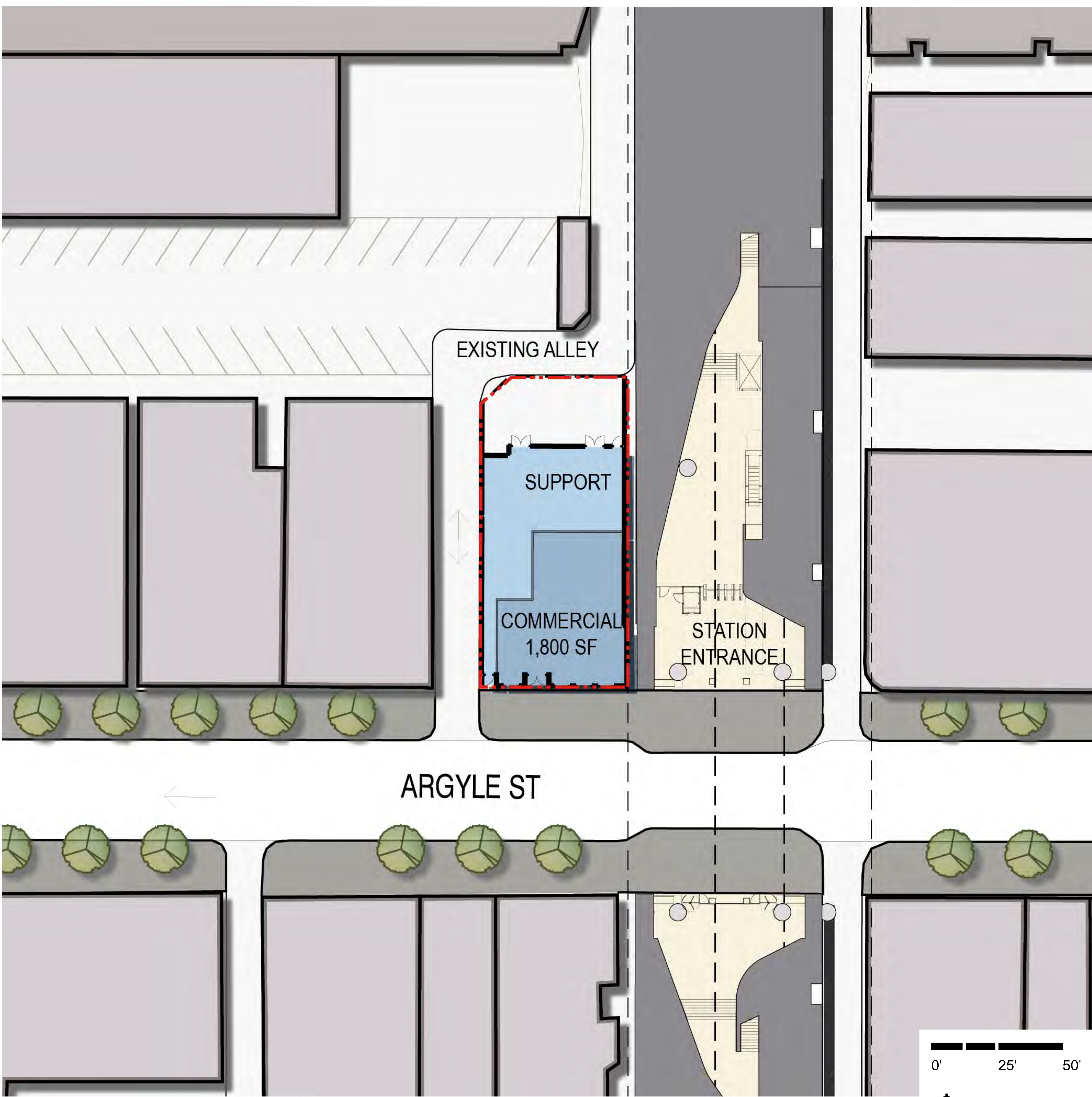
- C2-5 (Existing)
- C2-5 (Proposed)



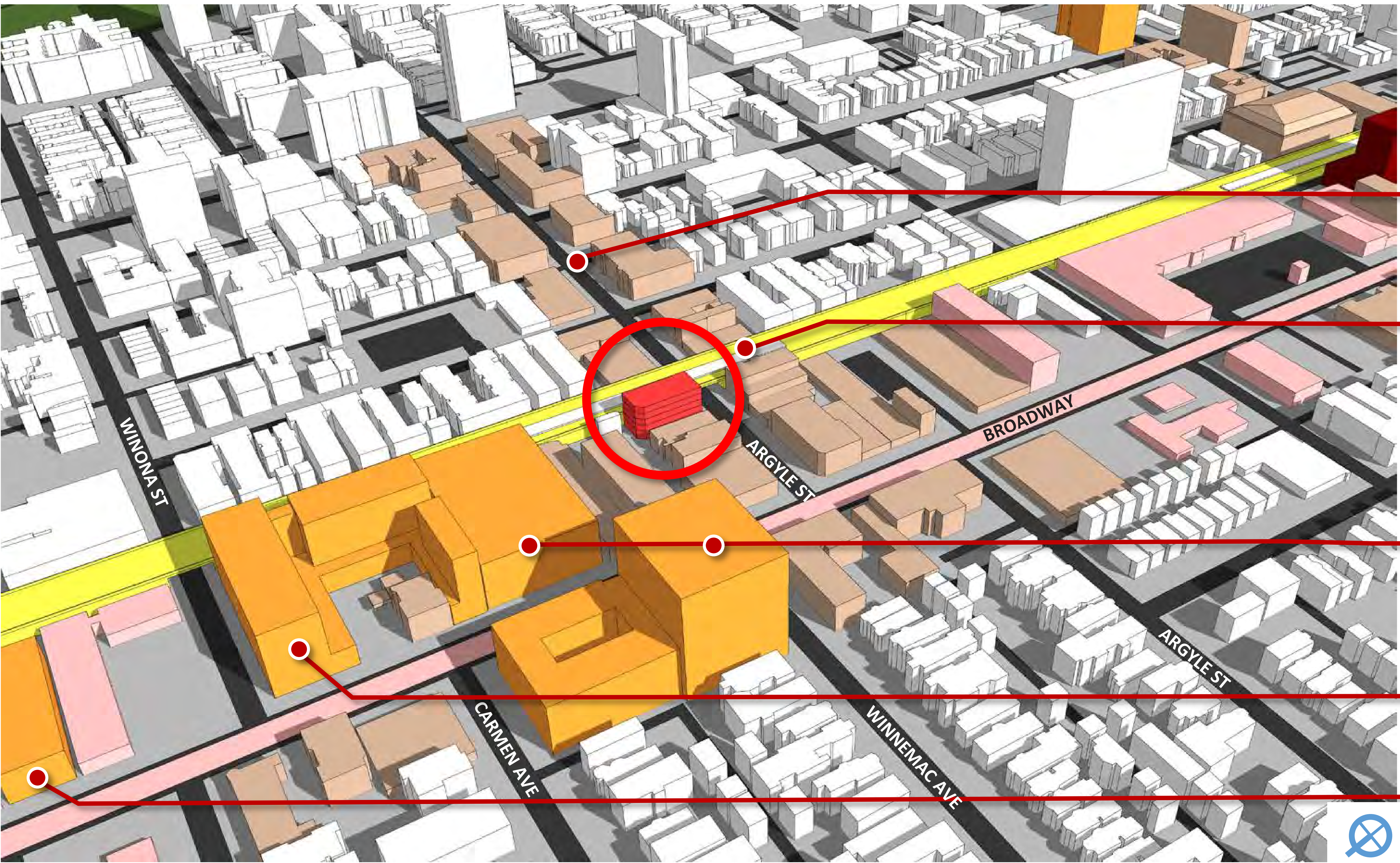
Looking East on Argyle



Site Aerial Diagram



TOD Plan Conceptual Site Plan



Site Context Massing Diagram

- Potential Redevelopment Site
- Nearby Potential Redevelopment Site
- New / Proposed Development Site
- Commercial Corridor
- CTA Track Structure
- Historic District

West Argyle Historic District

CTA Argyle Station

Renovation  
12 Floors, 342 Units,  
600 parking spaces

Mixed-Use  
7 Floors, 368 Units

Mixed-Use  
4 Floors, 36 Units



# DEVELOPMENT GUIDELINES: LAWRENCE

CTA RED AND PURPLE MODERNIZATION PHASE ONE -TOD REDEVELOPMENT PLAN



Conceptual Rendering Looking East on Lawrence at Broadway \* TOD Plan Illustrative Concept Only; Not Indicative of Eventual Development

### SITE GOALS

Site: 30,000 SF

- Support theater district and locate residential density next to transit
- Incorporates public parking, replaces all existing parking spaces
- Ground floor commercial space large enough to accommodate small theater space

### Public Realm Improvements:

- Restore street wall
- Reduce curb cuts

### Proposed Program:

- 14 Stories
- 8,600 SF Commercial
- 175 Apartments
- 83 Public Parking Spaces
- 73 Residential Parking Spaces

### Zoning:

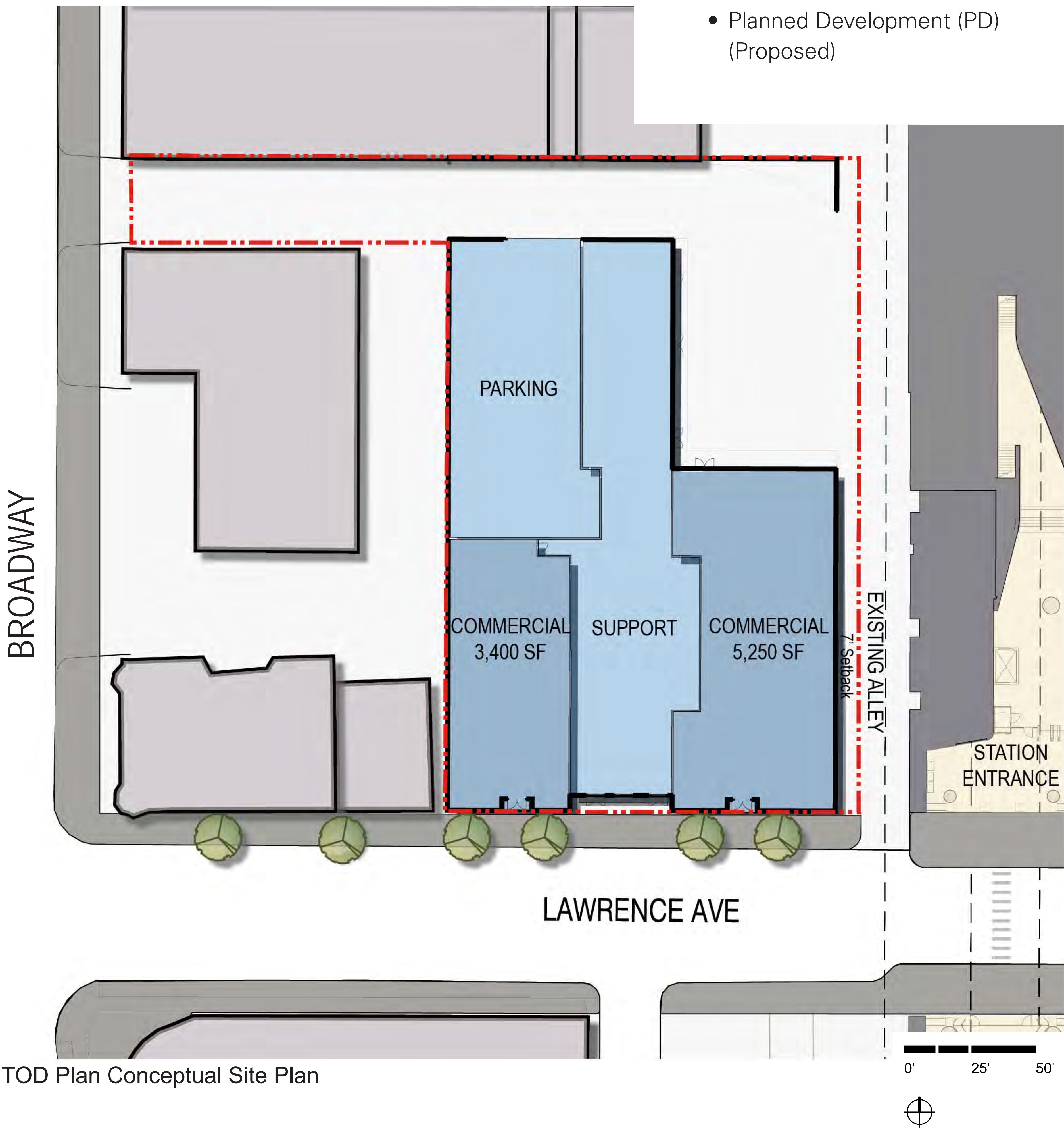
- B3-3 (Existing)
- Planned Development (PD) (Proposed)



Looking East on Lawrence at Broadway



Site Aerial Diagram



TOD Plan Conceptual Site Plan



Site Context Massing Diagram

- Wilson Yards Target
- 4601 N. Broadway  
9 Floors, 200 Units
- CTA Wilson Station
- Lawrence House Rehab
- Aragon Ballroom
- CTA Lawrence Station
- Riviera Theatre
- Uptown Theatre
- Uptown Square District
- Mixed-Use  
7-12 Floors, 710 Units,  
600 parking spaces