TRANSIT AGENCIES AND COMMUNITY PLANNING
Case Study in Supporting TOD with the Chicago Transit Authority
INTRODUCTION

WELCOME

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PARTNERS

• Chicago Transit Authority
• Department of Planning and Development
• Elected officials
• Community members
• Stakeholders
• Solomon Cordwell Buenz
  • McGuire Igleski & Associates
  • Kirsch-Taylor Consulting
  • Goodman Williams Group
  • Fish Transportation Group
  • Vistara Construction Services
  • David Mason & Associates
  • Grisko LLC
INTRODUCTION

RED AND PURPLE MODERNIZATION (RPM) PHASE ONE PROGRAM

• RPM Phase One will rebuild, expand, and add ADA access to four of the oldest Red Line stations (Lawrence, Argyle, Berwyn, Bryn Mawr)

• Create a bypass to unclog a 100-year-old junction where Red, Purple and Brown Line trains intersect

• Significantly increase the number of trains it can run along the Red Line

• Reduce overcrowding and meet growing demand for transit service

• Enhance access to housing, jobs, retail and community services
RPM PHASE ONE PROGRAM HISTORY

Early outreach leads to success

**2009-2010 VISION STUDY**
- Assessed existing infrastructure
- Developed options for study
- Gathered input

**2011 NEPA SCOPING**
- Presented 6 alternatives
- Gathered input

**2012-2013 CORRIDOR WIDE REVIEW**
- Assessed corridor wide impacts
- Identified options to reduce impacts

**2014-2015 EA AND PROJECT DEVELOPMENT**
- Review for Phase One Projects
- Obtain public feedback
- Conducted Preliminary Engineering
RPM PHASE ONE ENVIRONMENTAL ASSESSMENT

ADDRESSING IMPACTS

• Early identification
• Transparency
• Responsiveness

CONCERNS

• Displacements
• Historic preservation
• Maintaining the community character
NEIGHBORHOOD REDEVELOPMENT PLAN

Construction outreach and coordination plan

Historic property and district mitigations

Neighborhood redevelopment (TOD) plans

- Community driven
- Encourage redevelopment where demolition was required

- Goals:
  - Increase economic development
  - Reduce visual impacts of new structures
  - Increase activity and transit ridership
CTA DEVELOPMENT EXPERIENCE

BROWN LINE CAPACITY EXPANSION PROJECT

• Private developed success surrounding project

• Average home values grew faster than the city on whole

• High concentration of recent building permits in the City

• Ridership grew 45%

RPM PHASE ONE

• Prepare project for redevelopment

• Identify land required for construction

• Making sure land remaining can be redeveloped

• The neighborhood redevelopment (TOD) plan takes it another step forward to help realize these goals
TRANSIT ORIENTED DEVELOPMENT PLAN

OBJECTIVES

- A development-focused study
- Conducted separately but concurrently with RPM Phase One Project.
- A proactive effort
- Community driven
- Encourage development quickly
- Fiscally sound
TRANSIT ORIENTED DEVELOPMENT PLAN

COMPREHENSIVE APPROACH

• Existing Conditions Assessment and Inventory
• Market Analysis
• Coordination with design of track structure
• Public Involvement
• TOD Plans
  • Study Area Master Planning
  • Site Specific Development Concepts
• Historic Mitigations and Documentation
• Implementation Plan
EXISTING CONDITIONS REPORT

District / TOD Sites
- Land Use
- Public Open Space
- Zoning
- TOD Eligibility
- Historic Districts / Buildings
- Transportation
- Roadway Network
- Public Realm
TRANSPORT CHICAGO 2017

MARKET ANALYSIS

- Demographic and Employment Overview
- Development Trends
- Residential Market Assessment
- Commercial Market Assessment

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COMMUNITY ENGAGEMENT

ONGOING STAKEHOLDER MEETINGS THROUGHOUT

COMMUNITY-WIDE PUBLIC MEETINGS

#1 - May 2017
- Gather information about the project
- Input on goals, objectives and visioning

#2 - Summer/Fall 2017
- Preliminary vision for neighborhood
- Preliminary site development concepts

#3 - Spring/Summer 2018
- Final plan recommendations
- Next steps and implementation strategies
COMMUNITY ENGAGEMENT

VISION FOR NEIGHBORHOOD

- What are the best parts?
- What are the significant issues?
- What are your priorities?
- What building typologies work?
- How do we improve transit access?
- What are the needs within the public realm?

CORRIDOR

- What’s your vision for this street?
- What are appropriate uses for this street?
CRAFTING THE VISION

RED-PURPLE BYPASS
PLANNING PRINCIPLES

• Celebrate the vibrancy of the district
• Reinforce the distinctive characteristics of the neighborhood
• Respect the overall character of the historic districts and buildings
• Enhance existing cultural assets with new development that is complimentary
• Improve commercial viability of the Belmont and Clark Street corridors
CRAFTING THE VISION

LAWRENCE TO BRYN MAWR

PLANNING PRINCIPLES

• Reinforce the distinctive characteristics of each neighborhood / corridor
• Respect the overall character of the historic districts
• Enhance existing cultural assets with new development that is complimentary
• Improve commercial viability of the Broadway corridor
• Strengthen the vitality of the Entertainment District on Lawrence
PUTTING IT ALL TOGETHER

2009-2014
Host Public Meetings to establish community dialogue
Initial project studies
*Complete*

2015
Host Public Meetings on Environmental Assessment
Federal approval of Environmental Assessment
*Complete*

2016
Secure Federal and Local Funding
*Complete*

2017
Procure Design-Build Contractor
*In Progress*

2018 --- Mid 2020s
Construct New Infrastructure and Stations

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TOD PLAN DEVELOPMENT

**ANALYSIS**
Zoning
Land Use
Real Estate
Market

**STEP 1: VISION**
Neighborhood
Goals
Community
Engagement
TODAY

**STEP 2: ALTERNATIVES**
Development
Opportunities
Community
Engagement
SUMMER/
FALL 2017

**STEP 3: REFINE**
Align w/ Market
Demand
Community
Engagement
SPRING/
SUMMER 2018

**TOD PLAN**
Implementation
Strategy
Final Plan
Recommendations

FULFILLMENT

**TOD PLAN**
Plan Implementation
Site Development
THANK YOU

Learn more about CTA’s Red and Purple Modernization Program and the TOD Plan: TransitChicago.com/RPMproject