Building Livable Communities with Transit

Building Liveable Cities

Transit Oriented Development Models
STAR Line and Current Commuter Rail Lines
Building Livable Communities with Transit

STAR LINE PLANNING PRINCIPLES

• Connectivity throughout the station area for all modes of travel and reducing reliance on single routes, for example buses, shuttles and transfers to other rail lines.
• Greater density / intensity of development within walking distance of transit stations.
• Reduced reliance on large single use surface parking lots
• Synergy of complementary land uses, particularly those most likely to generate origin or destination rider ship.
• Urban design to support a walk-able environment, street walls, plazas, sidewalks and inviting landscapes.
Plainfield Transit Oriented Development

Plainfield, IL

Population 17,000
Anticipated Growth and Build out  70,000

Goal for Town Center, However the new station district should not compete with the existing Main Street

• Public Space
• Housing 12 units per acre
• Retail
• Industrial
• Parking
Plainfield TOD - Station Area Environment
Hoffman Estates Transit Oriented Development

Hoffman Estates, IL

Founded in 1955
Population 54,000

Updating the Comprehensive Plan and developing 2 station area strategies.

- Mixed Use Business – Employment Center
- Town Center Development
Hoffman Estates - Prairie Stone Office Park

Prairie Stone TOD

- Mixed Use Business – Employment Center
Hoffman Estates - Barrington Station Area Option 2
Hoffman Estates - Barrington Station
Rolling Meadows Transit Oriented Development

Rolling Meadows, IL
Population 23,909

Goal for Town Center
Create new high-rise residential/commercial neighborhood linked with commuter train line system

• Public Space
• Housing 46 units per acre
• Retail
• Parking
Rolling Meadows - Townhouse
Rolling Meadows - Mid-rise
Rolling Meadows - Site Development
Principles for Creating Live-able Places

• Complete-Neighborhood
• Identity
• Accessibility
• Activity
• Affordability
• Diversity
• Sustainability
Building Livable Communities with Transit

Regulatory / Urban Design Tool Box

- Tax Increment Finance District and Design Guidelines
- Understand the Market Forces for all Land Uses Under Consideration
- Prepare Site Capacity & Access Studies prior to Development Agreements
- Identify Synergies between Comprehensive Planning Policies
- Provide Sustainable Policy for Conservation of Natural Resources
- Offer Density Incentives for Open Space Provisions
- Establish a Civic Place through Landscape, Parks or Significant Streetscapes
- Create a Variety of Residential Product
- Create Identity and a Compelling Vision