

# CTA RED LINE EXTENSION TRANSIT-SUPPORTIVE DEVELOPMENT PLAN

Draft Final Presentation | Chicago Plan Commission | 5/18/2022





# 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



**Legend**

- Preferred Alignment
- Proposed Rail Yard
- Proposed Rail Station
- Existing CTA Red Line
- Existing CTA Station
- Metra Stations
- Railroad
- Parks
- Water Bodies

All proposed stations are fully accessible and include Park & Ride facilities

**Scale**

0 0.4 0.8 Miles

1 inch = 3,600 feet

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

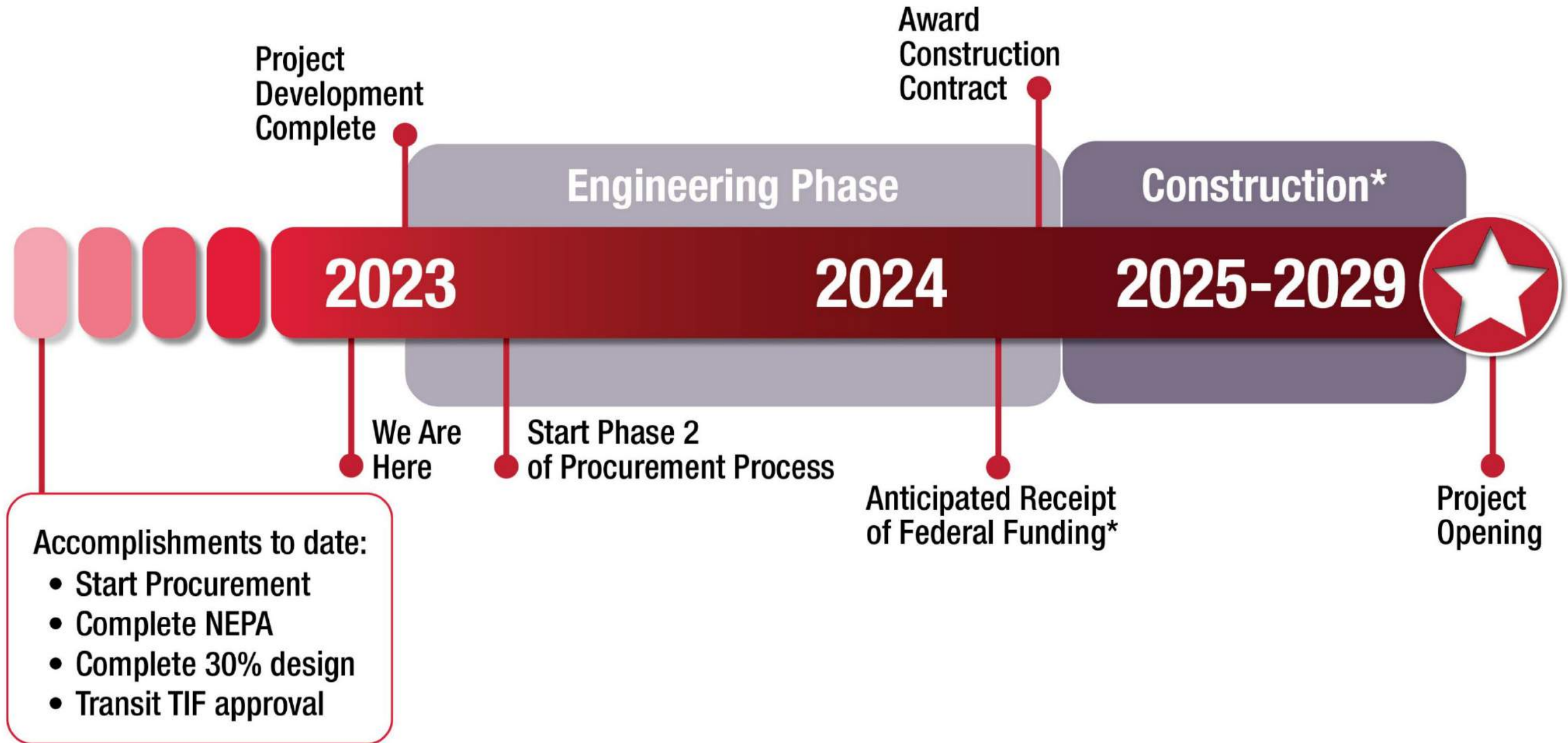
46% increase in newly accessible jobs within an hour commute of the RLE Project area



## Sustainability

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

# PROJECT TIMELINE



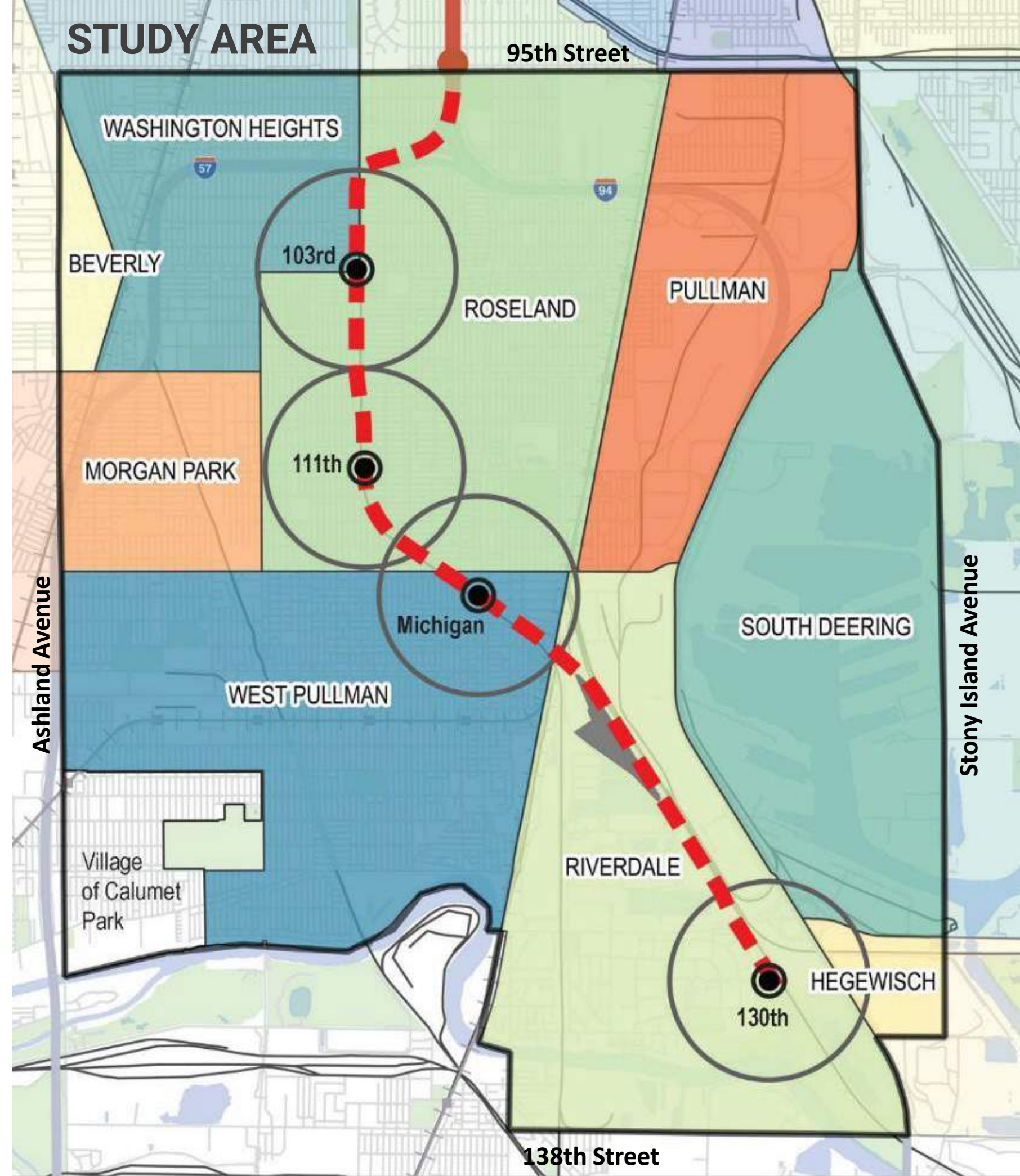
*Note: Milestones dependent on funding and approvals.  
\*Exact dates subject to further refinement as project advances.*



# TRANSIT-SUPPORTIVE DEVELOPMENT PLAN (TSD)

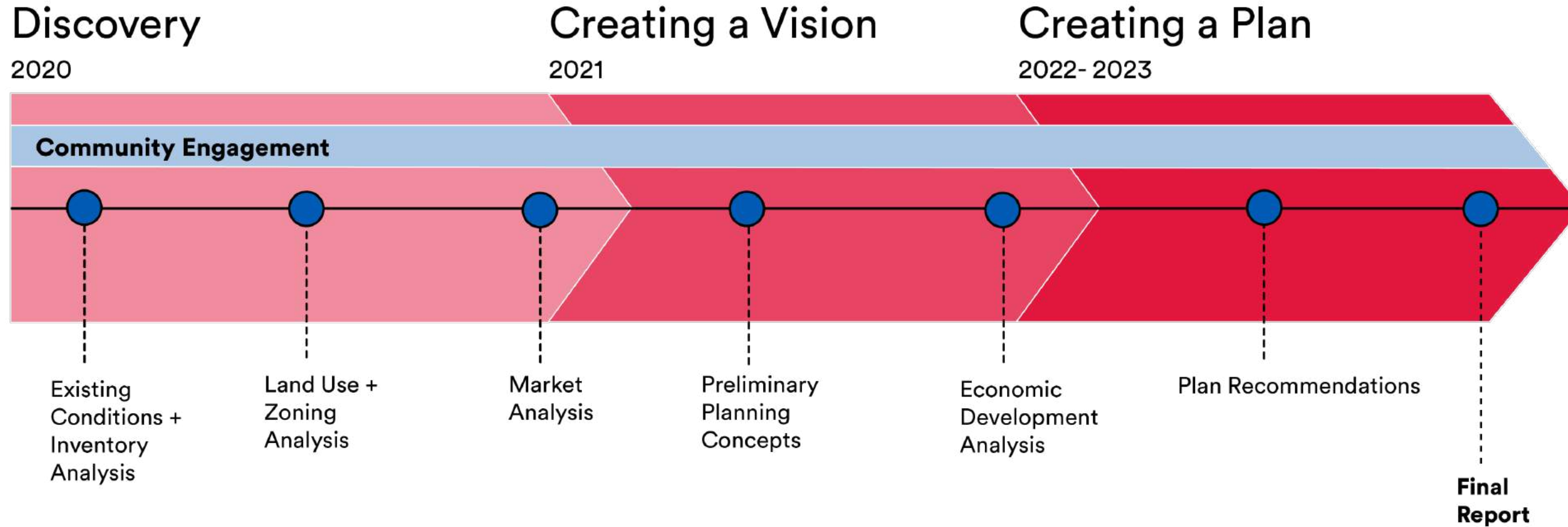
Prepared in collaboration with CTA, DPD, consultants, and the community, the TSD identifies opportunities to:

- 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

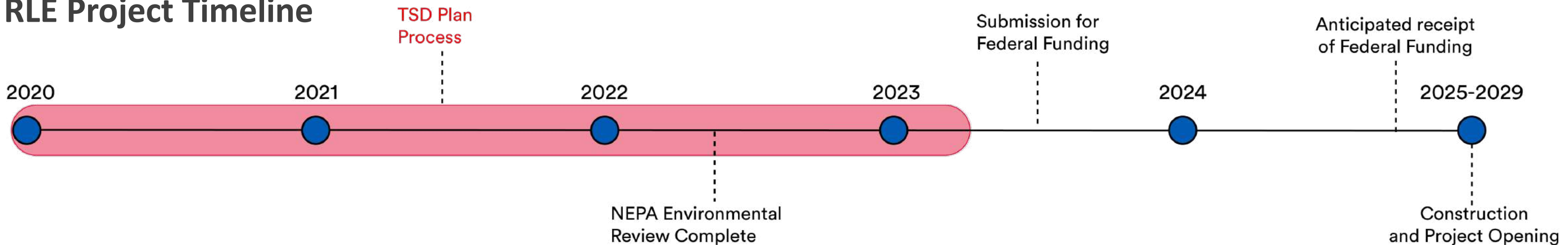




# TSD PLAN TIMELINE



## RLE Project Timeline





# COMMUNITY ENGAGEMENT & OWNERSHIP

**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

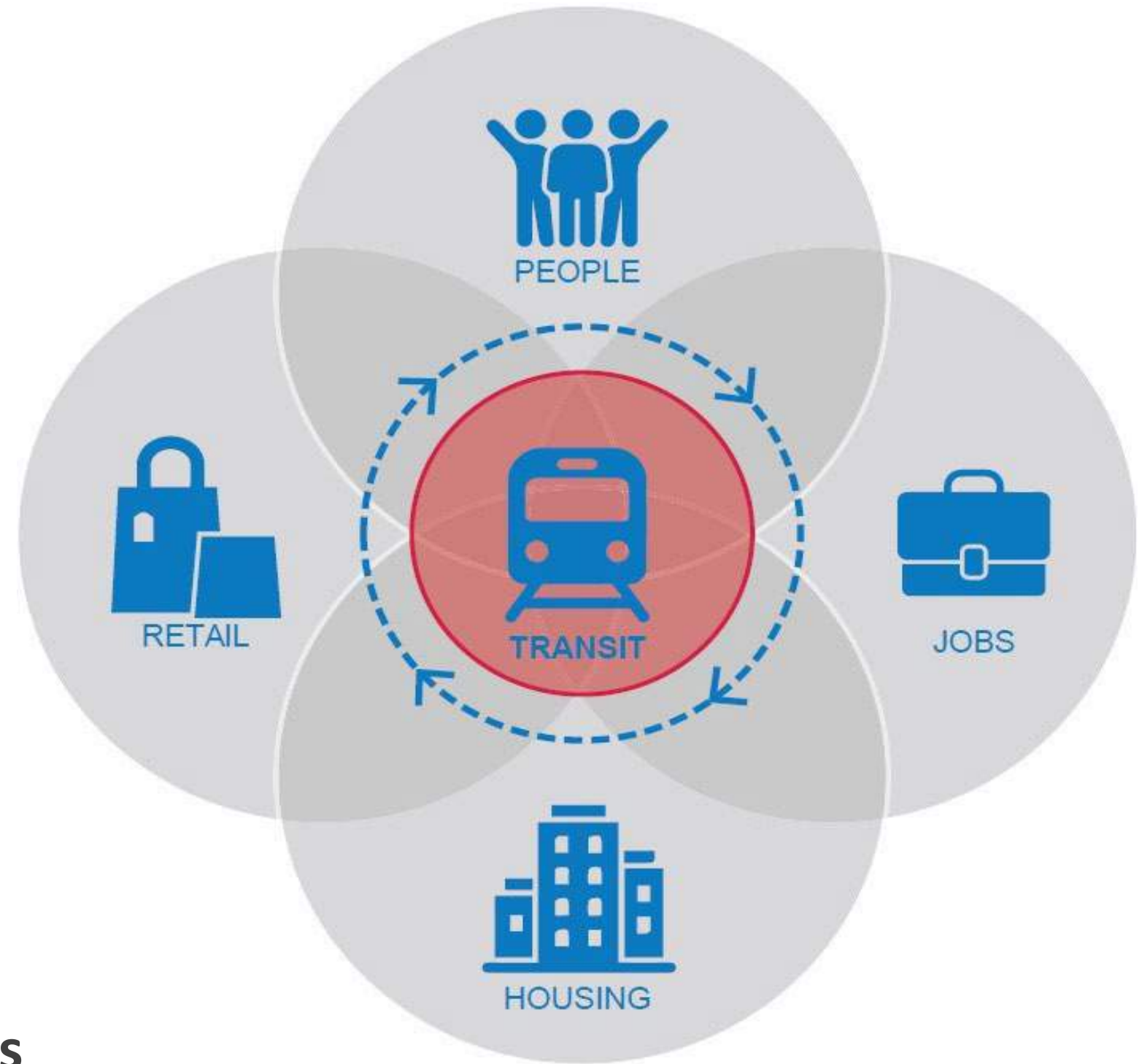
**150**

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

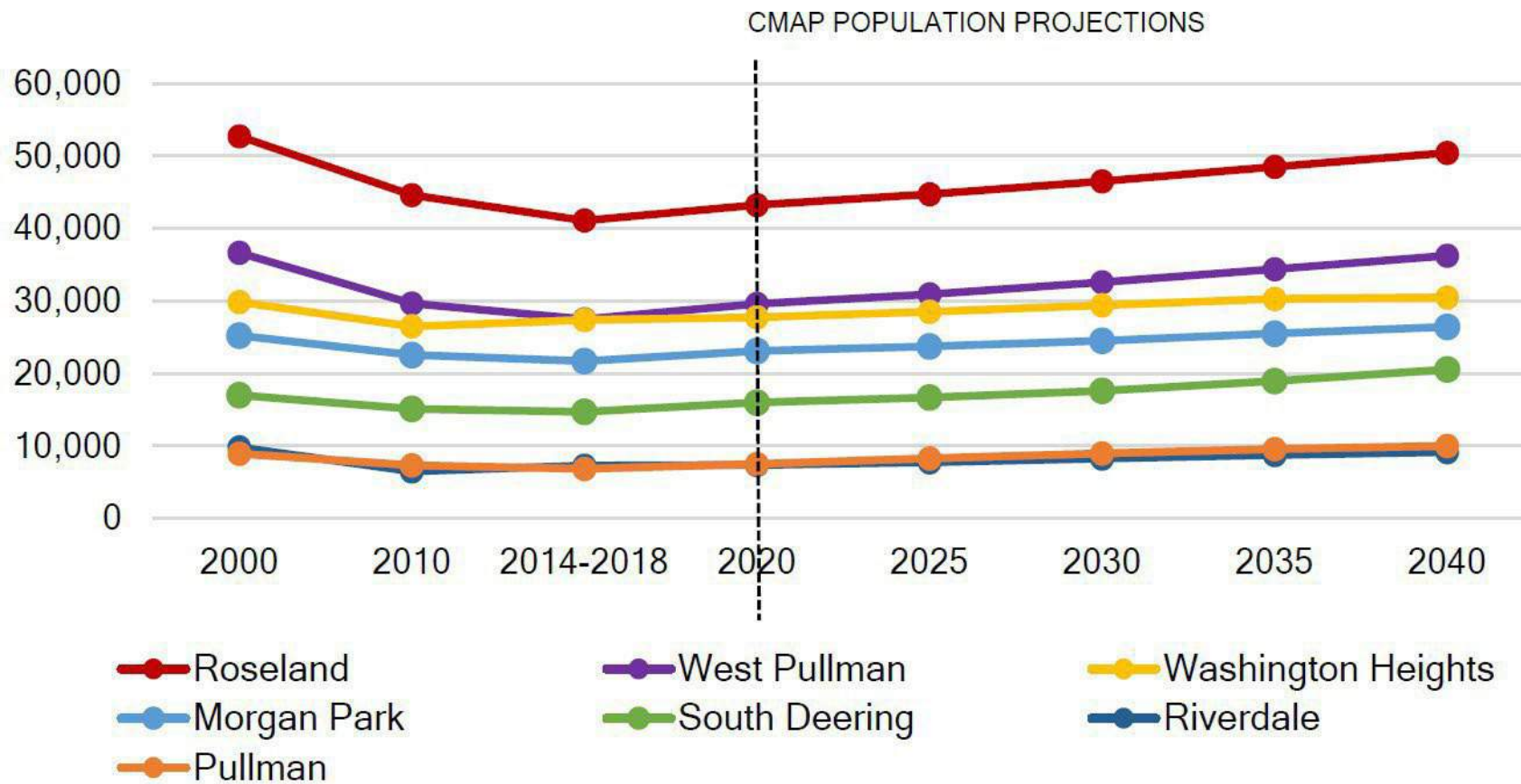




# MARKET ANALYSIS

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

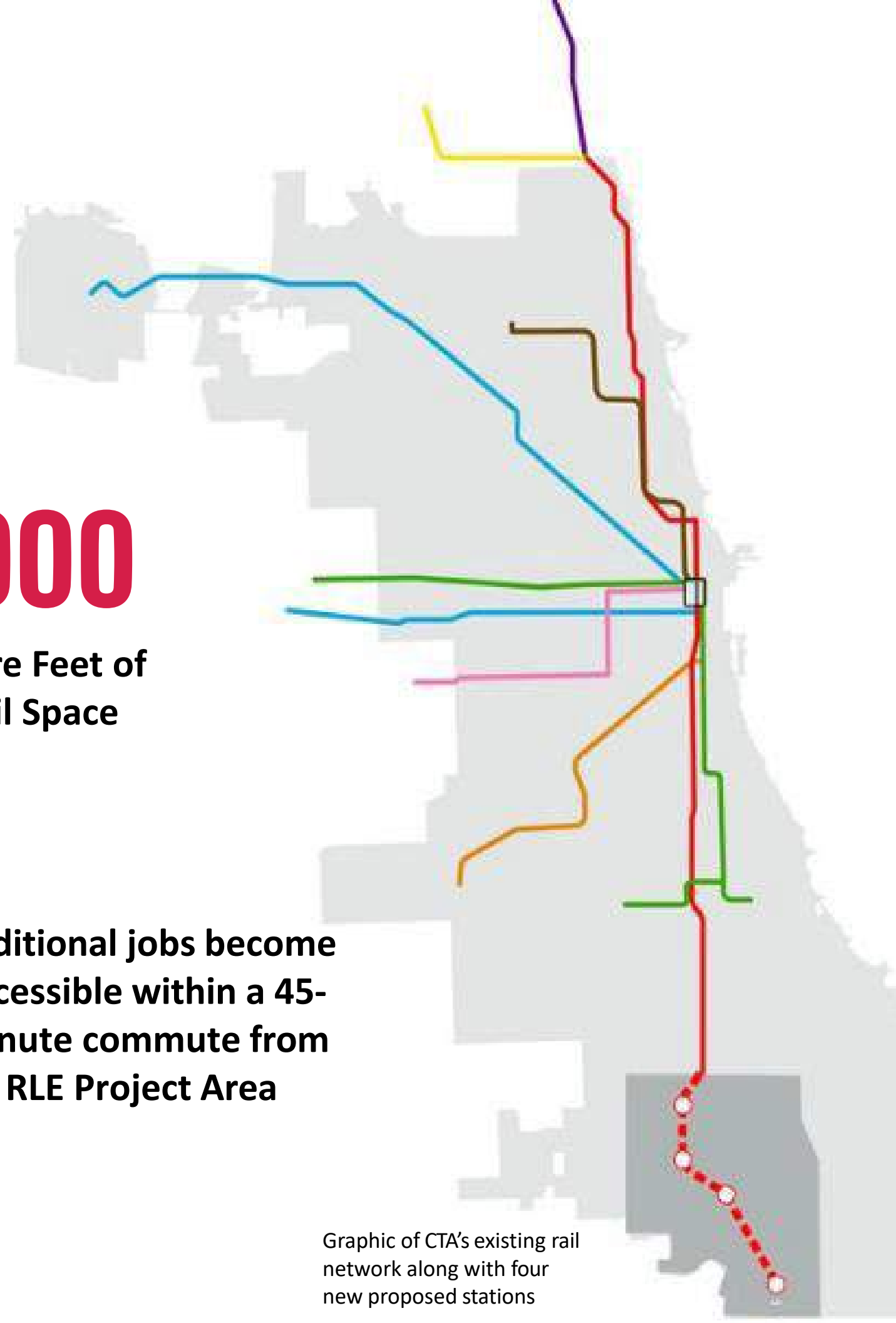


**3,385+**

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**



Preserve Existing Community

Growth & Development



**BALANCED & RESPONSIBLE DEVELOPMENT**



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

\* Conceptual rendering for illustrative purposes only

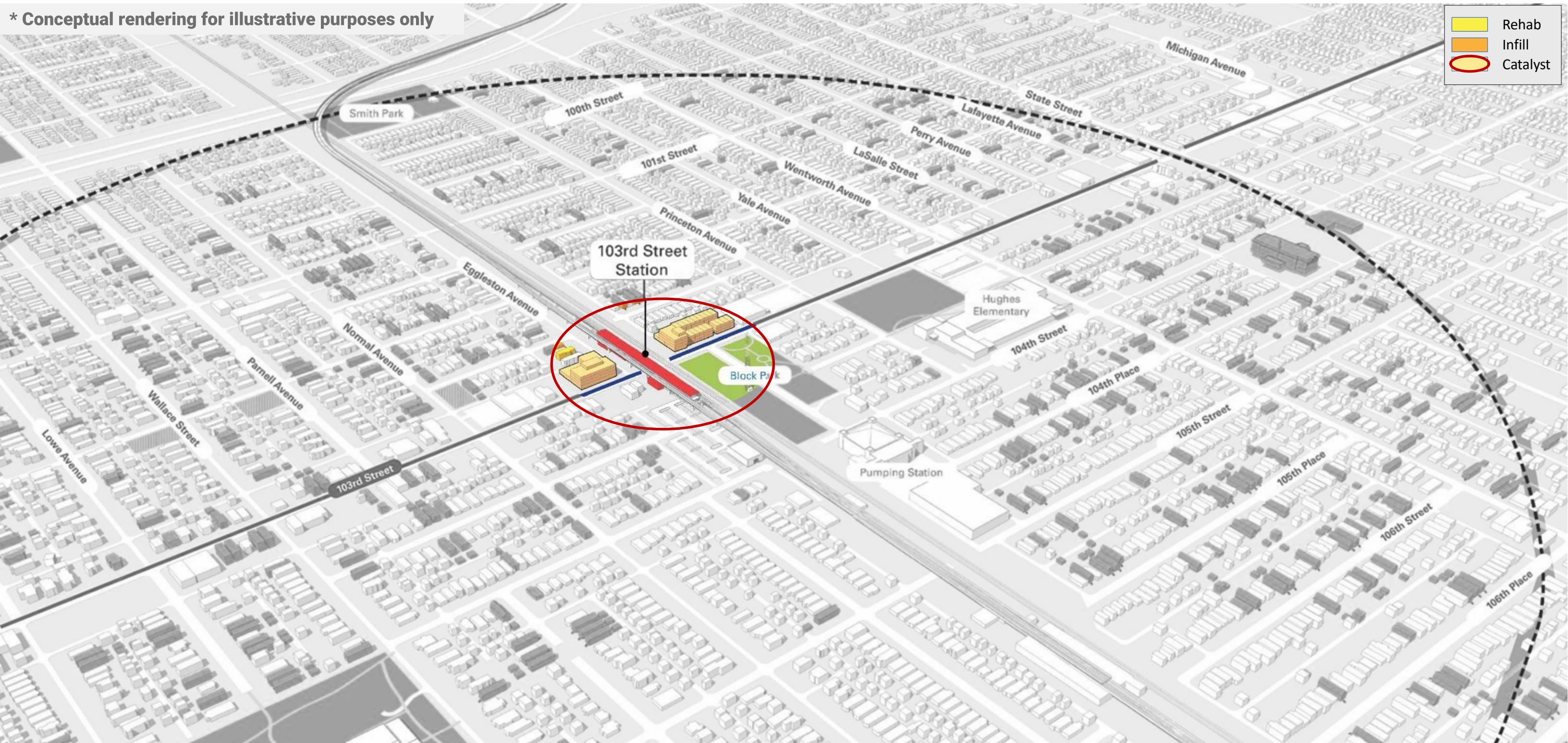


- Rehab
- Infill
- Catalyst



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

\* Conceptual rendering for illustrative purposes only



- Rehab
- Infill
- Catalyst





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

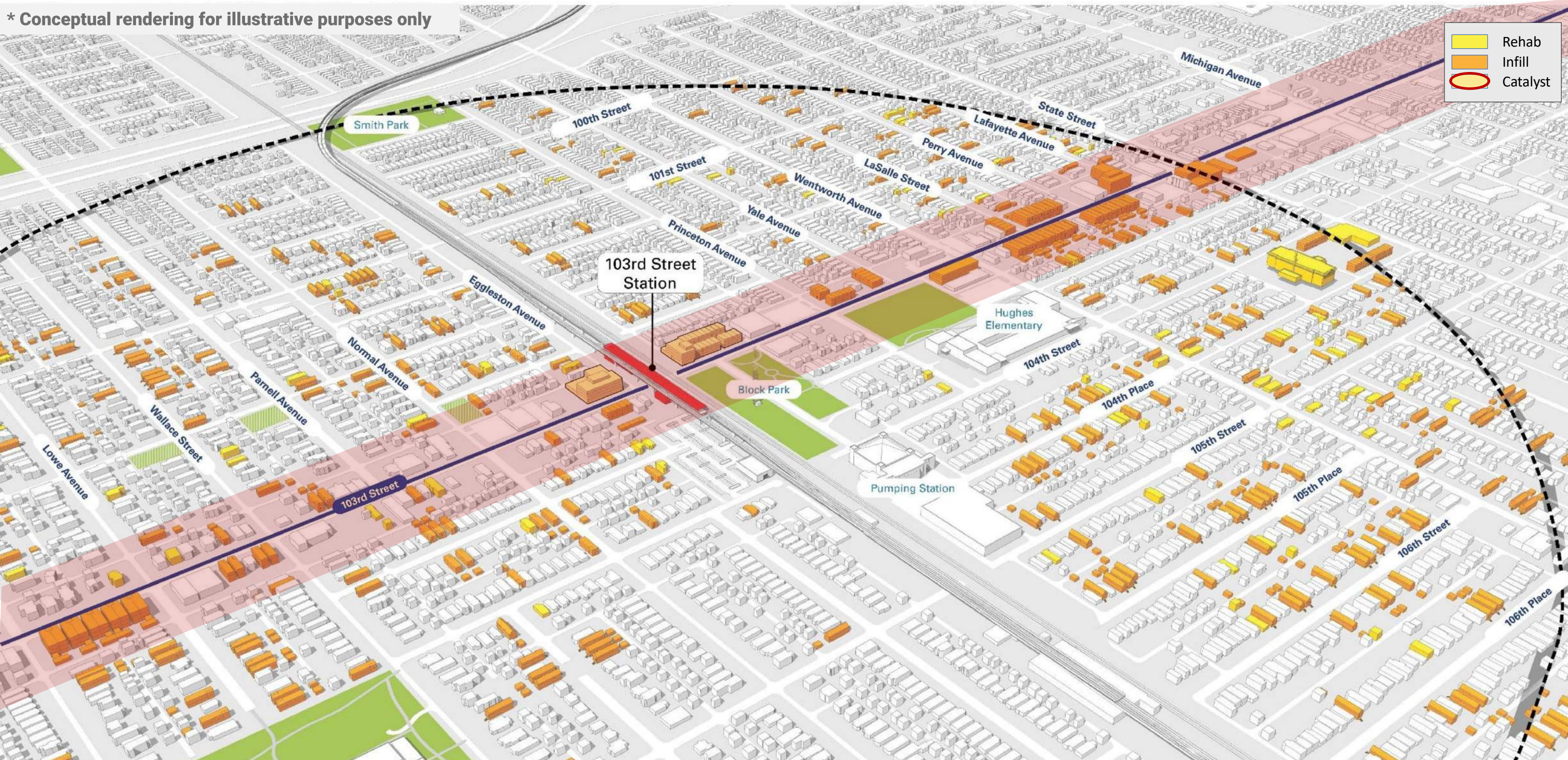
\* Conceptual rendering for illustrative purposes only





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

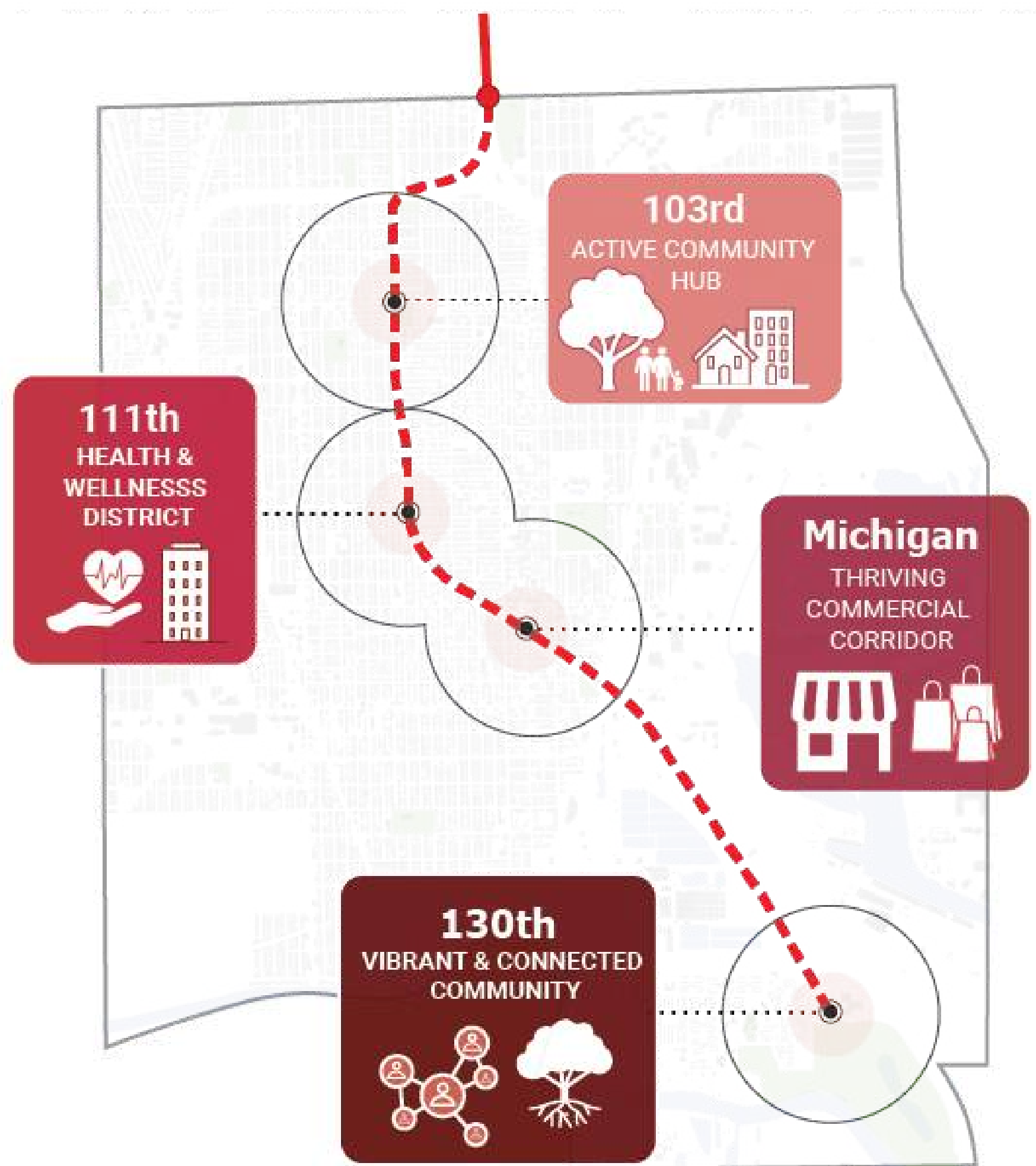
\* Conceptual rendering for illustrative purposes only





# 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

EYE LEVEL VIEW

2

1





# 111TH STREET STATION AREA – Street Level Rendering

\* Conceptual rendering for illustrative purposes only



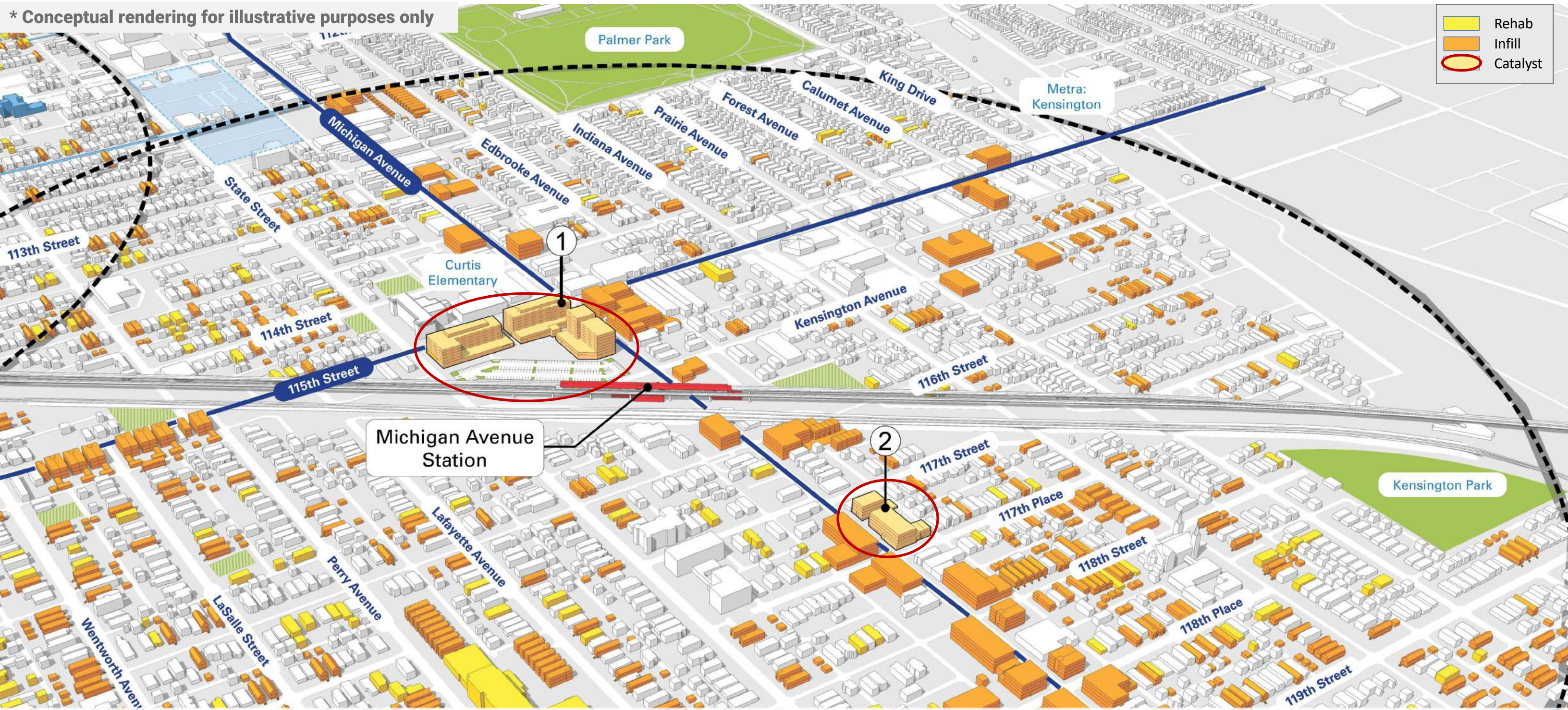
**Health & Wellness District:** Clustered development promoting vitality along this major east-west corridor, with connections to jobs and activity on Halsted Street, the Roseland Community Medical District, the Michigan Avenue Commercial district, the historic Pullman neighborhood, and Pullman Industrial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



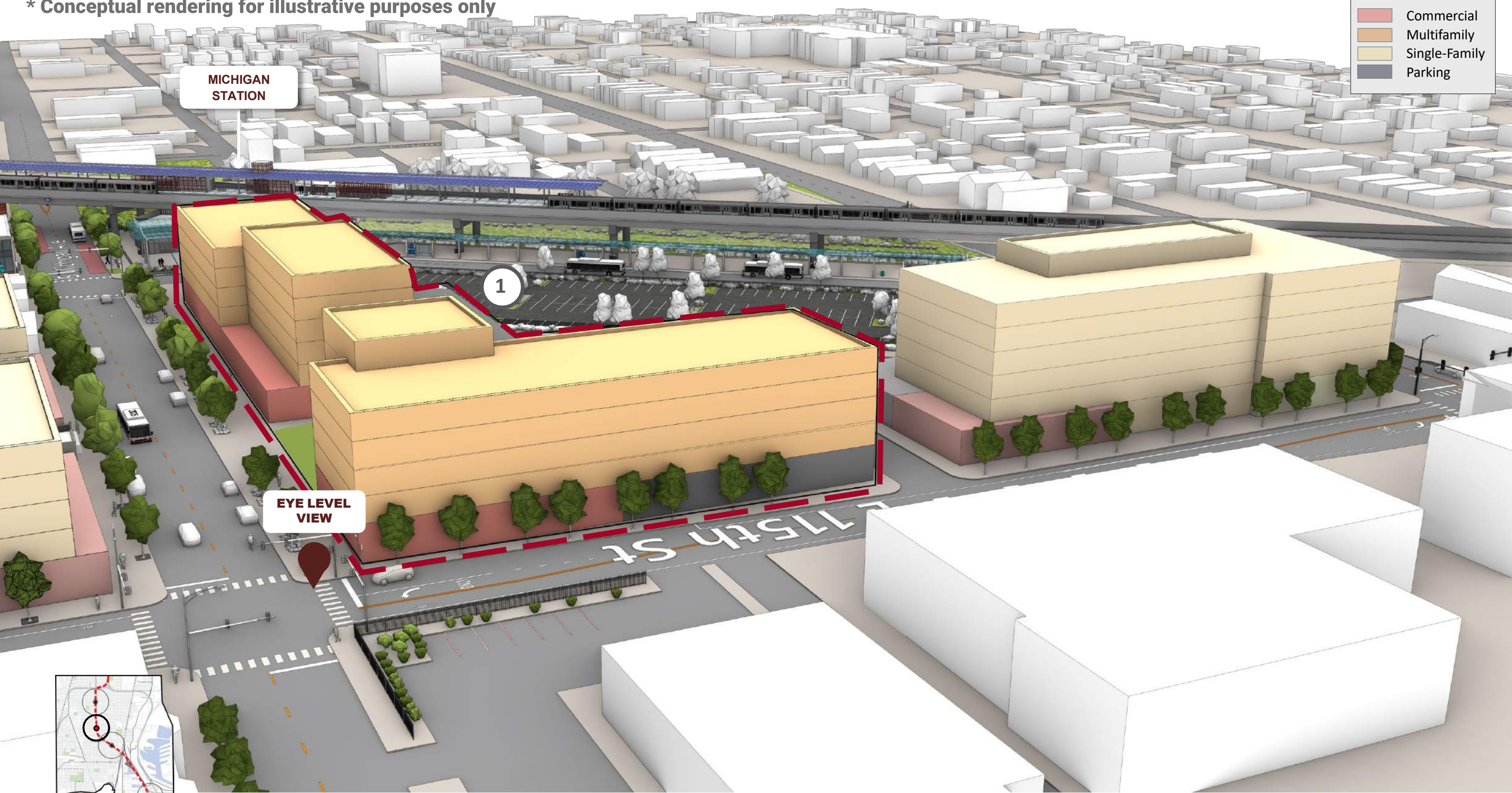
**\$850M+**  
Development  
Investment



# 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

## VISION



SITE #1 OLD GATELY'S PEOPLES SITE



MIXED-USE BUILDING ALONG MICHIGAN AVE.



SITE #2 ROSELAND THEATRE



ADAPTIVE RE-USE AND OPEN SPACE



SITE #3 115<sup>th</sup> ST AND MICHIGAN AVE



MIXED USE NEAR TRANSIT



# 130TH STREET STATION AREA- Infill Development Diagram

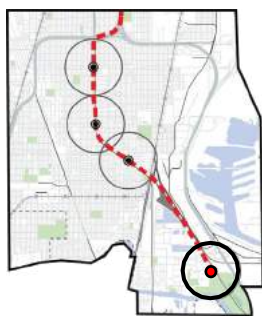
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**LEGEND**

- Opportunity Area
- 130th Street Station Zone
- RLE At-Grade Track Area
- Open Space / Low Density Residential Area
- Rehab Opportunity
- Parks & Open Space
- Key Corridor
- RLE Station 1/2-Mile Boundary

1. Altgeld "Up Top" Shops Building
2. Altgeld School Building 1
3. CICS Larry Hawkins
4. Commercial Opportunity Area
5. Eden Green South Blocks



## 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

## 103<sup>rd</sup> Street Station Area Land use Diagram



## Michigan Avenue Station Area Zoning Diagram



MICHIGAN AVENUE STATION ZONING

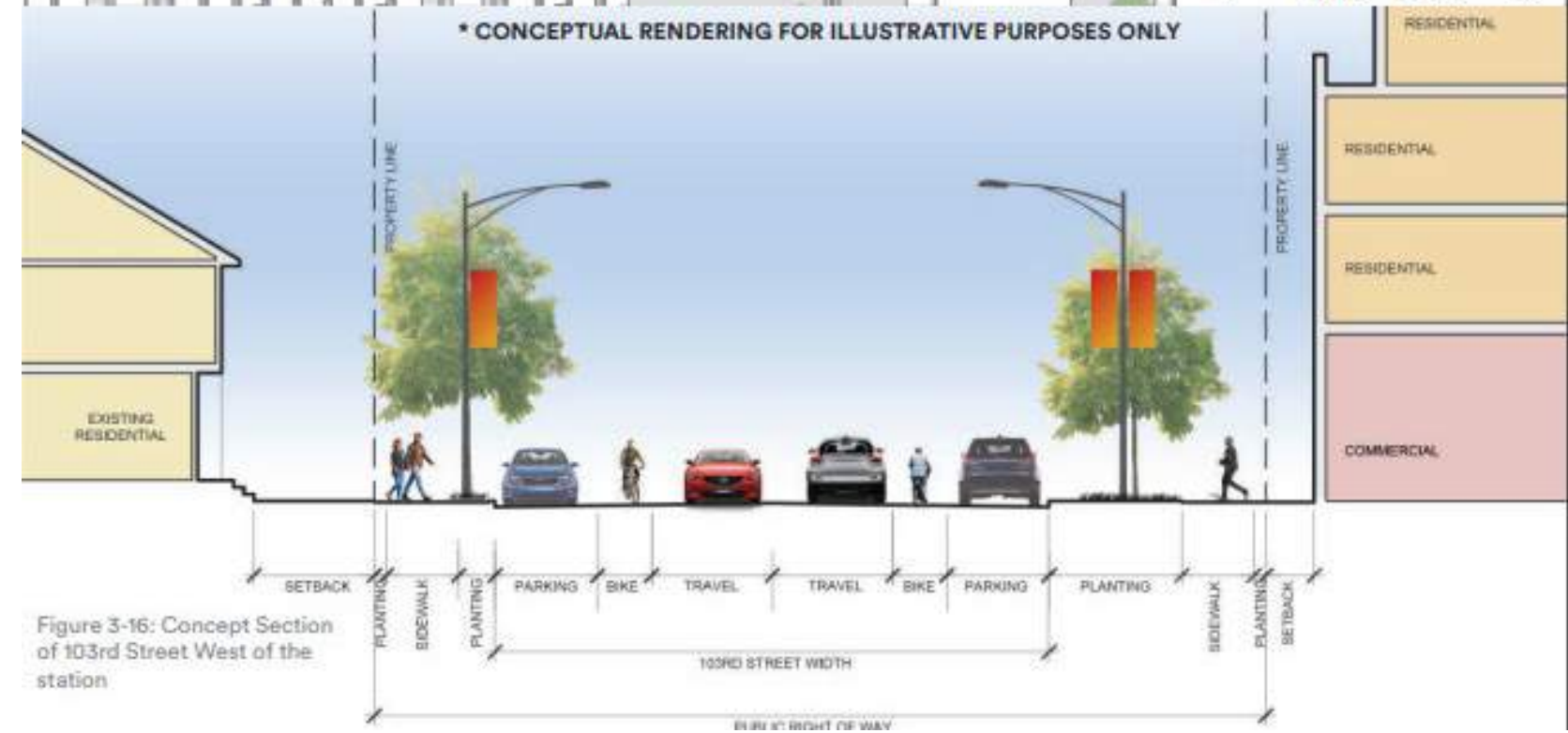
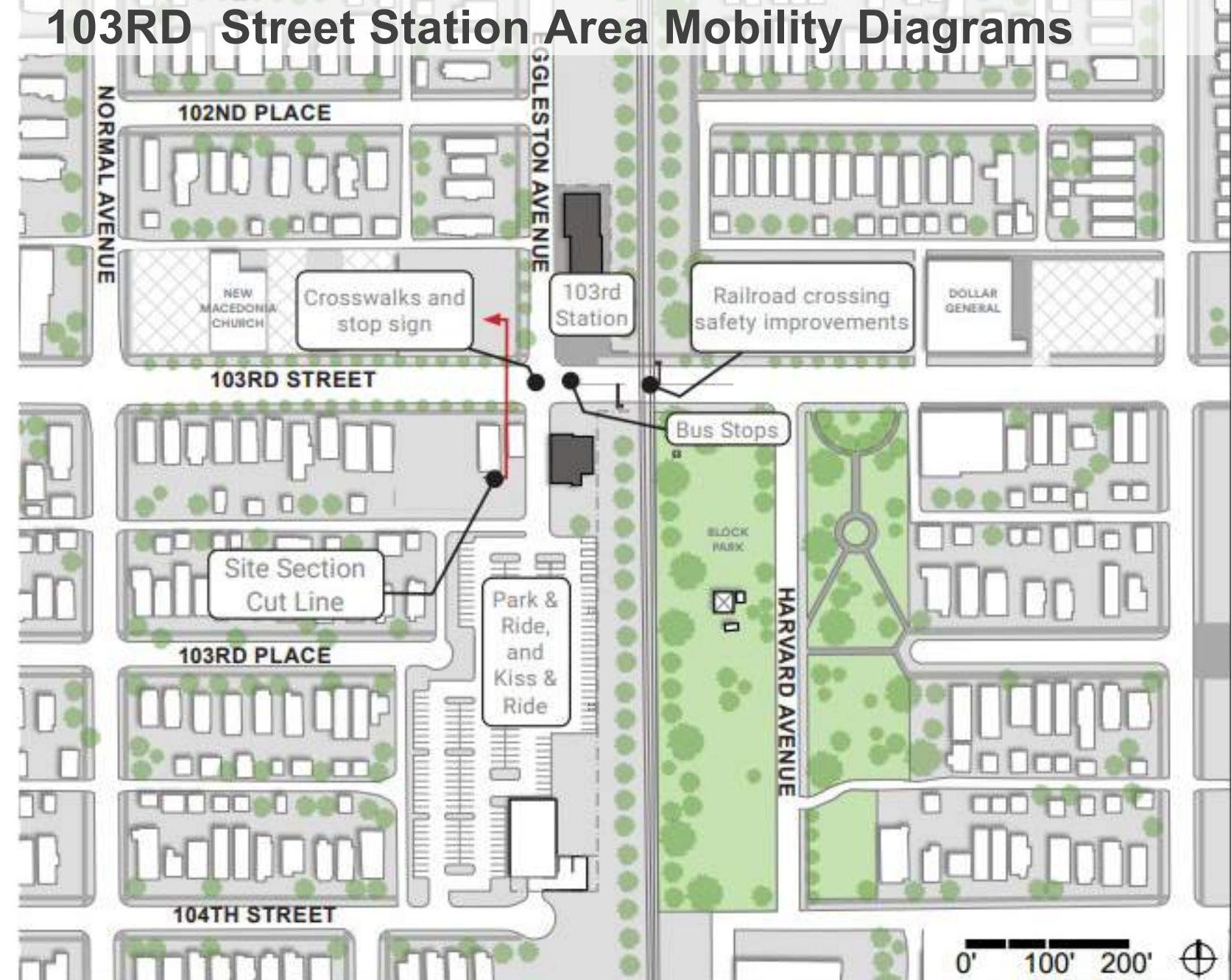
Figure 3-78: Michigan Avenue Station Area Zoning Recommendations



## 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





# 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 was adopted in July 2022



Chicago Come Home Initiative Launched November 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

Labels in illustration: 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

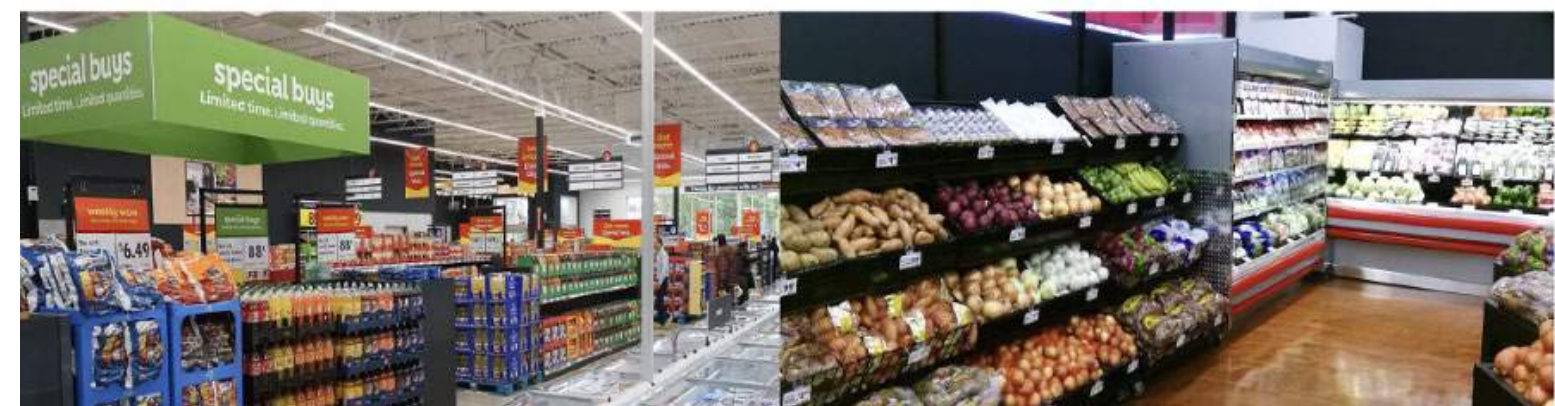
- Enhance access to healthcare
- Increase access to fresh foods

## 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 130<sup>th</sup> street

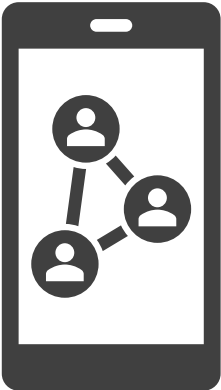


# PUBLIC COMMENT PERIOD RESULTS ( Feb. 12<sup>th</sup> – March 14<sup>th</sup> )

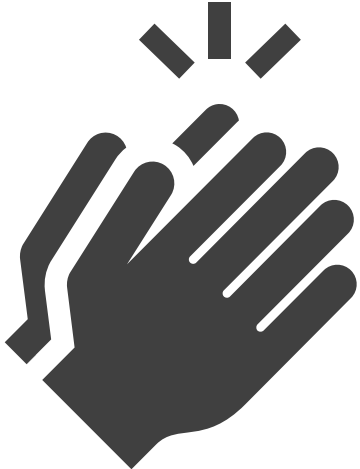
**1,000+**  
Plan Webpage Views



**60+**  
Comments, Questions  
& Statements of  
Support



**1,800+**  
Social Media  
Impressions &  
interactions



Support from Local Political  
Officials and over  
**25**  
Community Organizations &  
Coalitions



Eblasts sent out to  
**2000+**  
Community Residents  
& Stakeholders



# PUBLIC COMMENT PERIOD RESULTS ( Feb. 12<sup>th</sup> – March 14<sup>th</sup>)

## Refinements Based on Public Feedback

- Added section acknowledging Chicago’s historical inequities
- Added additional historical context for the 130th Street station area
- Refined language in some instances to clarify concepts
- General document clean-up

## Feedback Survey Results

	Percentage
Supportive	65.45%
Somewhat Supportive	23.64%
Neutral	3.64%
Somewhat Not Supportive	5.45%
Not Supportive	1.82%
Total	100.00%

**89%**

Of respondents were supportive of the plan document





## 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.

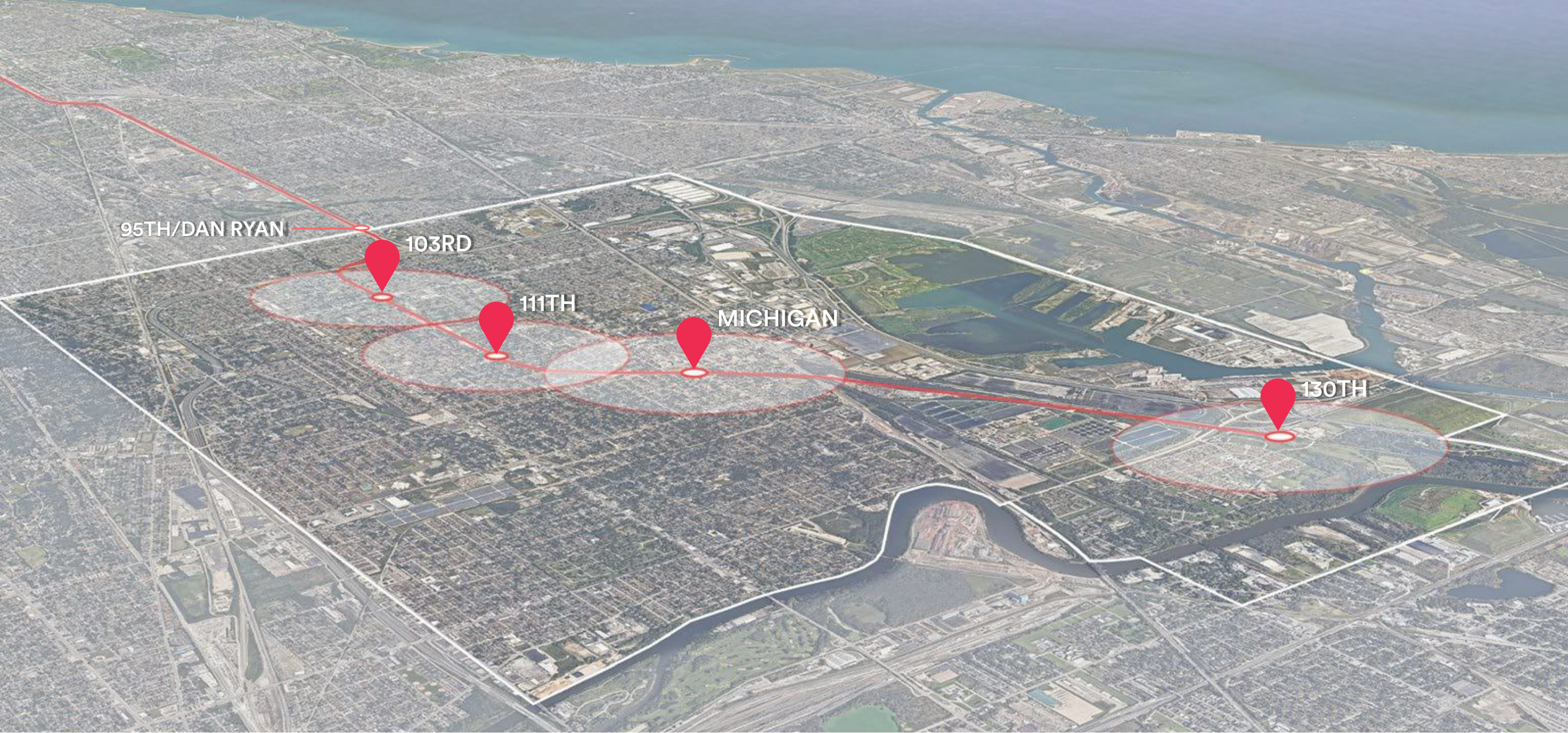
2

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!**

**View the final Plan here:**

**<https://www.transitchicago.com/rle/tsd/>**

