



RTA University Park TOD Plan

Community Meeting #1

2021302

03 — 25 — 2022

TEAM OVERVIEW



PARTNERSHIP BETWEEN
VILLAGE OF UNIVERSITY PARK
AND
REGIONAL TRANSPORTATION AUTHORITY



PROJECT MANAGEMENT
LAND USE PLANNING & URBAN DESIGN

GOODMAN WILLIAMS GROUP
— REAL ESTATE RESEARCH —

REAL ESTATE MARKET ASSESSMENT
IMPLEMENTATION STRATEGIES

Sam
Schwartz

TRANSPORTATION PLANNING

Metra Station

REGIONAL TRANSPORTATION AUTHORITY

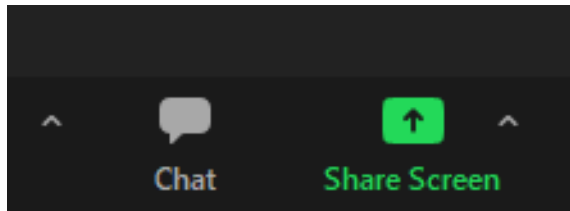


COMMUNITY MEETING #1 | RTA TOD PLAN | UNIVERSITY PARK | 2021302 | 03-25-2022

© 2022 SOLOMON CORDWELL BUENZ

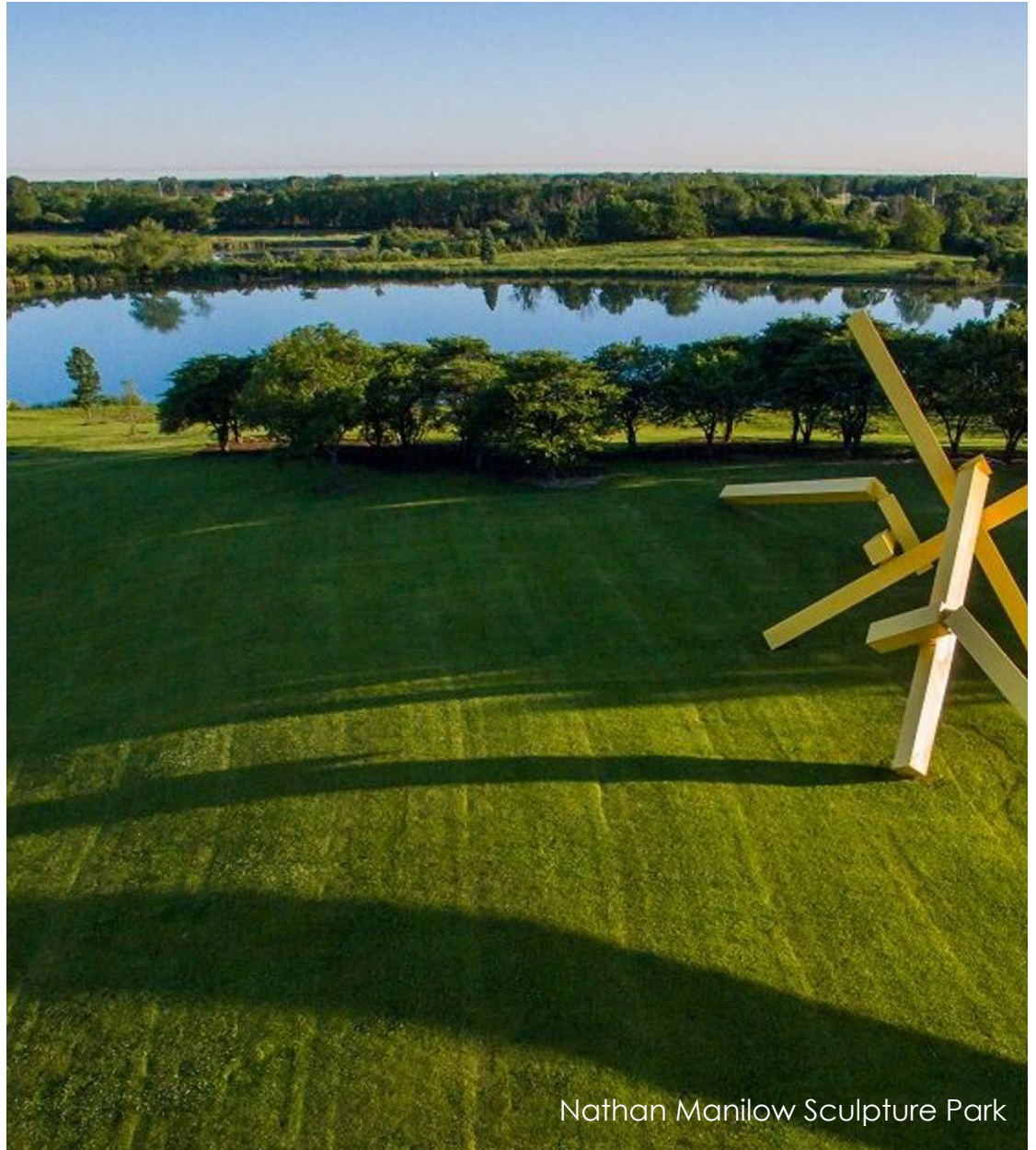
PARTICIPANTS' INTRODUCTION

- What is your name?
- How long have you lived or worked in University Park?
- What are the first three words that come to mind when you think of University Park?



Kindly put your answers in chat. You can find the chat option on toolbar, at the bottom of zoom window.

REGIONAL TRANSPORTATION AUTHORITY



Nathan Manilow Sculpture Park

MEETING AGENDA

1. Team Overview (3 min)
2. Participants' Introduction (5 min)
3. Project Overview and Goals (5 min)
4. Project Timeline (3 min)
5. Existing Conditions Analysis (3 min)
6. Preliminary Market Analysis (3 min)
7. Preliminary Transportation Analysis (3 min)
8. Stakeholder Engagement (5 min)
9. Vision and Goals for TOD Site (25 min)
10. Next Steps (5 min)



REGIONAL TRANSPORTATION AUTHORITY



PROJECT OVERVIEW AND GOALS

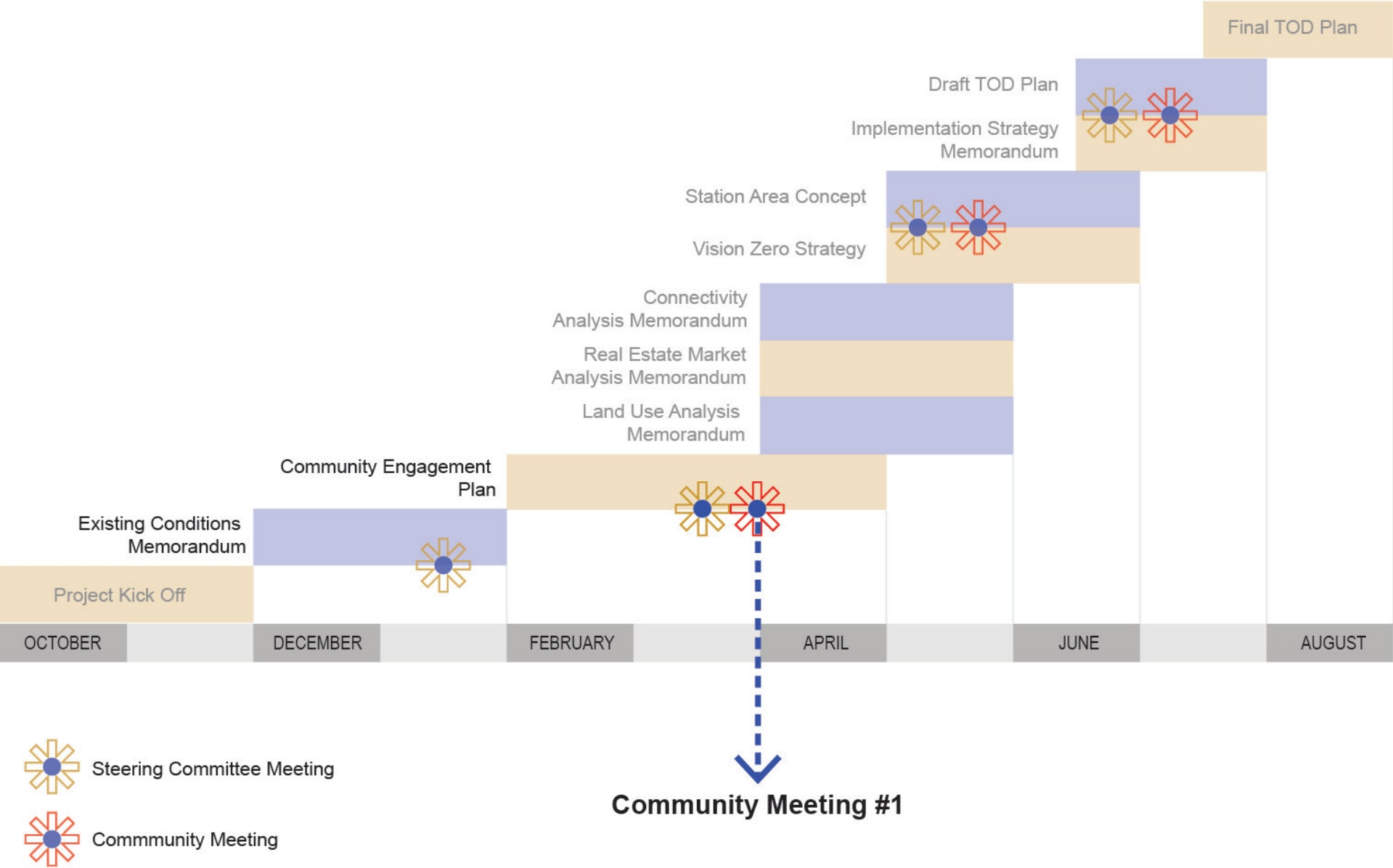
The opening of I-57/ Stuenkel Rd interchange has brought significant growth and opportunities to the Village and Governors Gateway Industrial Park. This project will seek to fulfill upcoming and existing demands, by maximizing potential of **Transit Oriented Development** (TOD) around the Metra Station.

GOALS

- Update 2002 **TOD Plan**
- Identify **Economic Development Opportunities** associated with local real estate trends
- Create **Last Mile Mobility Strategy**
- Create **Vision Zero Strategy** and Framework



PROJECT TIMELINE





EXISTING CONDITIONS ANALYSIS

West side tunnel and parking Lot

REGIONAL TRANSPORTATION AUTHORITY



COMMUNITY MEETING #1 | RTA TOD PLAN | UNIVERSITY PARK | 2021302 | 03-25-2022

© 2022 SOLOMON CORDWELL BUENZ

SITE: STRENGTHS



- Governors State University with its extensive educational programs and student population contributes to the local economy and significant community.
- Direct access to Gateway Industrial Park from I-57 has contributed to business growth.
- Metra Train Station connects University Park to Chicago and neighboring communities, facilitating easy access and efficient travel for work and leisure.
- Proactive community with economic development initiatives for University Park contributes significantly towards its growth.

REGIONAL TRANSPORTATION AUTHORITY



SITE: OPPORTUNITIES



- Proposed retail and commercial developments in Gateway Industrial Park
- Proposed multi-use paths across University Park and ongoing streetscape development on Cicero Ave.
- New jobs in Gateway Industrial Park.
- Vacant land along Stuenkel Rd and around Metra Station.
- Availability of variety of natural features and open space.

REGIONAL TRANSPORTATION AUTHORITY





PRELIMINARY MARKET ANALYSIS

East side parking lot

REGIONAL TRANSPORTATION AUTHORITY



COMMUNITY MEETING #1 | RTA TOD PLAN | UNIVERSITY PARK | 2021302 | 03-25-2022

© 2022 SOLOMON CORDWELL BUENZ

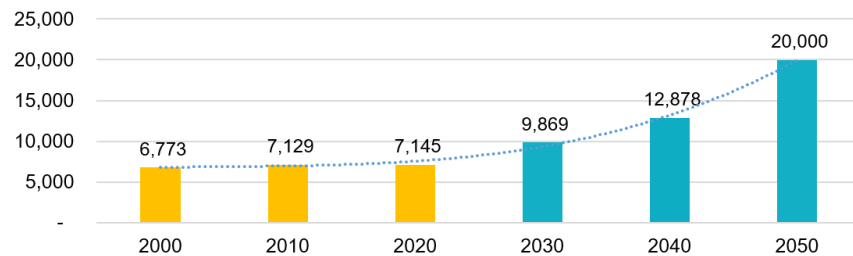
MARKET ANALYSIS

The real estate market analysis includes research on demographics, employment, residential, retail, and industrial markets to identify **drivers**, **realities**, and **opportunities** in University Park, focused around the Transit-Oriented Development around the Metra Station.

Demographic Trends

Limited population growth between 2000 and 2020, forecasted to undergo significant growth between 2020 and 2050, bringing up to 1,200 new households over 30 years.

Figure 1: Population & Forecasts in University Park, 2000 - 2050



Source: US Census 2000, 2010, 2020 & CMAP Population Forecasts 2020 - 2050

Age: Young median age at 31.3 (compared to Will County at 37.9)

- Losses in school age children (0 – 19), and residents age 35 – 49
- Growth in residents aged 20 – 34, and 50+

Income: Fair low median income at \$52k compared to Will County \$87k

- Only one quarter of households earn more than \$75k per year

Employment Trends

Very steady job growth in University Park, with thousands of jobs added between 2000 and 2020.

Major employers include Governor's State University and Amazon, and more expected with the opening of Carvana and Chicago Steele Mill, amongst others.

Only 2% of jobs in University Park are held by University Park residents.

Figure 7: Inflow and Outflow Patterns



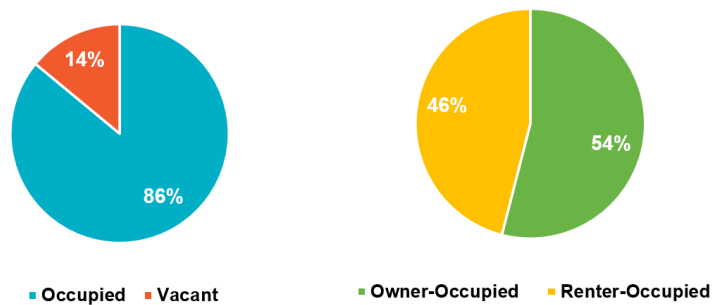
Source: US Census OnTheMap, 2002 - 2019

RESIDENTIAL TRENDS

Occupancy, Tenure & Type

The most recent estimates identified **2,841 total housing** units in University Park, 86% of which are occupied. Vacancy rates have increased between 2000 and 2020.

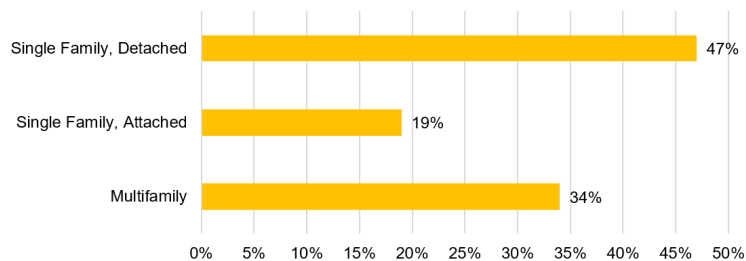
Figure 8: Occupancy and Tenure, 2019



Source: American Community Survey Estimates, 2015 – 2019

Diversified housing stock with nearly half of the housing units Single-Family Detached, and half Single-Family Attached (Townhomes, Condos) or in Multifamily buildings (apartments)

Figure 9: Housing Type in University Park

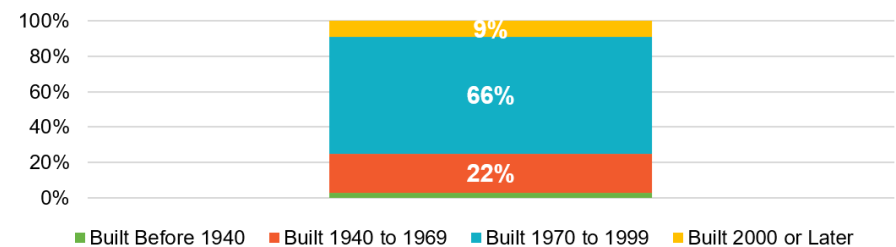


Source: American Community Survey Estimates, 2015 – 2019

Housing Age

Two-thirds of the housing stock in University Park was built between 1970 and 1999, and **only 9% of all housing units have been built since 2000.**

Figure 10: Housing Age in University Park, 2019

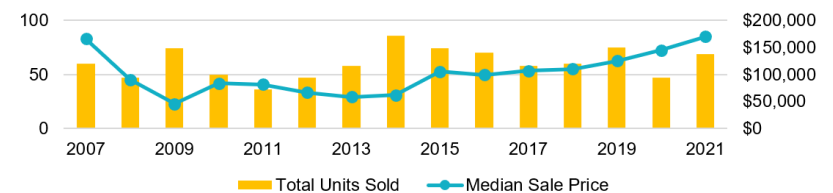


Source: American Community Survey Estimates, 2015 – 2019

For-Sale Housing Market

For-sale housing market impacted by the Great Recession in 2008, but has seen some signs of recovery in the last five years. Historically, median sale prices have been extremely low, ranging from \$45k to \$170k.

Figure 11: For Sale Housing Market, Single Family, Detached homes



Source: American Community Survey Estimates, 2015 – 2019

RETAIL & INDUSTRIAL TRENDS

Retail Market Trends

Modest retail inventory in University Park, with more than half of all inventory in University Park Town Center.

Figure 12: University Park Town Center



Source: CoStar, January 2022

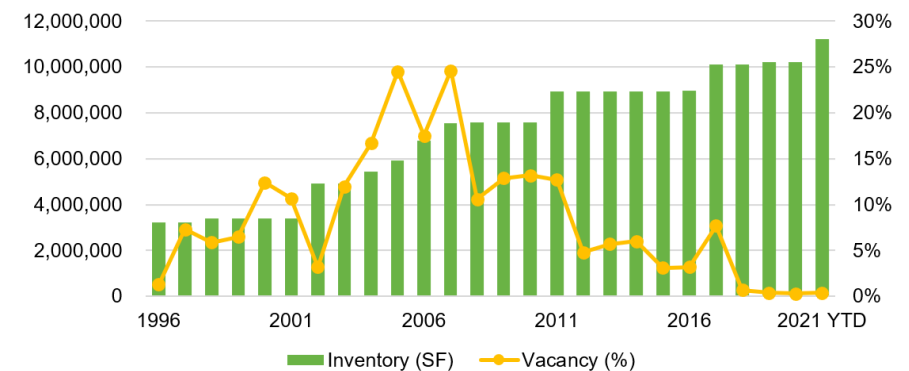
Moving forward, we will inventory current retail storefronts in University Park, and become familiar with new retail developments in the pipeline.

We will look at neighboring retail destinations to determine University Park's competitive position in attracting new retail tenants, and identify opportunities near the Metra Station.

Industrial Market Trends

University Park has a significant inventory of industrial retail space that has continued to grow since 2000. Growing inventory paired with low vacancy rates indicate demand for more industrial users in University Park.

Figure 15: Industrial Inventory and Occupancy, 1996 – 2021



Source: CoStar

The market analysis will seek to find connections between demographic, employment, and real estate trends occurring in and around University Park to identify realistic opportunities for additional housing, retail, and industrial uses near the Metra station. We look forward to your input on how you would like to see University Park grow!



PRELIMINARY TRANSPORTATION ANALYSIS

Governors Highway and Metra Station

REGIONAL TRANSPORTATION AUTHORITY



COMMUNITY MEETING #1 | RTA TOD PLAN | UNIVERSITY PARK | 2021302 | 03-25-2022

© 2022 SOLOMON CORDWELL BUENZ

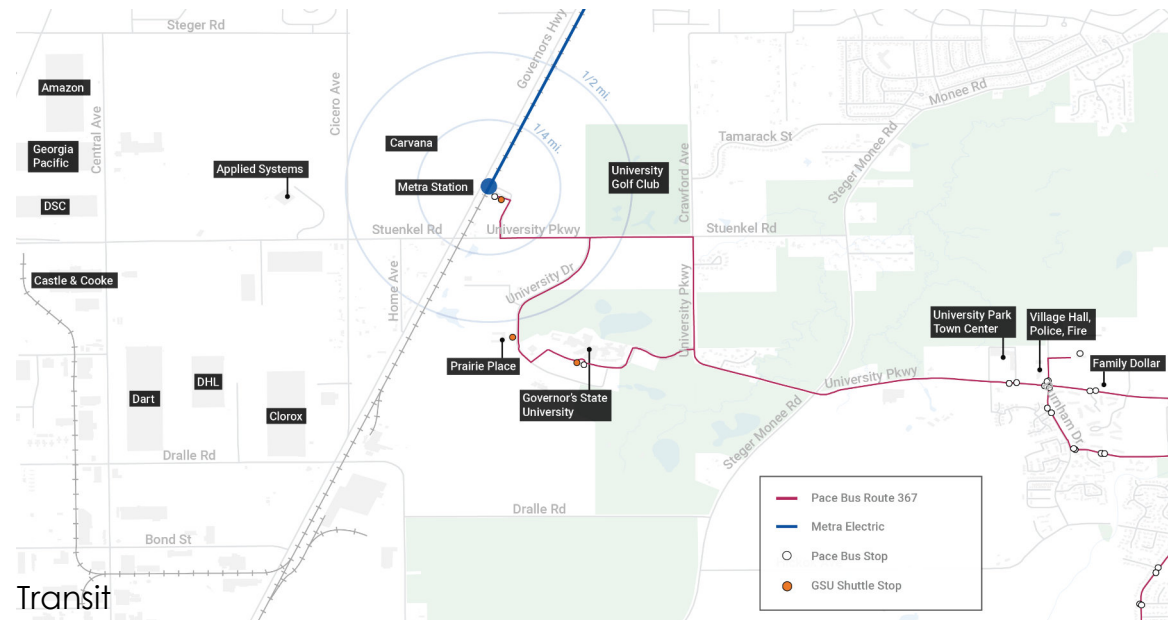
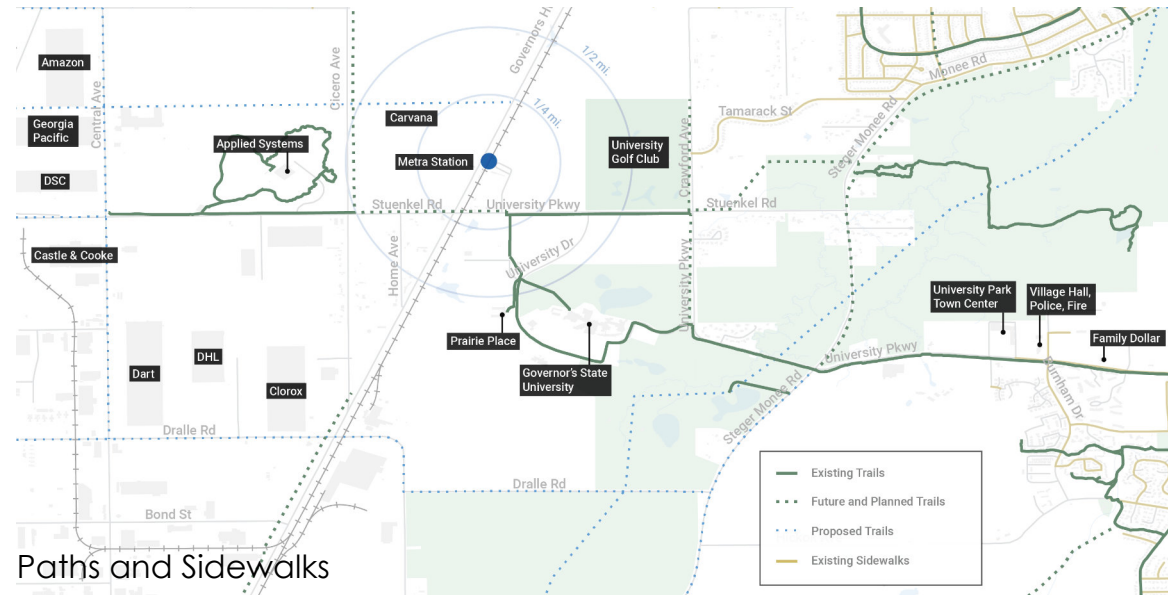
TRANSPORTATION PRELIMINARY FINDINGS

TOD CHALLENGES

- The transportation network is primarily one suited for private vehicles
- Pedestrian and bicycle access to/from Metra is challenging due to trail/sidewalk gaps and distance from destinations
- Rail (and bus) use is limited by existing frequencies and times of service

TOD STRENGTHS AND OPPORTUNITIES

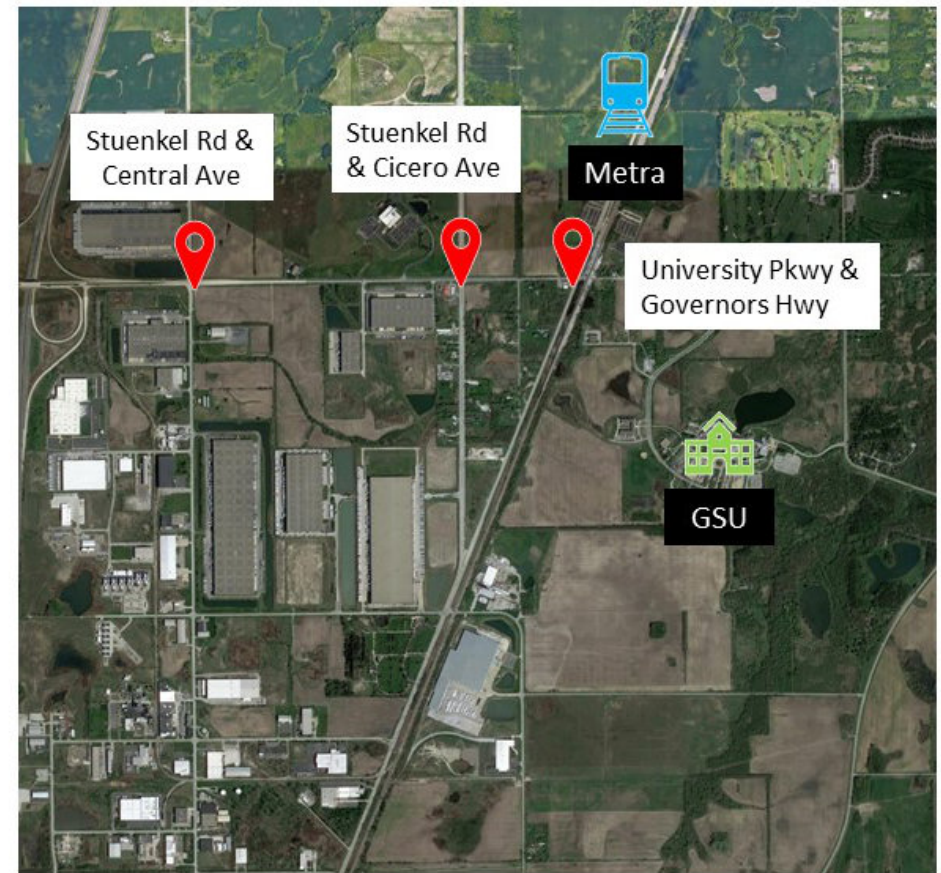
- Adjacency to GSU
- Can take advantage of relatively low existing vehicle volumes to redesign streets/better accommodate other modes
- Can leverage flexible parking design opportunities
- Planned infrastructure improvements, e.g., Cicero Ave streetscaping
- Possibility of private employer transit services



NEXT STEPS

- Develop conceptual designs and safety countermeasures for top 3 vehicle crash hot spots:
 - Governors Hwy and University Parkway
 - Stuenkel Road and Cicero Avenue
 - Stuenkel Road and Central Avenue

Crash Score (2016-2020)	University Pkwy & Governors Hwy	Stuenkel Rd & Cicero Ave	Governors Hwy & Dralle Rd	University Pkwy & Steger Monee Rd	Stuenkel Rd & Central Ave	Governors Hwy & Cicero Ave
Property Damage (x 0.5)	15.0	10.5	1.0	3.5	6.5	5.5
Fatalities (x 50)	50	0	0	0	0	0
A Injuries (x 40)	40	120	40	0	120	0
B Injuries (x 5)	55	10	0	15	20	45
C Injuries	11	6	3	4	1	8
Total Score	171.0	146.5	44.0	22.5	147.5	58.5
Bicycle Crashes	0	0	0	0	0	0
Ped Crashes	1	0	0	0	0	0



STAKEHOLDER ENGAGEMENT

STAKEHOLDERS

- Village of University Park (conducted)
- Village of Richton Park (conducted)
- Transportation Agencies (conducted)
- Governors State University (TBD)
- Businesses in Governors Gateway Industrial Park (TBD)
- Forest Preserve District of Will County (TBD)
- Homeowners Association (TBD)
- First Baptist Church of University Park (TBD)
- Faith Movers Church (TBD)

COMMUNITY SURVEY FEEDBACK

- Demand for recreational and retail services
- Demand for food sources
- Inclination towards single family dwelling



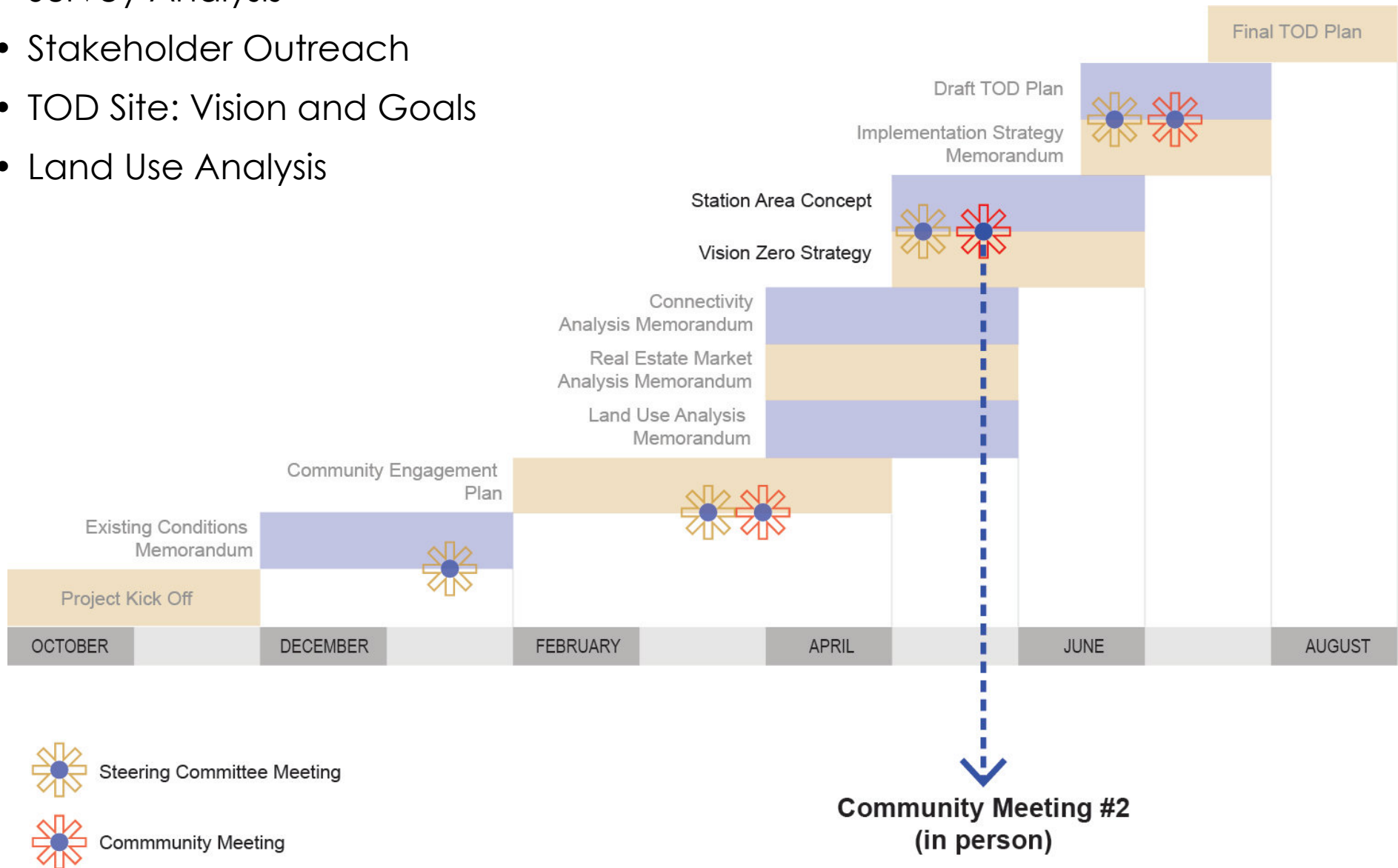
VISION AND GOALS FOR TOD SITE

- Potential Goals
- Site Entrance and Connections
- Visual Preference Survey



NEXT STEPS

- Survey Analysis
- Stakeholder Outreach
- TOD Site: Vision and Goals
- Land Use Analysis



Steering Committee Meeting



Community Meeting

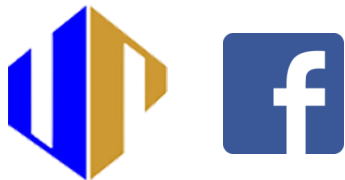
SURVEY!!!



If you are a community member, scan the QR code or go to :
https://www.surveymonkey.com/r/VILLAGE_UP



If you are a student at GSU, scan the QR code or go to :
https://www.surveymonkey.com/r/STUDENT_GSU



You can also visit the **Village of University Park website** and their **Facebook page**, to access the survey!

THANK YOU!

You can email us at :
yashasvi.tulchiya@scb.com

If you want to hear from us about updates and future meetings,
kindly put your email in the chat!