



Far South Halsted Corridor Study

Steering Committee Meeting No. 2

May 23, 2024

In collaboration with



Introductions

Steering Committee

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

TranSystems

*Project Management, Infrastructure
Conditions, Service Planning*

**Sam
Schwartz**
A TYLin Company

Sam Schwartz

*Infrastructure Conditions,
Transit Propensity*

GOODMAN WILLIAMS GROUP
— REAL ESTATE RESEARCH —

Goodman Williams Group

*Market Analysis and Economic
Development*



Blue Daring

Stakeholder Engagement

Agenda

Study Status

Pace Route 352 Survey Results

Market Study Results

Public Engagement

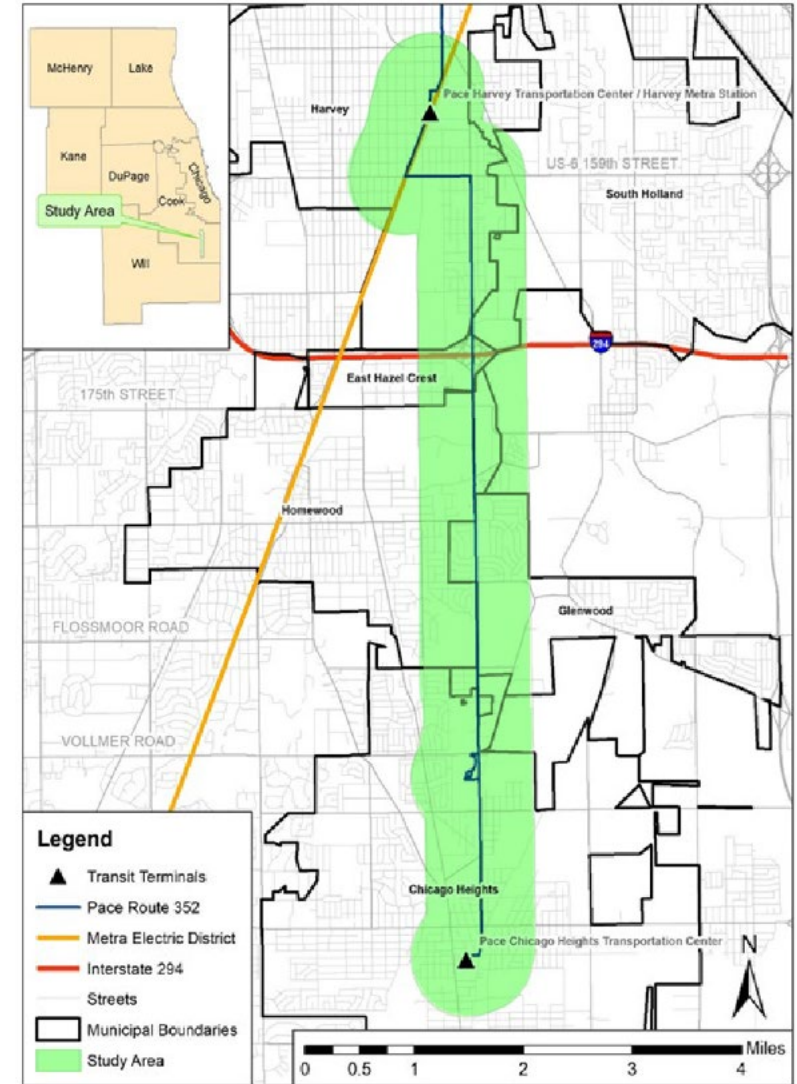
Next Steps



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



Study Status

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 Pop Up Meetings/Public Meeting: Summer, Fall

7 Steering Committee Meetings: August, January (2025)

8 Far South Halsted Corridor Study and Implementation Plan



Route 352 Origin-Destination Survey Results


Overview

Total of 106 responses

102 responses (English)

4 responses (Spanish)

Pace Route 352 Origin-Destination Survey



Starting Point
Think about the beginning of your trip. Questions 1 through 5 are about where you started your current trip.

1. Where did you start your trip?
 Home Shopping/Store School/College Medical Appointment
 Work Childcare Recreation/Social Other: _____

2. Please list the closest intersection to your start location (example: Loomis and Jeffery)

3. Where did you board the bus? Please list the closest intersection (example: Halsted and 160th, Pace Harvey Transportation Center, etc.)

4. How do you get from your start location to the bus stop where you boarded the bus?
 Walked Dropped Off Drove Wheelchair/mobility aid
 Carpooled Biked CTA Bus/Rail Metra
 Other Pace Other:
Route (list route): _____

5. How long (in minutes) did it take for you to reach the bus stop from your start location?
 Less than 5 5 to 10 10 to 15
 15 to 20 20 to 30 More than 30

6. What day of the week do you usually take Route 352? If you take it every day, check all three.
 Weekday (Monday to Friday) Saturday Sunday

Ending Point
Think about the end of your trip. Questions 7 through 11 are about when you will end your current trip.

7. Where are you going?
 Home Shopping/Store School/College Medical Appointment
 Work Childcare Recreation/Social Other: _____

8. Please list the closest intersection to your end location (example: Union and 11th)

9. Where will you get off the bus? Please list the closest intersection (example: Halsted and Joe Orr, Pace Chicago Heights Terminal, etc.)

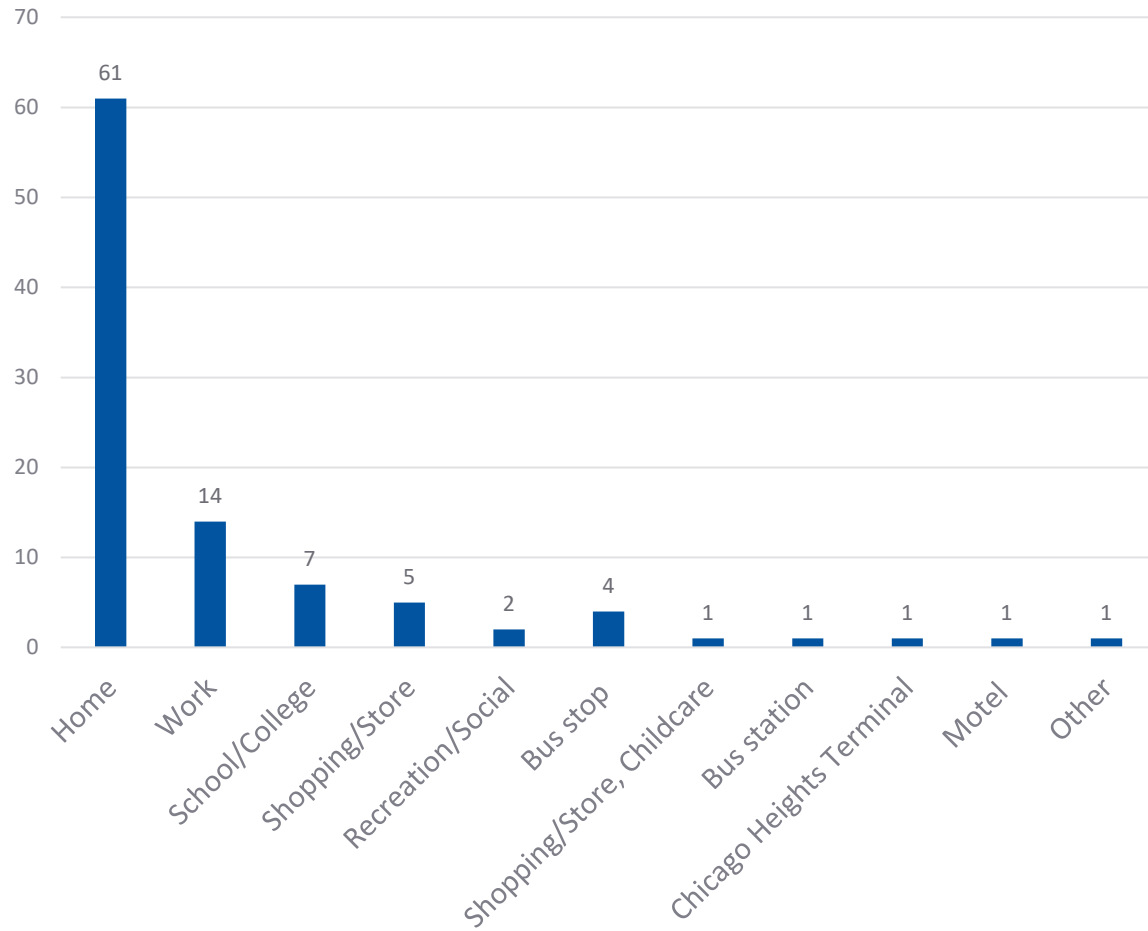
10. How will you reach your end point when you leave the bus?
 Walk Picked up Drive Wheelchair/mobility aid
 Carpool Bike CTA Bus/Rail Metra
 Other Pace Other:
Route (list route): _____

11. How long (in minutes) will it take for you to reach your destination when you leave the bus?
 Less than 5 5 to 10 10 to 15
 15 to 20 20 to 30 More than 30

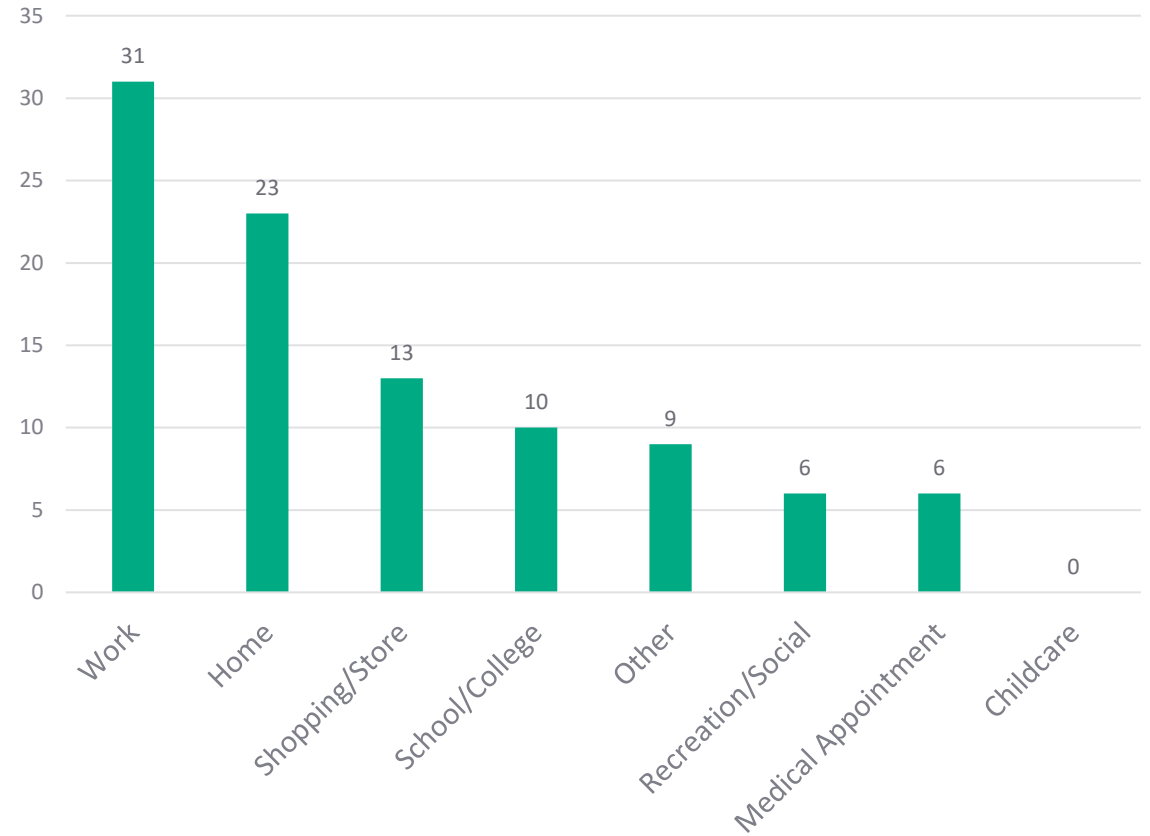
12. At what time of the day do you usually take Route 352?
 Morning (5am to 9am) Midday (9am to 12pm) Afternoon (12pm to 3pm)
 Evening (3pm to 7pm) Night (7pm to 12am) Late Night (12am to 5am)

Route 352 Origin-Destination Survey Results

Where did you start your trip?

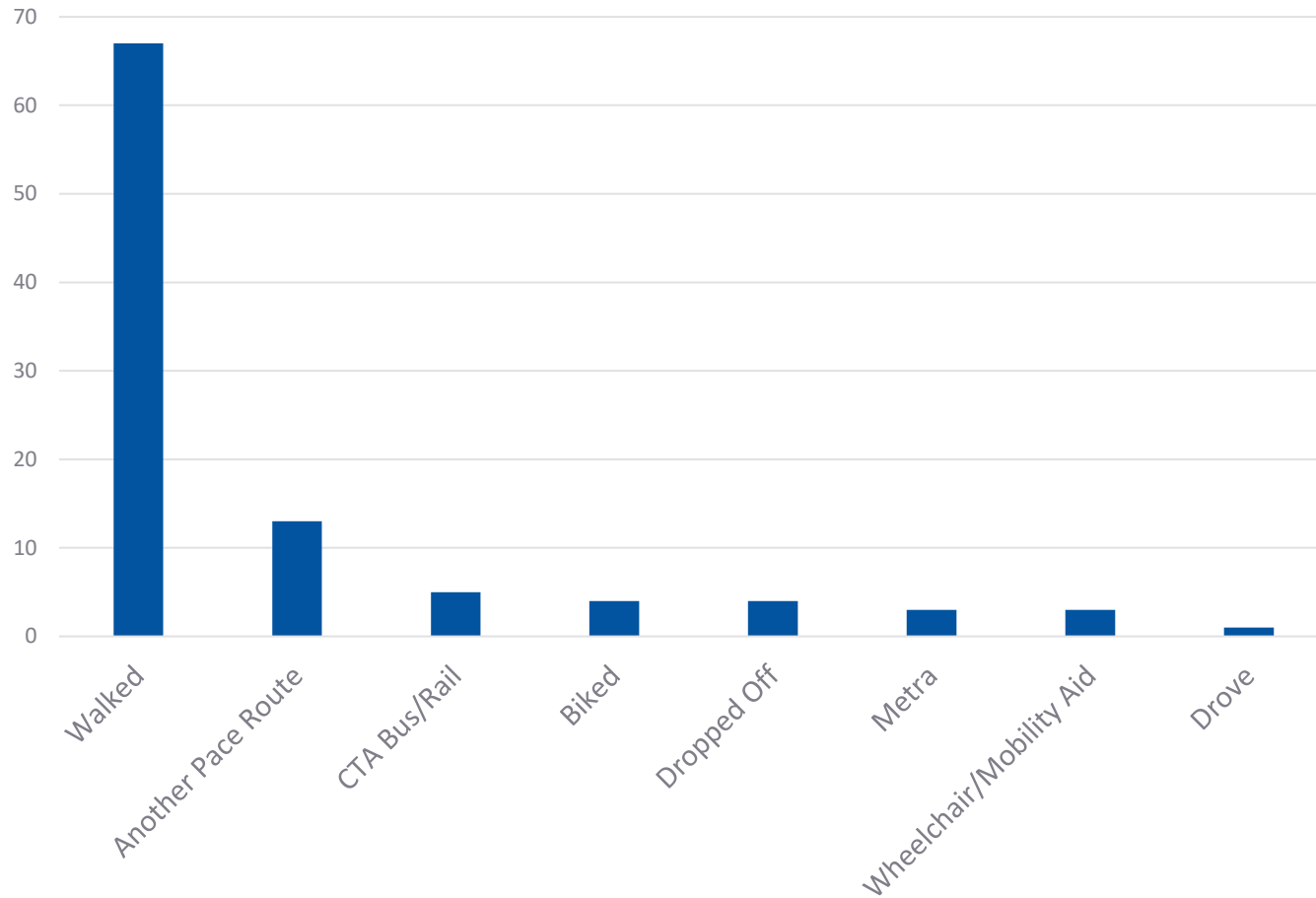


Where are you going?



Route 352 Origin-Destination Survey Results

How did you get from your start location to the bus stop where you board the bus?

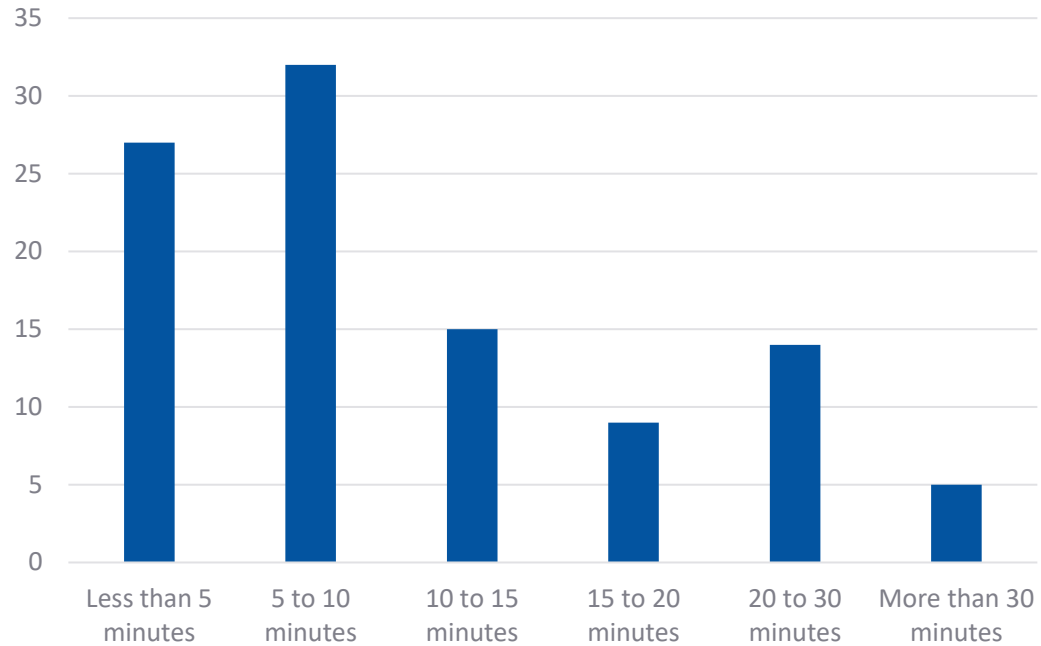


If you took another Pace route, please list the Pace Route number.

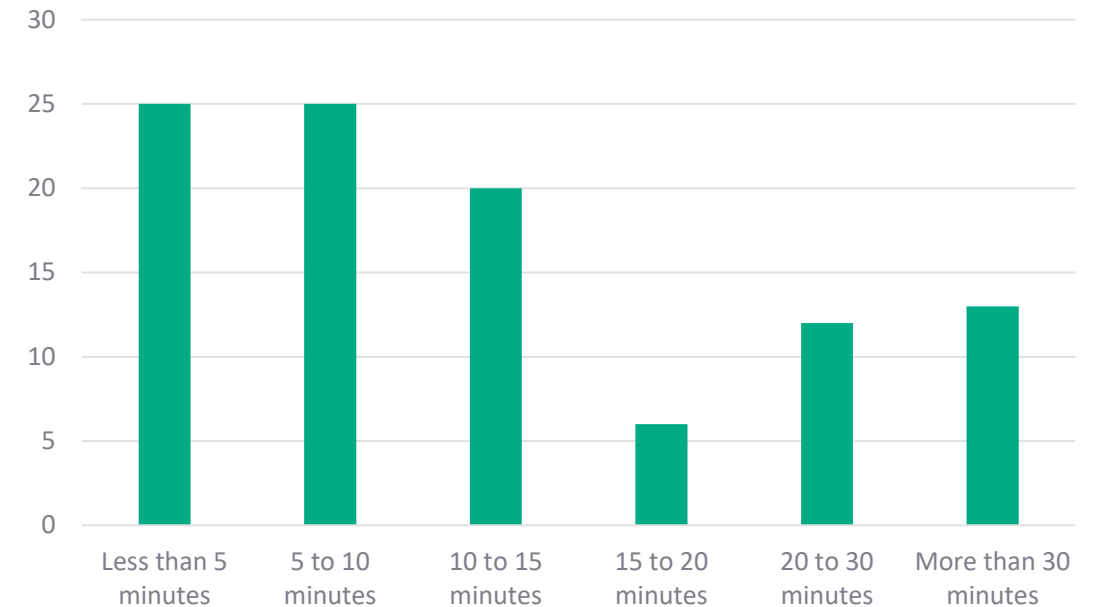
Route	Number of Responses
119	1
157	1
348	1
349	2
350	1
352	4
354	1
356	4
357	3
358	4
364	3
366	3
890	1
Total	29

Route 352 Origin-Destination Survey Results

How long did it take for you to reach the bus stop from your start location?

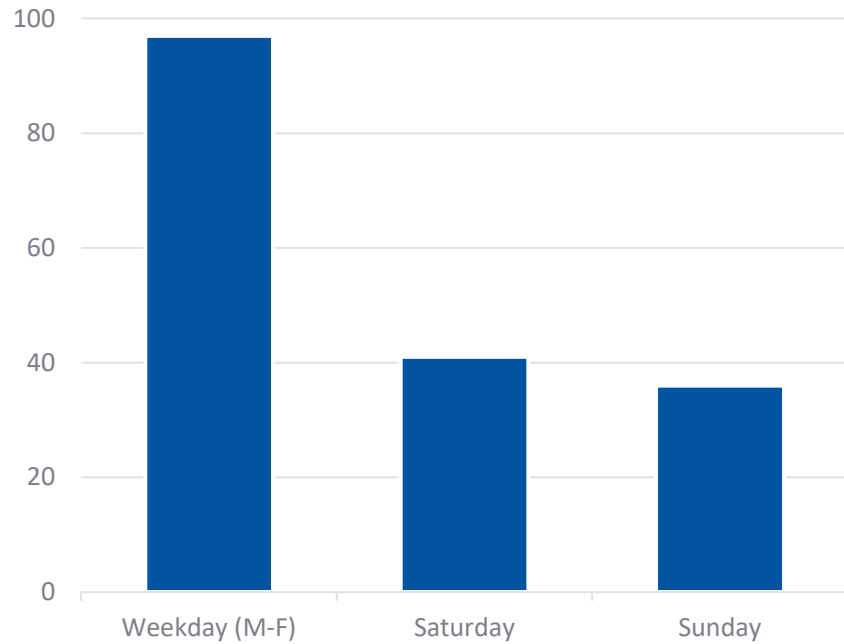


How long will it take for you to reach your destination when you leave the bus?

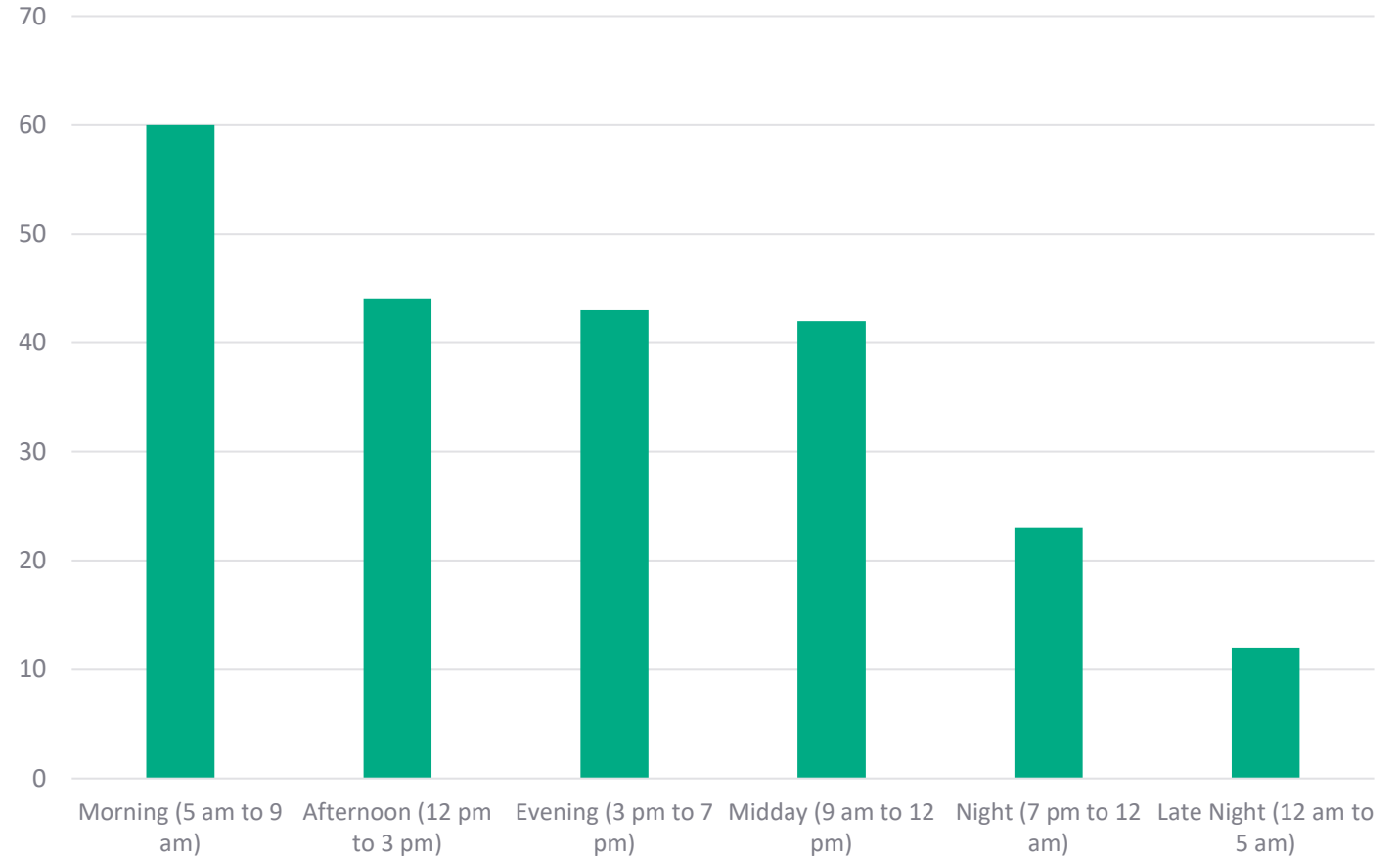


Route 352 Origin-Destination Survey Results

What day of the week do you usually take Route 352? If you take it every day, check all three.

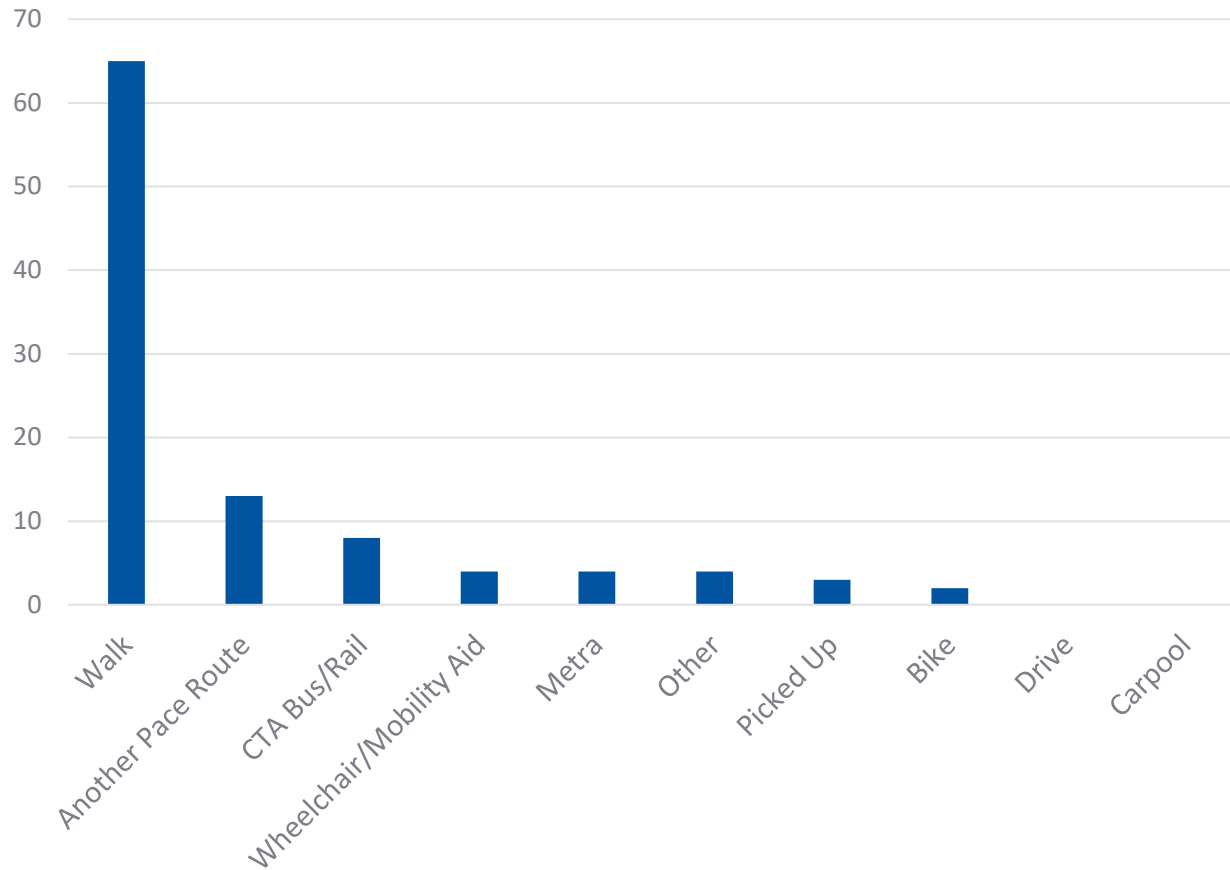


At what time of day do you usually take Route 352?



Route 352 Origin-Destination Survey Results

How will you reach your end point when you leave the bus?



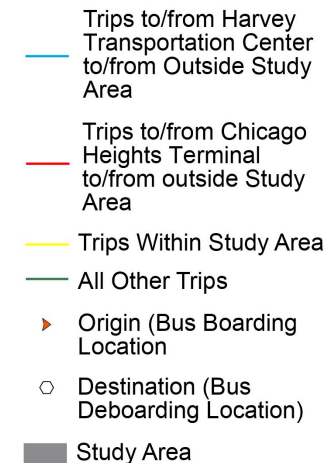
If you took another Pace route, please list the Pace Route number.

Route	Number of Responses
119	3
348	2
349	1
350	3
353	2
354	1
356	2
357	2
358	2
359	1
360	1
364	5
366	2
Total	27

Route 352 Origin-Destination Survey Results

63 trips with origins and destinations

- 46% (29 trips) stayed within study area
- 9.5% (6 trips) to/from Harvey Transportation Center to/from location outside study area
- 6.3% (4 trips) to/from Chicago Heights Terminal to/from location outside study area
- 38% (24 trips) are using 352 as part of a longer trip on both ends



Market Study

EXISTING CONDITIONS

Market Study

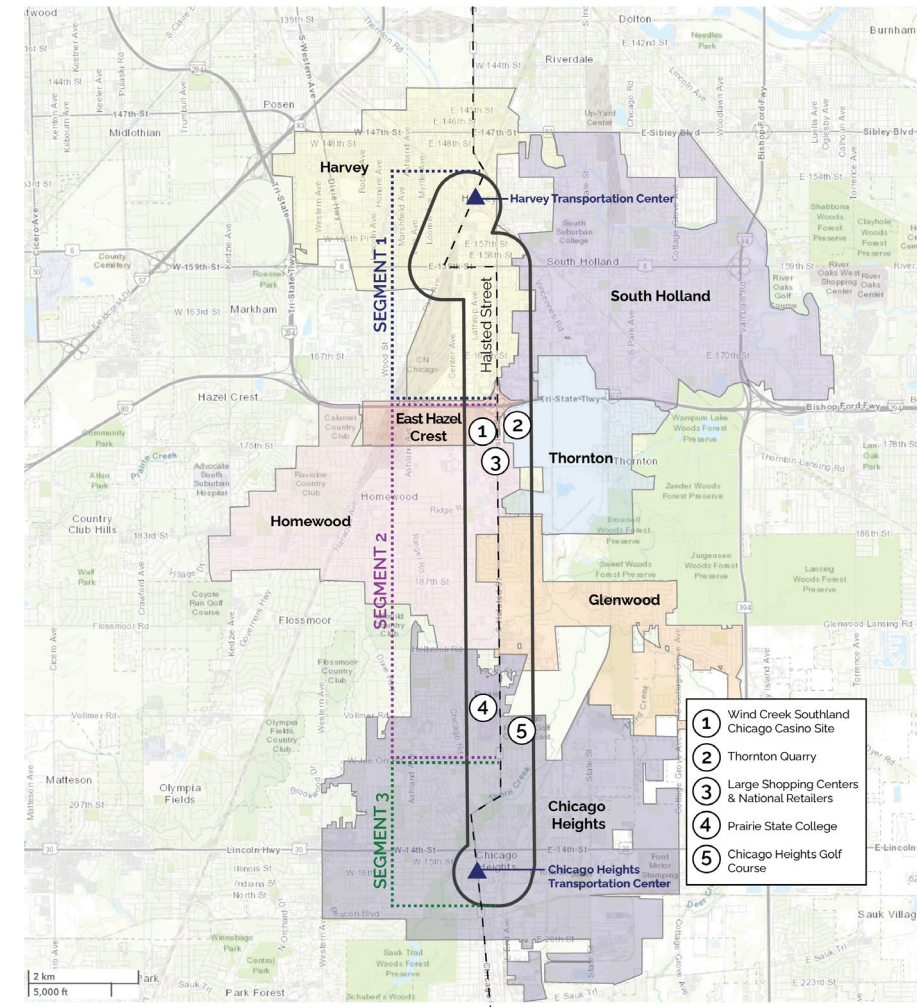
Conducted by Goodman Williams Group

First draft of Market Study submitted

Market Study includes:

- Demographics & Employment Analysis
- Real Estate Market Analysis for:
 - Residential
 - Commercial
 - Industrial
 - Entertainment & Hospitality

Market Study Segment Map



Market Study

Conducted by Goodman Williams Group

Recap of Market Study Findings



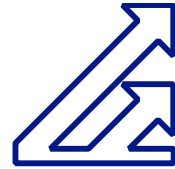
Study Area experiencing population loss

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



Study Area experienced significant job loss over the last 20 years

4,095 fewer jobs in 2021 than 2002

10,000 jobs in 2021

Market Study

Conducted by Goodman Williams Group

Residential Market Outlook

- **Population loss has had significant impact on the residential market in the Study Area, driving up the vacancy rate.**
Vacancy rate is **16%** in the Study Area, higher than 9% in Cook County
- **Lack of housing type diversity, which can lead to exclusion of certain populations and limit economic growth.**
Less than **1%** of homes in the Study Area are single-family-attached homes, such as townhouses
- **Multifamily market appears to be the strongest of the property types from a demand perspective, especially within senior housing and affordable housing sectors.**
Both affordable and senior housing rents have outpaced inflation while market-rate rents have not kept up
- **With rising costs of borrowing, labor, and construction, developers and investors may be less likely to invest in markets with slow growth forecasts**

EXISTING CONDITIONS

Market Study

Conducted by Goodman Williams Group

Commercial, Industrial and Hotel & Entertainment Outlook

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



Retail

Any new commercial retail development will likely be positioned near large-format retail clusters in Segment 2, and near the future Wine Creek Chicago Southland Casino. Any new commercial retail development will be limited.



Office

Limited demand for commercial office, but there may be opportunities in the future to convert existing office space to a new use.



Industrial

High occupancy rates hint that the Study Area is a niche market for smaller manufacturers and distributors. It is unlikely new industrial construction could be justified considering limited land availability, especially near I-294 where developers are more likely to build.



Hotel & Entertainment

Currently limited demand for hotel and entertainment, but will change dramatically with the completion of the new casino and hotel this year. It is possible the Casino will have an impact on existing stock, but will likely be minimal.

EXISTING CONDITIONS

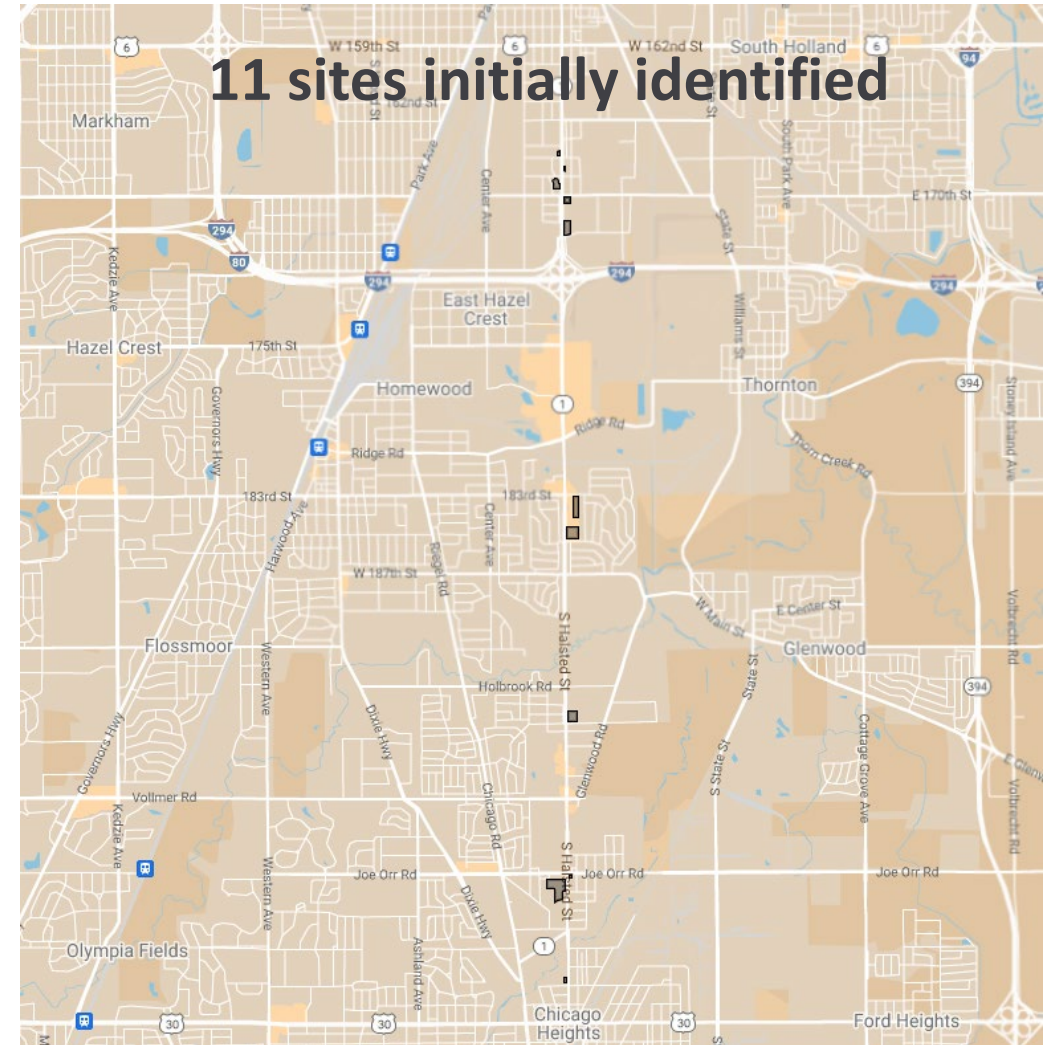
Market Study

Conducted by Goodman Williams Group

Opportunity Sites

Identifying opportunity sites in the Study Area based on certain criteria

- **Site Ownership**
Keeping pre-construction costs low
- **Parcel Size**
Half-acre or larger
- **Current Zoning**
- **Eligible incentives**
- **Will have recommendations submitted by July**



Public Engagement

Public Engagement Status

Since the start of the project, the team has created opportunities to engage with the community.

- Stakeholder Interviews with Chicago Heights, Homewood, SSMMA, Active Trans, IDOT
- Project Website providing overview information
- Corridor Survey on land use, transportation, bicycle and pedestrian improvements
- Pop-Up Event to reach students at Prairie State College (April 29th)
 - Future pop-up events will take place this Summer and a Public Meeting will occur in the Fall.

Corridor Survey – Initial Insights

The project team distributed the corridor survey at the first pop-up event and **received 58 responses**. Based on the initial feedback, we've determined:

- **Low number of students walking or biking** is likely due to the lack of appropriate infrastructure.
- **Most students are multi-modal with bus and car** being the most used means of transportation.
- **Transportation safety should be prioritized** as existing street lighting was consistently rated as “poor” and of “high” importance among all users.

Outreach Support

We'd like your help in creating awareness around this project and collecting input on infrastructure improvements. Please add the project website to your channels or distribute the corridor survey.

Pace Far South Halsted Corridor Study

Pace, in collaboration with the RTA, is conducting a study to examine land use and identify potential transportation, bicycle, and pedestrian infrastructure improvements along the South Halsted Street corridor between the Pace Harvey and Chicago Heights Transportation Centers.

As a steering committee member, I am supporting the study team in identifying the infrastructure issues along the corridor. Please help us to determine the type of improvements needed within the community by answering a brief survey.

Click [here](#) to take the survey.

Next Steps

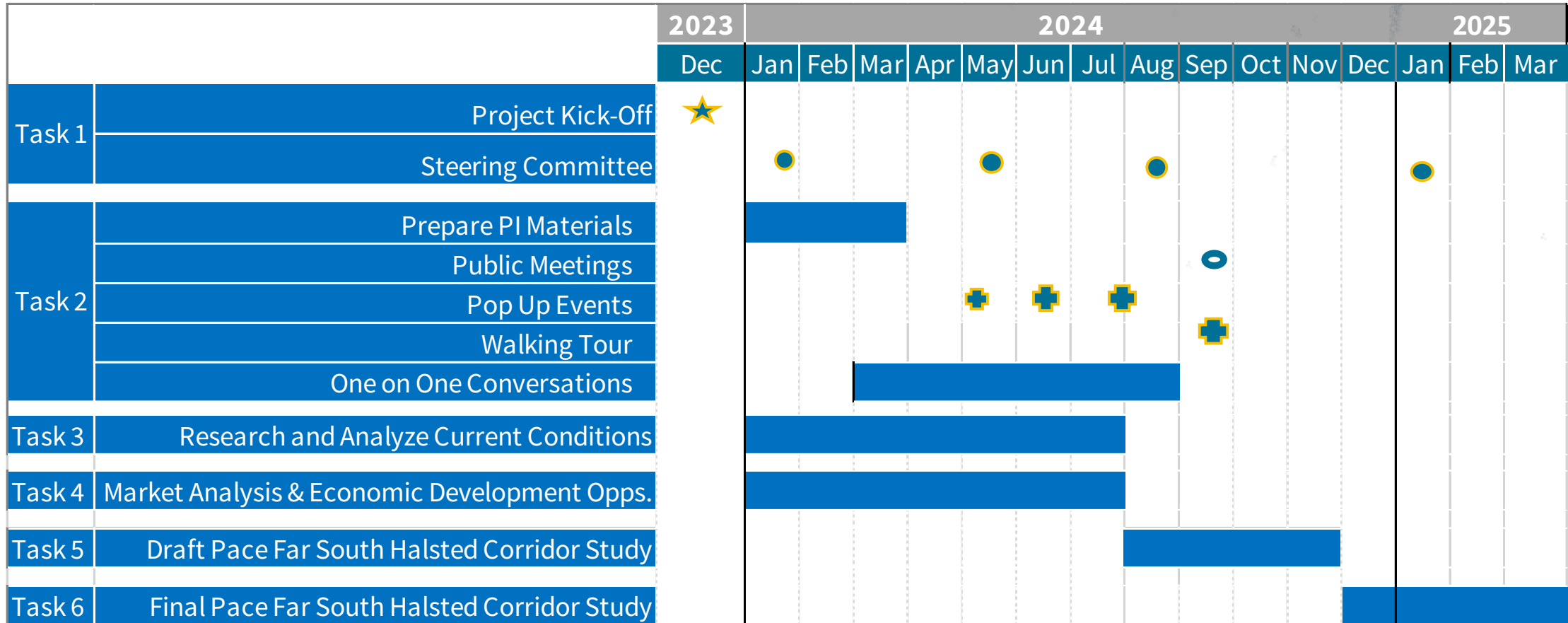
Next Steps

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

NEXT STEPS

Timeline





Thank You
Alex.Waltz@rtachicago.org