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 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
- 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.
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

Source: SCB, 2016
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

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
COMMUNITY ENGAGEMENT

12 MONTH PROCESS
22 STAKEHOLDER MEETINGS, INCLUDING 3 OPEN HOUSE MEETINGS:
• May 2017 – idea gathering
• November 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!
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)

DEVELOPMENT GUIDELINES: HOLLYWOOD

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)
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:
- B3-3 (Existing)
- B3-5 (Proposed)
SITE GOALS

Site: 4,500 SF

Alley realignment supports new track design; creates more viable development site; consolidates curb cuts; improves 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:
- B1-6 (Existing)
- B1-6 (Proposed)
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)

**Conceptual Rendering Looking East on Argyle**

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

**SITE GOALS**

- **Development Guidelines: Argyle**
  - 700 New Residential Units
  - Parking for development across street

**Potential Redevelopment Site**

- Near potential redevelopment site
- New / Proposed Development Site
- Commercial Corridor
- CTA Track Structure
- Historic District

**Site Context Massing Diagram**

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

**Site Aerial Diagram**

- CTA Argyle Station

**TOD Plan Conceptual Site Plan**

- West Argyle Historic District

**Looking East on Argyle**

- Site Context Massing Diagram

**Proposed Program:**
- 5 Floors
- 1,800 SF Commercial
- 16 Apartments

**Zoning:**
- C2-5 (Existing)
- C2-5 (Proposed)
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)

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