TRANSIT-ORIENTED DEVELOPMENT PLAN
RED-PURPLE BYPASS STUDY AREA PUBLIC MEETING #2
RED AND PURPLE MODERNIZATION
AGENDA

• Project Introduction
• TOD’s and Development Trends
• Real Estate Market Analysis
• Neighborhood Vision
• Redevelopment Sites
TONIGHT’S MEETING

- Confirm what we heard at the first meeting
- Introduce redevelopment opportunities
- Brief 30 min. overview
- Facilitated Q&A
- Detailed kiosks
- One-on-one dialogue with CTA and consultant team
NEXT STEPS

• Incorporate today’s feedback
• Revise concepts
• Draft report
• Public input
• Final plan recommendations and implementation strategies
RED AND PURPLE MODERNIZATION (RPM) PHASE ONE

- Comprehensive project to increase capacity
- Provide fully ADA accessible stations
- Land is needed to realign and expand track structure and for construction operations
- Vacant site redevelopment once construction is complete
THE REDEVELOPMENT STUDY

- Proactive community driven approach
- Create a vision for remnant parcels
- Build support for future rezoning
- Inform selection of developers
- Streamline development
- Market based
- These do NOT represent specific architecture or developer proposals
- Represent illustrations on potential building scale, massing, and land use
WHAT IS TRANSIT-ORIENTED-DEVELOPMENT (TOD)?

• Locates residential and commercial development near transit
• Supports a lifestyle that reduces car dependency
• Increases access to jobs and services
• Increases residential density within commercial districts
• Supports retail and business within the neighborhoods

Source: CNT - Stalled Out: How Empty Parking Spaces Diminishes Neighborhood Affordability
MARKET ANALYSIS

- Area increased in population, and additional growth is forecasted
- Area added jobs
- More than half of residents commute to Central Area for work, supported by strong transit options
- Current catalyst developments
- Desirable Northside residential location
- Commercial market driven by grown year round entertainment district and stable neighborhood commercial

Based on February 2017 Market Report
The district is a traditional, walkable, and multicultural urban neighborhood. Cultural assets include sports and entertainment venues welcoming visitors into the district. Our community supports and celebrates its social and cultural diversity and seeks new development that will enhance overall quality of life.
DISTRICT PRINCIPLES

1. Celebrate vibrancy of the district through active land uses
2. Create a welcoming public realm
3. Strengthen commercial corridors
4. Enhance existing cultural assets with complementary new development
5. Respond to community demographics and incomes
DISTRICT PRINCIPLES (CONT.)

6. Include housing for seniors, low-income residents, and those with disabilities
7. Reinforce the distinctive characteristics of the neighborhood
8. Create variety and interest in scale, massing, and materials
9. Develop buildings ranging in height from 4 to 6 stories
PUBLIC SPACE CONSIDERATIONS

1. Easily see into and out of the space
2. High pedestrian activity
3. Open to sidewalk on multiple sides
4. Requires commitment from community or vested stakeholder
STREETSCAPE
STREETScape

6'-0" PLANTING

8'-0" SIDEWALK PLANTING

± 17'-6" EXISTING SIDEWALK VARIES

32'-0" WILTON AVENUE STREET WIDTH

9'-6" PLANTING

7'-0" SIDEWALK

VARIES
CLARK STREET PRINCIPLES

1. Promote neighborhood shopping street with a mix of independent and national retailers
2. Land uses should serve residents and visitors alike
3. Build urban streetwall with a scale and character that brings vibrancy to the street
4. Encourage pedestrian activity
5. Create places for community gatherings
CLARK STREET & NEWPORT AVENUE

- 1/4 mile from Wrigley Field
- Growing entertainment district
- Entire block from Roscoe Street to Newport Avenue
- Highly visible corner
- Less than 1/4 mi to CTA Belmont Station and Addison Station

*Historic Vautravers Building
Conceptual Clark street view looking southeast at Newport
3300 BLOCK CLARK STREET

- 200’ of continuous street frontage
- Large site replaces 3 parcels
- New development at the corner of Clark Street and School Street
- Define street with development that reflects east side of street

※ Truman College Redevelopment Site (outside CTA TOD scope)
ROSCOE STREET

- Key node between Clark Street, Roscoe Street and Wrigley Field
- Between Red Line and new bypass structure
- Primary street frontage on Roscoe Avenue
- Limited Clark Street frontage
- New bike lane/neighborhood greenway on Roscoe Street

• to be updated
ROSCOE STREET

1. Strengthen sense of place
2. Integrate new development into existing urban fabric
3. Develop an overall sense of place through cohesive urban design
4. Improve pedestrian and bicycle access
Conceptual Clark street view looking south
Conceptual Clark street view looking south
Potential Redevelopment Sites

- Residential street with mixed use on Belmont
- Sufficient depth for development, however minimal room for front or rear yards
- Distinct from high density mixed-use residential on Sheffield Street and Clark Street

Future development sites (outside the CTA TOD scope)
WILTON AVENUE

1. Respond to the residential scale of the street

2. Plan for mix of residential development options

3. Encourage architectural variety and expression, and high quality building materials

4. Screen track structure

5. Create a new streetscape
WILTON AVENUE
Apartments, Flats & Townhouses

Conceptual Wilton Avenue street view looking north
WILTON AVENUE
Apartments & Flats

Conceptual Wilton Avenue street view looking north
JOIN US IN THE LOBBY FOR MORE CONVERSATION

INTRODUCTION
DISTRICT PRINCIPLES
PUBLIC REALM
WILTON AVENUE
CLARK STREET
ROSCOE STREET
TELL US WHAT YOU THINK!

- Vision for the district
- Principles and goals
- Land use
- Building height, scale
- Public space

*Leave a Comment!*

We want to hear from you!

Any additional comments or ideas?

Please share your thoughts below -

Name (optional):
Contact (optional):

Talk to Us!
THANK YOU
Learn more about CTA’s Red and Purple Modernization Program at:
TransitChicago.com/RPMproject

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