MODERNIZING THE TRACK STRUCTURE

VIADUCT IMPROVEMENTS
Concrete columns on street and sidewalks will be removed, improving sightlines and safety for pedestrians, drivers, and bicyclists.

ALLEY
Tracks will be widened over streets & alleys along the east side of the current track alignment.

STREETSCAPE IMPROVEMENTS

BRYN MAWR AND BROADWAY INTERSECTION
The Draft North Broadway 2014 Plan identified potential improvements at the intersection of Bryn Mawr and Broadway, what do you think about it?

POTENTIAL BIKE NETWORK ENHANCEMENT

What do you think about these new bike routes?

WILSON STATION IMPROVEMENTS
Recent improvements to the Wilson Station are a catalyst for redevelopment within the larger district.

Tell us more!
DISTRICT PRINCIPLES

CTA RED AND PURPLE MODERNIZATION PHASE ONE - TDD REDEVELOPMENT PLAN

DISTRICT VISION STATEMENT

The Lawrence to Bryn Mawr district has a rich cultural legacy and is home to a multicultural community that seeks to celebrate and ensure its social and economic diversity. New development must build upon the assets of the community, in a sustainable and equitable manner.

PLANNING PRINCIPLES

- Reinforce distinctive characteristics of each neighborhood
- Respect character of historic districts
- Enhance cultural assets with complimentary 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

EXISTING URBAN PATTERNS

Existing Ground Floor Use

Existing Building Heights

DISTRICT OPPORTUNITIES

Entertainment and Dining

Retail, Office and Services

Residential Areas
CORRIDOR STRATEGIES

A mixed-use district with residential and commercial development that supports balance of small independent shops and select national chains to serve community needs.

- Fill in gaps along the street and tie corridor together
- Increase density along the eastern side of Broadway
- Locate residential near transit
- Incorporate restaurants and retail
- Improve walkability and enhance streetscape
- Extend the bike network
- Reduce curb cuts

EXISTING URBAN PATTERNS

Tell us more!
DEVELOPMENT CONCEPT

- Height defines gateway to district at corner of Broadway and Hollywood Avenue
- Activate Broadway with retail
- New CTA entrance is an asset and will increase residential demand at this intersection
- Easy access to Lake Shore Dr.
- Lot size limits on site parking

DENSITY CONCEPT

- 5 Stories
- 7,900 SF Retail
- 48 Residential Units
- 18 Residential Parking Spaces 0.3/Residential Unit

Tell Us More!
What do you think about:
- Heights for this site?
- Number of units for this site?
- Uses for this site?
- Shared parking on site to the south (38619 N. Broadway) to accommodate more residential units
- 9 Stories
- 7,800 SF Retail
- 96 Residential Units

BUILDING CHARACTER IDEAS
What types of building character are you interested in seeing built in this site?

- Be mindful of the large palm trees especially on the west side
- Provide more area to work with larger access to site
**DEVELOPMENT CONCEPT**

- 7 Stories
- 7,600 SF Retail
- 14 Retail Parking Spaces
- 100 Residential Units
- 80 Residential Parking Spaces
- Deep site accommodates parking structure, and ground level retail
- Activate street level with retail
- Increase residential near CTA and Bryn Mawr district
- Access to Lake Shore Drive entrance suggests site would attract above average auto usage
- Could provide off street parking for the site at the corner of Hollywood Avenue and Broadway

**BUILDING CHARACTER IDEAS**

What types of building character are you interested in seeing built in this site?
**CORRIDOR PRINCIPLES**

Lawrence Avenue is a mixed-use entertainment district set among a dense residential community that is economically and socially diverse.

- Include housing for seniors, low-income residents, and those with disabilities
- Support entertainment district
- Activate street to improve feeling of safety
- Promote a walkable, green pedestrian environment

**CORRIDOR STRATEGIES**

**STREETSCAPE IMPROVEMENTS**

- Broadway Racine Plaza
- Community Identifier

**EXISTING URBAN PATTERNS**

**Existing Entertainment, Retail and Dining**

**Existing Residential Density**

**Historic Districts and Landmarks**

**Tell us more!**
**DEVELOPMENT CONCEPT**

- 14 Stories
- 9,600 SF Retail
- 175 Residential Units
- 63 Public Parking Spaces
- 73 Residential Parking Spaces (0.4/residential units)

**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
- Building height reflective of surrounding area

What types of building character are you interested in seeing built in this site?

**BUILDING CHARACTER IDEAS**

What types of building character are you interested in seeing built in this site?

- Heights for this site?
- Number of units for this site?
- Uses for this site?
ARGYLE STREET SITE
CTA RED AND PURPLE MODERNIZATION PHASE ONE - TOD REDEVELOPMENT PLAN

- Adjacent to CTA station
- West Argyle Historic District
- Along existing mixed use corridor
- Development along the street is comprised primarily local retailers on ground floor and residential units on upper floors

DEVELOPMENT CONCEPT

- 5 Stories
- 1,800 SF Retail
- 16 Residential Units
- 4 Residential or Retail Parking Spaces
- Site has struggled as stand alone retail
- Existing street is comprised of residential units above retail spaces
- Small sites like this one are cost sensitive for new construction
- 4 on-site parking spaces could be removed to allow for larger retail space

- 14.3
CTA RED AND PURPLE MODERNIZATION PROGRAM PHASE ONE TOD PLAN - LBMM COMMUNITY MEETING November 8, 2017

What do you think about:
- Heights for this site?

- Number of units for this site?

- Uses for this site?

BUILDING CHARACTER IDEAS

What types of building character are you interested in seeing built in this site?
ARGYLE STREET PRINCIPLES
CTA RED AND PURPLE MODERNIZATION PHASE ONE - TOD REDEVELOPMENT PLAN

CORRIDOR PRINCIPLES

A neighborhood mixed-use street with small independent shops and restaurants on the ground floor and residential above. Celebrate the “Asia on Argyle” brand.

- Grow the residential development
- Support housing for seniors and low-income residents
- Integrate contemporary elements within the historic context
- Promote local businesses, small shops and restaurants through marketing
- Improve access to open space along the lakefront and in the district

CORRIDOR STRATEGIES

STREETSCAPE EXAMPLE

Existing Conditions of Argyle Street

EXISTING URBAN PATTERNS

Existing Entertainment, Retail and Dining

Existing Residential Density

Historic Districts and Landmarks

Tell us more!
BRYN MAWR PRINCIPLES
CTA RED AND PURPLE MODERNIZATION PHASE ONE - TOD REDEVELOPMENT PLAN

CORRIDOR PRINCIPLES

Bryn Mawr Avenue is a neighborhood commercial street that integrates historic elements of the past with contemporary elements of today.

- Integrate contemporary elements within the historic context that are consistent with the historic district guidelines and character
- Strengthen the commercial street with local businesses, small shops and restaurants
- Support multi-family residential development and housing for seniors, low-income residents
- Improve access to open space along the lakefront and in the district

CORRIDOR STRATEGIES

VIADUCT IMPROVEMENTS

Street improvements at Bryn Mawr Station
Visualization of Bryn Mawr Station with columns removed

EXISTING URBAN PATTERNS

Existing Entertainment, Retail and Dining
Existing Residential Density
Historic Districts and Landmarks

Tell us more!
BRYN MAWR AVENUE SITE
CTA RED AND PURPLE MODERNIZATION - PHASE ONE - TOD REDEVELOPMENT PLAN

DEVELOPMENT CONCEPT

- Adjacent to CTA station
- Bryn Mawr Historic District
- Along existing mixed use corridor
- Development along the street is comprised primarily of local retailers on ground floor and residential units on upper floors
- Stand alone retail can struggle and is likely not financially viable

- 5 Stories
- 1,800 SF Retail
- 16 Residential Units
- 2 Residential or Retail Parking Spaces
- Alley realignment supports new track design; creates more viable development site; consolidates curb cuts; improve street character
- Responds to higher density development nearby and existing zoning
- Small sites are cost sensitive for new construction
- Parking/loading/service options considered for rear of property

Tell us more!
What do you think about:
- Heights for this site?
- Number of units for this site?
- Uses for this site?

BUILDING CHARACTER IDEAS

What types of building character are you interested in seeing built in this site?

[Images of building character ideas]