



Regional
Transportation
Authority

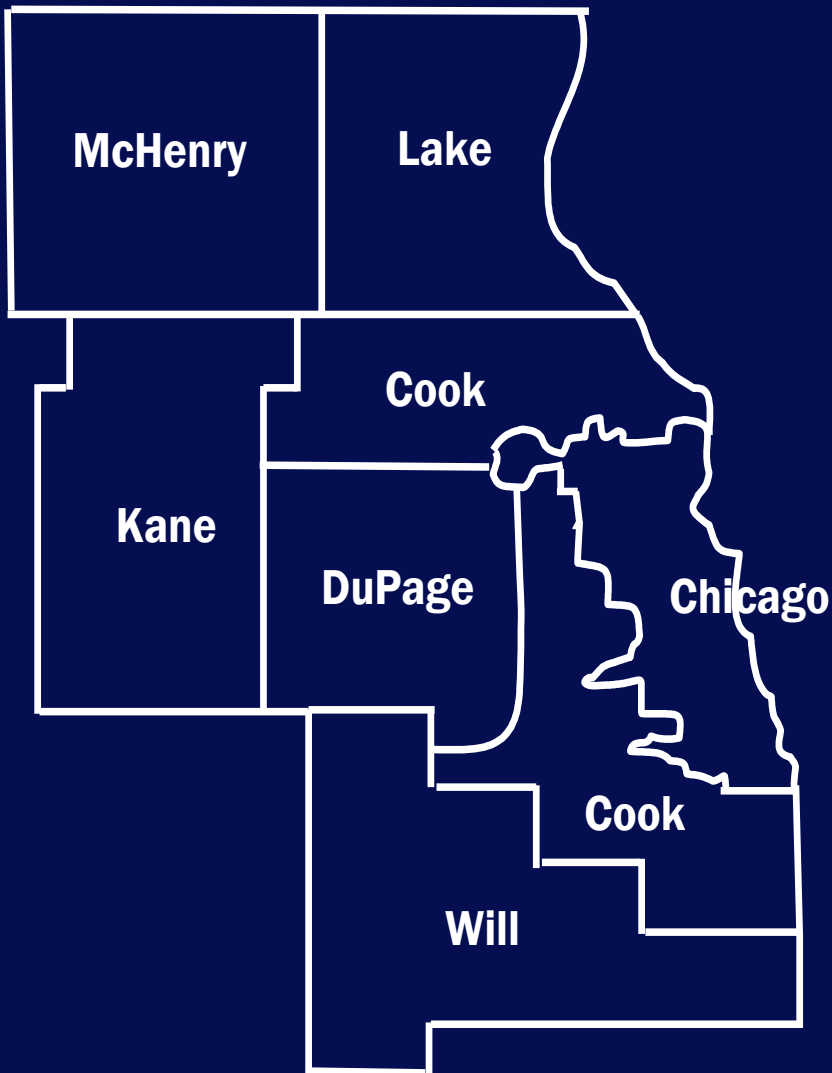
Transit-Oriented (Re)-Development in the Chicago Region: *Setting Ideas in Motion*

**Rail~Volution
October 15, 2012
Los Angeles, CA**

Overview of RTA



RTA Region



- 8.5 million people
- 3,700 square miles
- 2M rides daily
- 3.6 bil. passenger miles
- 5,640 bus & rail cars
- 381 rail stations
- 334 bus routes
- 7,200 route miles
- 650 vanpool vehicles
- \$36 billion in assets

Community Planning Program

Eligible Applicants

- Local Governments in Seven-County Region
- Service Boards

Eligible Projects

- Transit-Oriented Development
- Transit Improvement
- Integrated Transportation and Land Use Plans

Details

- Since 1998
- Funded over 100 studies
- Began partnership with CMAP (MPO) in 2011

RTA FUNDING PROGRAMS

in partnership with CMAP



Chicago Metropolitan
Agency for Planning

May 2012



www.RTChicago.com/programs



Implementation Efforts



- Dedicated staff focused on implementation
- Inventory and track implementation
- Ongoing technical resource to previous Community Planning grantees
- TOD Implementation Technical Assistance Program



TOD Implementation Technical Assistance Program



Ordinances



Developer Solicitation



Innovative Financing Plans



TOD Plan Updates

Developer Involvement



- Feedback during planning process
- Surveys
- Targeted roundtables
- ULI partnership



Case Study: Developer Panels

- Pilot Project in 2010 = Mixed Results
- New partnership with ULI = Unexpected success
- Wood Dale: purchasing land
- Franklin Park: in talks with developer from the panel



Case Study: LaGrange



- 2005 TOD Plan
- Significant residential and commercial development; streetscaping
- Follow-up, drill-down plans
- Pedestrian access plan created; pursuing grant funding for those improvements



Case Study: Mt. Prospect



- Original TOD Plan 1998; updated in 2003
- New Village Hall, Library and parking structure
- Significant residential and commercial investment
- Undertaking a third update; focus on specific parcels and uses
- Communities are constantly changing – planning process ongoing

Case Study: Orland Park

- TOD plan completed in 2000
- Transform Metra station area from industrial to mixed-use Town Center
- Improve access
- Implementation success story



Case Study: Orland Park



- Solid plan
- Strong leadership
- Persistence
- Updated zoning
- Established TIF
- Land assemblage
- New Metra station
- Weathered economic downturn
- Public investment in catalyst project

Case Study: Orland Park

Catalyst Project: 9750 on the Park

- PPP for market-supported apartments
- Village fronting \$62M of the \$63M needed to private developer
- Village paid back through increased sales tax, TIF revenues and bonds
- Site Data:
 - 295 units
 - 4,000 square feet of first floor commercial
 - Residential amenity space
 - Four-story wrapped parking deck
- Parking reduced due to TOD
- Construction began in Fall 2011



Case Study: Orland Park



Redevelopment
Site

Construction
September 2012





Contact Information

Heather Tabbert, AICP
Manager
Local Planning and Programs
Regional Transportation Authority

312-913-3244
tabberth@rtachicago.org

www.rtachicago.com/cp

