



# Far South Halsted Corridor Study

Steering Committee Meeting

*February 21, 2024*

In collaboration with



# Introductions

## Steering Committee

<b>Julie Gerasimenko</b>	<i>Active Transportation Alliance</i>	<b>Christopher Clark</b>	<i>Harvey</i>
<b>TJ Somer</b>	<i>Bloom Township</i>	<b>Rich Hofeld</b>	<i>Homewood</i>
<b>Leticia Johnson</b>	<i>Bloom Township</i>	<b>Angela Mesaros</b>	<i>Homewood</i>
<b>Carla Matthews</b>	<i>Bloom Township</i>	<b>Napoleon Haney</b>	<i>Homewood</i>
<b>Karen Zerante</b>	<i>Chicago Heights</i>	<b>Nick Haddad</b>	<i>Illinois Department of Transportation</i>
<b>Andrew Smith</b>	<i>Chicago Heights</i>	<b>Charles Saint Vil</b>	<i>Illinois Department of Transportation</i>
<b>David Gonzalez</b>	<i>Chicago Heights</i>	<b>Kahlil Clemmons</b>	<i>Illinois Department of Transportation</i>
<b>Martin Menninger</b>	<i>Chicago Metropolitan Agency for Planning</i>	<b>Jill Ziegler</b>	<i>Illinois Tollway</i>
<b>Terri Winfree, Ph.D</b>	<i>Chicago Southland Chamber of Commerce</i>	<b>Karyn Robles</b>	<i>Illinois Tollway</i>
<b>Monica Gordon</b>	<i>Cook County Commission</i>	<b>Daniel Thomas</b>	<i>Metra</i>
<b>Donna Miller</b>	<i>Cook County Commission</i>	<b>Audrey Wennink</b>	<i>Metropolitan Planning Council</i>
<b>Jesse Elam</b>	<i>Cook County Department of Transportation and Highways</i>	<b>Bernard Little</b>	<i>Prairie State College</i>
<b>Benet Haller</b>	<i>Cook County Department of Transportation and Highways</i>	<b>Charmaine Sevier</b>	<i>Prairie State College</i>
<b>Ryan Ruehle</b>	<i>Cook County Department of Transportation and Highways</i>	<b>Jason Wynsma</b>	<i>South Holland</i>
<b>Pat Lazuka</b>	<i>East Hazel Crest</i>	<b>Pat Mahon</b>	<i>South Holland</i>
<b>Ronald Gardiner</b>	<i>Glenwood</i>	<b>Kristi DeLaurentis</b>	<i>South Suburban Mayors &amp; Managers Association</i>
<b>Brian Mitchell</b>	<i>Glenwood</i>	<b>Leslie Rauer</b>	<i>South Suburban Mayors &amp; Managers Association</i>
<b>Dion Lynch</b>	<i>Glenwood</i>	<b>Roger Kuehn</b>	<i>Wind Creek Casino</i>
<b>Corean Davis</b>	<i>Harvey</i>		

# Introductions

## Project Working Group

**Alex Waltz**

*RTA Project Manager*

**Lucas Reigstad**

*Pace Project Manager*

**Casey Brazeal**

*Pace Senior Transit Planner*

### TranSystems Team

---



**TranSystems**

*Project Management, Infrastructure  
Conditions, Service Planning*



**Sam Schwartz**

*Infrastructure Conditions,  
Transit Propensity*



**Goodman Williams Group**

*Market Analysis and Economic  
Development*



**Blue Daring**

*Stakeholder Engagement*



# Agenda

About the Study

---

Public Engagement

---

Existing Conditions

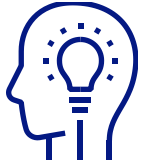
---

Next Steps



# About the Study

# Objectives



**DEVELOP** Strategies for Pace and Municipalities to Prepare the Corridor for Future Pace Pulse Service



**INCREASE** Transportation Resilience



**ENCOURAGE** Transit Oriented Development (TOD)



**IMPROVE** Walkability and Bicycle Access by Improving Pedestrian Facilities



# Pace Pulse

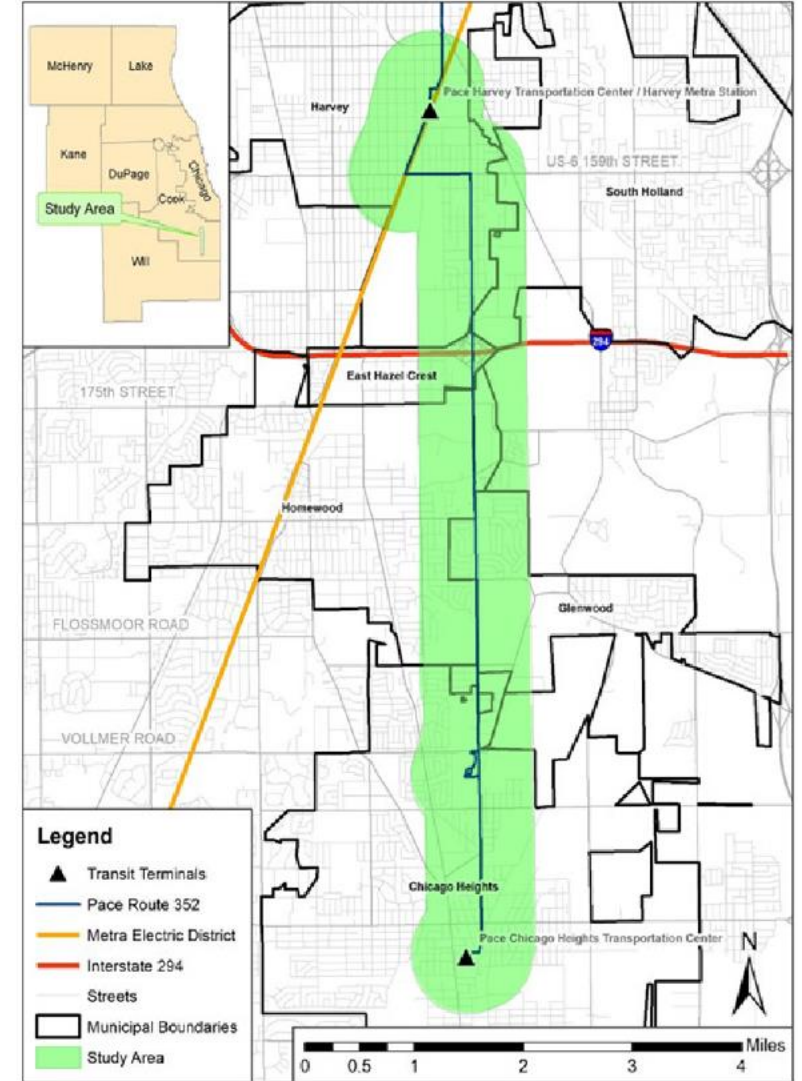




## ABOUT THE STUDY

# Study Area

- Pace Harvey Transportation Center to the Pace Chicago Heights Transportation Center
- ½ mile East and West of IL Route 1/Halsted Corridor





# Scope

- 1** Review Prior Plans
- 2** Existing “Access to Transit,” Bus Stop, and Roadway Infrastructure Conditions
- 3** Transit Analysis of Existing Routes and Transit Propensity Survey
- 4** Market Analysis and Economic Development Opportunities
- 5** Public Engagement Plan
- 6** Far South Halsted Corridor Study and Implementation Plan
- 7** Steering Committee Meetings: February, May, August, January (2025)

# Public Engagement



# Approaches

## Steering Committee

- Four meetings  
*February, May, August, January (2025)*
- Provide input and feedback on study goals, project needs, and deliverables
- Walking tour

## Public Meeting *(April – Early May)*

- Open House meeting to provide a forum for general public input
- Advertised by emails, newspaper ads, project webpage, third-party websites
- To be held at Prairie State College

## Pop-Ups and Special Events

- Three pop-up engagements to pass out surveys, fact sheets, and obtain input

## One-on-One Coordination

- Additional coordination with other local and community organizations, businesses, elected officials, etc.

## Stakeholder Communication

- Mailing list
- Project web page (on Pace's website)
- Fact sheet
- Project survey



# Existing Conditions



# Infrastructure

## “Access to Transit” and Bus Stop Infrastructure Existing Conditions

- Existing Sidewalk Infrastructure on Halsted
  - 53.3% of the Halsted Corridor Has No Sidewalks
- Sidewalk Condition
  - Excellent: 20%
  - Adequate: 38%
  - Poor: 42%
- There Are No Bicycle Facilities nor Bicycle Signage in the Study Corridor.



- Bus Stop Amenities
  - 73 Stops
  - Excellent: 25% (18)
  - Good: 42% (31)
  - Poor: 33% (24)



# Infrastructure

## Roadway Infrastructure

IL Route 1/Halsted Street and Streets Within ½ Mile

- Roadway Widths
- Average Daily Traffic
- Traffic Congestion
- Signal Timing
- Crash Data

*Identify any infrastructure concerns for a future Pace Pulse system*





# Infrastructure

## Questions for Steering Committee

- What do you feel are the biggest issues or impediments for accessing Pace service in the Route 1/Halsted Corridor?
- Do you or your constituents feel there is a need for improved transit service in the Route 1/Halsted Corridor?
- What types of bus stop improvements are needed?
- Are there any traffic operation or roadway infrastructure issues on Route 1/Halsted or local streets?
- Do you have any plans in place to improve sidewalk or bicycle infrastructure, other pedestrian infrastructure (crosswalks, pedestrian signals, etc.), or any roadway improvements?



# Pace Service Analysis

## Pace Routes

352, 353, 360, 890, 354, 364, 361, 358 and 366

- Station Stops
- Ridership/Boardings and Alightings
- Performance Measures:
  - *On time performance*
  - *Riders/revenue hour*
  - *Subsidy/rider*
  - *Average riders/trip*
  - *Farebox recovery ratio*
- Transit Propensity
- Origin/Destination Survey for Route 352 Riders

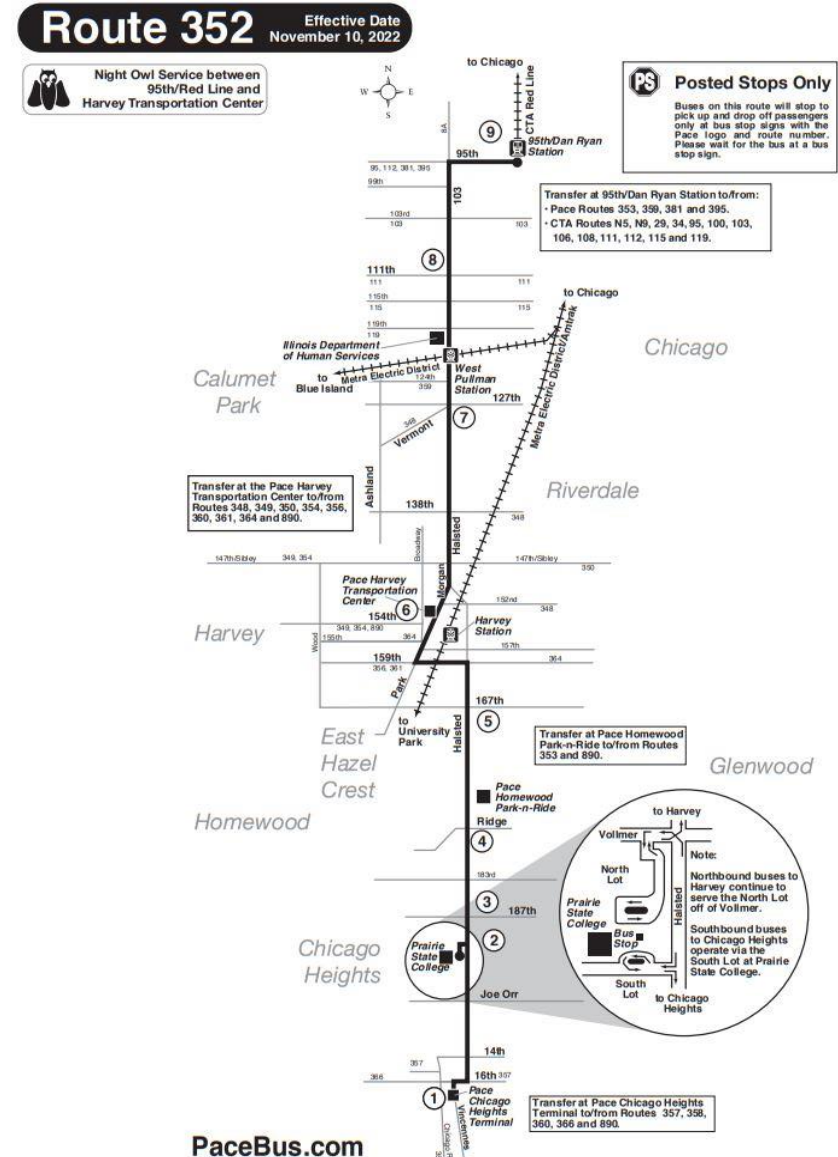


# Pace Service Analysis

## Pace Route 352 Halsted

### Characteristics

- Operates on Halsted Street in Corridor
- Runs from 95th Street Red Line CTA to Chicago Heights
- 10-minute peak frequency
- Only Pace route with 24-hour service
- Highest daily ridership in the Pace system
- Daily Ridership (August 2023)
  - Weekday: 2,918 (5% of all Pace Ridership)
  - Saturday: 2,209
  - Sunday: 1,674





## EXISTING CONDITIONS

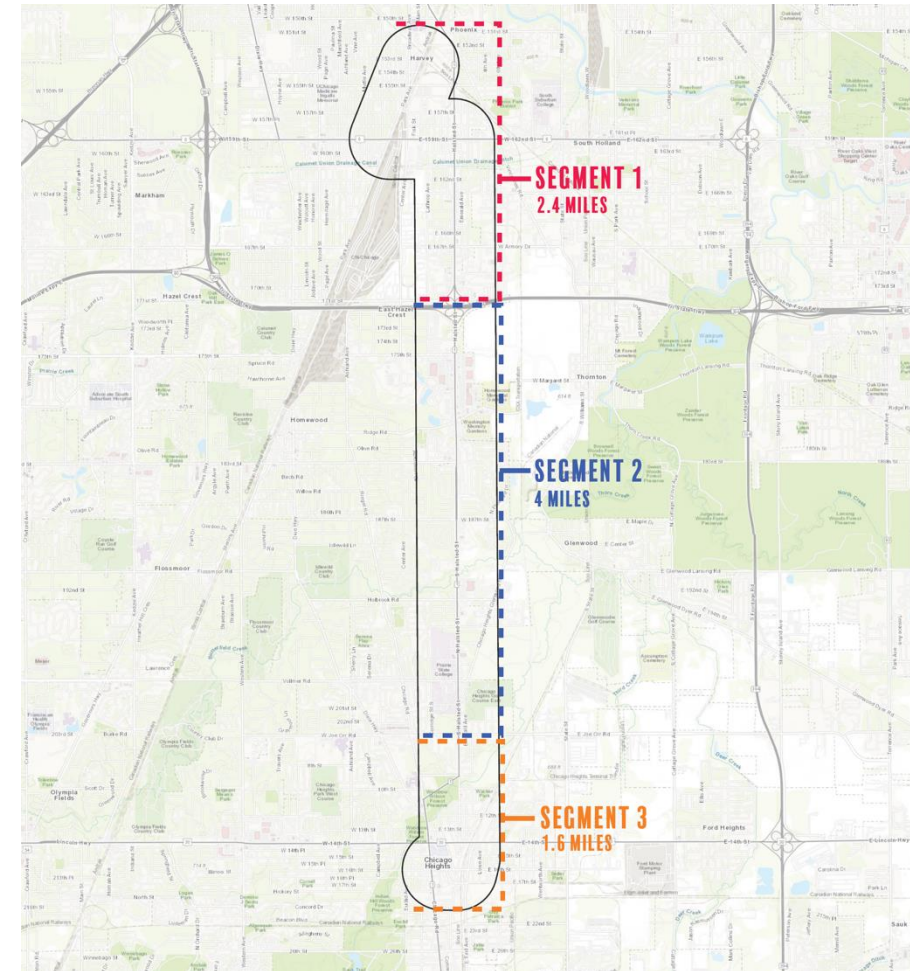
# Market Study

Conducted by Goodman Williams Group

## Our Role

- Demographics & Employment Analysis
- Residential Market Analysis
- Retail & Office Market Analysis
- Industrial Market Analysis
- Hotel & Entertainment Analysis
- Opportunity Site Analysis

Market Study Segment Map



# Market Study

## INITIAL FINDINGS

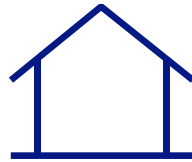
### Demographics

2010 to 2023 Comparison in the Study Area



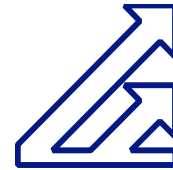
**Study Area experiencing population loss**

**6,882** fewer residents in 2023 than 2010



**Smaller household sizes**

Increase in **1-person** households, fewer **3 to 5-person** households



**Aging population**

Since 2010, the only age cohort experiencing growth is those aged **65 and older** as residents age in place



**Median household income lower than the County**

Estimated to be **\$55,255** in the Study Area, and **\$74,483** in County

# Market Study

## INITIAL FINDINGS

### Employment

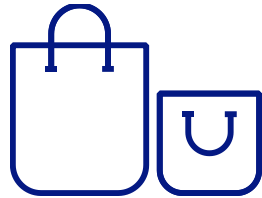
2002 to 2021 Comparison in the Study Area



Study Area experienced significant job loss over the last 20 years

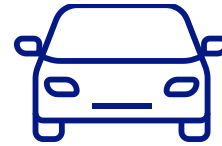
**4,095** fewer jobs in 2021 than 2002

**10,000** jobs in 2021



Retail Trade became leading industry in 2021

**Healthcare led since 2002**, dropped after closure of St. James Hospital in 2018



More than half of the employees commute more than 10 miles to their job in the Study Area

**43%** commute less than 10 miles to work



Half of employees earn less than **\$40,000** a year



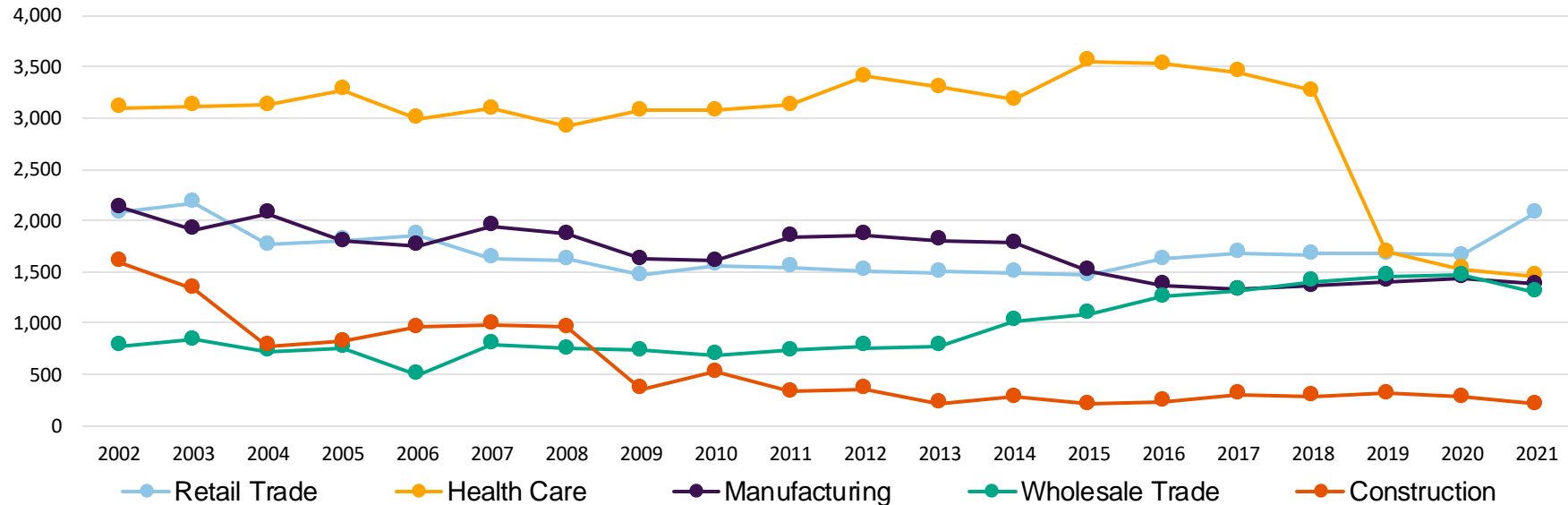
# Market Study

## INITIAL FINDINGS

### Employment

2002 to 2021 Comparison in the Study Area

Jobs by Leading Industry in Study Area



Source: US Census, OnTheMap

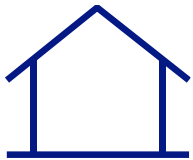
## EXISTING CONDITIONS

# Market Study

## INITIAL FINDINGS

### Residential

Generally a slow-moving market *(no significant swings in rents or occupancy)*



#### Multifamily (Market Rate)

- Rental growth has lagged inflation since 2000, though still up an average of \$266.
- Occupancy has been above 94% since 2018 – a vast improvement from pre-2010.
- Concessions as a % of rent are less than 0.5% - when combined with low vacancy, shows strong demand in the market.



#### Multifamily (Senior Housing)

- No new senior housing has been built on the corridor in the last 20 years. Occupancy has remained very high – remaining above 98% since 2011 – which has led to rent outpacing inflation.
- These metrics combined with aging population, show there could be demand for more.

# Market Study

## INITIAL FINDINGS

### Commercial

Generally a slow-moving market *(no significant swings in rents or occupancy)*



#### Retail

- Negative absorption in just six of prior 18 years shows consistent demand.
- Vacancy sitting below 3% - brief uptick in vacancies in 2021, but retail is holding strong during a challenging time in a challenging sector.



#### Office

- No significant new development since 2008.
- Office market closely tracks economic cycles, as office markets do.
- Volatile vacancy rates, though stable and low vacancy rate since 2017



#### Industrial

- Vacancy is estimated to be below 1%.
- Buildings on corridor are smaller than new construction – trending toward specialty use and eventually obsolescence.
- Asking rents are up in recent years, but not close to new construction figures.



#### Hotel & Entertainment

- Wind Creek Chicago Southland, 70,000 SF Casino
- 242-room hotel
- Currently under construction, scheduled to open end of 2024



## EXISTING CONDITIONS

# Market Study

## INITIAL FINDINGS

### Questions for Steering Committee

- What are your goals for growth and development in your organization or community?
- Are there any current plans or proposals we should know about, either completed or in progress?
- Are there specific sites in your area that developers have been interested in?
- If so, what types of developments have been discussed?
- What opportunities and constraints exist along the corridor?



A woman with a suitcase on a bus. The image is overlaid with a blue tint. The woman is standing on a bus, holding a suitcase. The bus has large windows and a door. The text "Next Steps" is overlaid on the image.

# Next Steps

## Next Steps

# Draft and Final Far South Halsted Corridor Study Plan

- Develop high level recommendations for future transit service
- Identify network gaps for pedestrian infrastructure
- Identify future Pace Pulse stop locations
- Identify roadway infrastructure improvements for a Pace Pulse service
- Identify development goals
- Develop an Implementation Plan and Strategy

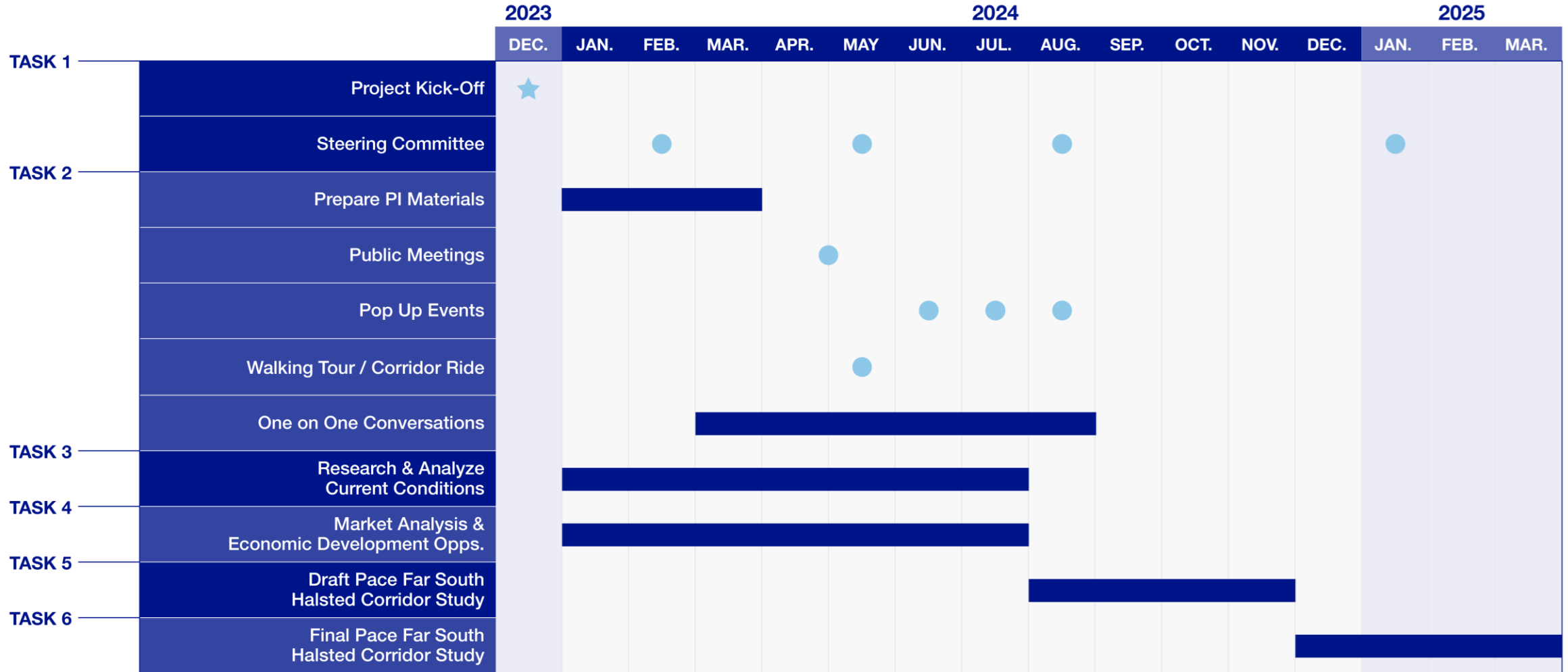
# Data Requests

- Current Plans to Improve Access to Halsted Street (Sidewalks, Curb Ramps, Bicycle Facilities)
- Average Daily Traffic – All Streets in Study Area
- Crash Data – All Streets in Study Area
- Right-of-Way Width – Halsted Street
- Suggestions for Pop-Up Events



NEXT STEPS

# Timeline





**Thank You**  
**[Alex.Waltz@rtachicago.org](mailto:Alex.Waltz@rtachicago.org)**