

PUBLIC REALM

CTA RED AND PURPLE MODERNIZATION PHASE ONE - TOD REDEVELOPMENT PLAN

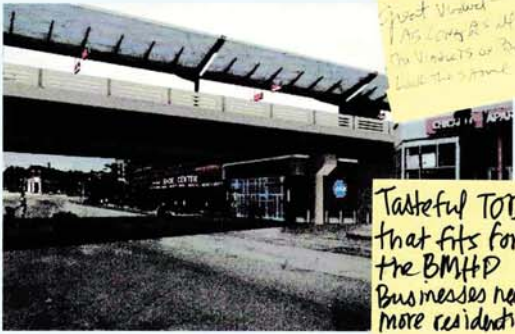
MODERNIZING THE TRACK STRUCTURE

VIADUCT IMPROVEMENTS

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



Existing Viaduct at Bryn Mawr Station



Visualization of Bryn Mawr Station without columns

No TOD's in the Bryn Mawr Historic Dist.

Street Viaduct - No concrete columns on sidewalks or street level.

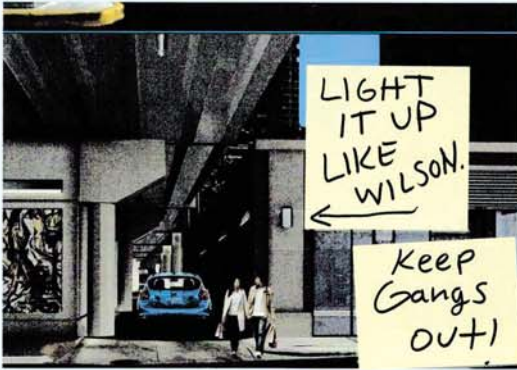
Tasteful TOD that fits for the BMHFD. Businesses need more residential.

ALLEY

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



Existing Alley



Alley Span Visualization

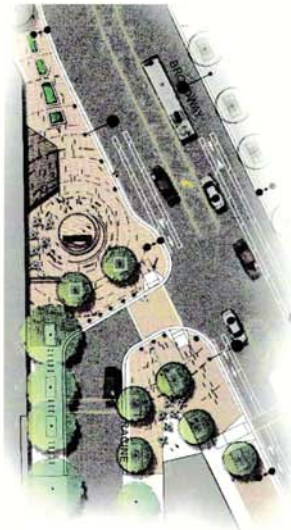
Under lighting for the platform to enhance presence and security

LIGHT IT UP LIKE WILSON.

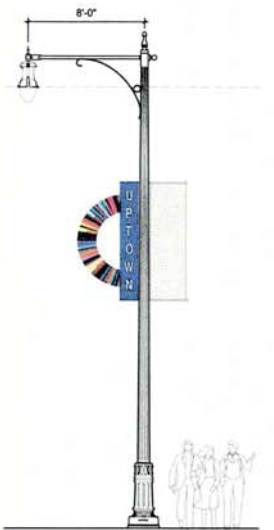
Keep Gangs OUT!

Make Pedestrian Friendly Alley Better to Calypa next to tracks under overhang.

STREETScape IMPROVEMENTS



Broadway & Racine Plaza



Community Identifier

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?



Existing Conditions Source: North Broadway Plan (2014)

Really Good idea!

add a ped. island & a ped. scramble in center of intersection

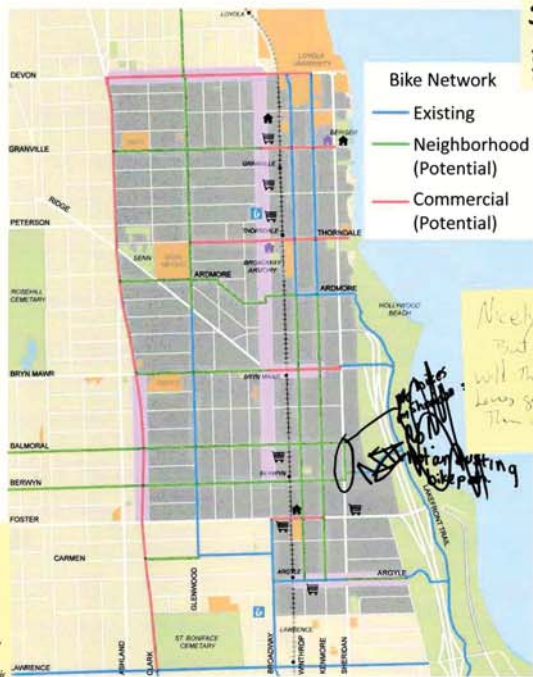
Need to reduce car traffic on Belmont if adding bike lane. (one way west from ground)

Reprogram traffic signals so to be on a time delay to allow pads more time to clear when needed.

Perhaps this planning phase should have had some better streetscape ideas. Bypassing double crosswalks on Bryn Mawr & ridge is great

POTENTIAL BIKE NETWORK ENHANCEMENT

What do you think about these new bike routes?



Source: CDOT (Edgewater Neighborhood Bike Network Community Meeting June 24, 2017)

Need to reduce car traffic on Belmont if adding bike lane. (one way west from ground)

Love the new bike paths!

Families with young children, seniors, commuters use your walkway. It is NOT generally a bike path and shall get use as a bike path in the future. Neighborhood bike paths should not lead into the

pedestrians walking in the Meadows! No bikes here! Bikes here!

Neely Lane that will be removed. Lanes go further than what's there.

Yes to more TOD near Bryn Mawr stop

Leave a Comment!

Tell us more!

WILSON STATION IMPROVEMENTS

Recent improvements to the Wilson Station are a catalyst for redevelopment within the larger district



Rendering looking west on Wilson Avenue



Rendering looking northwest on Wilson Avenue and Broadway



Rendering at the platform level

DISTRICT PRINCIPLES

CTA RED AND PURPLE MODERNIZATION PHASE ONE - TOD REDEVELOPMENT PLAN

DISTRICT VISION STATEMENT

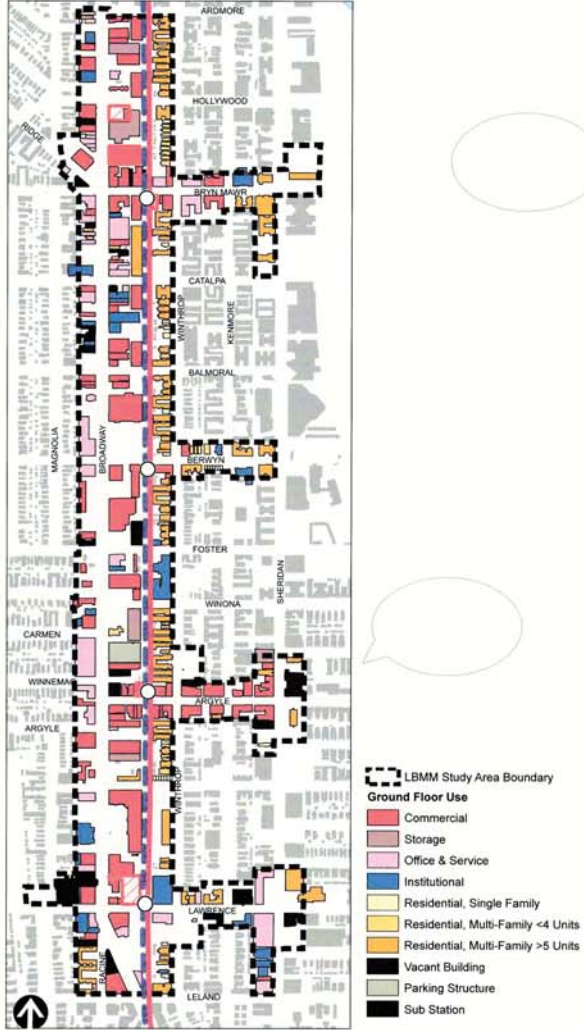
The Lawrence to Bryn Mawr district has a rich cultural legacy and is home to a multicultural community that seeks to celebrate and ensure its social and economic diversity. New development must build upon the assets of the community, in a sustainable and equitable manner.

PLANNING PRINCIPLES

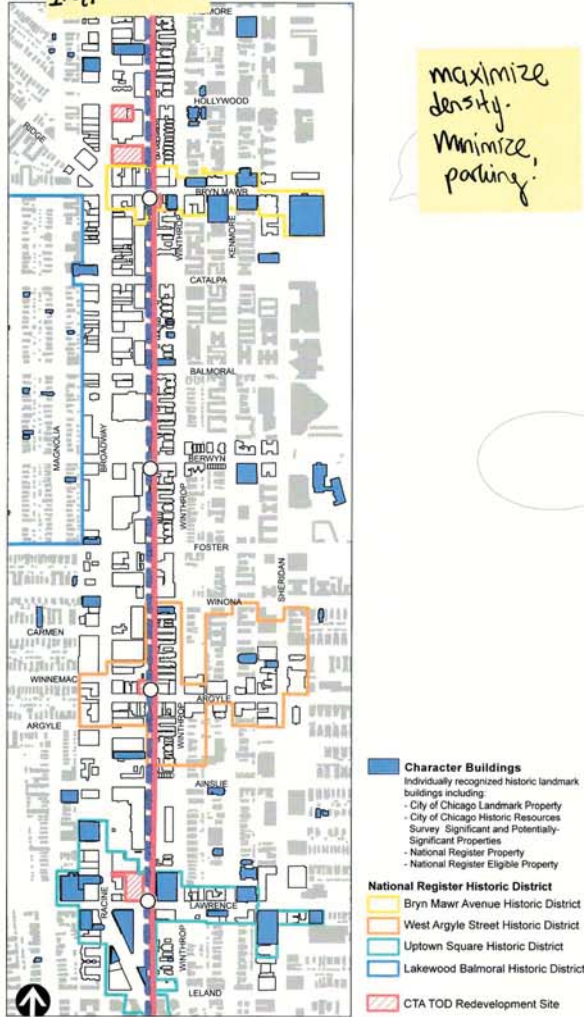
- Reinforce distinctive characteristics of each neighborhood
- Respect character of historic districts
- Enhance cultural assets with complimentary development
- Improve access to transit, promote all modes of transportation including walking and biking
- Include housing for seniors, low-income residents,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

EXISTING URBAN PATTERNS

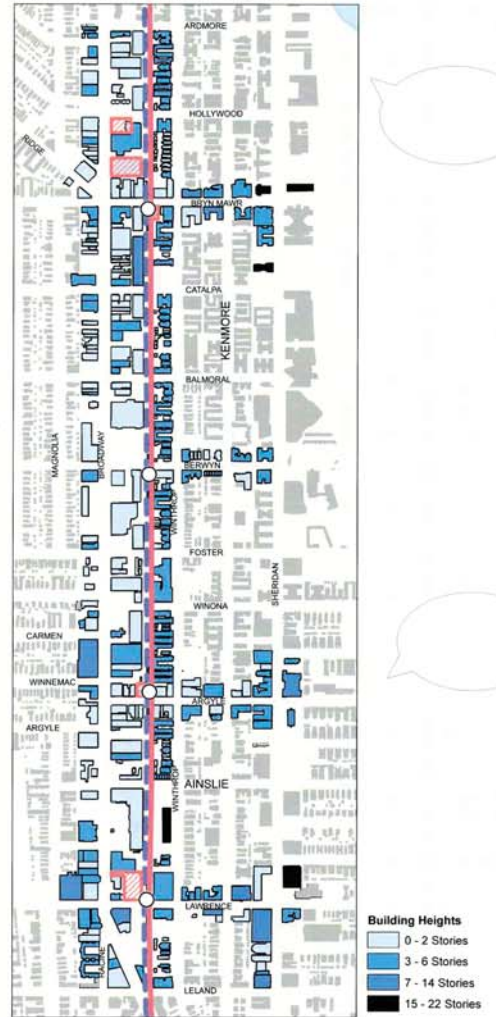
Existing Ground Floor Use



Character Buildings



Existing Building Heights

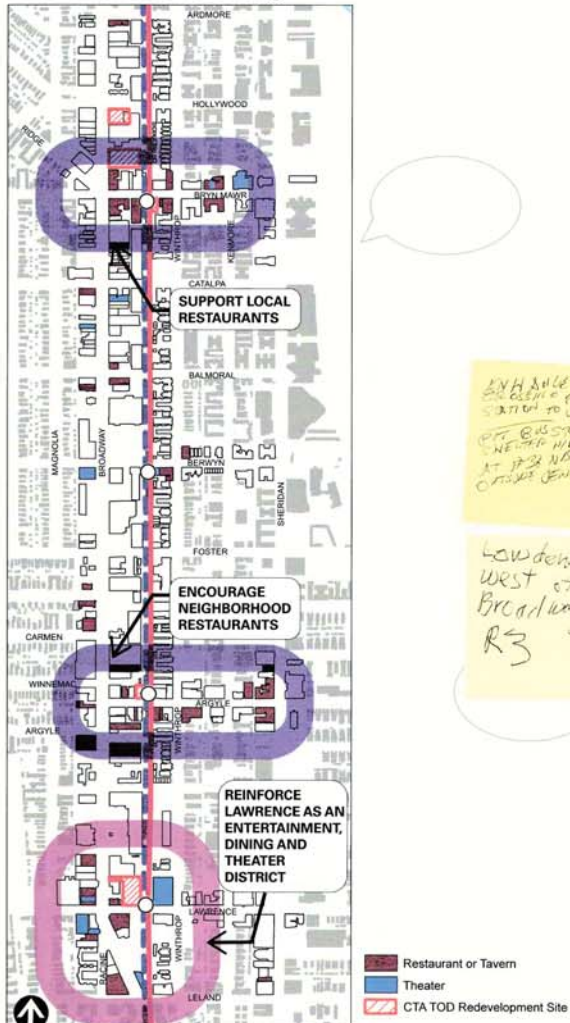


include affordable apts for families (2-3 bedrooms) - local assets include a 1+ sup elem schools

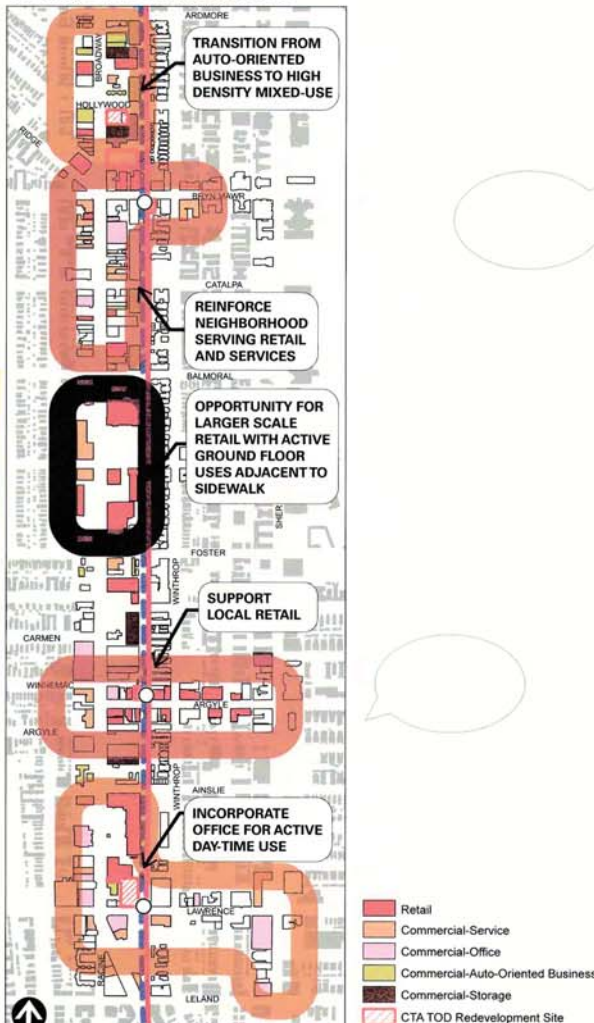
maximize density. minimize parking.

DISTRICT OPPORTUNITIES

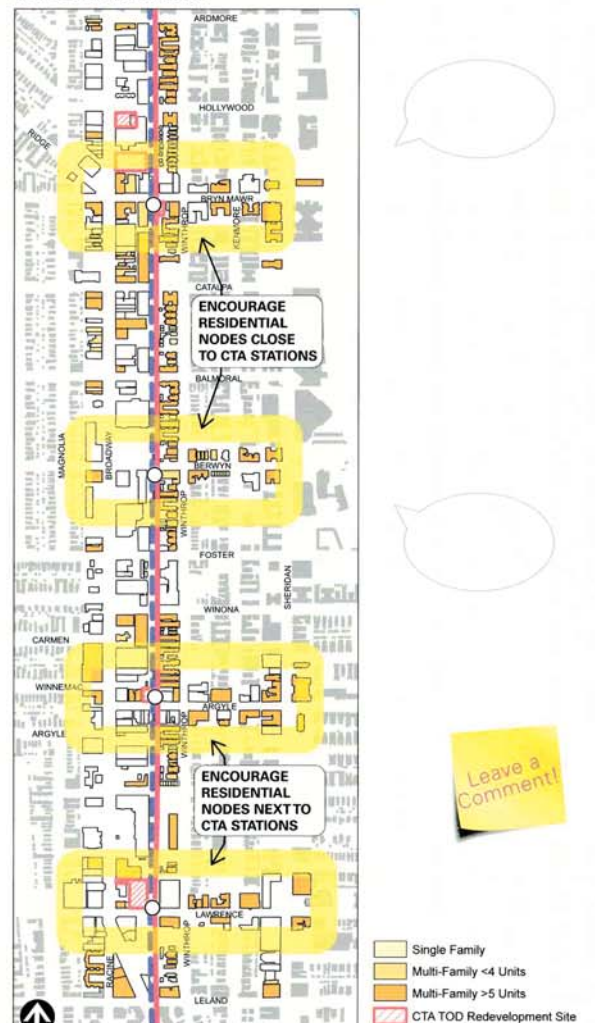
Entertainment and Dining



Retail, Office and Services



Residential Areas



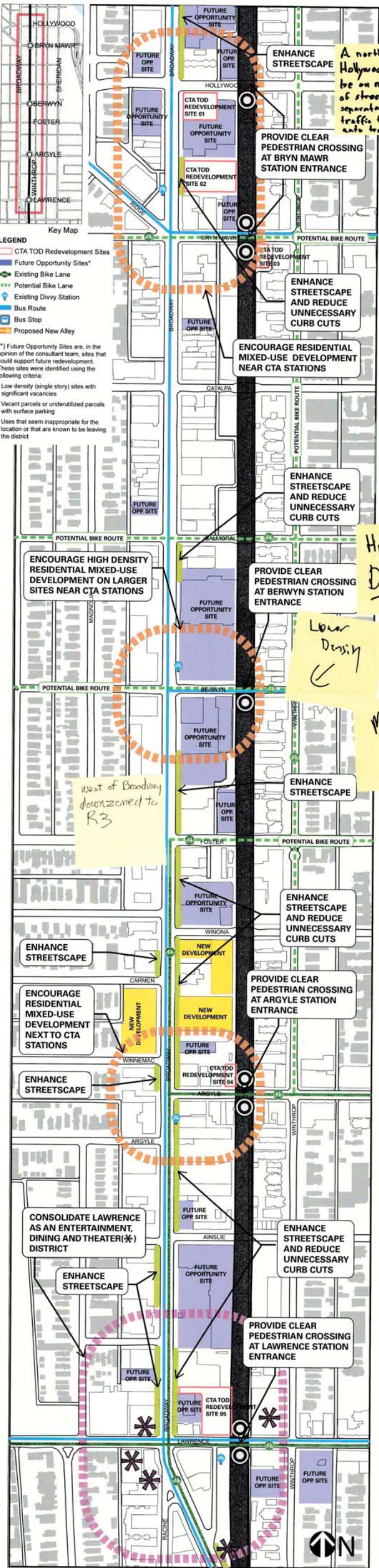
ENHANCE BEYOND...
LOW density west of Broadway R3

Leave a Comment!

BROADWAY PRINCIPLES

CTA RED AND PURPLE MODERNIZATION PHASE ONE - TOD REDEVELOPMENT PLAN

CORRIDOR STRATEGIES

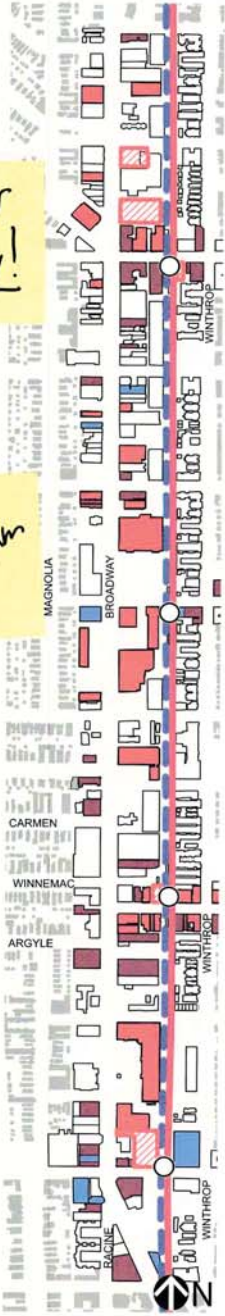


A mixed-use district with residential and commercial development that supports balance of small independent shops and select national chains to serve community needs.

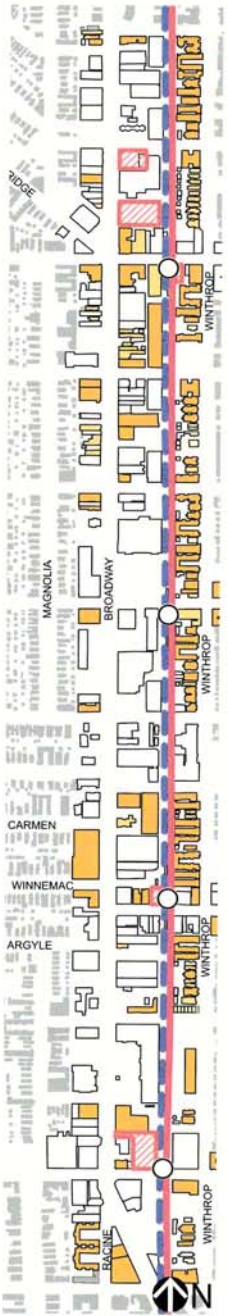
- Fill in gaps along the street and tie corridor together
- Increase density along the eastern side of Broadway
- Locate residential near transit
- Incorporate restaurants and retail
- Improve walkability and enhance streetscape
- Extend the bike network
- Reduce curb cuts

EXISTING URBAN PATTERNS

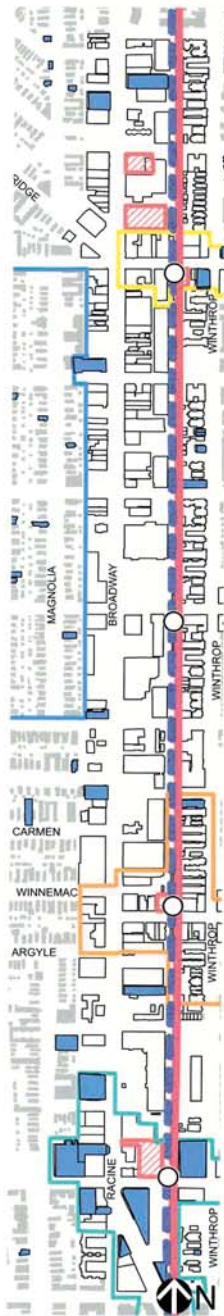
Existing Entertainment, Retail and Dining



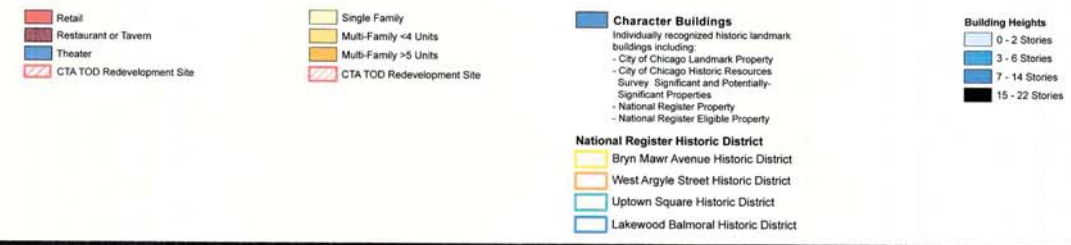
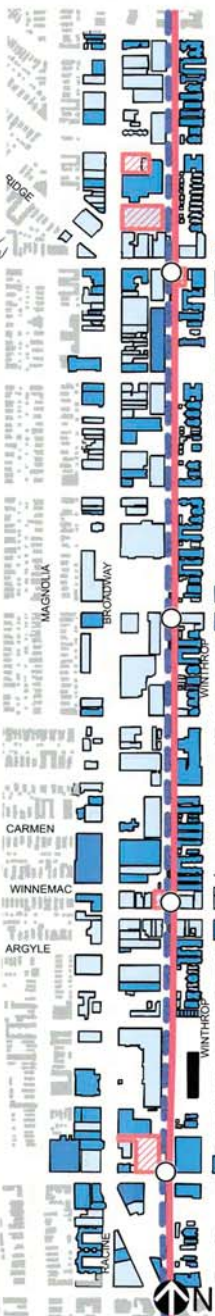
Existing Residential Density



Historic Districts and Landmarks



Existing Building Heights



Tell us more!

More park/green spaces on Broadway (e.g. Brown Park)

We need green landscaping for walkability

Edgewater East of B'way is already very dense I do not think more density is a positive development

High density ok. need family sized units 2-4 bedroom

Leave a Comment!

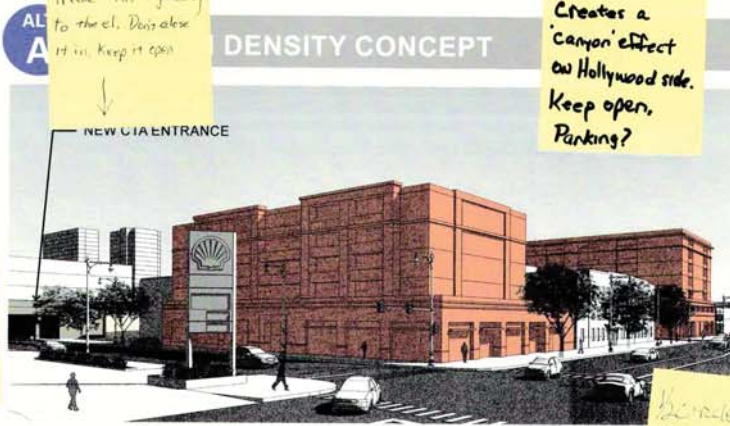
BROADWAY AND HOLLYWOOD AVENUE

CTA RED AND PURPLE MODERNIZATION PHASE ONE - TOD REDEVELOPMENT PLAN



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 Drive
- Lot size limits on site parking



DENSITY CONCEPT

- 5 Stories
- 7,800 SF Retail
- 48 Residential Units
- 18 Residential Parking Spaces 0.3/ residential units

Tell us more!

What do you think about: heights for this site?

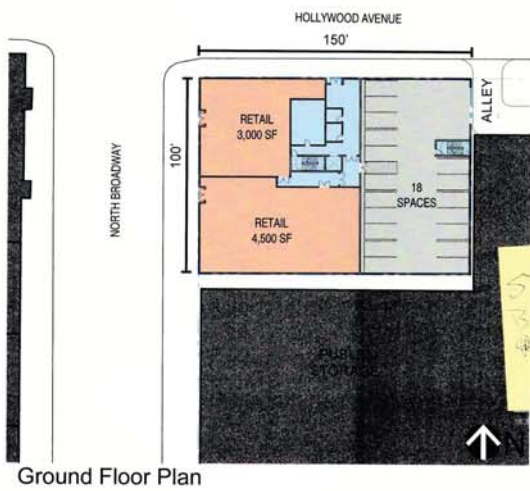
Park, Green space instead

- Number of units for this site?

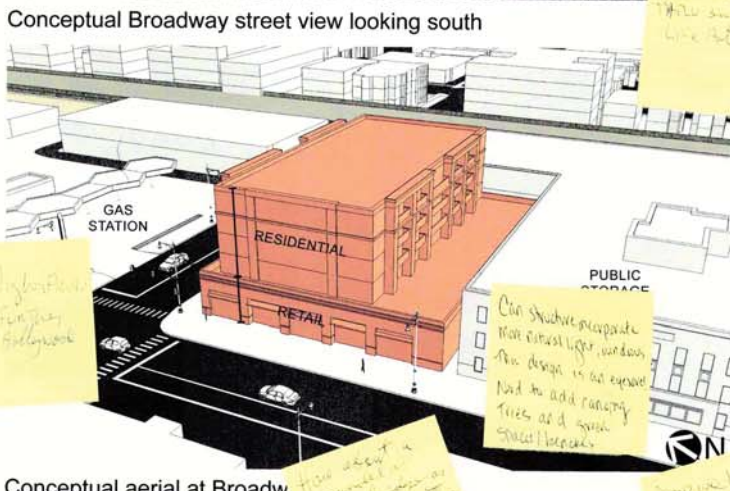
Keep open. Park instead?

- Uses for this site?

Use lower level for retail rather than parking (e.g. restaurant, more theater, etc)

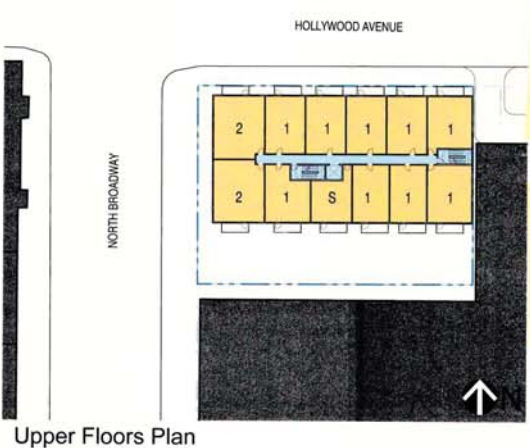


Ground Floor Plan

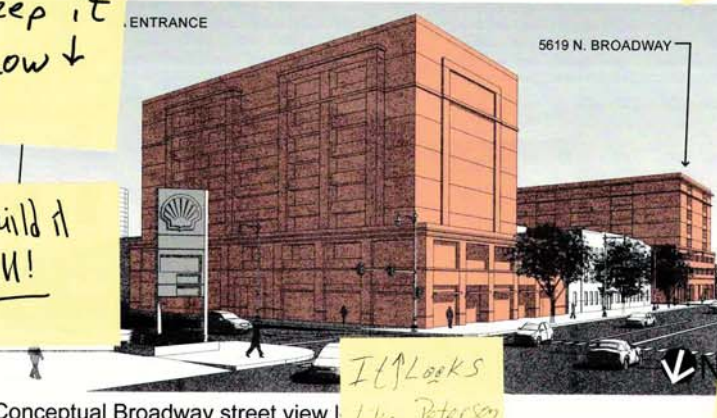


Conceptual aerial at Broadway

ALT. B HIGHER DENSITY



Upper Floors Plan



Conceptual Broadway street view

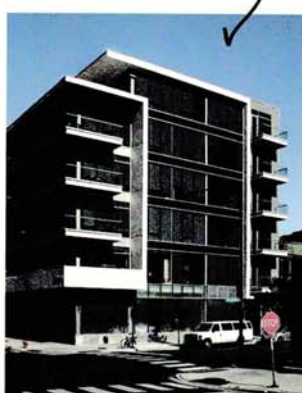
- Shared parking on site to the south (5619 N. Broadway) to accommodate more residential units
- 9 Stories
- 7,800 SF Retail
- 96 Residential Units

BUILDING CHARACTER IDEAS

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



BE MINDFUL OF THE CAR/PARKING BAN ESPECIALLY IN HOLLYWOOD/BROAD BUILDING WITH DIRECT ACCESS TO LSD.



Affordable + Accessible



Can't do with the... [unclear] [unclear]

WALLS ICF OR DUKANE DOUBLE-WALL PRECAST

5619 N BROADWAY

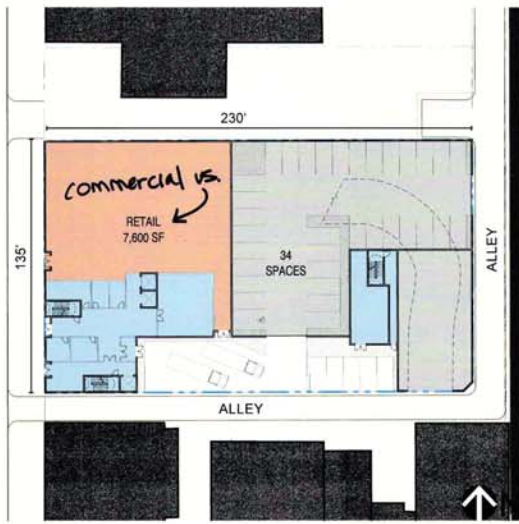
CTA RED AND PURPLE MODERNIZATION PHASE ONE - TOD REDEVELOPMENT PLAN



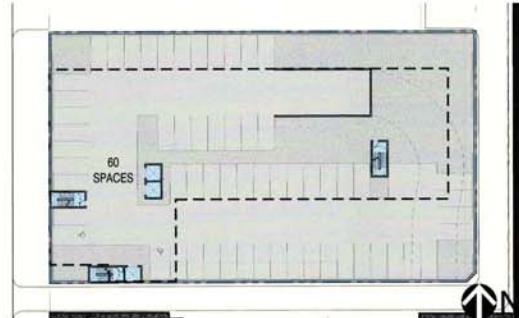
DEVELOPMENT CONCEPT

- 7 Stories
- 7,600 SF Retail
- 14 Retail Parking Spaces
- 100 Residential Units
- 80 Residential Parking Spaces (.8/residential)

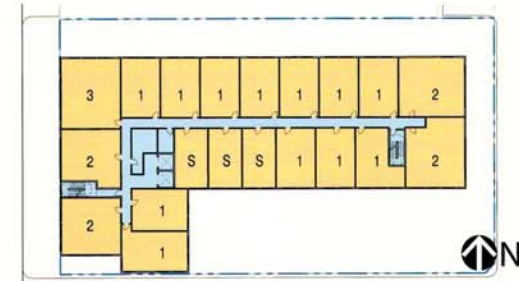
- Deep site accommodates parking structure, and ground level retail
- Activate street level with retail
- Increase residential near CTA and Bryn Mawr district
- Access to Lake Shore Drive entrance suggests site would attract above average auto usage
- Could provide off street parking for the site at the corner of Hollywood Avenue and Broadway



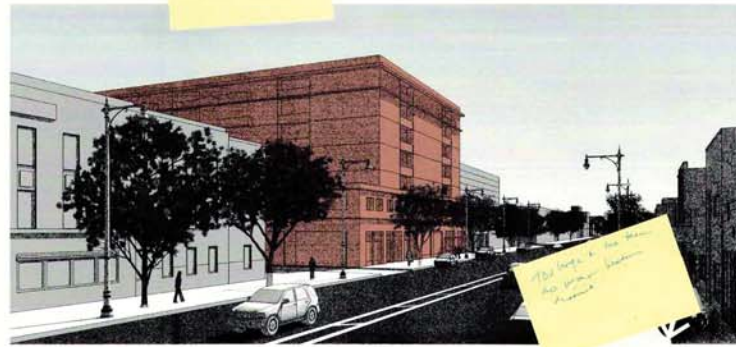
Ground Floor Plan



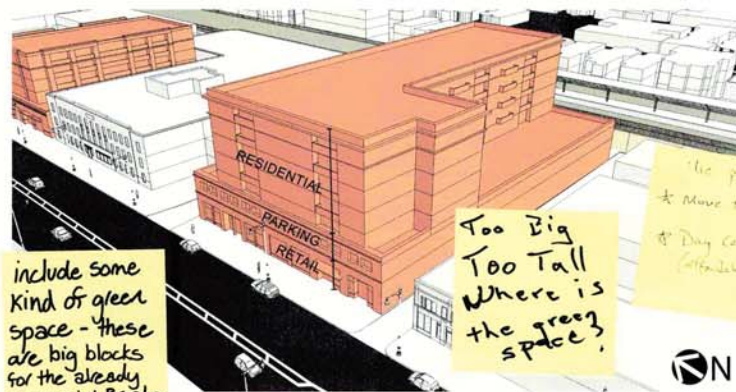
Floor 2 Plan



Upper Floors Plan



Conceptual Broadway street view looking south



Conceptual aerial at Broadway looking northeast

Tell us more!

What do you think about:

- Heights for this site?

7 seems ok
7-10 (2 story mini mall) movie theater
include in the site for universal accessibility
Height good if more density in the area

- Number of units for this site?

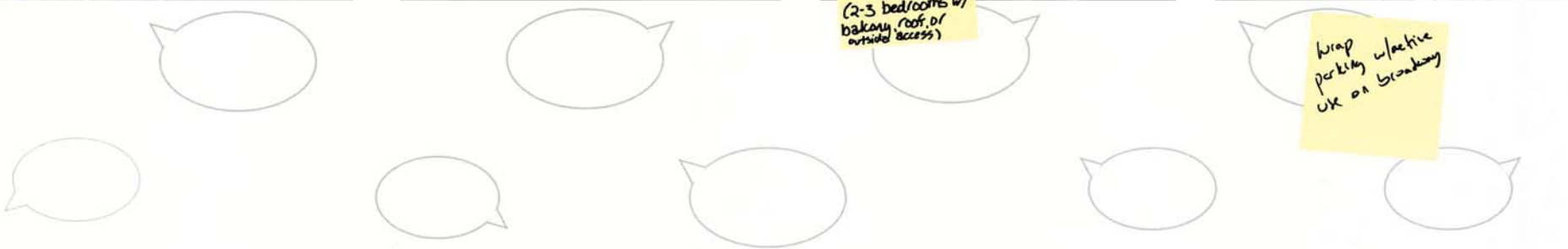
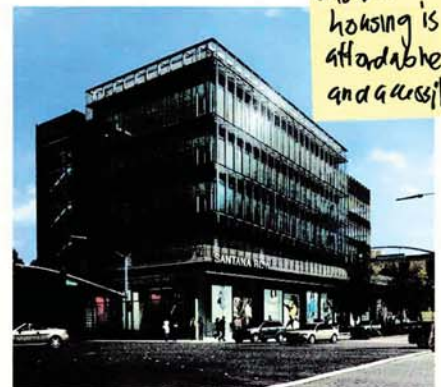
Will there be multi-family work?
3 bedrooms?
Design needs more livable space and green space
Do not require retail on this block of Broadway

- Uses for this site?

Do not require retail on this block of Broadway
If this indeed is the opening should design reflect what our community is? Not to say, also natural light and environmental, etc.
Leave a Comment
Apts!! We need diverse unit options for various spaces to be creative and physically active w/ kids, elderly, etc.

BUILDING CHARACTER IDEAS

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



Wrap parking w/active use on Broadway

LAWRENCE AVENUE PRINCIPLES

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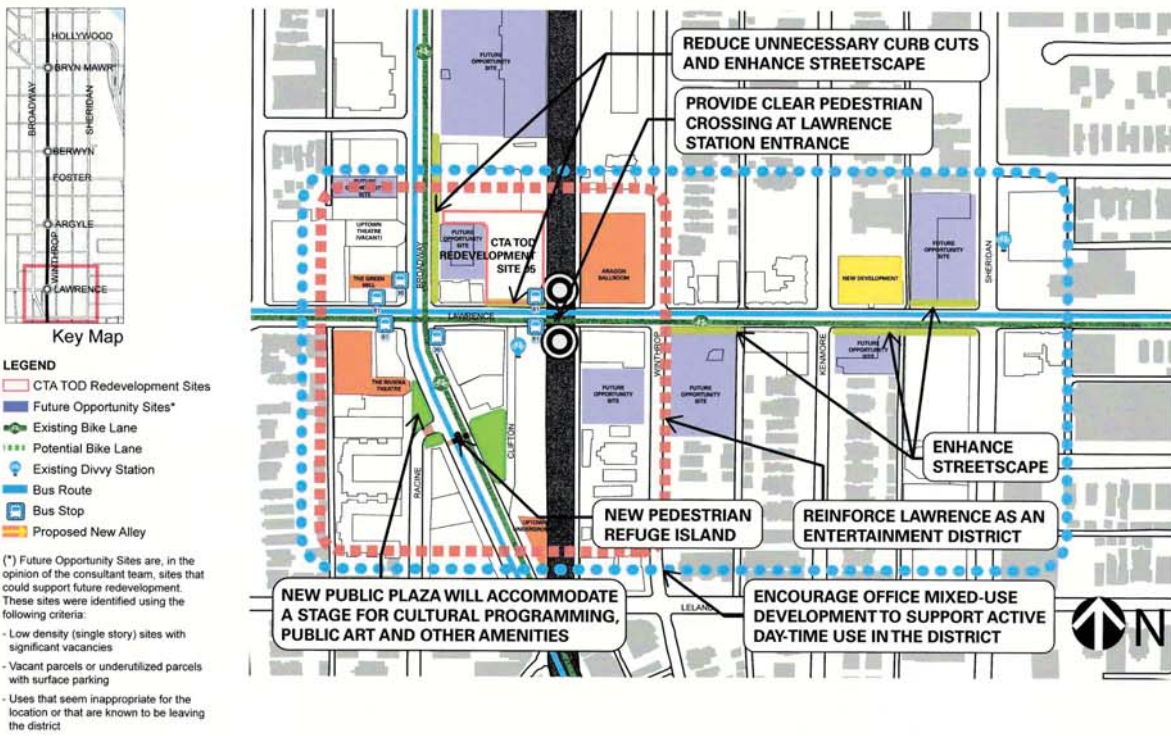
CORRIDOR PRINCIPLES



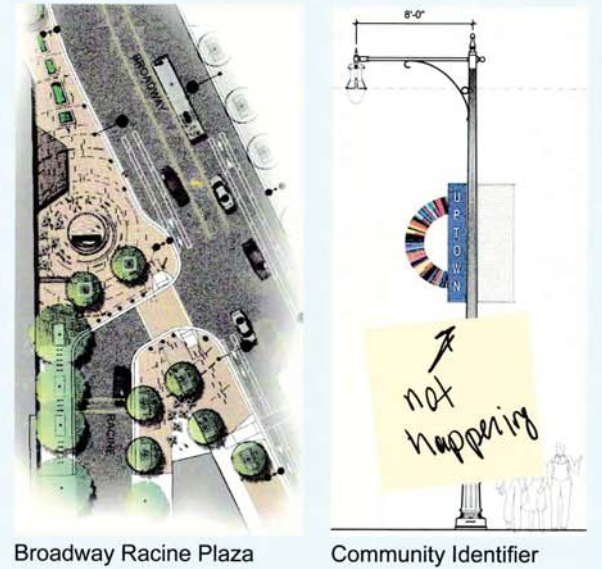
Lawrence Avenue is a mixed-use entertainment district set among a dense residential community that is economically and socially diverse.

- 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

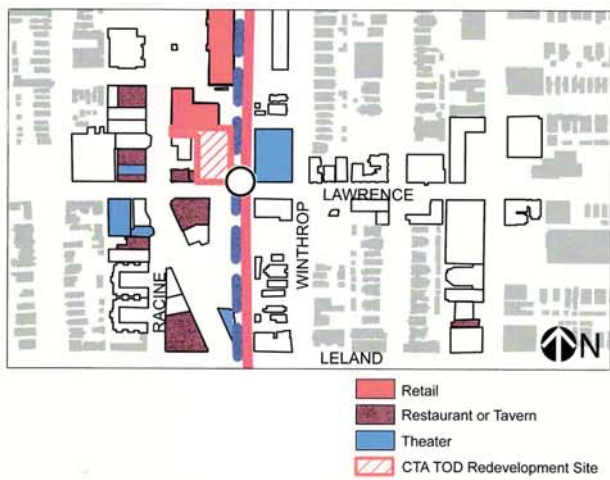


STREETScape IMPROVEMENTS

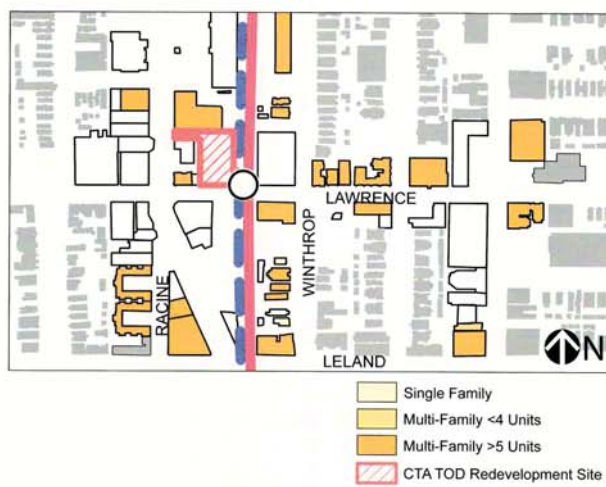


EXISTING URBAN PATTERNS

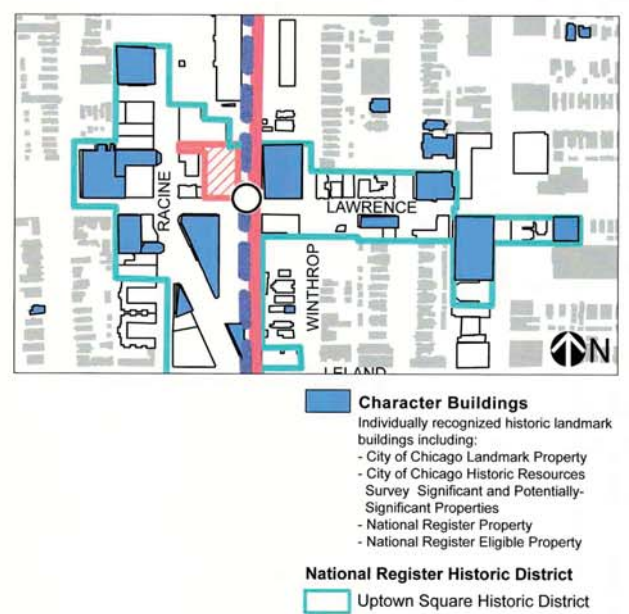
Existing Entertainment, Retail and Dining



Existing Residential Density



Historic Districts and Landmarks



Tell us more!



LAWRENCE AVENUE SITE

CTA RED AND PURPLE MODERNIZATION PHASE ONE - TOD REDEVELOPMENT PLAN

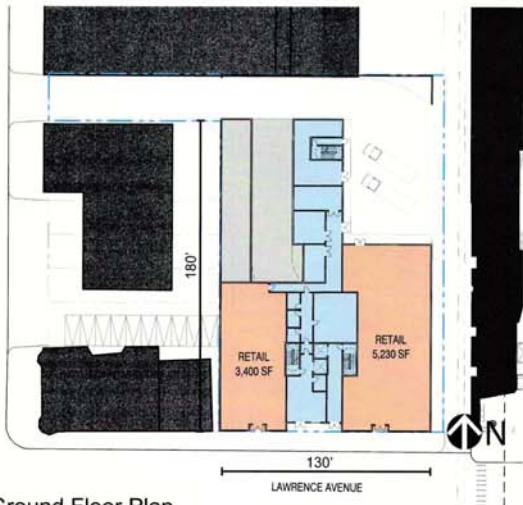


- City-owned property adjacent to CTA station
- Uptown Historic District
- Theater District
- Existing public parking lot with 83 spaces
- * New Uptown entertainment plaza adjacent to Riviera Theatre



DEVELOPMENT CONCEPT

High percent of affordability



Ground Floor Plan

- 14 Stories
- 8,600 SF Retail
- 175 Residential Units
- 83 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

MOVE THE NEW PARKING AND KEEPING WITH THE STRONGER LANDMARKS ON LAWRENCE. LEAVING THE OTHER SIDE - SECOND FLOOR

Transpark Plan re: park, drop off, coordinate

additional green space, space for open air market (water feature considered) family space

Wide tile like Streetscape Lawline

PLEASE CONSIDER USING TRUMAN COLLEGE GARAGE FOR ENTERTAINMENT DISTRICT + USING LOT FOR SHUTTLE + TAXI DROP OFF TRUMAN GARAGE WAS BUILT



Conceptual Lawrence Avenue street view looking east

old Wilson under the plan but at Lawrence! green space for community

affordable family oriented housing

you think about:

- Heights for this site?

less parking it's right next to train st - should be p

More Parking for Entertainment District

Wrap parking w/active use (hide)

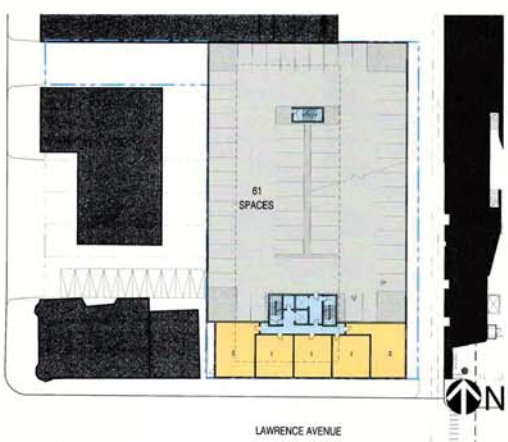
Reduce density bldg - lots of retail below unit construction recent near Lawrence / Wilson - prioritize existing building to maintain the PAIS 2nd population

- Number of units for this site?

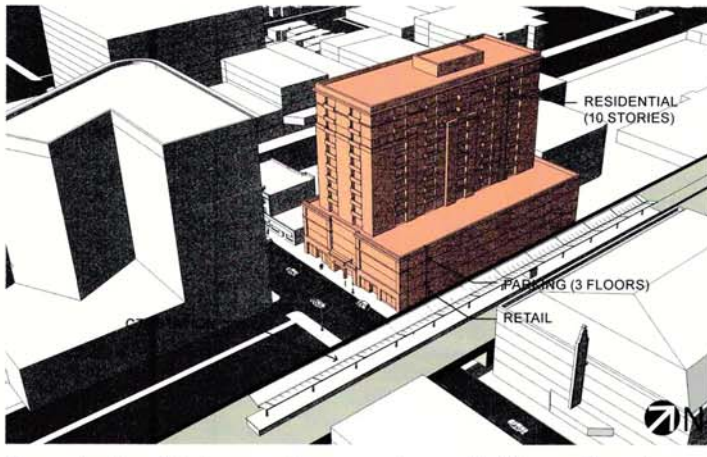
Plan for public EVSE (electric car battery chargers) in the parking structure for residents & commuters

Multifamily living incorporate green roof, canopy trees, flower walls, benches, incorporate retail/office/cafeteria

Mix of unit sizes 1-73



Floor 2 to 4 Plan



Conceptual aerial view over Lawrence Avenue looking northwest

- Uses for this site?

lower height to maintain view of Uptown Theater from Platform

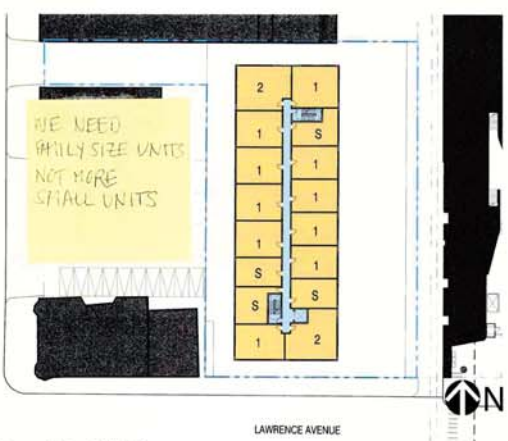
No additional parking? utilize existing parking garage @ Truman College? use garage? wheelchair

Build it tall!

W/obscure rates to increase density on the mix, lowest to see spaces for physical activity that activate or bring foot cost. Are spaces? People studios? More? Retail/office? something for related commercial

Support higher building = more units to support the area's retailers -

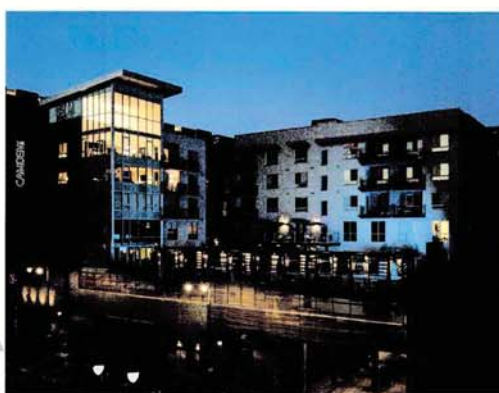
save a moment!



Floor 5 to 14 Plan

BUILDING CHARACTER IDEAS

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



SOMETHING OTHER than a building

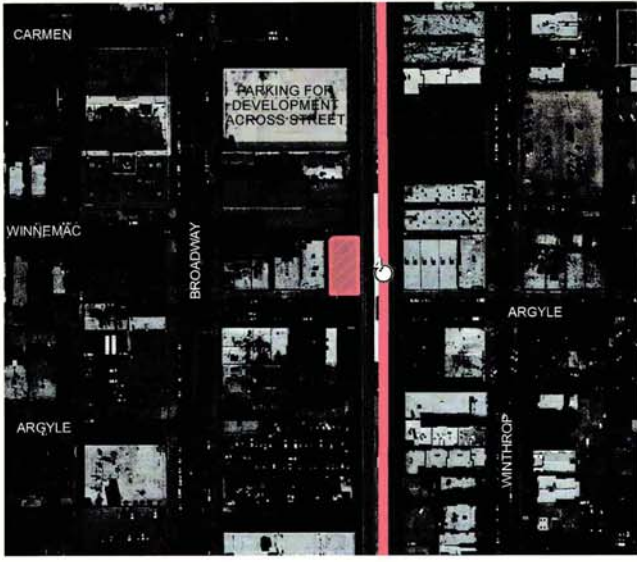
Human scale Green - lots of concrete here

I support density but we have school here in small units (density of 1920s) where of densification

Can the Wilson Underline be moved here + paired with something to help manage traffic issues?

ARGYLE STREET SITE

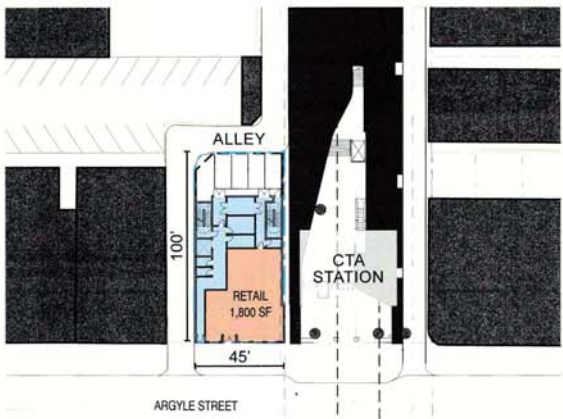
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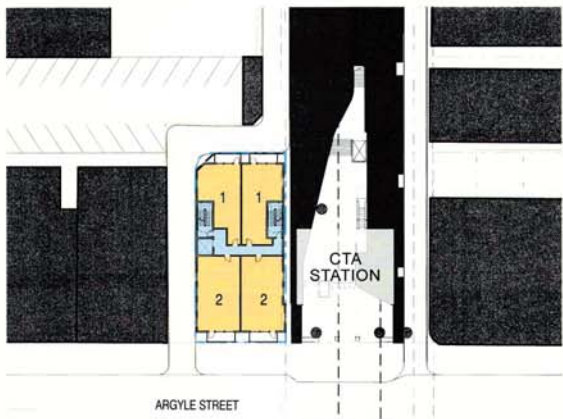
- Adjacent to CTA station
- West Argyle Historic District
- Along existing mixed use corridor
- Development along the street is comprised primarily local retailers on ground floor and residential units on upper floors



DEVELOPMENT CONCEPT



Ground Floor Plan



Upper Floors Plan

- 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 s
- 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

Do not block all the way with new buildings

noise from train too much for residences?
remove 4 parking (not much anyway) in favor of more attractive retail space



Argyle Street conceptual street view looking east



Conceptual aerial view looking north

What do you think about:

- Heights for this site?
- Number of units for this site?
- Uses for this site?

Keep the pagoda!

Potential of Affordable Housing??

Should invest in cultural fabric of area.

Comment!

Lighter exterior color with some greenery

These would be an eye saw!

BUILDING CHARACTER IDEAS

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

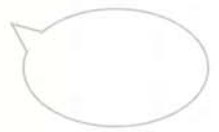


Please no ugly, modern, suburban design...



brick & glass

no ugly glass boxes



ARGYLE STREET PRINCIPLES

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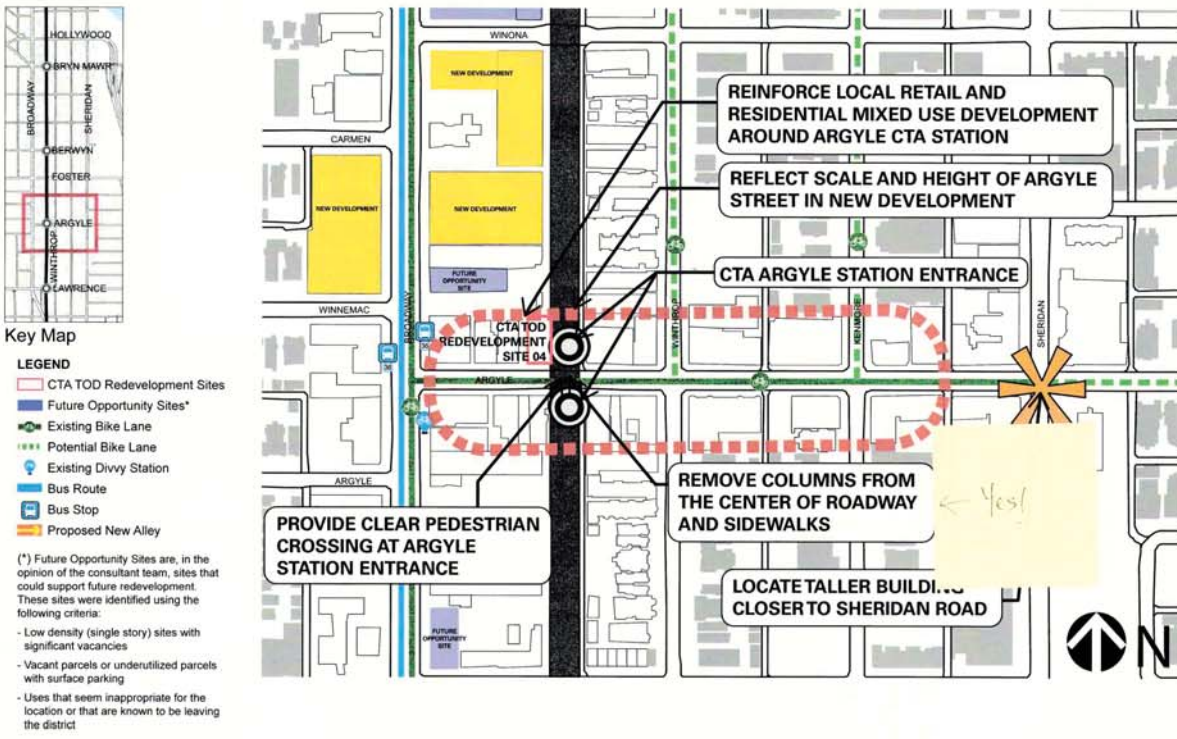
CORRIDOR PRINCIPLES



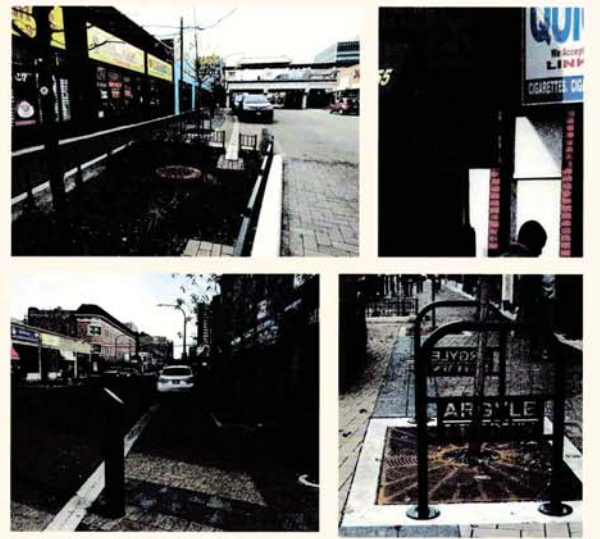
A neighborhood mixed-use street with small independent shops and restaurants on the ground floor and residential above. Celebrate the "Asia on Argyle" brand.

- 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



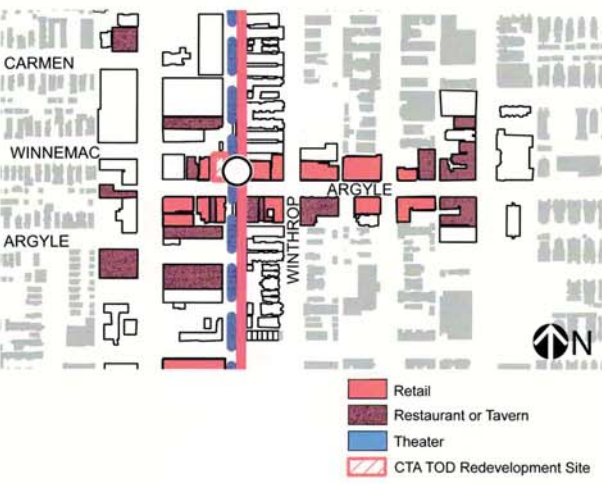
STREETSCAPE EXAMPLE



Existing Conditions of Argyle Street

EXISTING URBAN PATTERNS

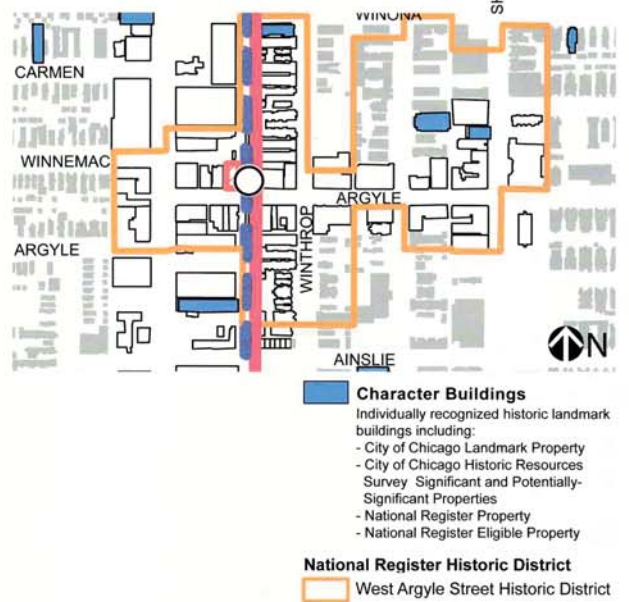
Existing Entertainment, Retail and Dining



Existing Residential Density



Historic Districts and Landmarks



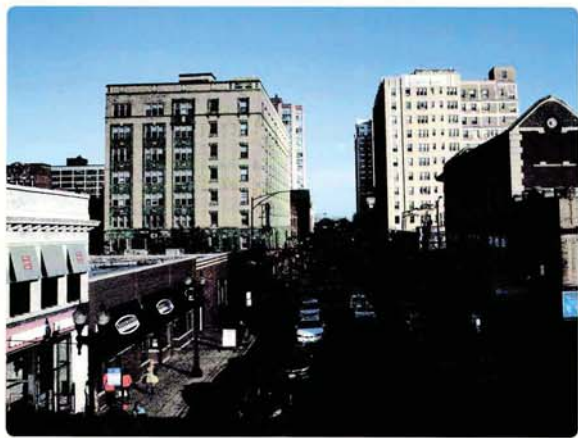
Tell us more!



BRYN MAWR PRINCIPLES

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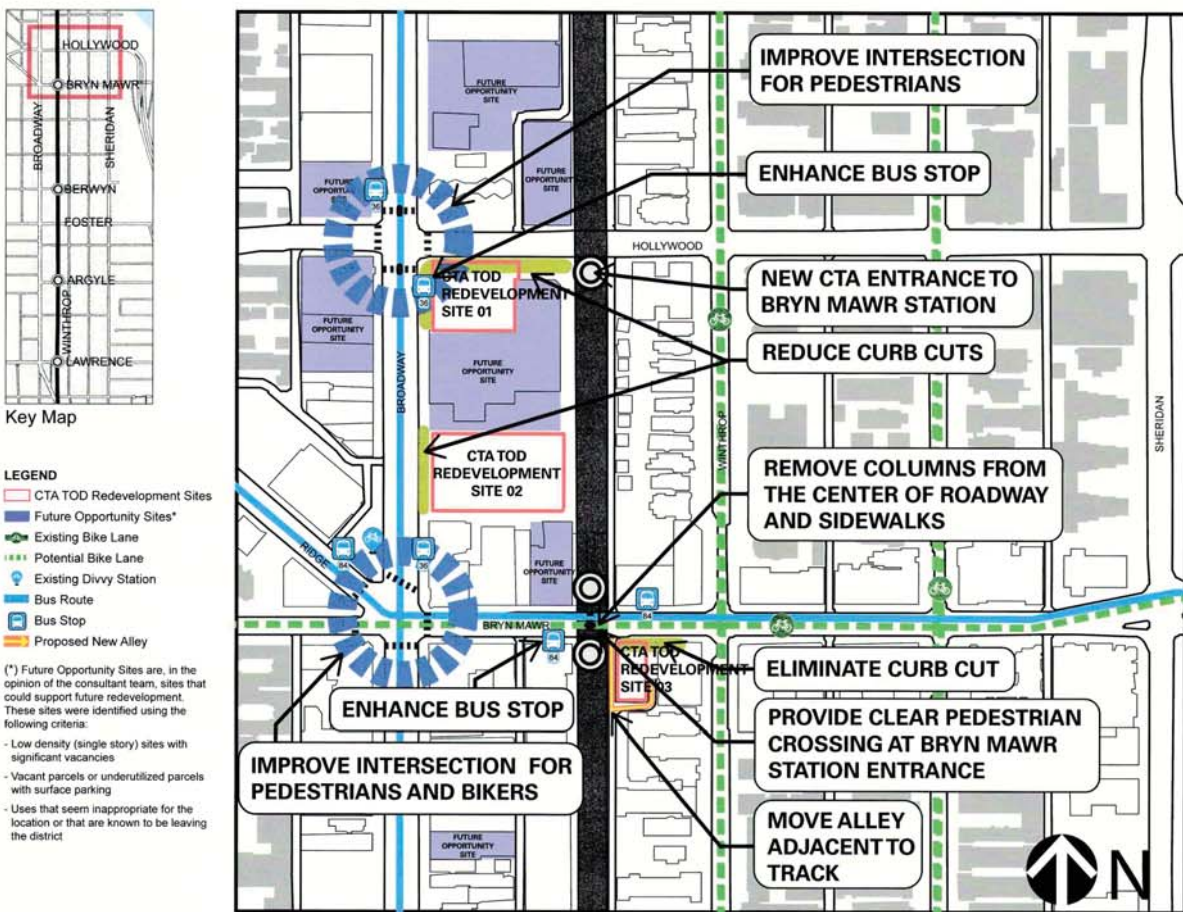
CORRIDOR PRINCIPLES



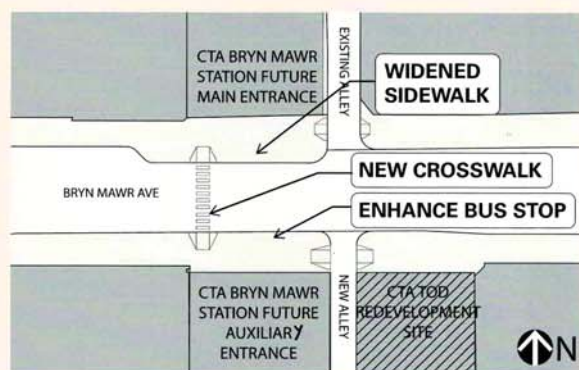
Bryn Mawr Avenue is a neighborhood commercial street that integrates historic elements of the past with contemporary elements of today.

- 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



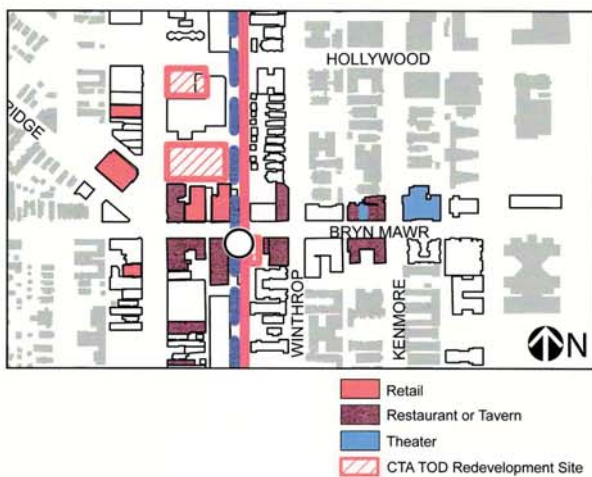
Visualization of Bryn Mawr Station with columns removed

Keep color-coded to identify existing features from street

ENHANCE CROSSING ON BRYN MAWR ON E. SIDE OF TRACKS

EXISTING URBAN PATTERNS

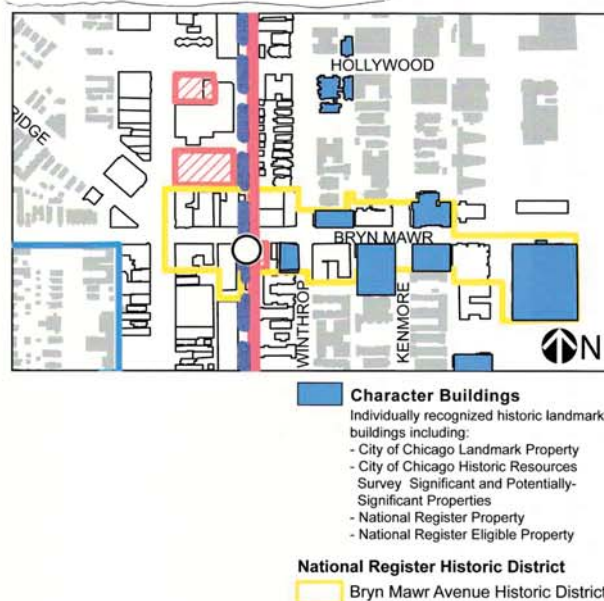
Existing Entertainment, Retail and Dining



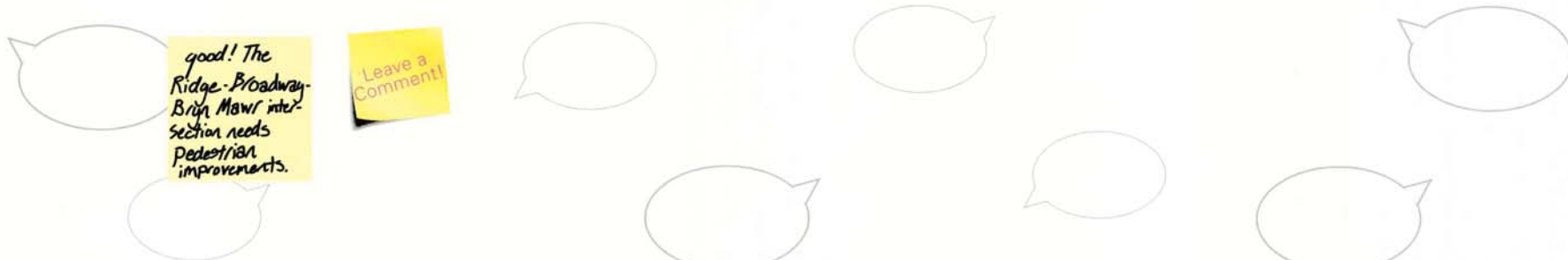
Existing Residential Density



Historic Districts and Landmarks

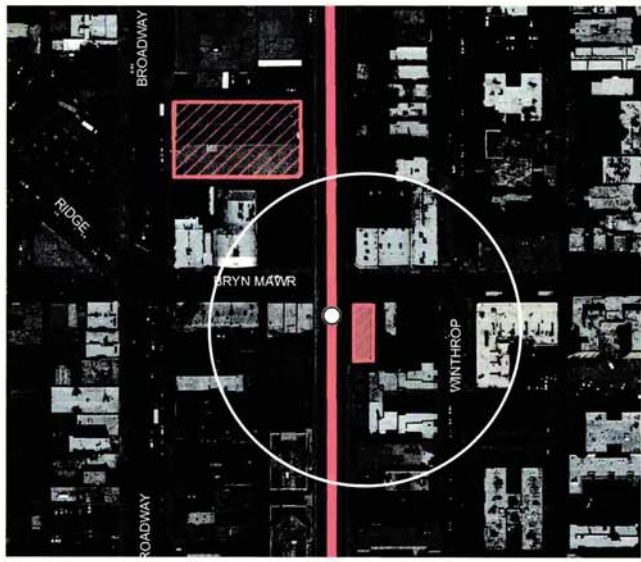


Tell us more!



BRYN MAWR AVENUE SITE

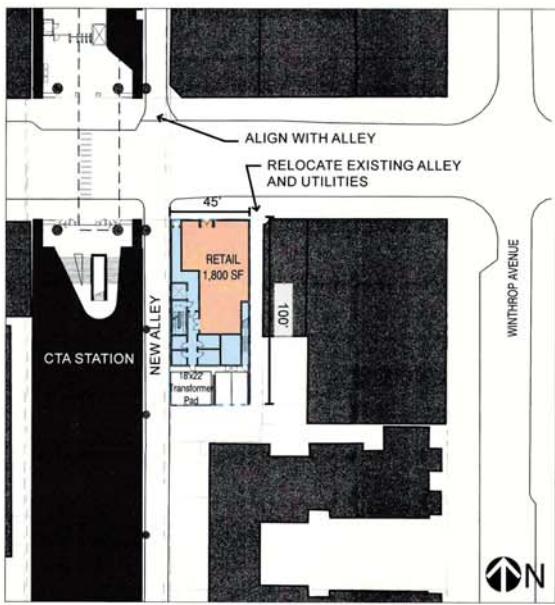
CTA RED AND PURPLE MODERNIZATION PHASE ONE - TOD REDEVELOPMENT PLAN



- Adjacent to CTA station
- Bryn Mawr 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
- Stand alone retail can struggle and is likely not financially viable



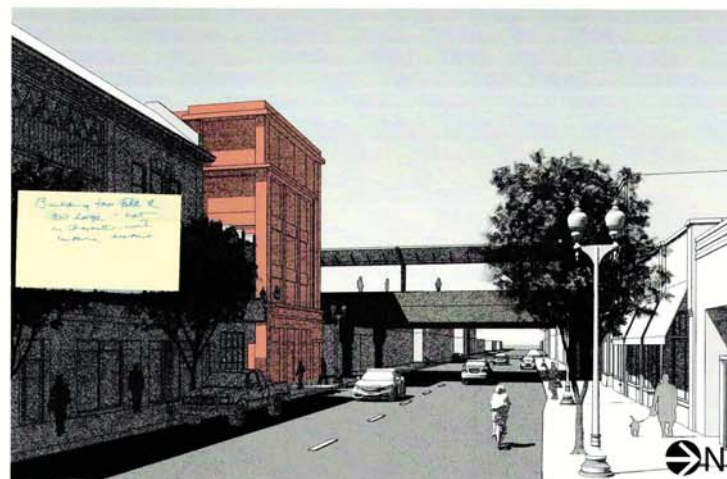
DEVELOPMENT CONCEPT



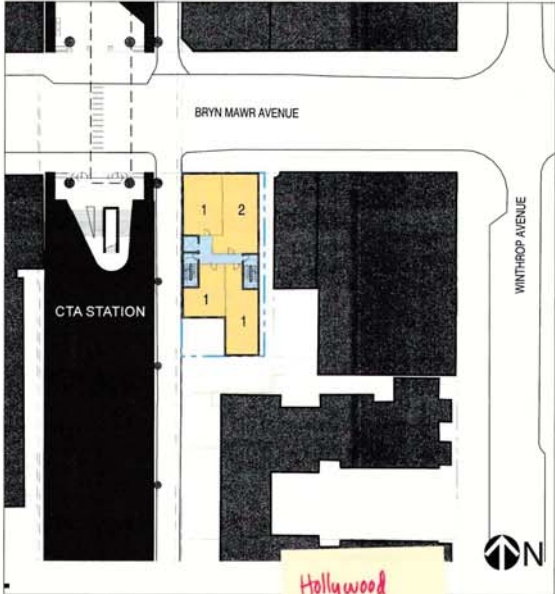
Ground Floor

- 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



Conceptual Bryn Mawr Avenue street view looking west



Upper Floors



Conceptual aerial at Bryn Mawr Avenue looking south

Tell us more!

What do you think about:

- Heights for this site?
 - Both buildings are too tall - don't blend into old site
 - this might be too noisy for residential - retail on 1st floor w/ offices on upper floors?
- Number of units for this site?
 - Sound proofing for units facing the 'L' ✓
- Uses for this site?
 - Bring in some vibrant local - Agave?
 - GREEN SPACE? SEPARATORS - BUFFERS?
 - Leave a Comment!

BUILDING CHARACTER IDEAS

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



- Encourage mix of existing material
- CTA structures should be lighter - screen column base

Please include accessible affordable housing for seniors and people of disabilities



Keep Historic.

Keep! Historic!



Keep Historic



Don't design for parking at TOD sites!

Unique buildings are great. not like those cookie cutter building south of aster now

Keep Historic

Maintain Historic Character