CTA RED LINE EXTENSION

TRANSIT-SUPPORTIVE DEVELOPMENT PLAN

Draft Final Presentation | Chicago Plan Commission | 03.16.2023

DPD
Department of Planning and Development

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RED LINE EXTENSION PROJECT

RED AHEAD

Red Line Extension

- **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

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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

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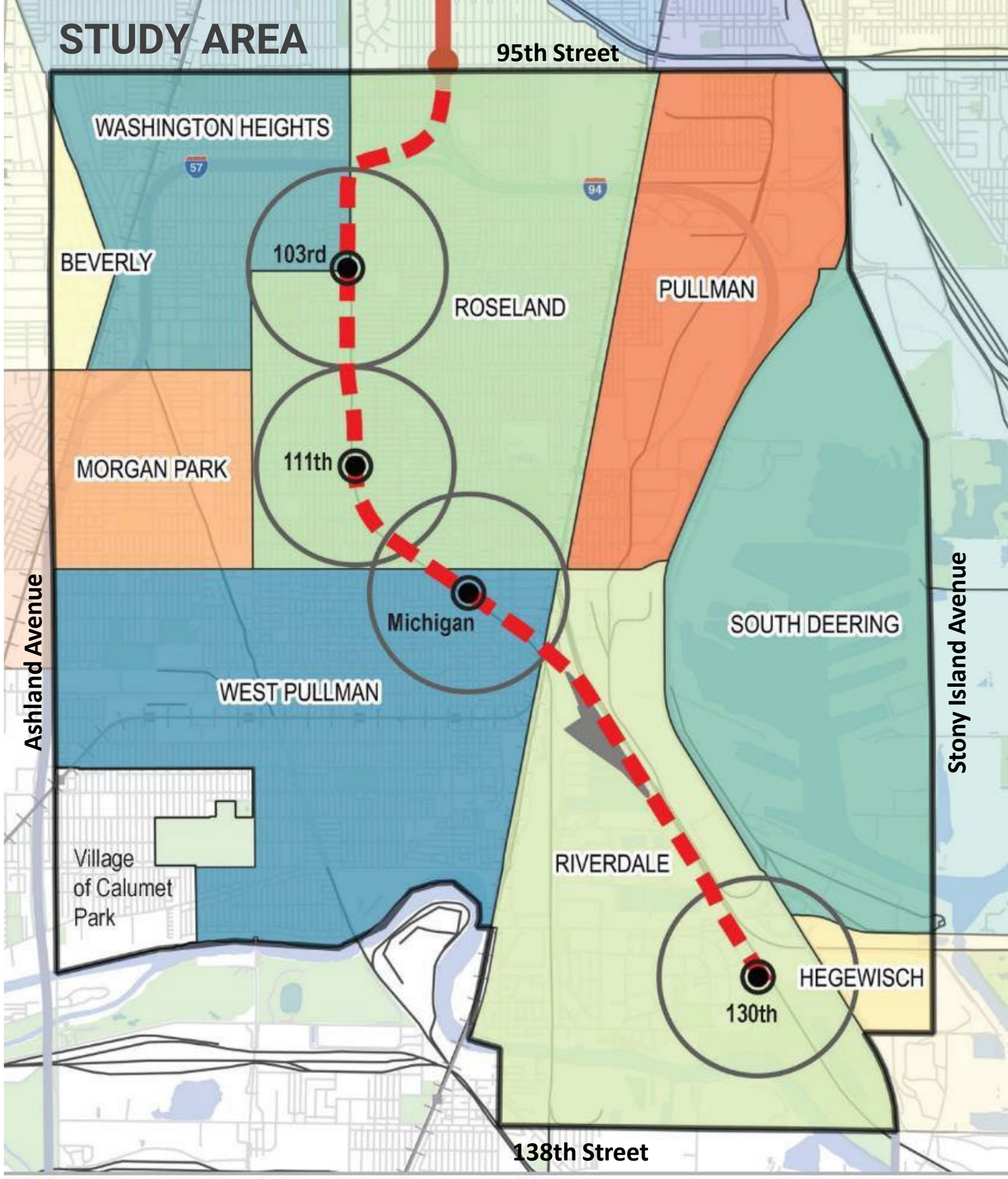
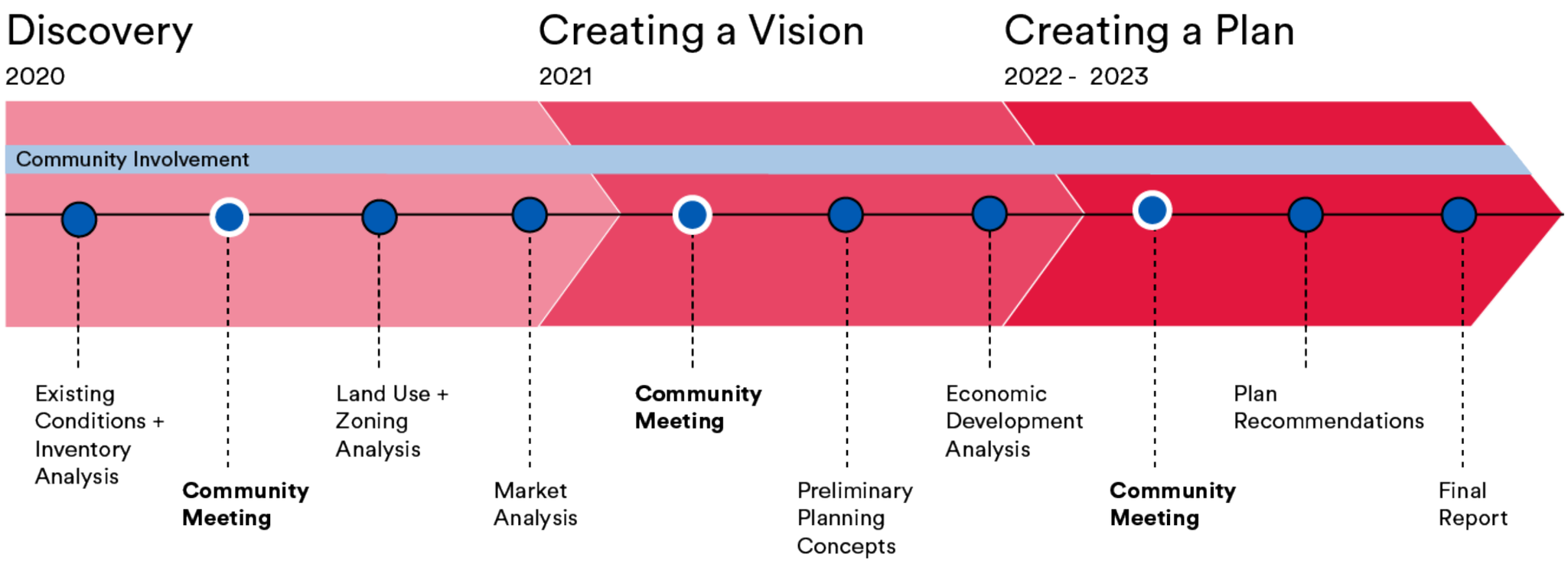
TRANSIT-SUPPORTIVE DEVELOPMENT PLAN (TSD)

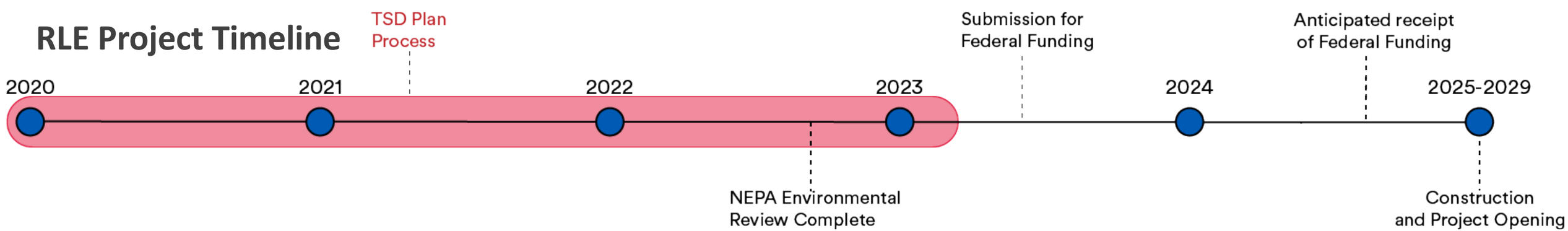
Prepared in collaboration with CTA, DPD, consultants, and the community, the TSD identifies opportunities to:

- 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

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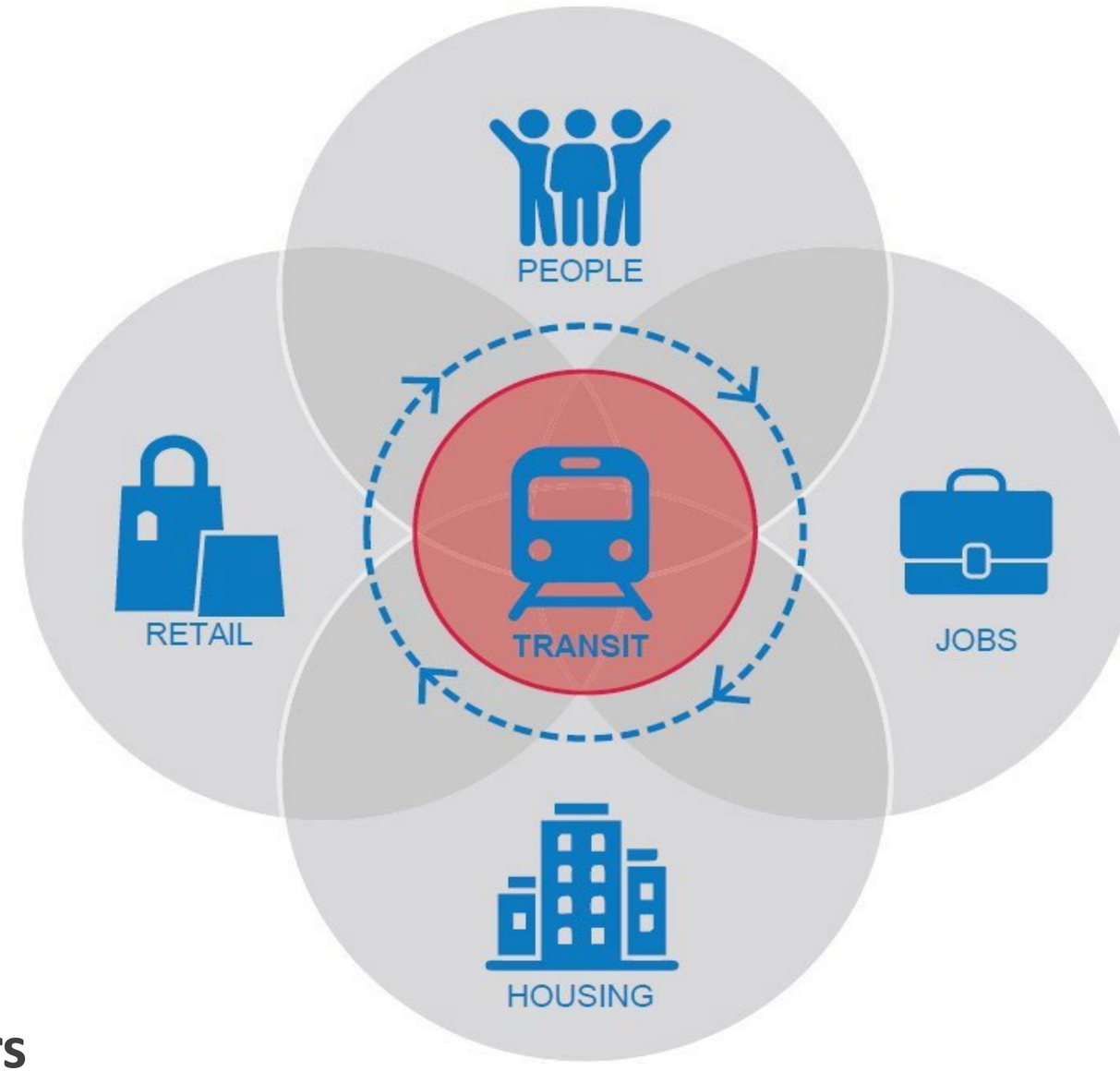
TSD PLAN GOALS

1 Increase Residential Development Variety and Affordability

2 Strengthen Commercial, Retail, and Mixed-Use Development

3 Enhance Public Space and Greater Transportation Access

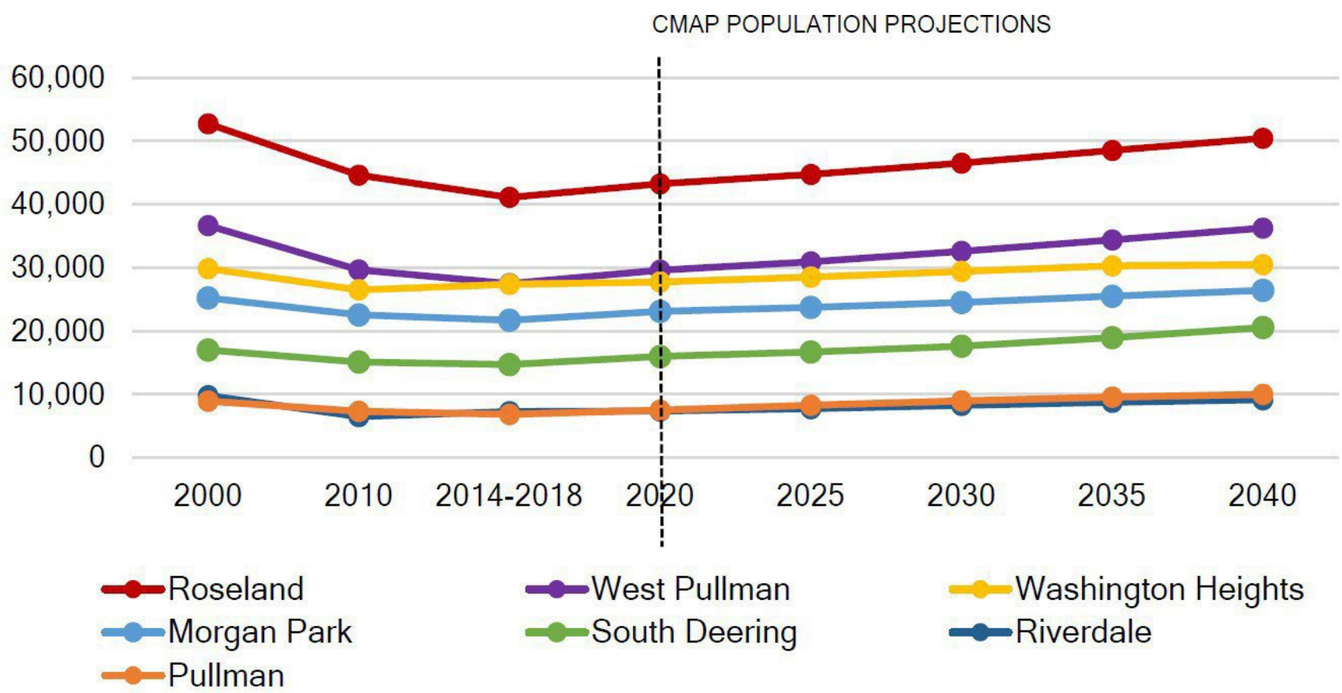
4 Encourage Economic Development, Business, & Employment Generators



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

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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

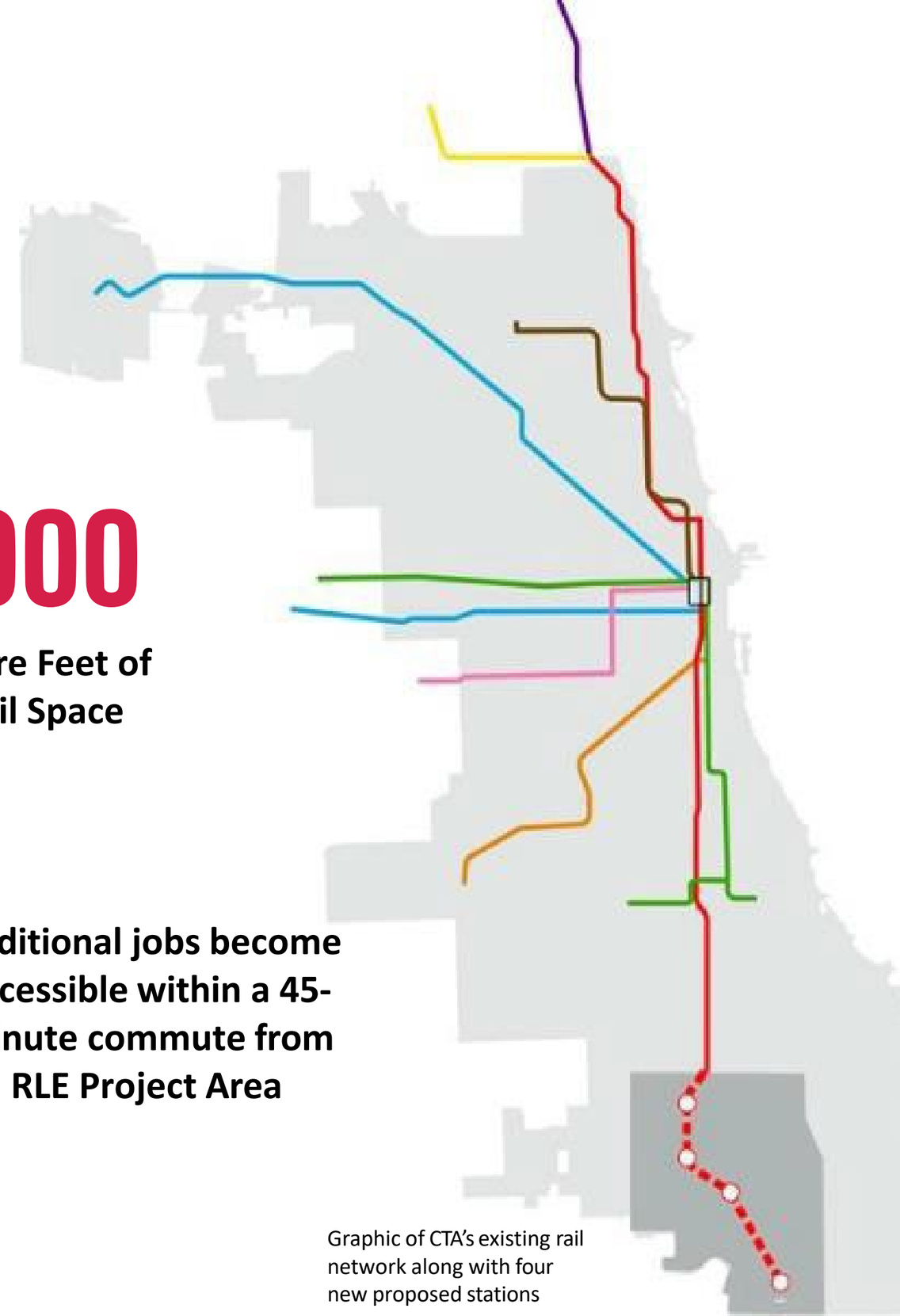
118,000

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**



Graphic of CTA's existing rail network along with four new proposed stations

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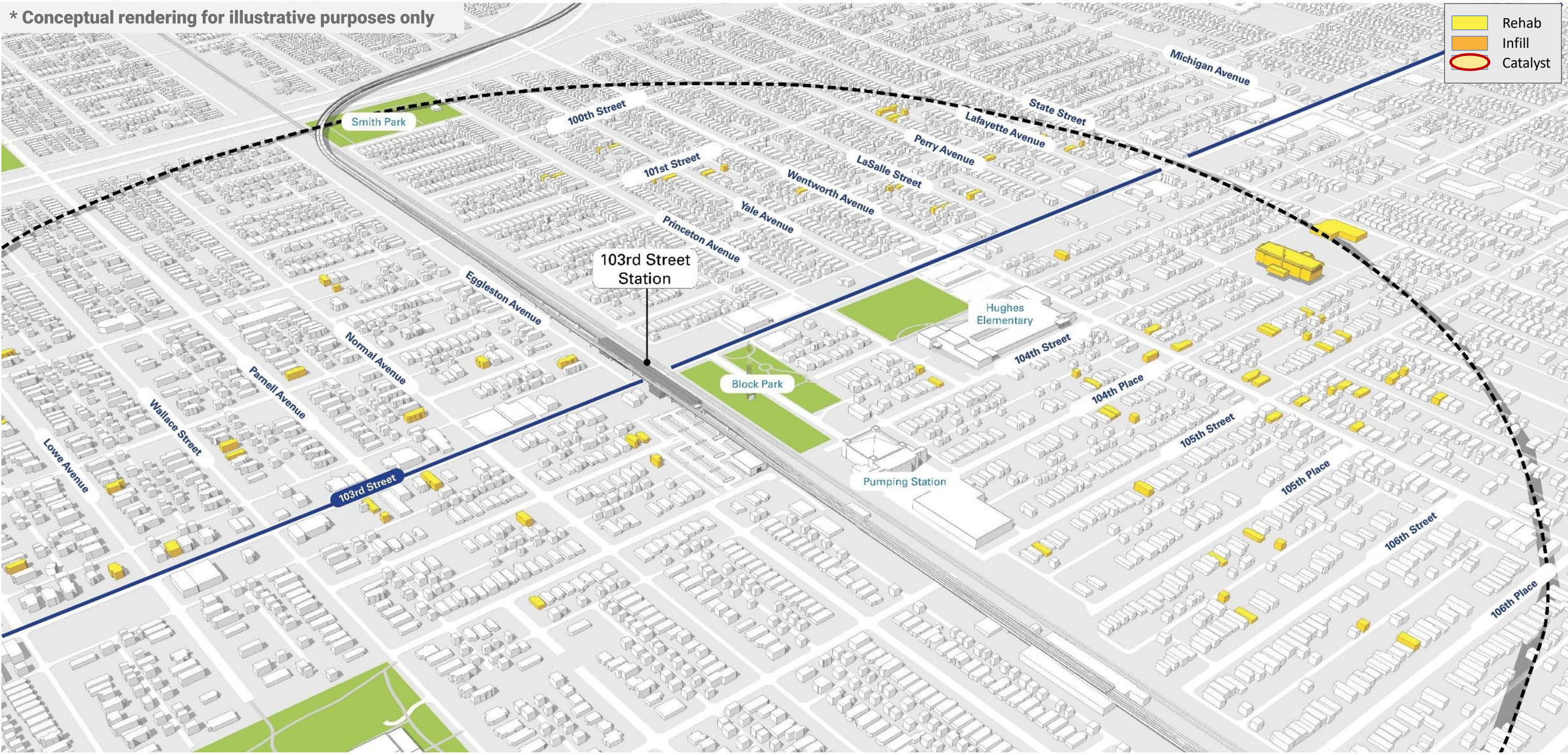
DEVELOPMENT STRATEGY FRAMEWORK

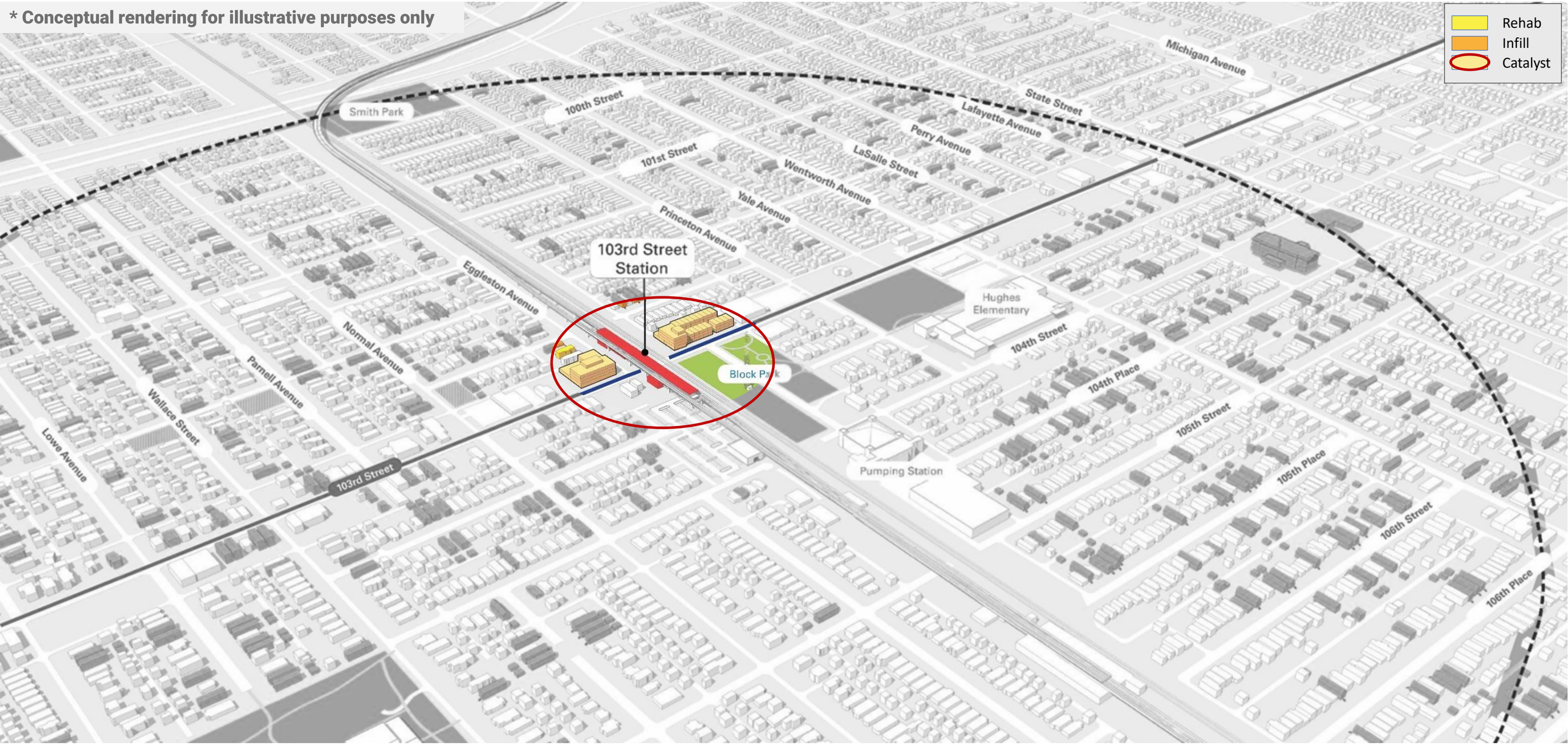
DEVELOPMENT WITHOUT DISPLACEMENT

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



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



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

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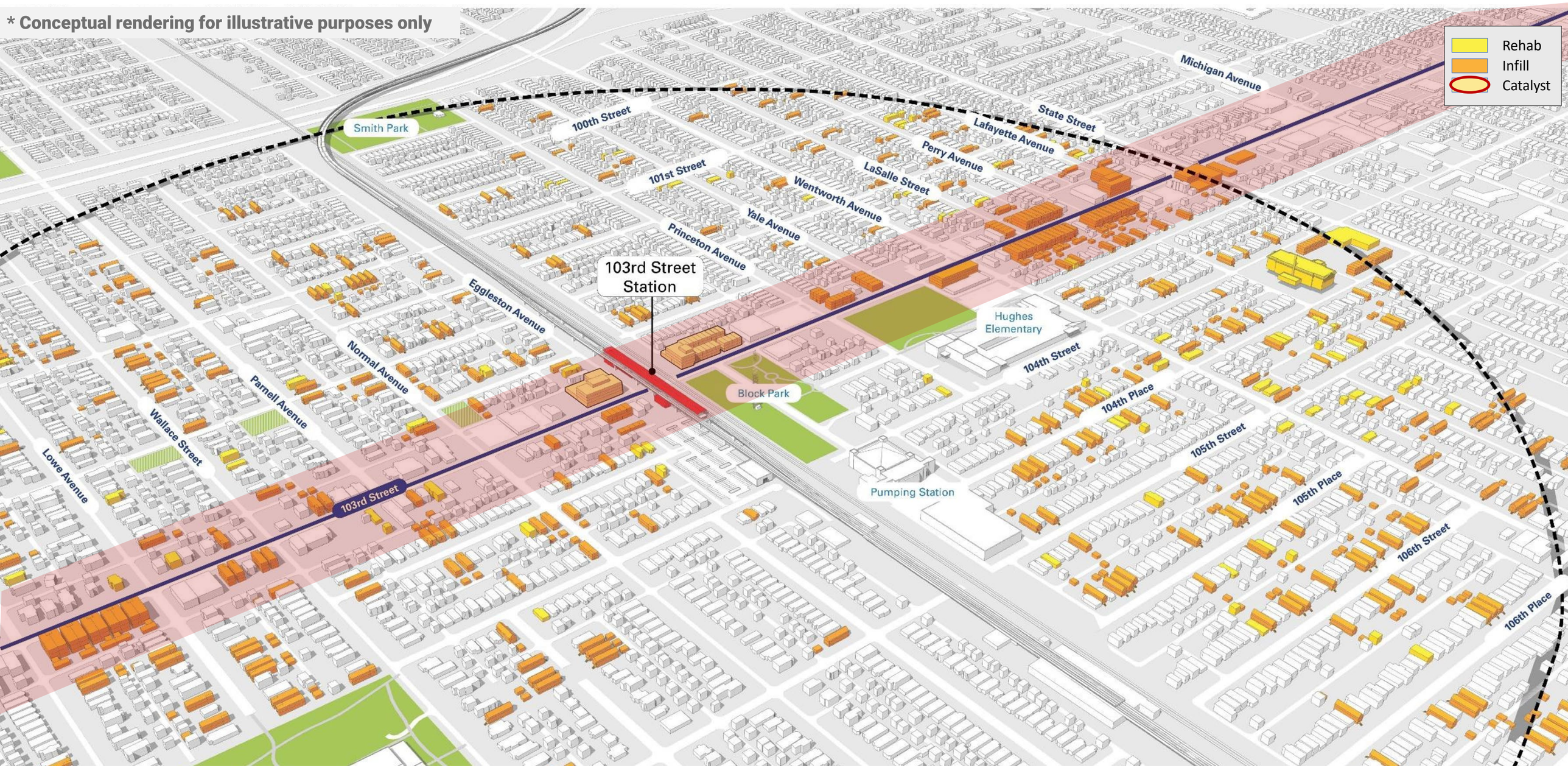
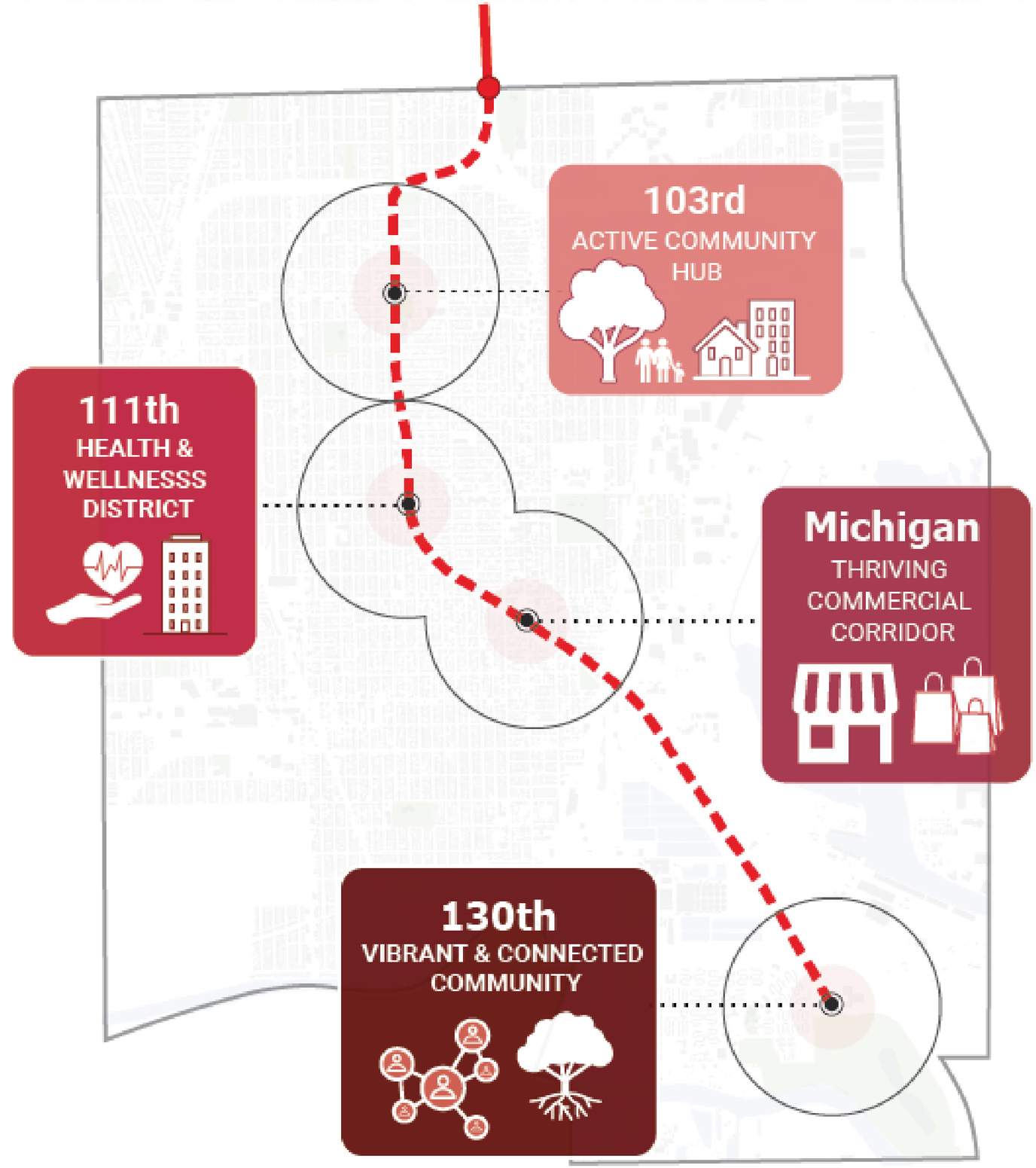
4 BUILD NEW MULTIFAMILY, COMMERCIAL, AND MIXED-USE DEVELOPMENT IN VACANT PARCELS ALONG MAJOR STREETS



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



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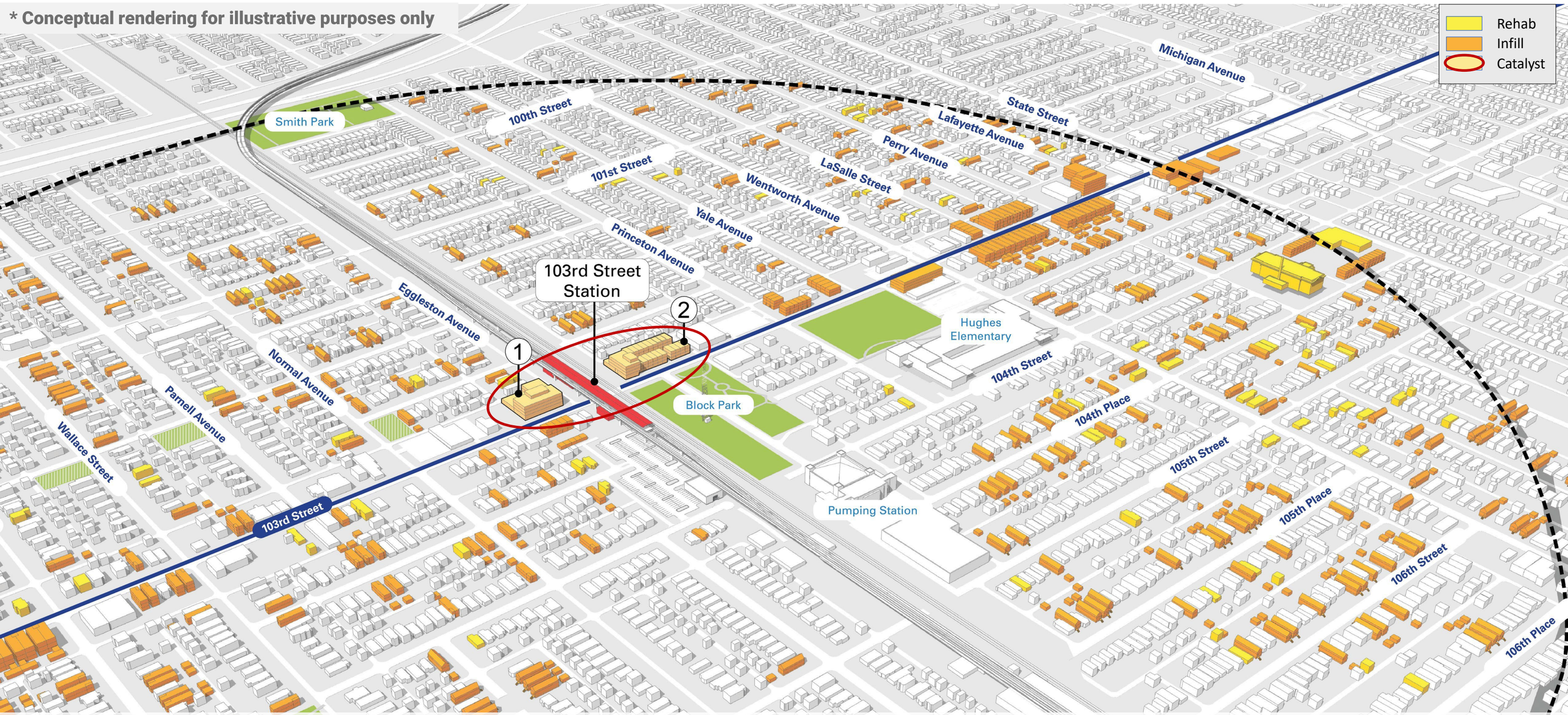
103RD STREET STATION AREA- Infill Development Diagram



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

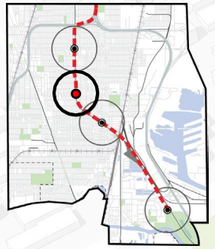
103RD STREET STATION AREA – Street Level Rendering

* 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



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

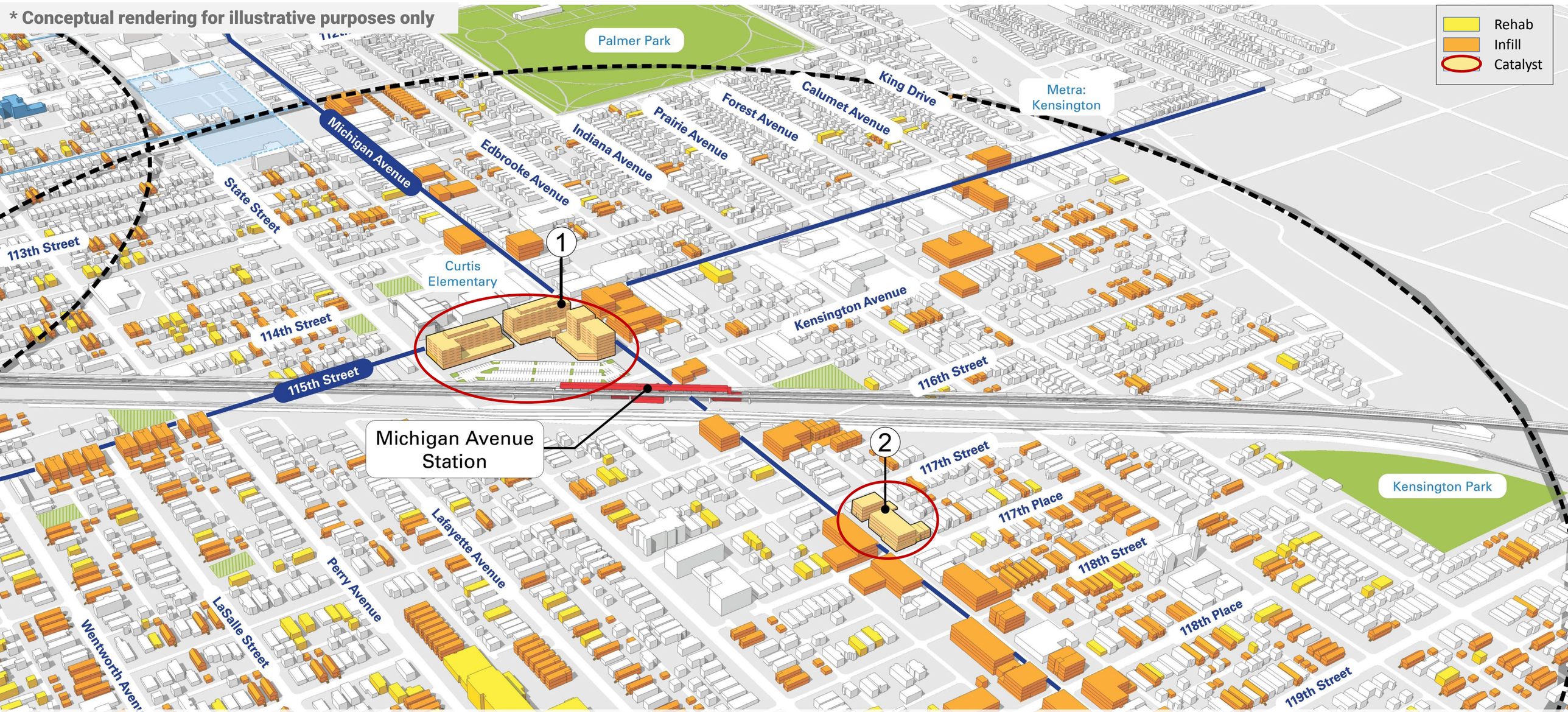
111TH STREET STATION AREA – Street Level Rendering

* 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



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

MICHIGAN AVENUE STATION AREA – Street Level Rendering

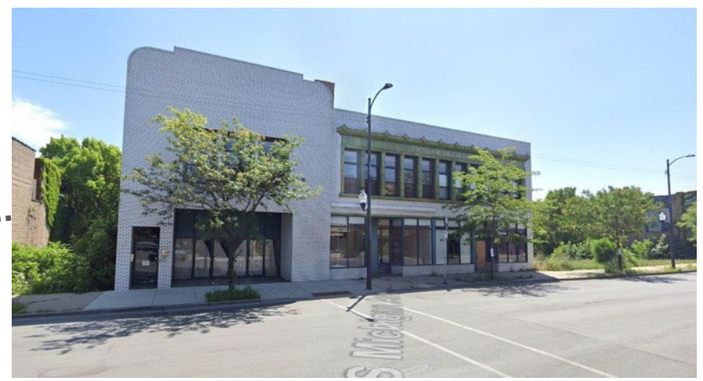
Thriving Commercial Corridor: A thriving mixed-use shopping district in the heart of Roseland, with renovated historic buildings, new infill development featuring commercial destinations, increased access to housing, and improved connections to all forms of transit.

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

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

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

EXAMPLE LAND USE AND ZONING DIAGRAMS

103rd Street Station Area Land use Diagram

Michigan Avenue Station Area Zoning Diagram

MICHIGAN AVENUE STATION ZONING

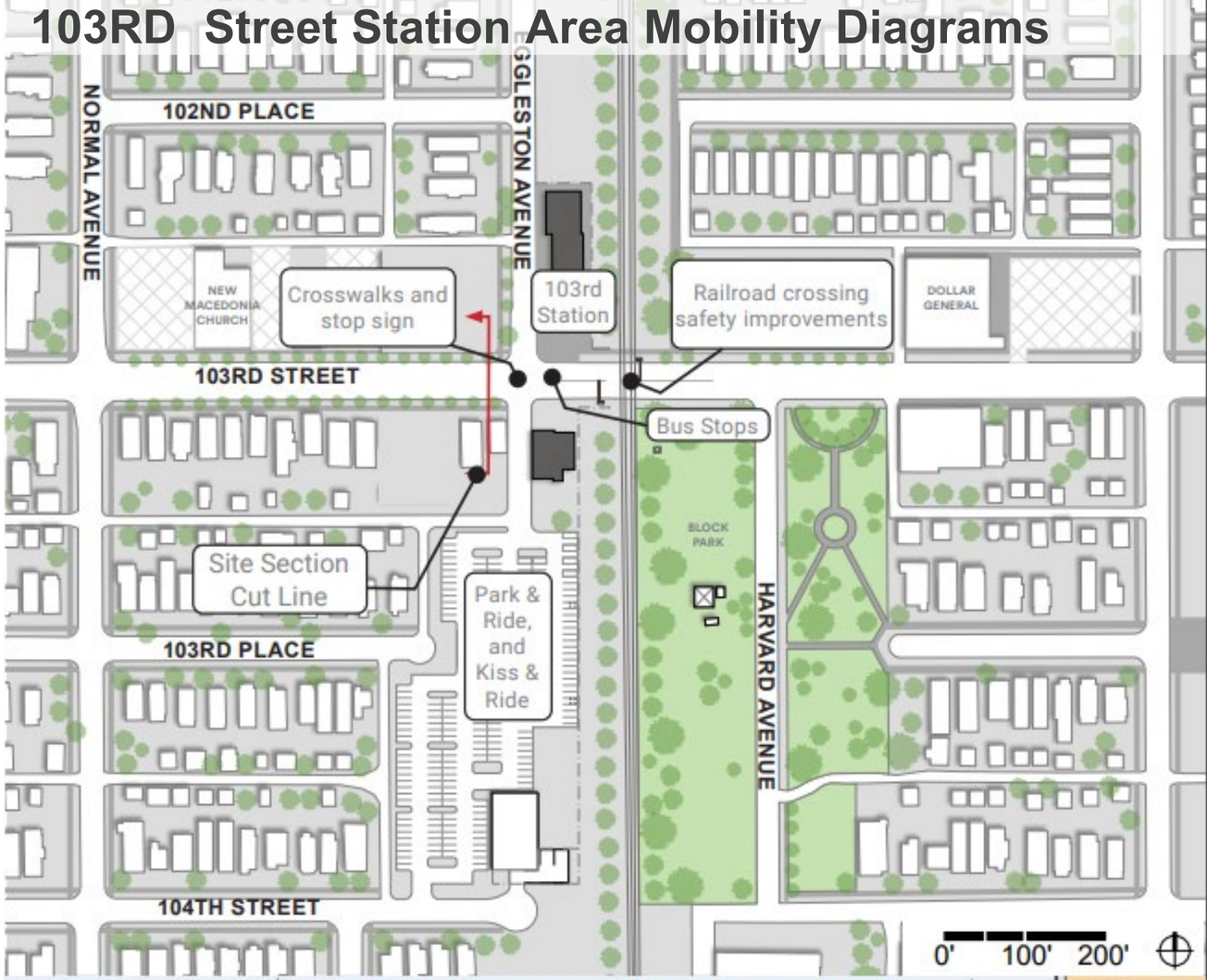
Figure 3-78: Michigan Avenue Station Area Zoning Recommendations

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

103RD Street Station Area Mobility Diagrams



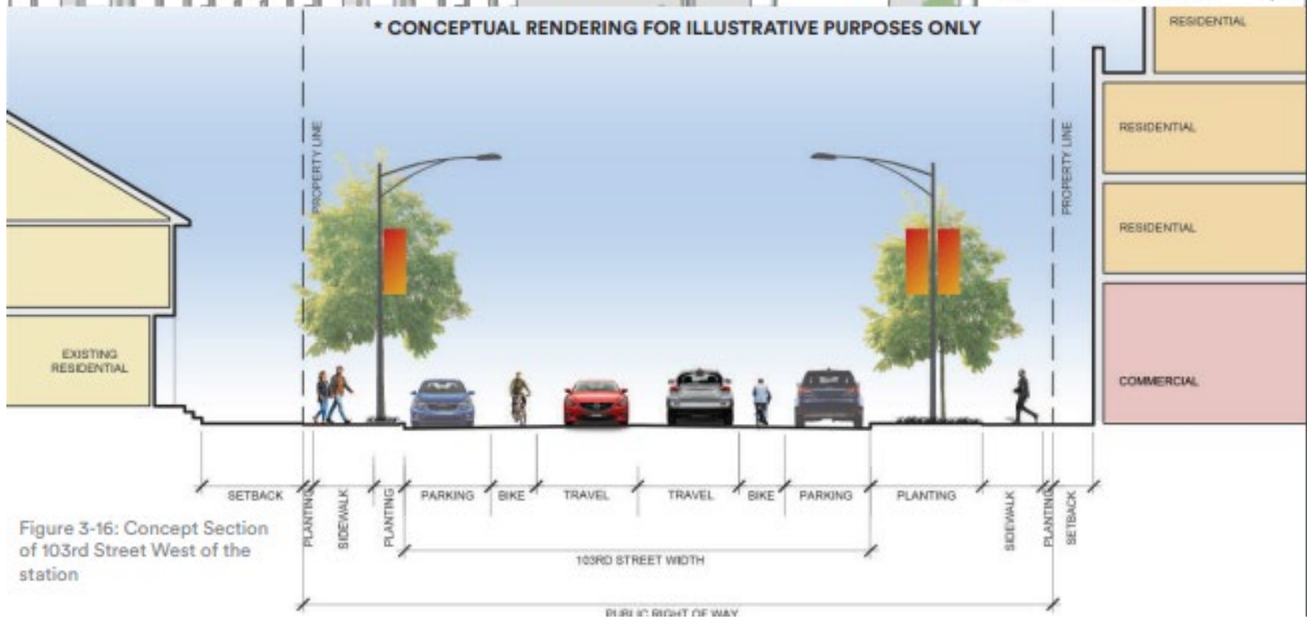


Figure 3-16: Concept Section of 103rd Street West of the station

IMPLEMENTATION FOCUS AREAS

HOUSING DEVELOPMENT & AFFORDABLE HOUSING STOCK

BUSINESS DEVELOPMENT, RETENTION & SUPPORT

COMMUNITY WEALTH & CAPACITY BUILDING

SOCIAL INFRASTRUCTURE

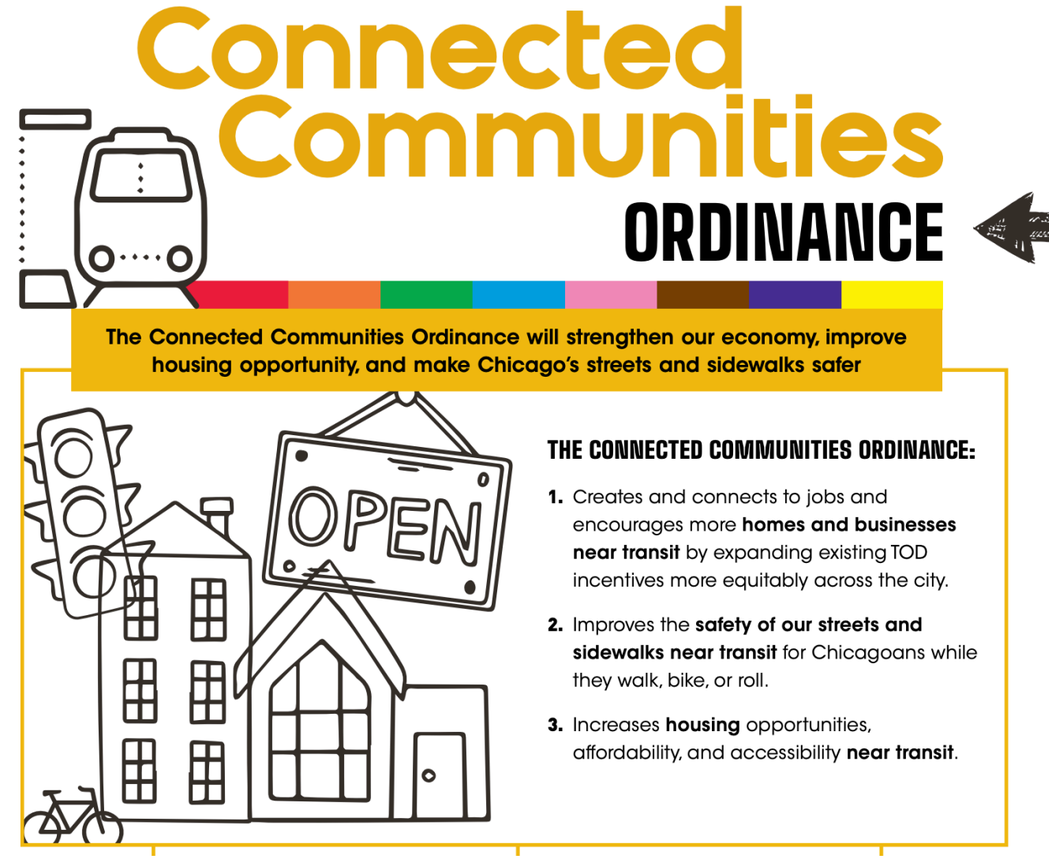
HOUSING DEVELOPMENT & AFFORDABLE HOUSING STOCK

Anti- Displacement Strategies

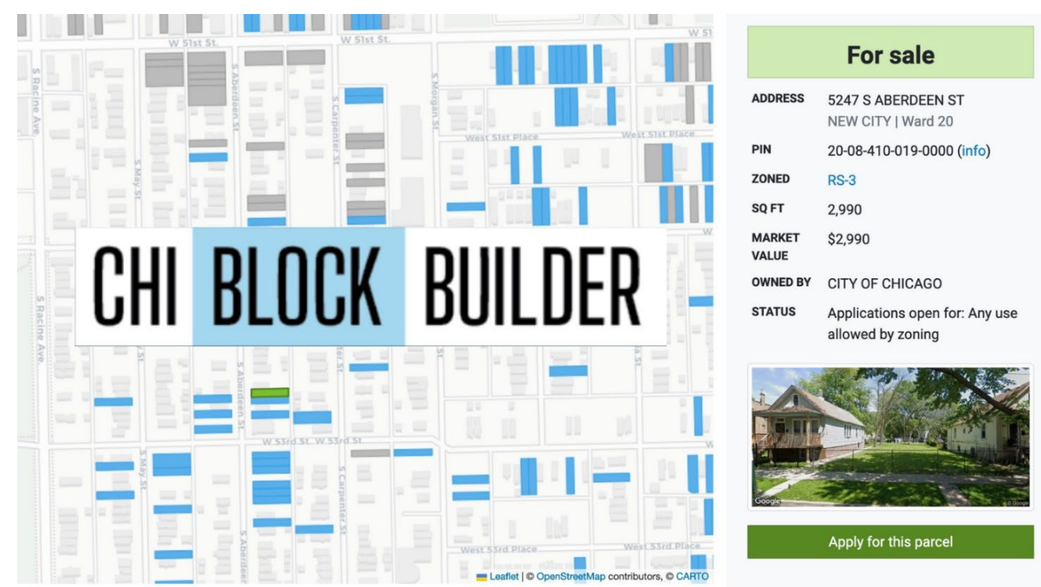
- Preserving Naturally Occurring Affordable Housing (NOAH)
- Leveraging city-owned land
- Policies to ensure equity

Quality & Diverse Housing Options

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



The Connected Communities Ordinance was adopted in July 2022



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)

Annual Shop Roseland Event Flyer

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 Youth One Summer Chicago Internship Flyer

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

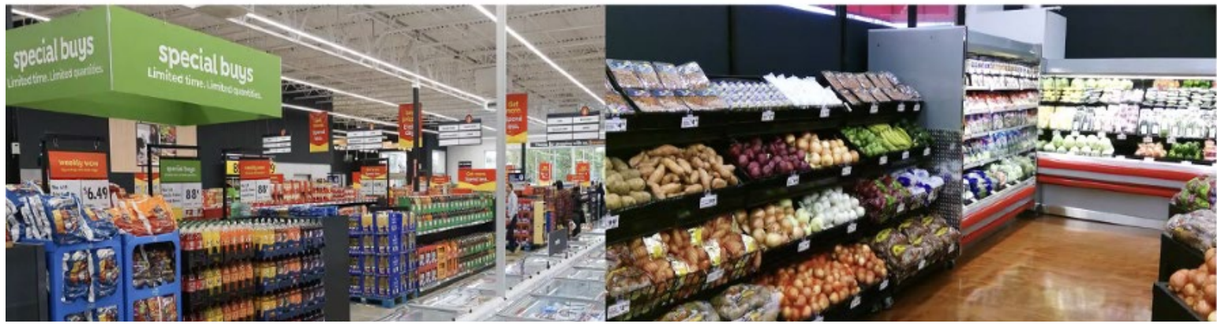
Promote Wellness

- 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%

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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.

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THANK YOU!

Department of Planning and Development