



# 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

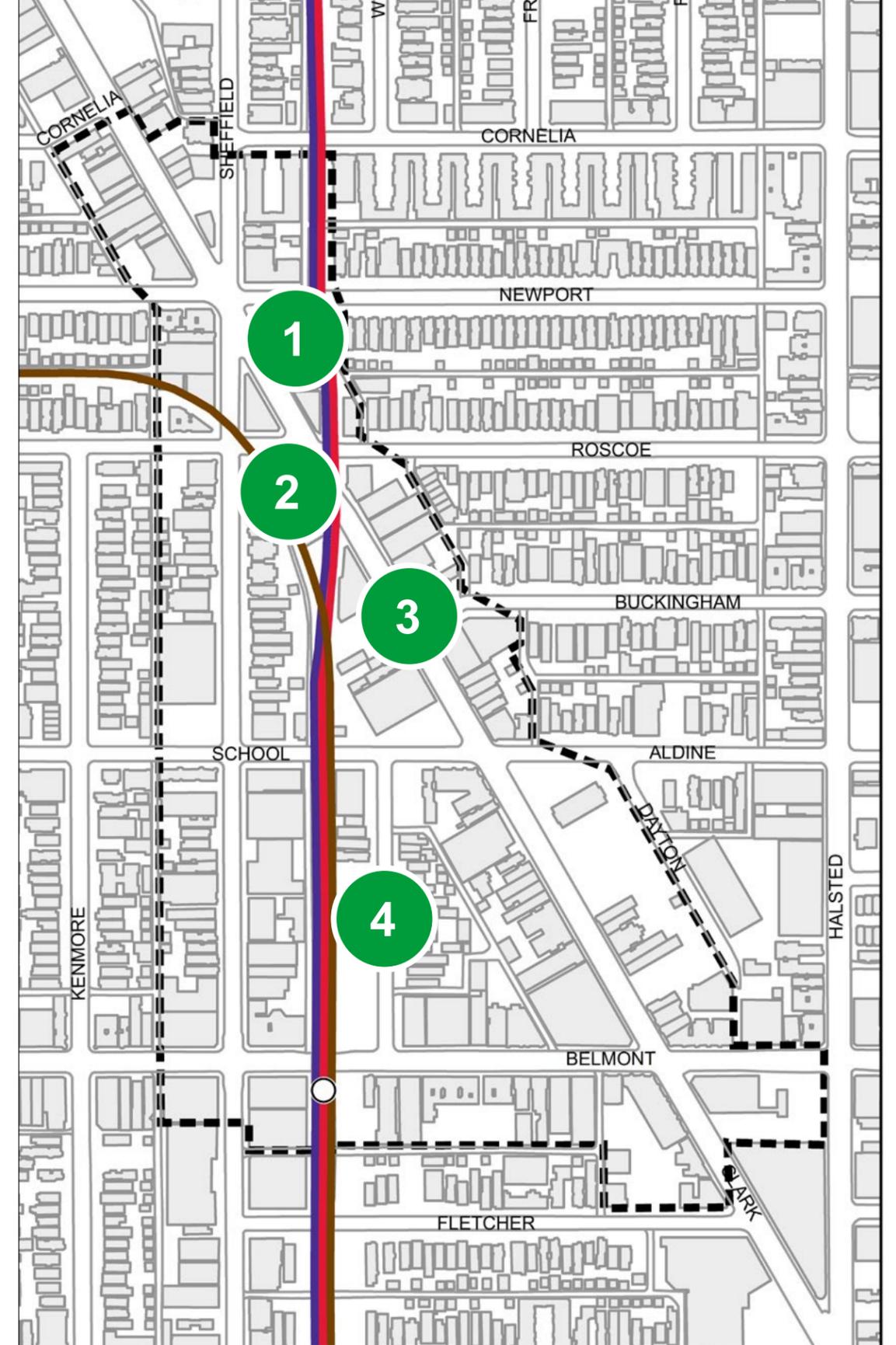
# RED AND PURPLE MODERNIZATION (RPM) PHASE ONE

- 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

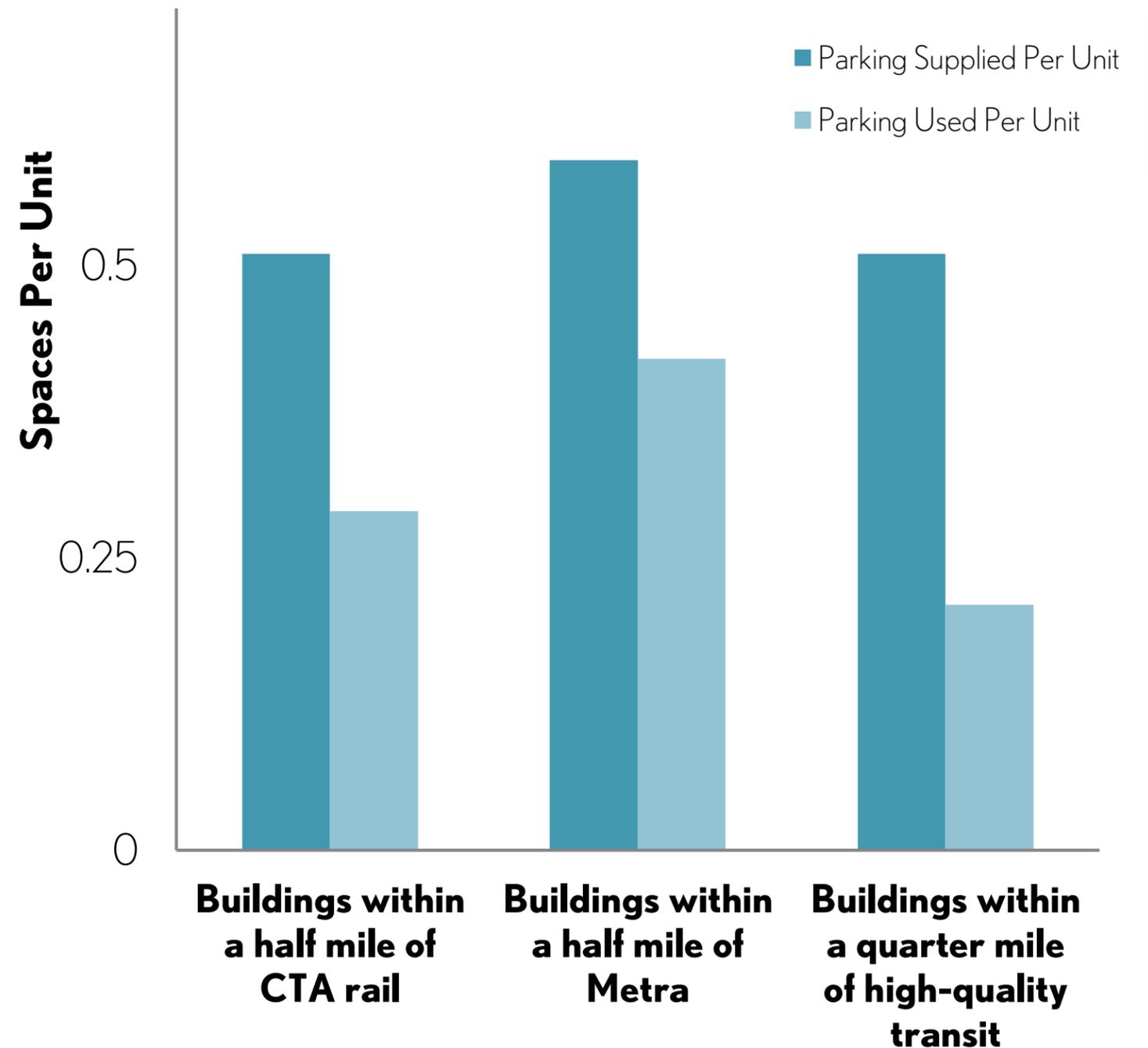
- Proactive community driven approach
- Create a vision for remnant parcels
- Build support for future rezoning
- Inform selection of developers
- Streamline development
- Market based
- These do NOT represent specific architecture or developer proposals
- Represent illustrations on potential building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



TOD sites

# 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



# DISTRICT VISION STATEMENT

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

ED AND PURPLE MODERNIZATION PHASE ONE - TRANSIT ORIENTED DEVELOPMENT PLAN

**USE DOTS TO INDICATE INTEREST**

**WHAT'S YOUR VISION FOR CLARK STREET**

Clark Street as a sports and entertainment district	●●●●●●●●
Mixed use district with residential and commercial development	●●●●●●●●
Retail destination with national retailers as anchors	●●●●●●●●
Local neighborhood street with small independent shops	●●●●●●●●

**APPROPRIATE USES FOR CLARK STREET**

Multi-family Residential	●●●●●●●●
Non-traditional Housing (seniors, low-income, disabled)	●●●●●●●●
Retail / Shopping	●●●●●●●●
Restaurants	●●●●●●●●
Bars	●●●●●●●●
Coffee Shops / Bakeries	●●●●●●●●
Offices	●●●●●●●●
Professional Services	●●●●●●●●
Open Space	●●●●●●●●
Civic/Education	●●●●●●●●
Recreation	●●●●●●●●
Entertainment	●●●●●●●●

us more!

URBAN DESIGN: NEIGHBORHOOD INTEREST

What are the community's needs and desires for public spaces and amenities within the neighborhood?

What are the challenges with creating new public spaces within the neighborhood? How could these challenges be minimized?

What community resources exist to support public amenities?

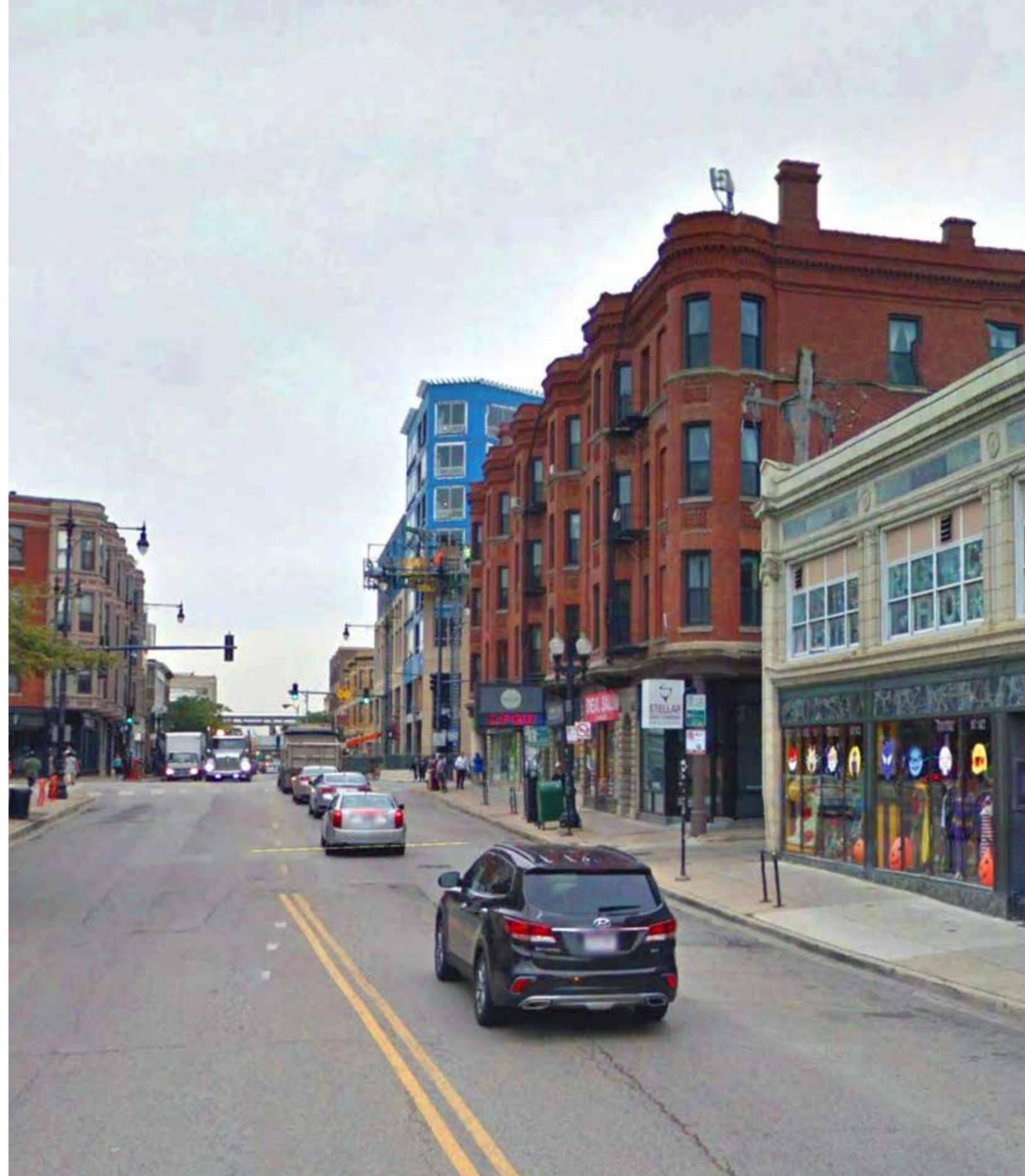
Help us identify community organizations, partner agencies, and community leaders that could program, promote, and manage common spaces.

URBAN DESIGN: UNDER THE L CONSIDERATIONS

How would you like to see the spaces under the L used?

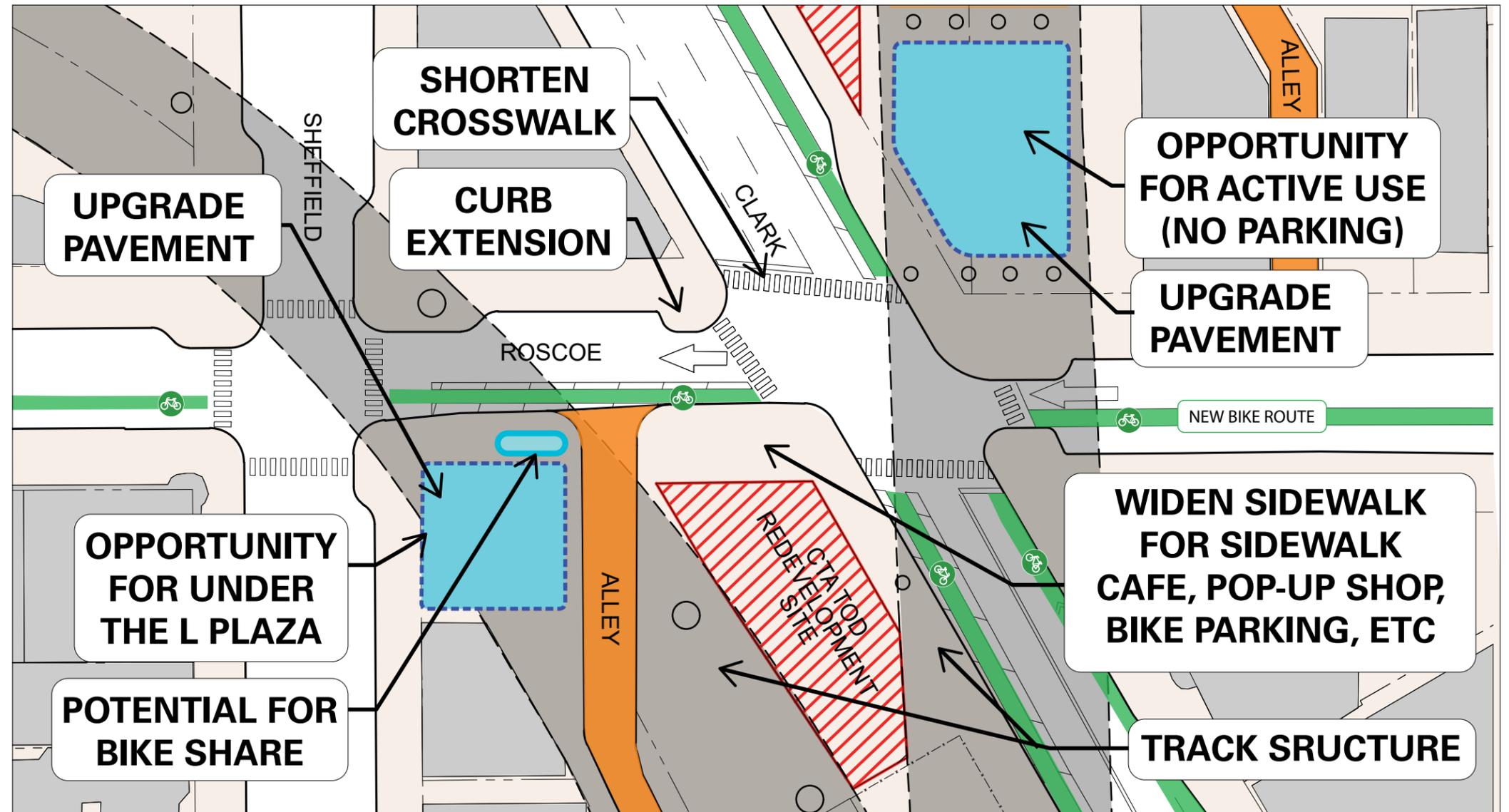
## DISTRICT PRINCIPLES (CONT.)

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



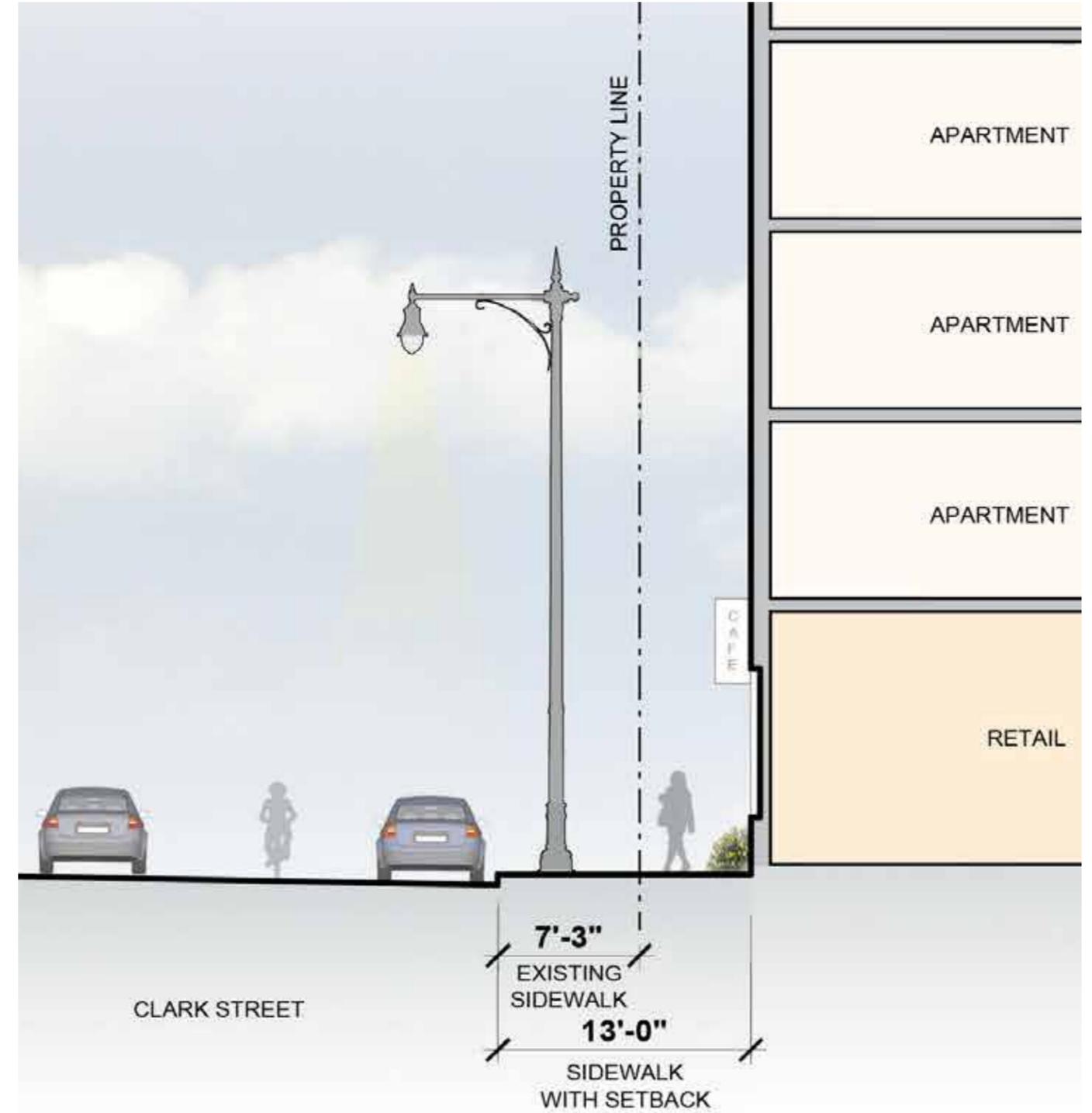
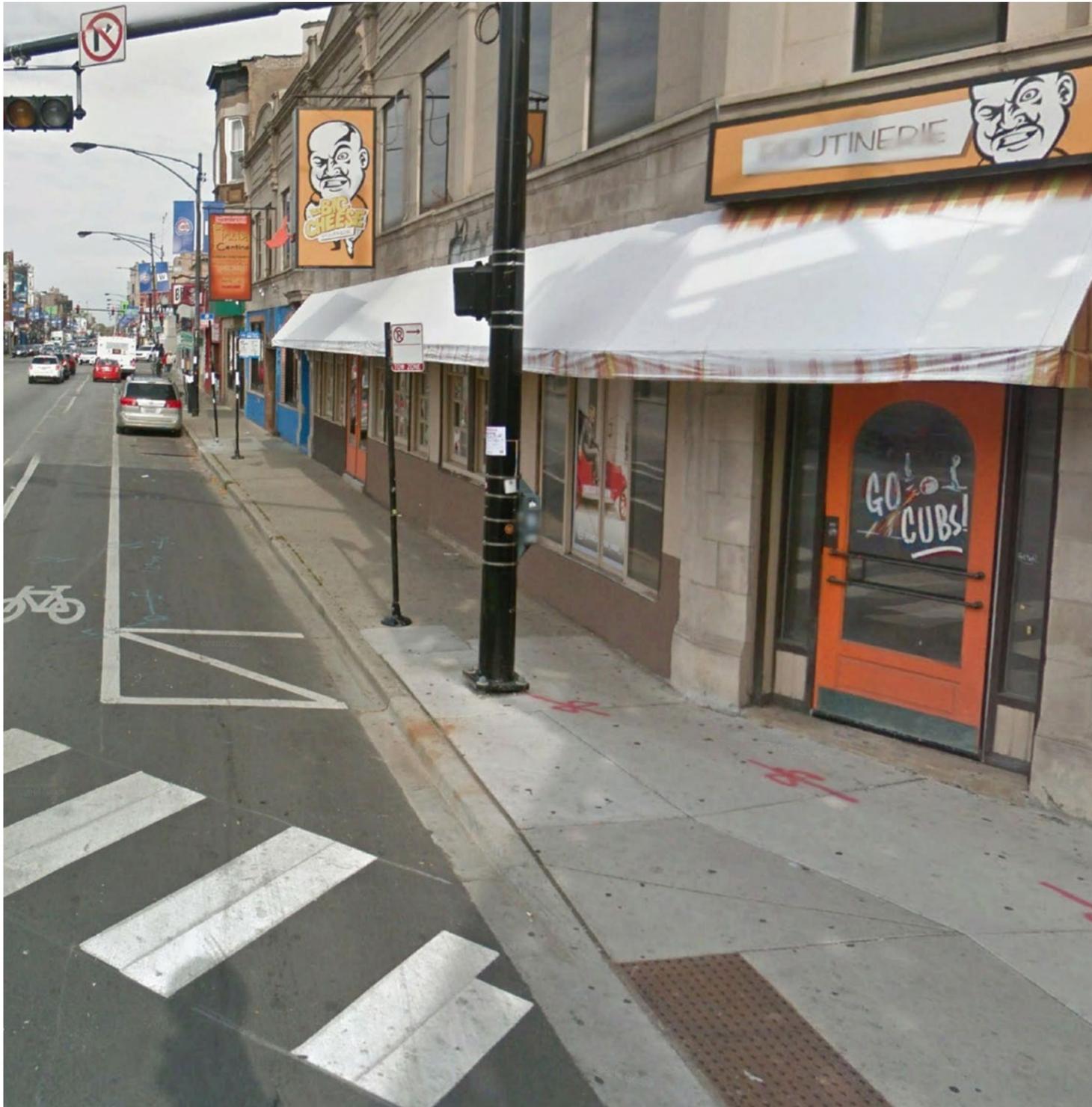
# PUBLIC SPACE CONSIDERATIONS

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

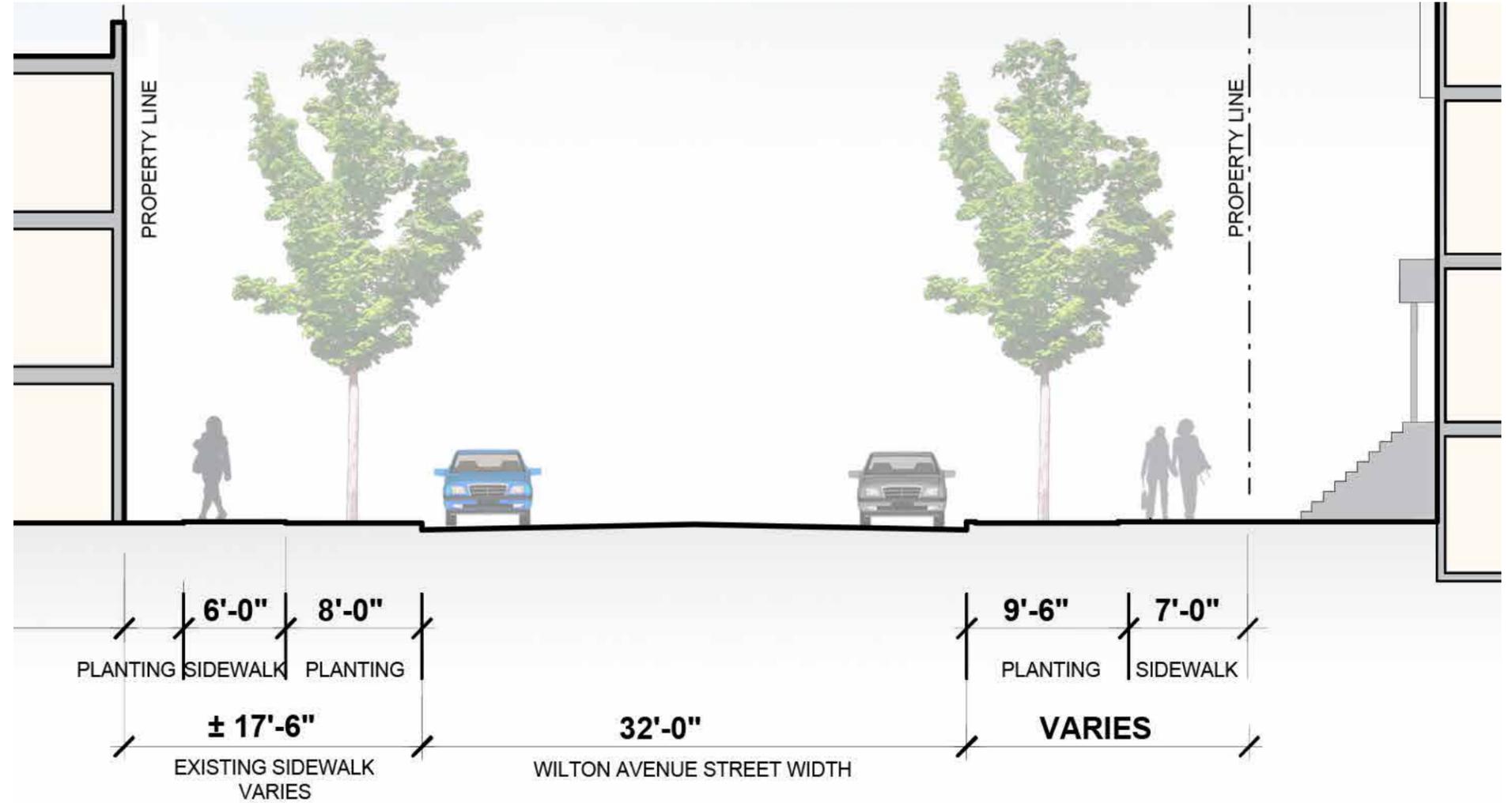


Clark Street and Roscoe Street Intersection Improvements

# STREETSCAPE



# STREETSCAPE



# 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



# CLARK STREET AND NEWPORT AVENUE



# CLARK STREET AND NEWPORT AVENUE

# 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 CTATOD scope)

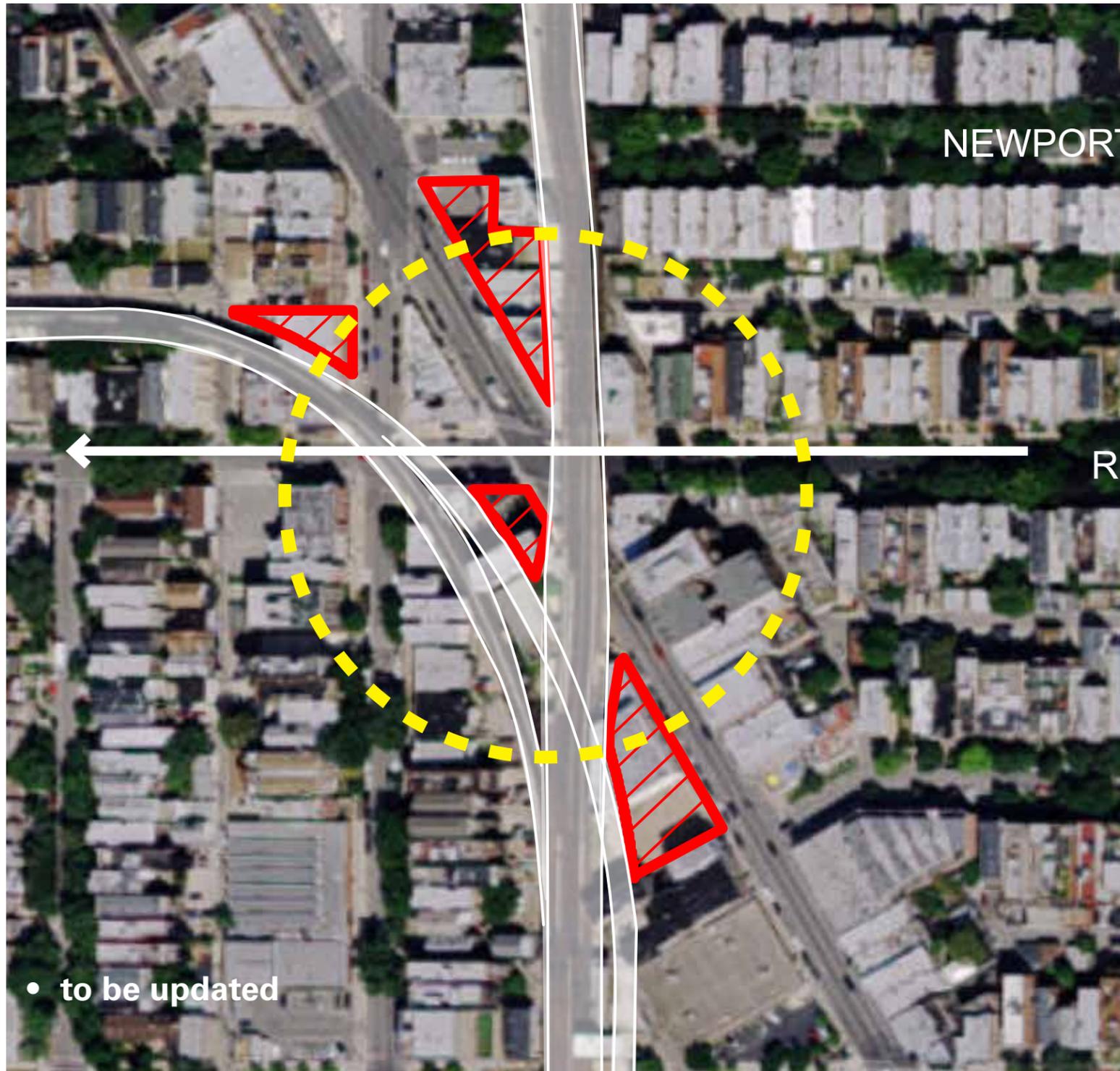


# 3300 BLOCK CLARK STREET



# 3300 BLOCK CLARK STREET

# ROSCOE STREET



- Key node between Clark Street, Roscoe Street and Wrigley Filed
- 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

# 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



# ROSCOE STREET SITE



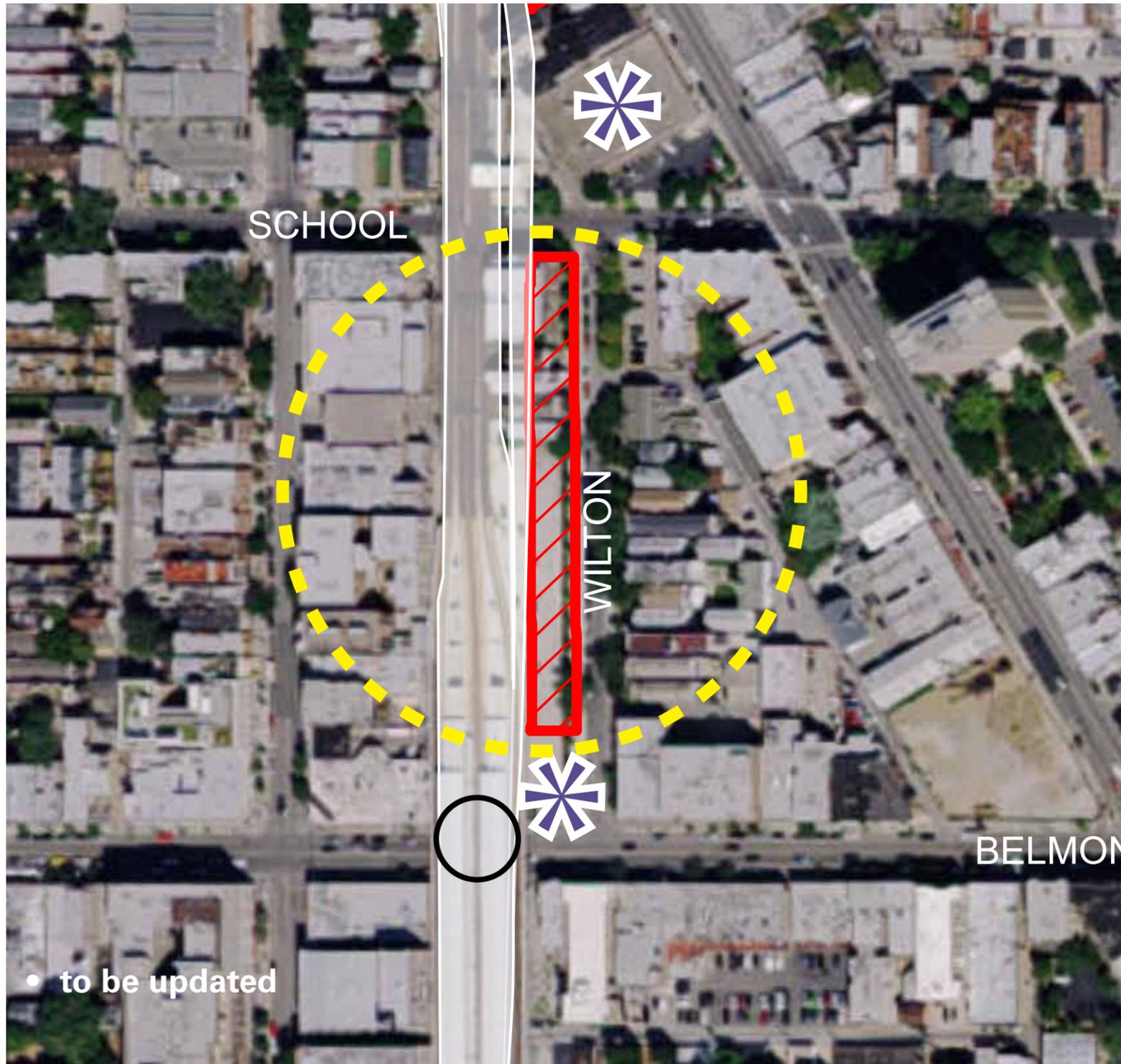
# ROSCOE STREET Commercial



# ROSCOE STREET Mixed Use



# WILTON AVENUE



- 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



# WILTON AVENUE Apartments, Flats & Townhouses



# WILTON AVENUE Apartments & Flats



# JOIN US IN THE LOBBY FOR MORE CONVERSATION

**INTRODUCTION**

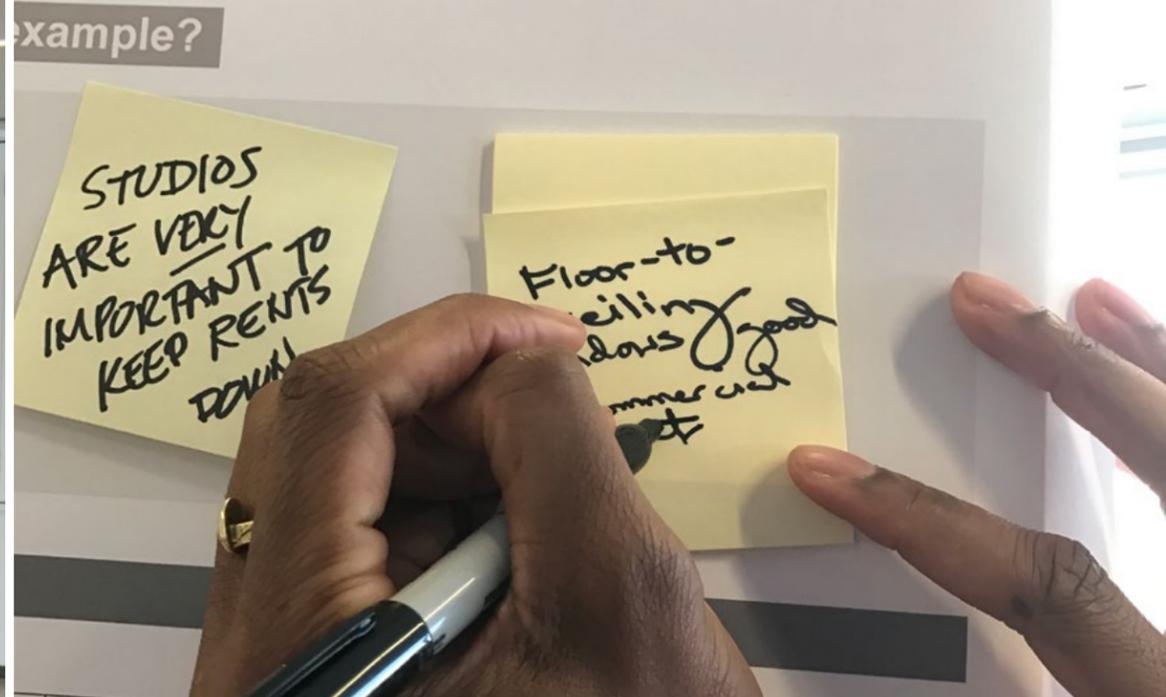
**WILTON AVENUE**

**DISTRICT PRINCIPLES**

**CLARK STREET**

**PUBLIC REALM**

**ROSCOE STREET**



# TELL US WHAT YOU THINK!



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



**We want to hear from you!**  
**Any additional comments or ideas?**  
 Please share your thoughts below -

Topic: \_\_\_\_\_

Comment: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Name (optional): \_\_\_\_\_

Contact (optional): \_\_\_\_\_



# THANK YOU

Learn more about CTA's Red and Purple Modernization Program at:

[TransitChicago.com/RPMproject](https://transitchicago.com/RPMproject)

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