

CTA RED LINE EXTENSION TRANSIT-SUPPORTIVE DEVELOPMENT PLAN

Draft Final Presentation | Chicago Plan Commission | 03.16.2023



RED LINE EXTENSION PROJECT

- A 5.6-mile extension of the CTA's Red Line from the 95th Street Terminal including the construction of four new stations:
 - 103rd Street
 - 111th Street
 - Michigan Avenue
 - 130th Street
- RLE Project has an estimated cost of **\$3.6 Billion** – CTA's largest capital project
- Construction of a train storage yard and maintenance facility at 120th Street
- Multimodal connections at each station would include bus, bike, pedestrian, and park & ride facilities



NICTD/CSS & SBRR = Northern Indiana Commuter Transportation District/Chicago South Shore & South Bend Railroad, CN/MED = Canadian National/Metra Electric District, UPRR = Union Pacific Railroad



RLE PROJECT BENEFITS



Equity

24% of RLE Project area residents live below the poverty level, compared to the City average of 18%



Frequent Rail Service

Up to 30-minute time savings to riders traveling from the 130th St station to the Loop

By 2040, RLE will carry approx. 40,000 trips per day



Connectivity

22% of RLE Project area households do not own a car and rely on the transit network to get to jobs and opportunities



Economic Opportunity

46% increase in newly accessible jobs within an hour commute of the RLE Project area



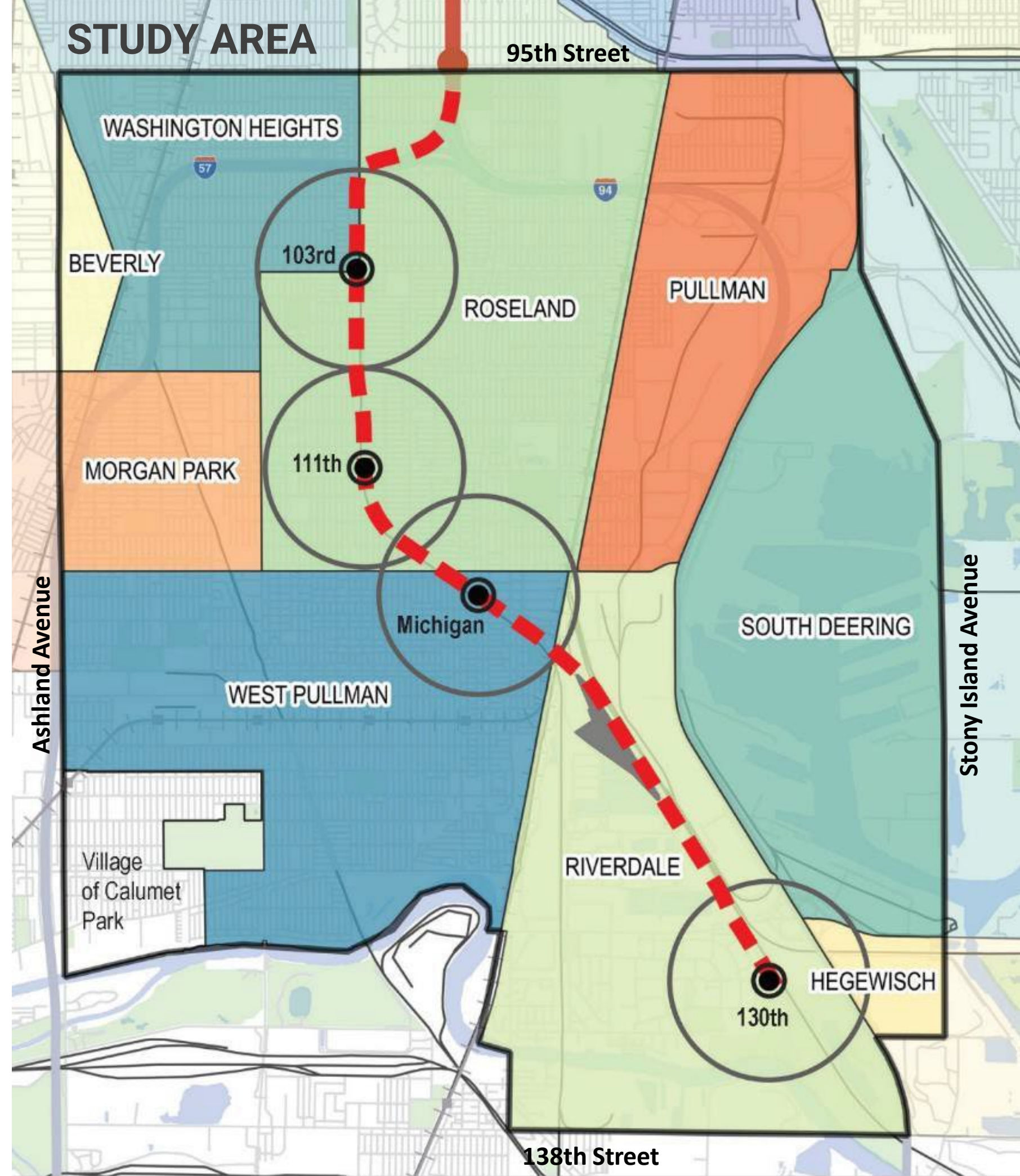
Sustainability

RLE will improve air quality, reduce greenhouse gas emissions, and save energy

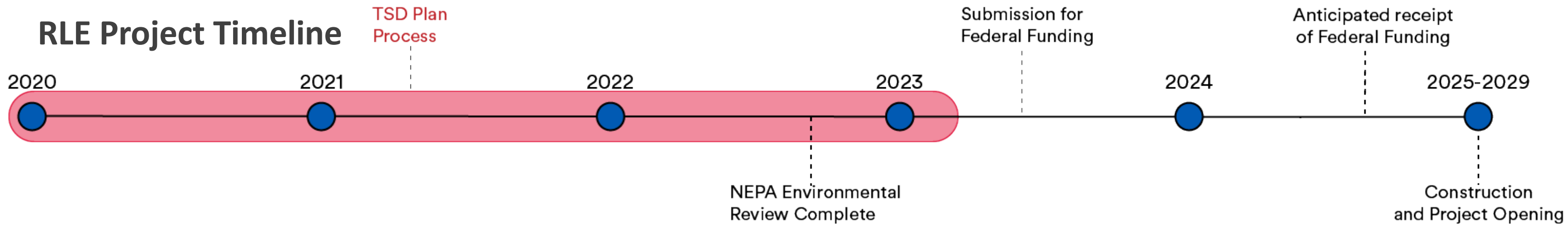
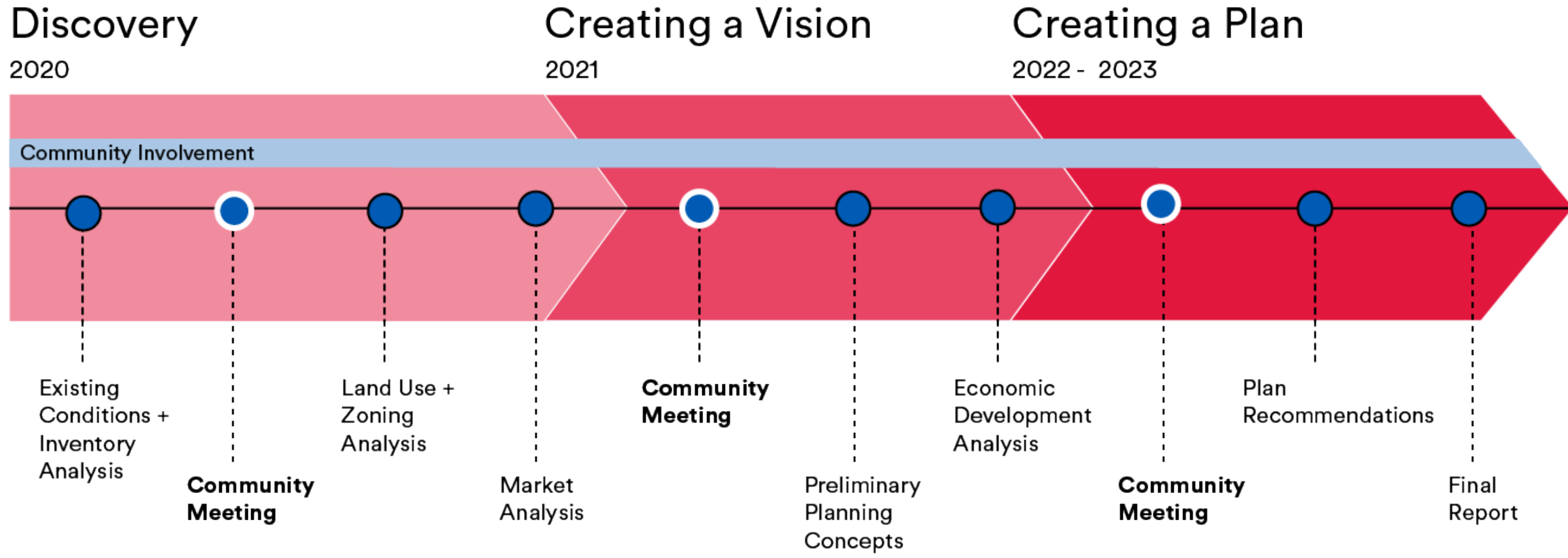
TRANSIT-SUPPORTIVE DEVELOPMENT PLAN (TSD)

Prepared in collaboration with CTA, DPD, consultants, and the community, the TSD identifies opportunities to:

- Promote economic development
- Support continued affordability
- Encourage private sector investment
- Enhance multimodal connectivity and bicycle/pedestrian access
- Support application for federal funding for the transit project



TSD PLAN TIMELINE



COMMUNITY ENGAGEMENT & OWNERSHIP

- Residents & Public
- Community Organizations
- Aldermanic
 - 9th Ward Anthony A. Beale
 - 10th Ward Susan Sadlowski Garza
 - 21st Ward Howard Brookins Jr.
 - 34th Ward Carrie Austin

45+ 
STAKEHOLDER MEETINGS AND
LISTENING SESSIONS CONDUCTED

4 
RLE PROJECT ADVISORY
COUNCIL MEETINGS

830+ 
ATTENDEES ACROSS **10**
COMMUNITY MEETINGS

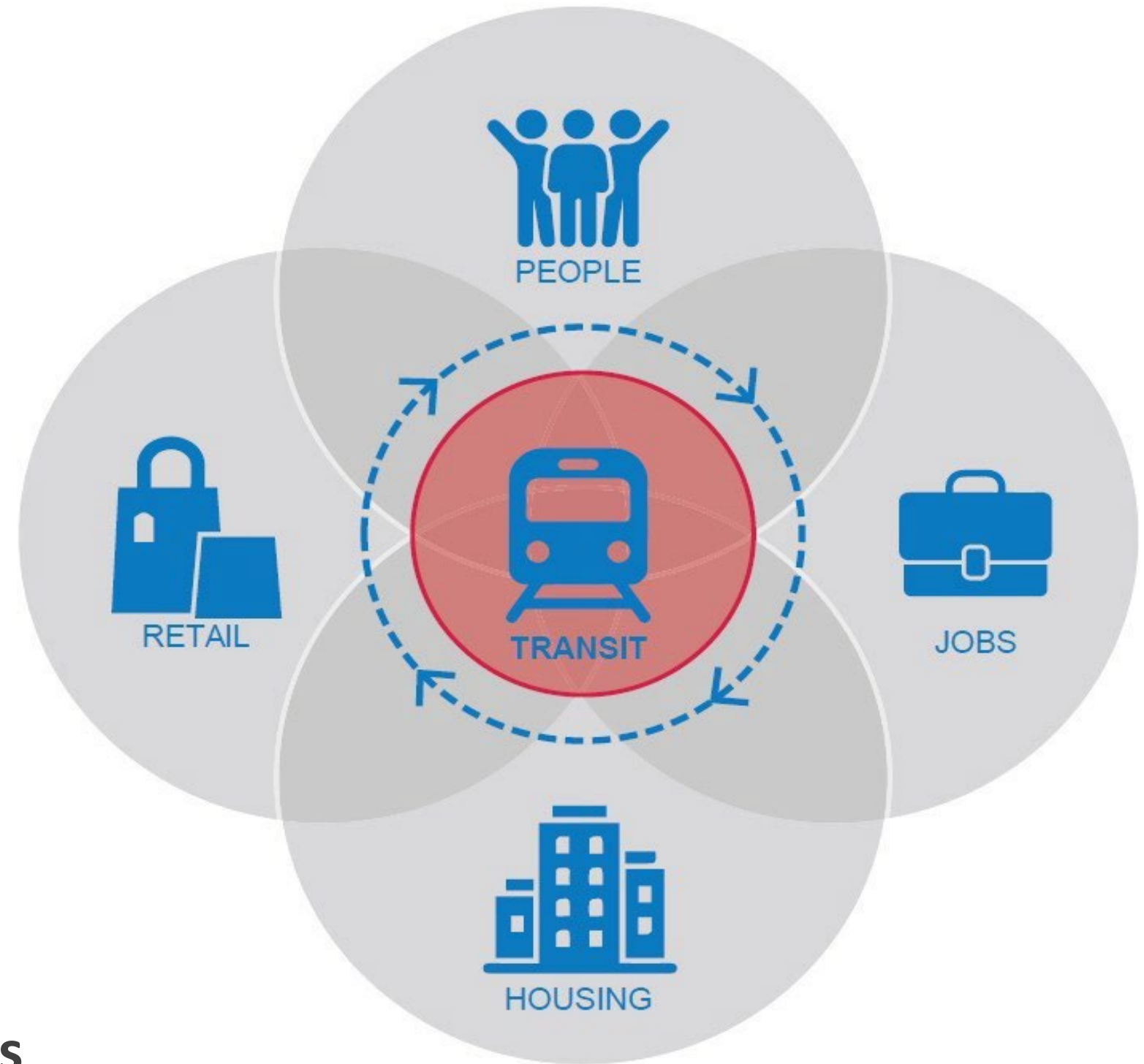
285+ 
VISITORS REACHED AT
6 LOCAL COMMUNITY
EVENTS IN THE RLE AREA

4,700 
RLE ENGAGEMENT
WEBSITE VISITS

150
RESPONSES THROUGH
WEBSITE ENGAGEMENT TOOLS

TSD PLAN GOALS

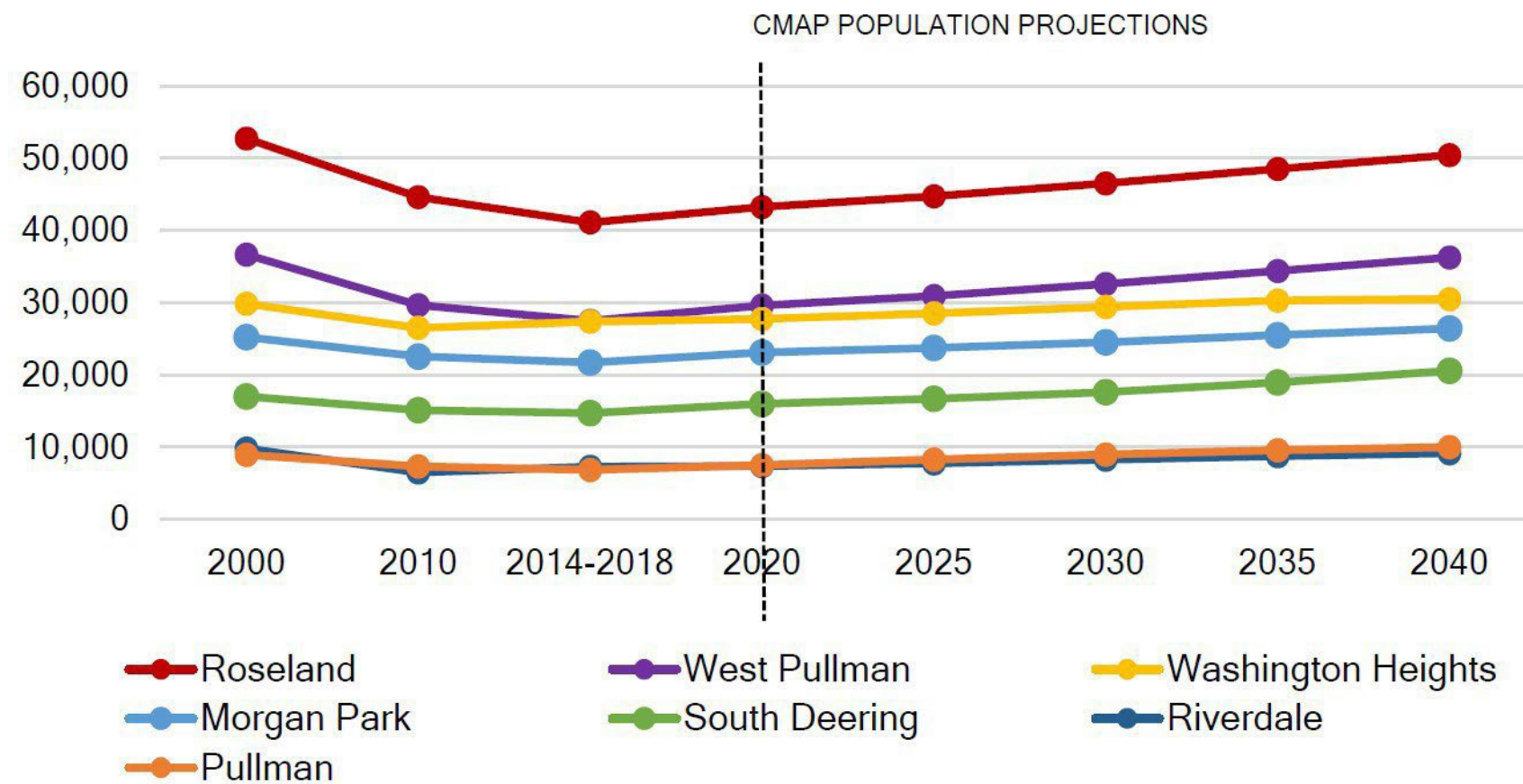
- 1** Increase Residential Development Variety and Affordability
- 2** Strengthen Commercial, Retail, and Mixed-Use Development
- 3** Enhance Public Space and Greater Transportation Access
- 4** Encourage Economic Development, Business, & Employment Generators



MARKET ANALYSIS

Between 2000-2018 the total area population has decreased by 20%

The Chicago Metropolitan Agency For Planning (CMAP) projects the population in the project area will increase by 30,000 residents between 2018-2040 due to significant projects like the Red Line Extension



152,223
Market Area Population



2.7
Average Household Size



40
Median Age



\$41,000
Median Household Income



\$391 Million
Retail Gap

ECONOMIC IMPACT SUMMARY

In the total Red Line Extension Project Station Areas (1/2 Mile from each station), **there is a POTENTIAL** for :



\$1.7 B+

Total Real Estate & Development Investment



118,000

Gross Square Feet of New Retail Space

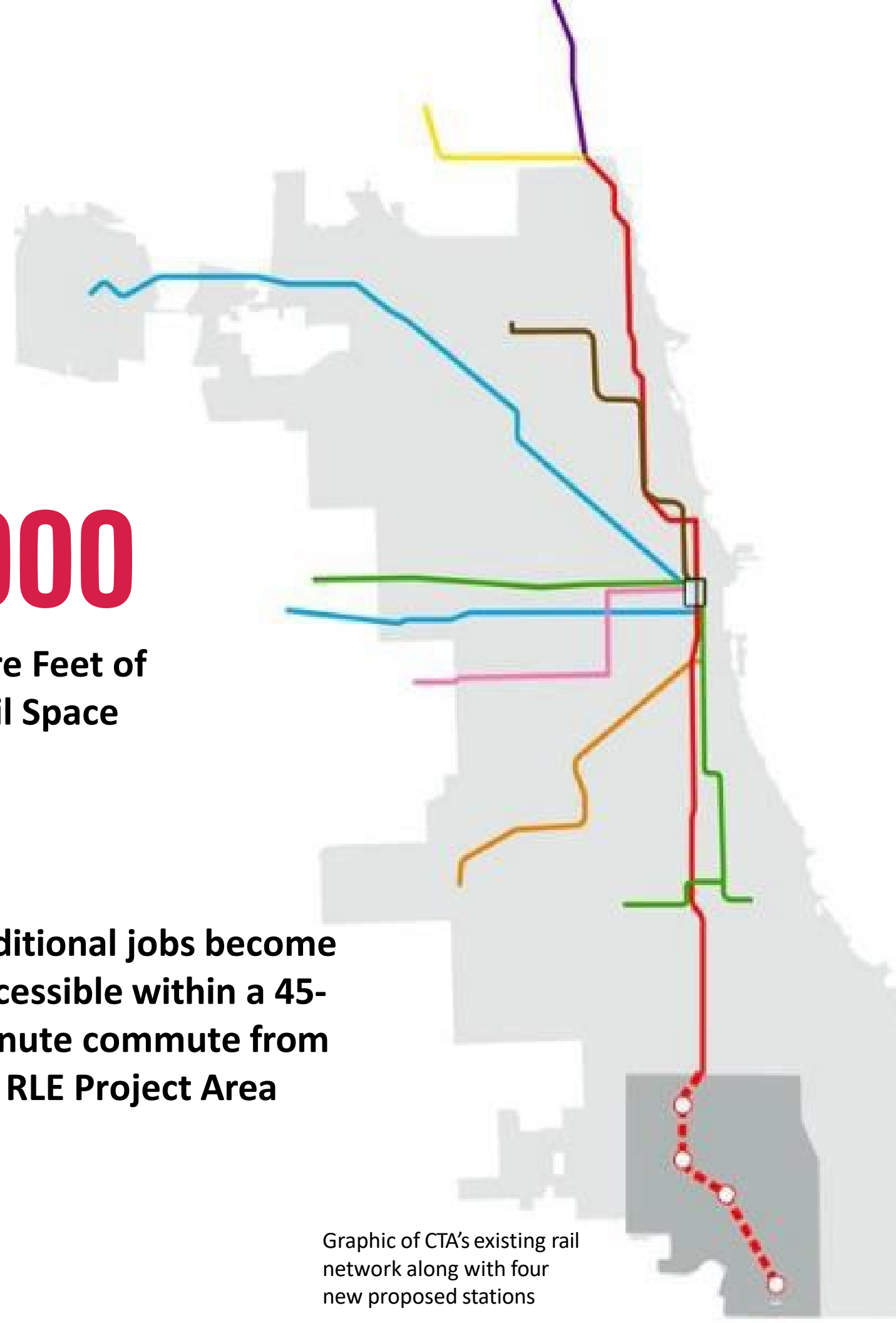


3,385+

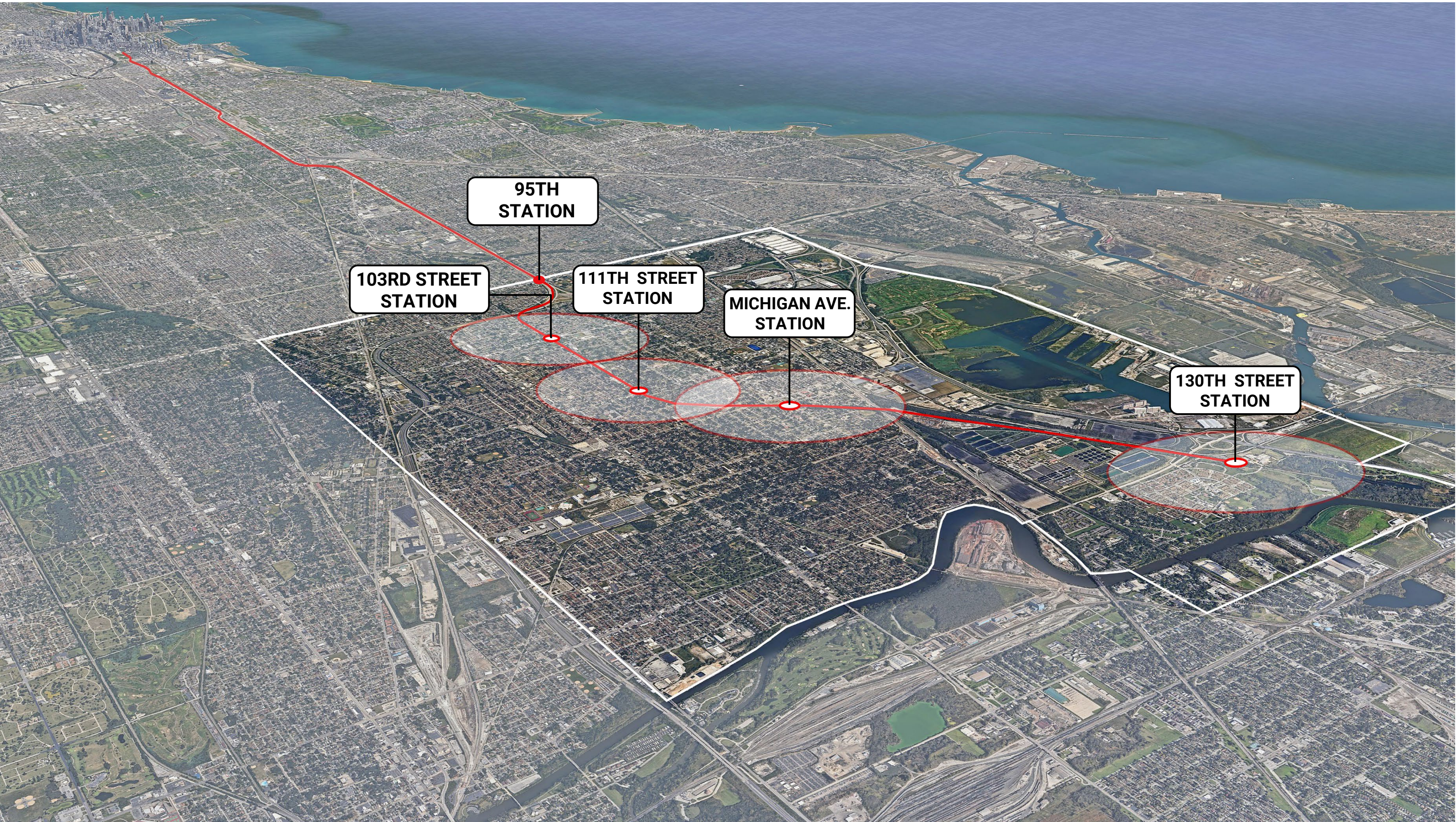
New Infill and Rehab Housing Units

25,000

Additional jobs become accessible within a 45-minute commute from RLE Project Area



DEVELOPMENT STRATEGY FRAMEWORK



95TH STATION

103RD STREET STATION

111TH STREET STATION

MICHIGAN AVE. STATION

130TH STREET STATION

DEVELOPMENT WITHOUT DISPLACEMENT

Fundamental to the implementation of the TSD Plan is the goal of having **new growth without displacement** of existing residents — balanced and responsible development that brings economic vitality to the community as a whole and supports the **stabilization and increase in population**



1 INVEST IN COMMUNITY THROUGH REHAB, REPAIR, & REUSE OF EXISTING HOMES & BUILDINGS

* Conceptual rendering for illustrative purposes only

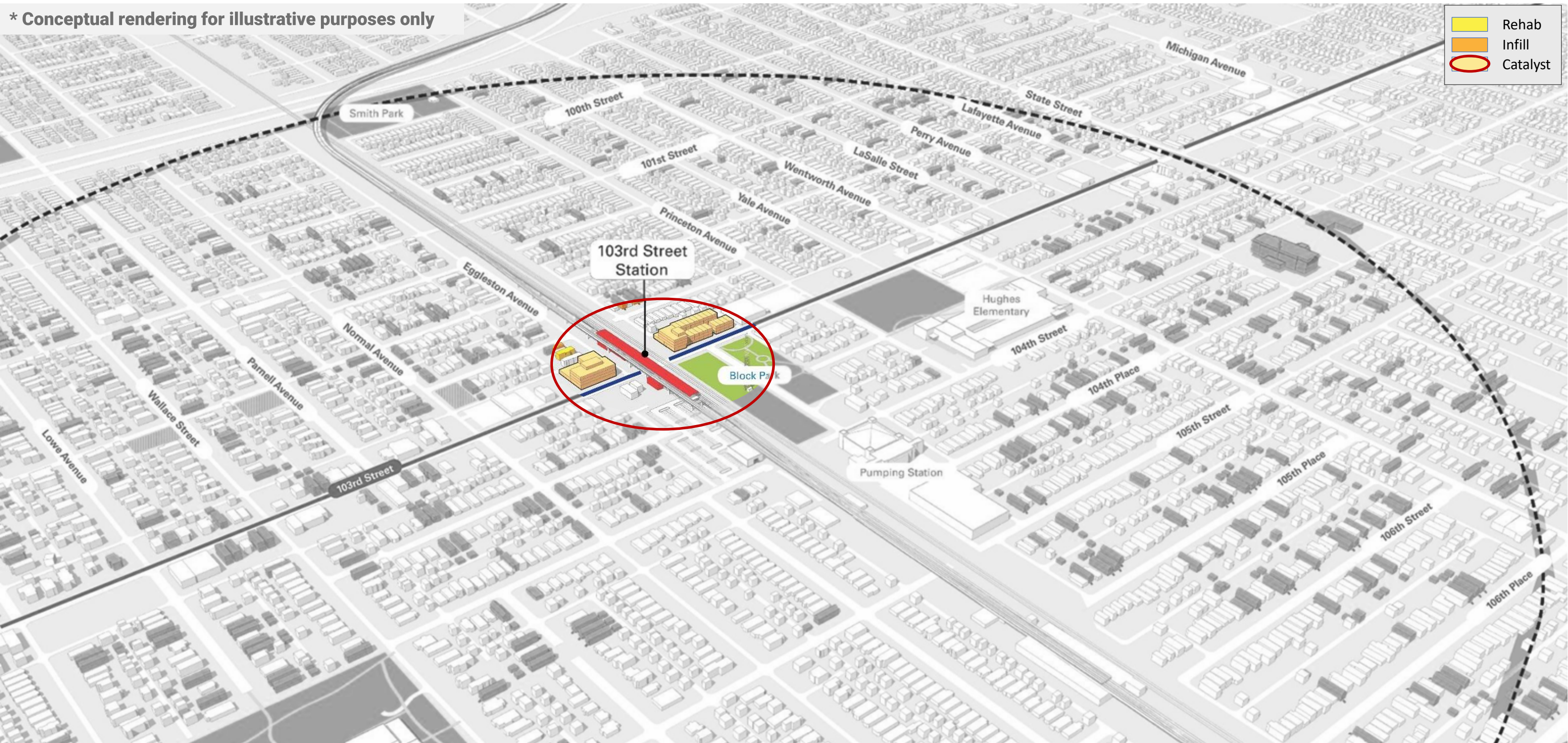


- Rehab
- Infill
- Catalyst



2 BUILD NEW CATALYST, MIXED-USE DEVELOPMENT ON LOTS NEAREST TO THE STATIONS TO SPUR INVESTMENT

* Conceptual rendering for illustrative purposes only



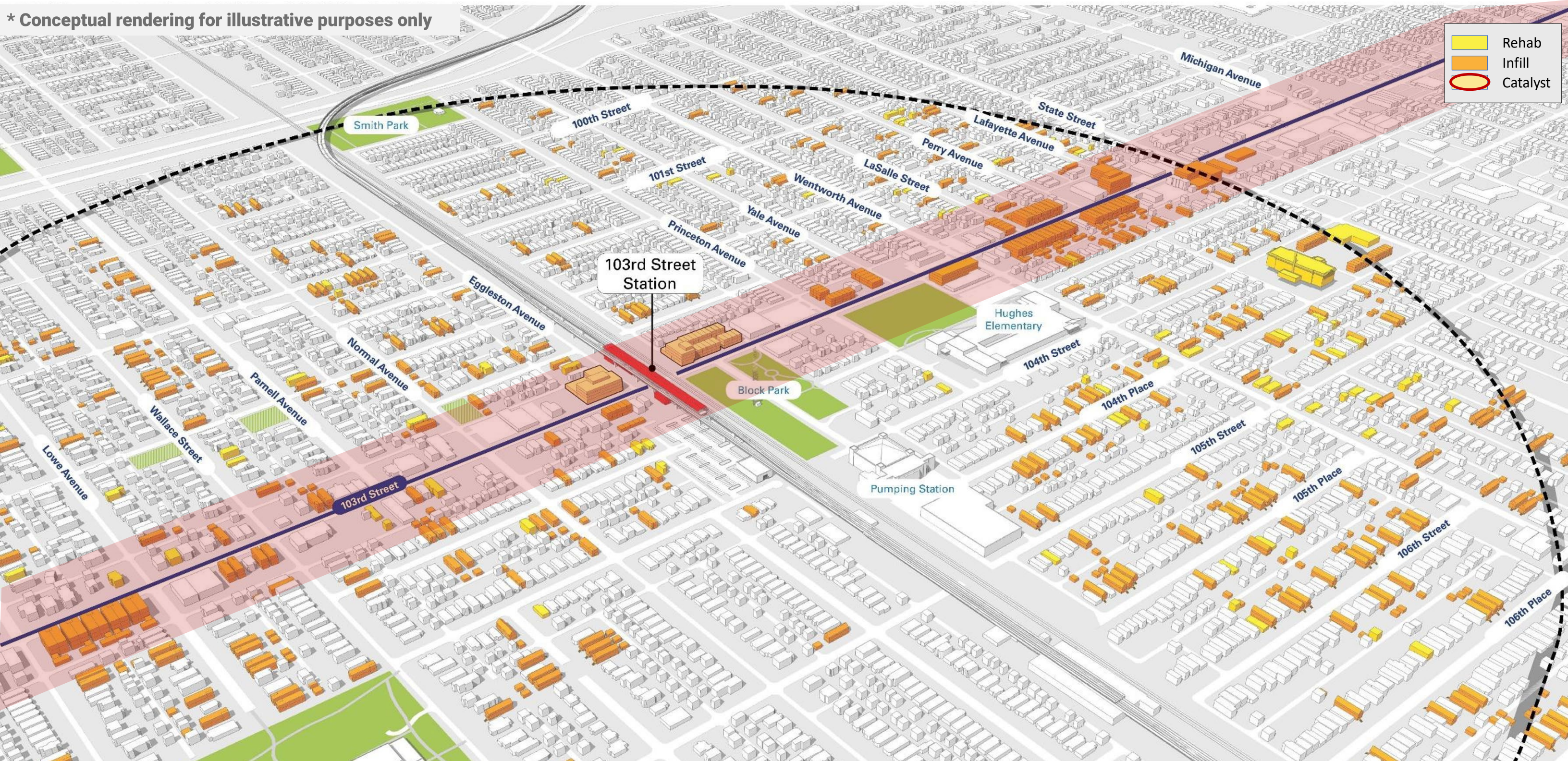
3 INFILL BY BUILDING NEW HOMES ON VACANT LOTS THROUGHOUT THE NEIGHBORHOOD IN THE HALF MILE STATION AREA

* Conceptual rendering for illustrative purposes only



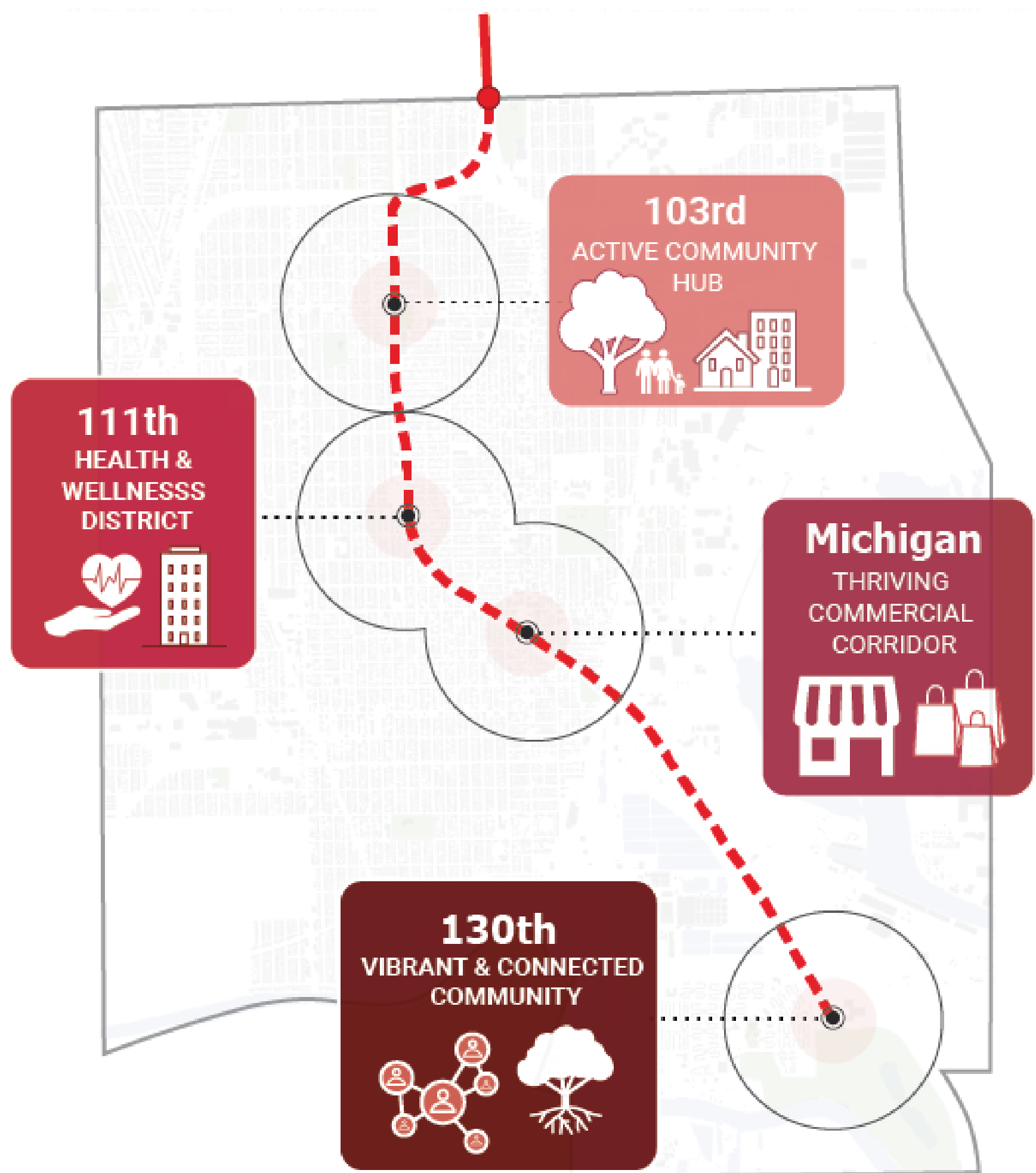
4 BUILD NEW MULTIFAMILY, COMMERCIAL, AND MIXED-USE DEVELOPMENT IN VACANT PARCELS ALONG MAJOR STREETS

* Conceptual rendering for illustrative purposes only



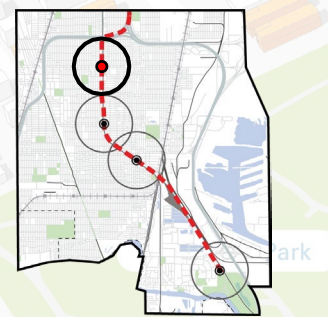
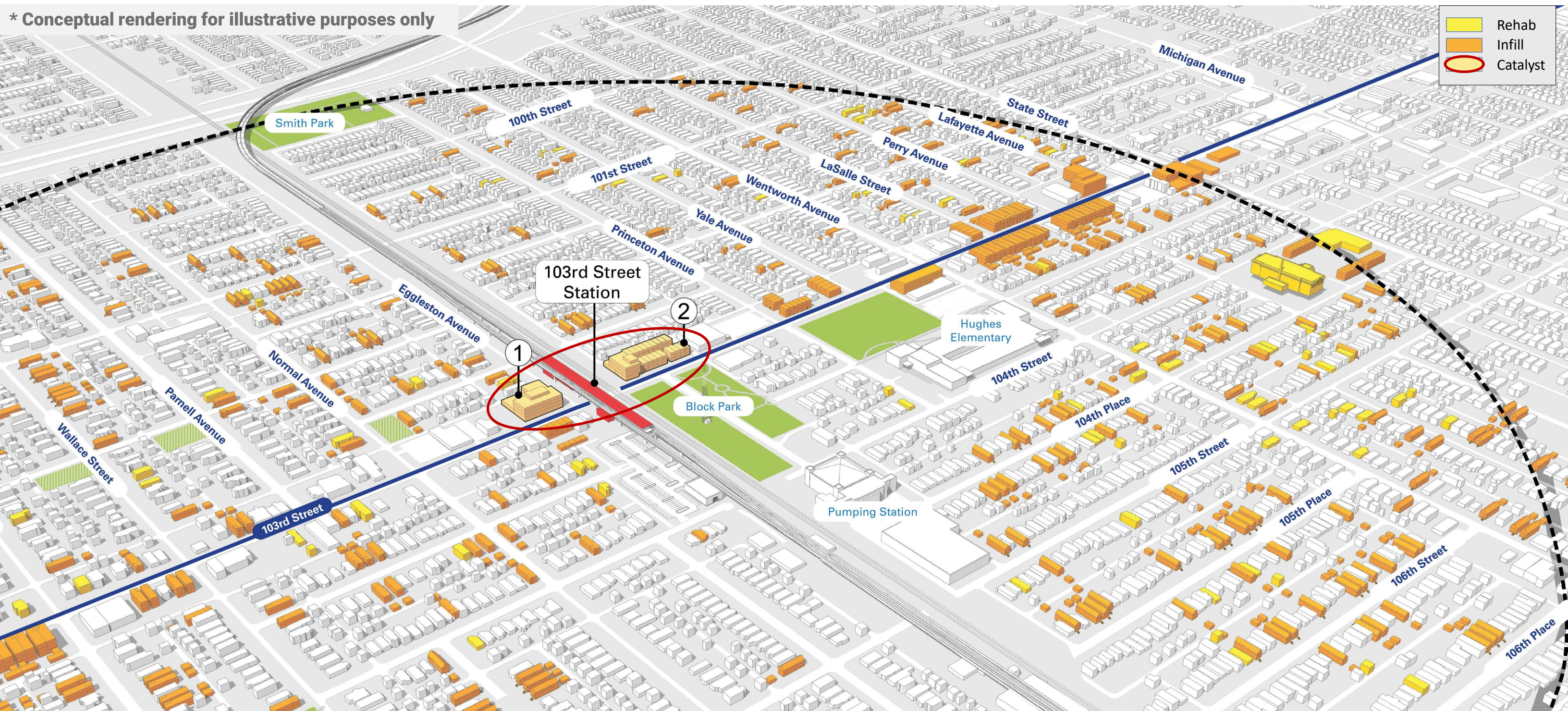
STATION AREA CONCEPTS

The RLE Project offers the opportunity for the City of Chicago to be seen as a city that works for every community from the Far North Side to the Far South Side. - Resident



103RD STREET STATION AREA- Infill Development Diagram

* Conceptual rendering for illustrative purposes only



STATION AREA STRENGTHS

- Affordable Family Housing
- Access to Parks
- Schools

DEVELOPMENT POTENTIAL



13,000
Gross Square Feet
of New Retail



800
New infill & Rehab
Housing Units



\$360M+
Development
Investment

103RD STREET STATION AREA - Catalyst Sites Aerial

* Conceptual rendering for illustrative purposes only



- Commercial
- Multifamily
- Single-Family
- Parking

103RD STREET STATION

EYE LEVEL VIEW

1

2



103RD STREET STATION AREA – **Street Level Rendering**

* Conceptual rendering for illustrative purposes only

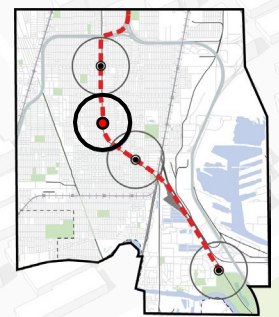


Active Community Hub: A community hub that supports the neighborhood by improving multimodal access, becoming a spark for community-oriented retail, and providing opportunities for people to live close to high quality transit and meet their daily needs close to home.

103rd

111TH STREET STATION AREA- Infill Development Diagram

* Conceptual rendering for illustrative purposes only



STATION AREA STRENGTHS

- Affordable Multifamily Housing
- Roseland Medical District
- Schools and Community Organizations

DEVELOPMENT POTENTIAL



11,000
Gross Square Feet
of New Retail



880
New infill & Rehab
Housing Units



\$460M+
Development
Investment

111TH STREET STATION AREA - Catalyst Sites Aerial

* Conceptual rendering for illustrative purposes only



- Commercial
- Multifamily
- Single-Family
- Parking

111TH STREET STATION

2

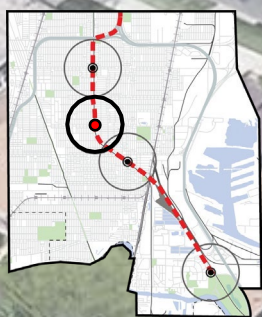
EYE LEVEL VIEW

1

110TH PLACE

111TH STREET

NORMAL AVENUE



111TH STREET STATION AREA – Street Level Rendering

* Conceptual rendering for illustrative purposes only



Health & Wellness District: Clustered development promoting vitality along this major east-west corridor, with connections to jobs and activity on Halsted Street, the Roseland Community Medical District, the Michigan Avenue Commercial district, the historic Pullman neighborhood, and Pullman Industrial Corridor.

111th

MICHIGAN AVENUE STATION AREA- Infill Development Diagram

* Conceptual rendering for illustrative purposes only



Rehab
 Infill
 Catalyst

Michigan Avenue Station

STATION AREA STRENGTHS

- Affordable Multifamily Roseland
- Retail/Commercial Destination
- Schools

DEVELOPMENT POTENTIAL



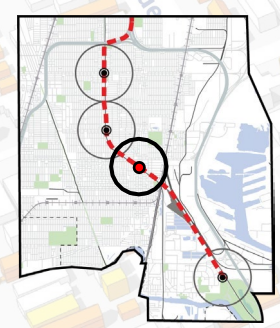
72,000
Gross Square Feet
of New Retail



2,100
New infill & Rehab
Housing Units



\$850M+
Development
Investment



MICHIGAN AVENUE STATION AREA - Catalyst Sites Aerial

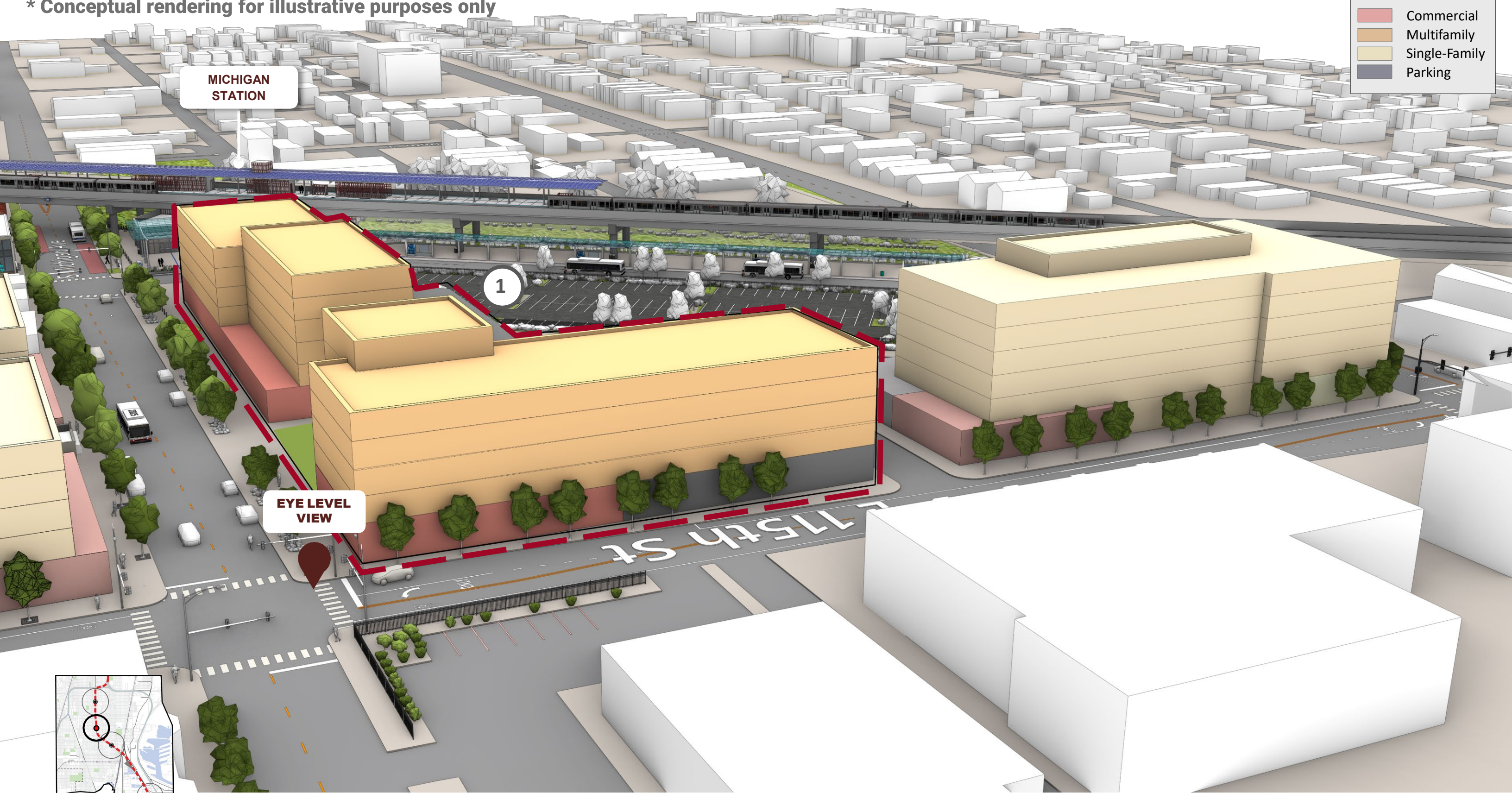
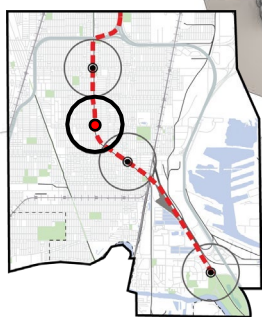
* Conceptual rendering for illustrative purposes only

- Commercial
- Multifamily
- Single-Family
- Parking

MICHIGAN STATION

1

EYE LEVEL VIEW



MICHIGAN AVENUE STATION AREA – Street Level Rendering

* Conceptual rendering for illustrative purposes only



Thriving Commercial Corridor: A thriving mixed-use shopping district in the heart of Roseland, with renovated historic buildings, new infill development featuring commercial destinations, increased access to housing, and improved connections to all forms of transit.

Michigan

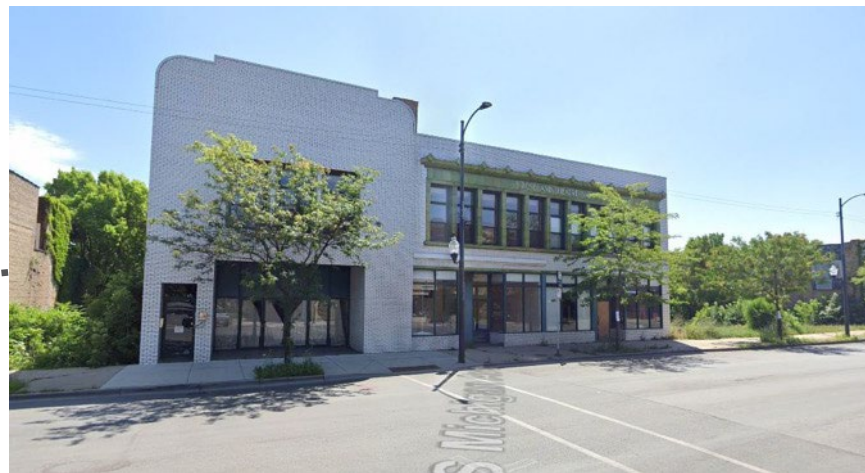
INVEST SOUTH/WEST: MICHIGAN AVENUE RFQ



EXISTING



SITE #1 OLD GATELY'S PEOPLES SITE



SITE #2 ROSELAND THEATRE



SITE #3 115th ST AND MICHIGAN AVE

VISION



MIXED-USE BUILDING ALONG MICHIGAN AVE.



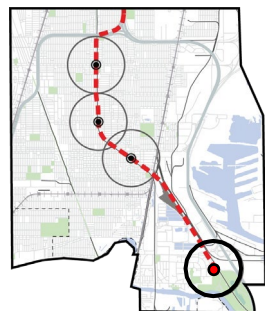
ADAPTIVE RE-USE AND OPEN SPACE



MIXED USE NEAR TRANSIT

130TH STREET STATION AREA- Infill Development Diagram

* Conceptual rendering for illustrative purposes only



STATION AREA STRENGTHS

- Affordable Housing
- Access to Open Space
- Rich History & Culture
- Schools

DEVELOPMENT POTENTIAL



22,000
Gross Square Feet
of New Retail



55
New infill
Housing Units



\$37M+
Development
Investment

130TH STREET STATION AREA – Street Level Rendering

* Conceptual rendering for illustrative purposes only



Vibrant & Connected Community: A historic, vibrant, connected, environmentally sustainable community with equitable access to jobs, healthy food, amenities, schools, open space, and transit.

130th

EXAMPLE LAND USE AND ZONING DIAGRAMS

103rd Street Station Area Land use Diagram



Michigan Avenue Station Area Zoning Diagram



MICHIGAN AVENUE STATION ZONING

Figure 3-78: Michigan Avenue Station Area Zoning Recommendations

MOBILITY

Section includes description of planned improvements and other strategies to consider such as:

- Prioritize pedestrian safety with sidewalk improvements and updated crossings
- Increase bus connectivity with bus stops, waiting areas, and lighting
- Connect to network of bikeways with new infrastructure
- Promote strategies to minimize conflicts between vehicles and pedestrians or cyclists

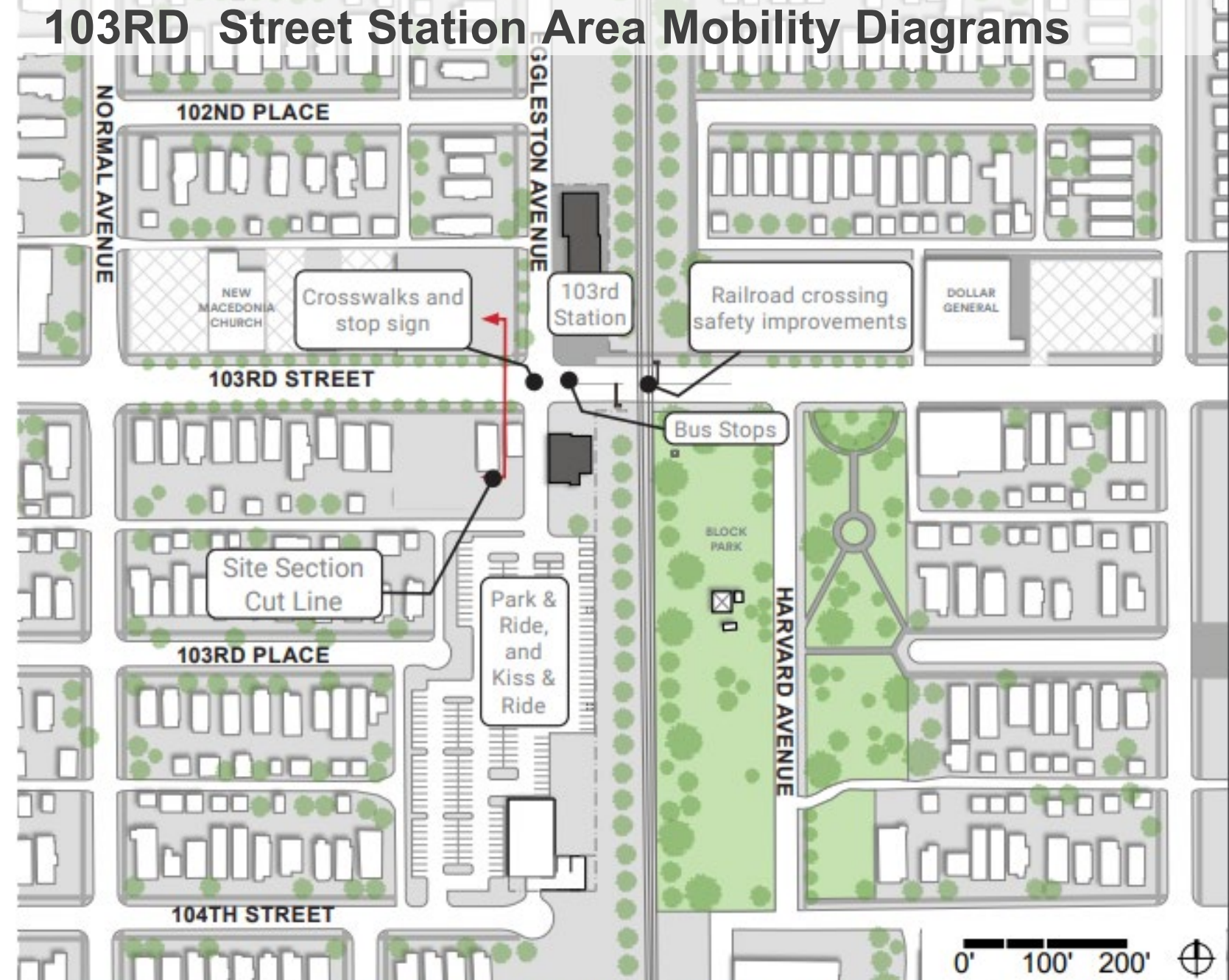


Figure 3-16: Concept Section of 103rd Street West of the station

IMPLEMENTATION FOCUS AREAS



HOUSING DEVELOPMENT & AFFORDABLE HOUSING STOCK



BUSINESS DEVELOPMENT, RETENTION & SUPPORT



COMMUNITY WEALTH & CAPACITY BUILDING



SOCIAL INFRASTRUCTURE





HOUSING DEVELOPMENT & AFFORDABLE HOUSING STOCK

Anti- Displacement Strategies

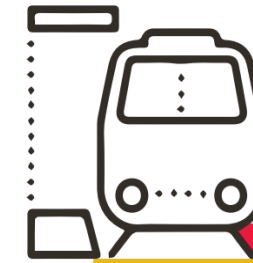
- Preserving Naturally Occurring Affordable Housing (NOAH)
- Leveraging city-owned land
- Policies to ensure equity

Quality & Diverse Housing Options

- Multi-generational housing
- Increased funding and programming
- Education and training for residents and local developers



Connected Communities ORDINANCE



The Connected Communities Ordinance will strengthen our economy, improve housing opportunity, and make Chicago's streets and sidewalks safer



THE CONNECTED COMMUNITIES ORDINANCE:

1. Creates and connects to jobs and encourages more **homes and businesses near transit** by expanding existing TOD incentives more equitably across the city.
2. Improves the **safety of our streets and sidewalks near transit** for Chicagoans while they walk, bike, or roll.
3. Increases **housing opportunities, affordability, and accessibility near transit**.

The Connected Communities Ordinance was adopted in July 2022

CHI BLOCK BUILDER

For sale

ADDRESS 5247 S ABERDEEN ST
NEW CITY | Ward 20

PIN 20-08-410-019-0000 (info)

ZONED RS-3

SQ FT 2,990

MARKET VALUE \$2,990

OWNED BY CITY OF CHICAGO

STATUS Applications open for: Any use allowed by zoning

Apply for this parcel

New City Land sale platform (Chi Block Builder) Launched late 2022



BUSINESS DEVELOPMENT, RETENTION & SUPPORT

Retain & Expand Local Businesses

- Support local businesses with grants, incentives, and technical support

Attract New Businesses

- Reduce start up costs and operating expenses
- Expand incentives such as Enterprise and Opportunity zones

Promote Existing Cultural Assets

- Promote buy local initiatives



Draft Design of Old Fashioned Donuts Rehab (NOF Recipient 2022)





COMMUNITY WEALTH & CAPACITY BUILDING

Provide Access to Education & Workforce Training

- Fund and expand workforce training programs
- Invest in existing education programs and institutions

Support & Promote Community Wealth Building Models

- Worker cooperatives, housing cooperatives, community land trusts, and community investment vehicles
- Increase funding and provide technical assistance

cta ALLHANDS

WE'RE HIRING! DO YOU KNOW ANY YOUTH INTERESTED IN TRANSPORTATION?

Chicago Transit Authority
One Summer Chicago
High School
Internship Program

JUNE 19 - AUGUST 4, 2023
MONDAY - FRIDAY | 9:00AM - 2:30PM | 7-WEEKS

2023

CTA Youth One Summer Chicago Internship Flyer

CITY OF CHICAGO
COMMUNITY WEALTH BUILDING INITIATIVE
PRESENTED BY THE MAYOR'S OFFICE OF EQUITY & RACIAL JUSTICE

WORKER OWNED
HOUSING COOP

Chicago Mayor's Office of Equity and Racial Justice Community Wealth Building Initiative offering grant funds for technical assistance, pre-development, and development costs.



SOCIAL INFRASTRUCTURE

Promote Wellness

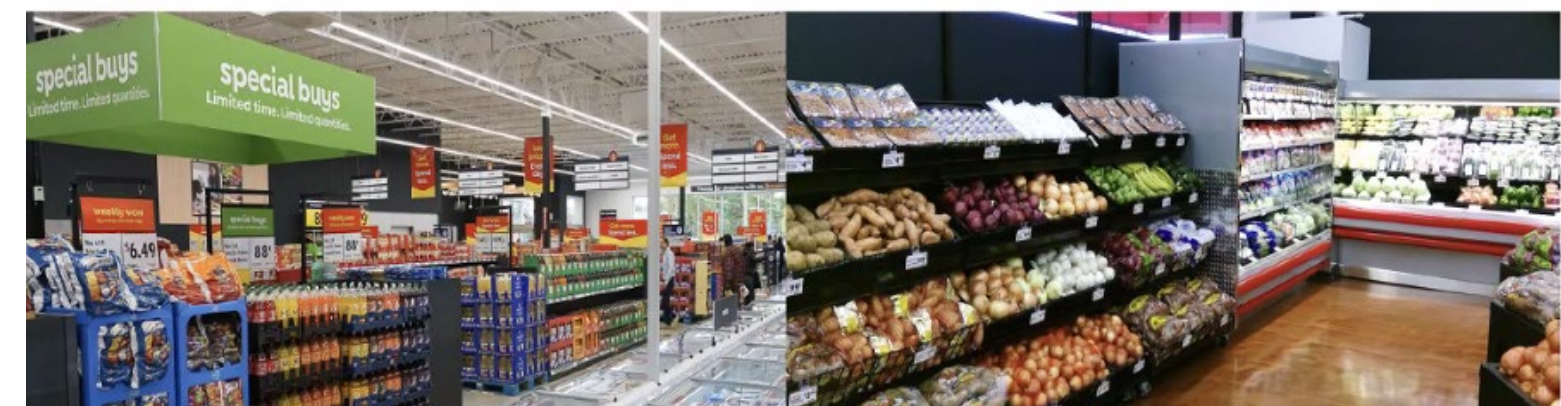
- Enhance access to healthcare
- Increase access to fresh foods

Implementation Taskforce

- A taskforce with residents, community organizations, local political officials, city agencies and departments



Roseland Medical District plan adopted in November 2022



Yellow Banana awarded Chicago recovery grant to bring grocery store in vacant parcel along 130th street

PUBLIC COMMENT PERIOD RESULTS (Feb. 12th – March 14th)

Refinements Based on Public Feedback

- Adding in section acknowledging Chicago’s historical inequities and additional historical context for the 130th Street Station Area
- Stronger emphasis of educational institutions as assets and workforce development opportunities
- Refining language in a few instances to clarify concepts
- General Clean Up of document

Feedback Survey Results

	Percentage
Supportive	62.50%
Somewhat Supportive	27.08%
Neutral	4.17%
Somewhat Not Supportive	6.25%
Not Supportive	0.00%
Total	100.00%



NEXT STEPS

1

In the short term before the stations are online, DPD is working to start attracting development to select catalyst sites along with other key economic development strategies.

2

Moving forward, this plan will be used as a framework for development and revitalization as DPD continues to coordinate with CTA on the Red Line Extension.

3

Ongoing communication and coordination with community residents and stakeholders to bring the long term vision of the plan to life.



THANK YOU!

