

A Vision for Pacesetter Neighborhood

Riverdale, Illinois

Prepared for:
Village of Riverdale

FARR ASSOCIATES
Architecture | Planning | Preservation



Campbell Tiu Campbell, Incorporated
Architects ■ Planners ■ Construction Managers



Sponsoring Organization:

Village of Riverdale

Consultant:

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All photos, drawings, and illustrations produced by Farr Associates unless otherwise noted.

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Background

by Susan Campbell

The Village of Riverdale is a small hamlet located in southern Cook County, Illinois. Just a short 20 minute ride on METRA to Chicago’s Central Business District, the Village boasts affordably priced housing, tree lined streets and a growing economic engine based on an international freight rail road system.

Riverdale was initially developed in the early 1800’s by two entrepreneurs, George Dolton and J.C. Matthews and incorporated into a village in 1892 as a prosperous town containing it’s own school district, post office, distillery, lumber yard and thriving downtown.1

Residential development flourished during the next century until the depression and World War II. Shortly after that, residential development continued feeding the growth in Riverdale’s population.

The Pacesetter Homes were built in the 1950’s on a 36- acre farm located between 138th Street (south),and Blue Island Road (north). Designed as 6 room town homes in clusters of 4, the wood-sided buildings boasted enclosed one car garages, window shutters, individual back yards with front yards facing tree-lined streets in a modified grid layout.

A second style of housing was built along Lowe Avenue, mocking the international style popular in Europe and growing popular among public housing being constructed in the United States. The Lowe Avenue homes are also two storied, but have brick exteriors and parking pads in the rear yards. A limited quantity of these homes exist on the site.

In addition to housing, community assets providing recreational facilities, shopping and a school were also built to serve the residents in Pacesetter’s 397 dwelling units.

None-the-less, in the decade following it’s development Pacesetter began to show problems. Over the years, growing property management and social issues with residents have converted Pacesetter from a model 1950’s community into a problematic neighborhood for the Village of Riverdale. Absentee land lords, poorly maintained and burn-out or vacant buildings, and streets over-crowded with cars (some abandoned) and litter are now the norm. Increased criminal activity is compounded by the fact that Pacesettter is physically isolated from Riverdale’s street network, making it difficult for emergency vehicles to service the area. Numerous studies and plans have been commissioned by the

Village of Riverdale in an attempt to improve the Pacesetter community. Most notable among these reports includes a conceptual plan for Pacesetter prepared by a technical advisory task force of the Urban Land Institute, two years ago. This document acknowledges the recommendations made in previous plans and attempts to provide concrete ideas for redevelopment of Pacesetter into a well maintained, affordable and valuable community asset for the Village of Riverdale.

Project Goals

The Village of Riverdale has retained Holsten Development in association with Turnstone Development to re-position and improve the residential assets of the neighborhood. In addition, a number of development partners will be working to improve the industrial and commercial areas adjacent to Pacesetter. To assist this effort, the Village has requested that Campbell Tiu Campbell and Farr Associates work together on a planning and architectural review effort to create a redevelopment plan document consisting of a site plan and design prototypes of housing that could replace Pacesetter’s deteriorating structures.

Three overarching goals for the redevelopment of Pacesetter guided these planning efforts:

- Redevelop Pacesetter as an affordable mixed income community containing a variety of housing types for individuals and families to grow from rental to homeownership;
- Connect Pacesetter to the surrounding neighborhoods and community at large;
- Provide neighborhood assets for recreational and social service uses.

Approach

A kick-off planning charette was hosted by the Metropolitan Planning Council and highlighted ideas presented by graduate students in urban planning and real estate from numerous Chicago universities. Facilitated by Campbell Tiu Campbell, Incorporated and Farr Associates, the students developed an analysis of neighborhood strengths, weaknesses, opportunities and threats as a means of formulating their proposed redevelopment strategies.

Following the charette, the consultant and development team met over a series of months, conducted wind-shield surveys and building assessments to determine whether to rehabilitate

the structures on-site or to construct new buildings. The resultant plan combines ideas from many sources and represents a consensus strategy for addressing the three planning goals outlined above.

Existing Conditions

The Pacesetter neighborhood is physically isolated by industrial uses or easements on three of it’s four sides. Vacant land and a mound of dirt and debris isolate Pacesetter from Halsted Avenue on the remaining border (see Existing Land Use Map). Recent development of public facilities just west of Pacesetter, in the form of a new United States Post Office and the Village’s Public Safety Center provide some public services but neighborhood convenience retail is sorely missing.

To compound these conditions, a park district rec center and Patton Elementary School are placed on the eastern border of the site, but are bisected by a Commonwealth Edison utility easement and high wire utility towers.

The circuitous street pattern within the Pacesetter development establishes a clear pattern for north-south travel, but limits access east and west that is necessary to link Pacesetter to the established residential communities to the east. Streets such as Lowe Avenue, Wallace Street, Parnell and Normal Avenues terminate as 90-degree corners for such east-west streets as 136th Street, 136th Place, and 137th Place. While streets the should be major routes such as 137th Street and Pacesetter Parkway function solely as private roads for the dwelling units located along them.

In addition to a confusing network of streets, only two alleys exist within the development, forcing garbage cans to compete with cars parked on front lawns and along the curbs for space.

Dwelling units along Lowe Avenue are physically isolated, from the rest of the site by the alley east of Lowe Avenue and by unimproved Blue Island Riverdale Road. Combined with their different architectural style, these units do not appear to belong with the rest of the development.

Site Plan

The redeveloped Pacesetter community combines a variety of housing styles sited on a clear network of streets that link this neighborhood, via a new 137th Street, with the existing residential communities to the east.

501 dwelling units are housed in a combination of new and rehabilitated structures, both low and medium in density. A series of pocket parks, landscaped streets and pedestrian walks link the different areas of the site. A park is located within the development, with a field house to provide space for passive and active recreational and social programs.

Key Features:

- (4) Three story rental buildings provide formal gateway entrances into the site. Serving as “book-ends” these structures are strategically placed to create new entries for the extended Lowe Avenue; and 137th Streets. Both streets are improved with landscaped medians and new parking lots to accommodate the required number of cars for visitors and residents of the mid-rise buildings.
- 137th Street is extended from Eggleston through the site, west to Wallace Street, and terminates in a landscaped square which functions as a pedestrian gateway for residents occupying units along Lowe Avenue.
- Landscaped pedestrian walks penetrate the Lowe Avenue row-houses linking residents in single-family homes west of Lowe with the rest of the site to the east, and serving as walkways leading to the chain of pocket parks tangent to 137th Street.
- All north-south existing roads are improved and rededicated to re-establish a street grid that connects across and through the site: North-South and East-West. Lowe Avenue, Wallace Street and Eggleston Avenue are extended to provide direct links across the site between 138th Street and Blue Island/ Riverdale Road; while internal north-route streets such as Parnell and Normal Avenues facilitate neighborhood traffic within the site between 136th street and Pacesetter Parkway. All streets are designed as 66 foot right-of-ways.
- New 16 foot alleys for every block provide access for garged parking and garbage collection and help to separate service and residential traffic.
- Landscaped open space and surface parking lots, over pre-existing 136th and 137th places serve as easements for underground infrastructure lines, that will remain.
- Existing Lowe Avenue row houses are improved with formalized front and rear yards, parking spaces and patios.
- A tot-lot at the western terminus of Pacesetter Parkway provides age-appropriate open space for a day care center that might be housed on the ground floor of one of the gateway mid-rise buildings.
- The use of pervious pavers in alleys, along pedestrian walks and sidewalks and as patio surfaces will be encouraged to promote better storm water retention and to minimize the

impact of flow on storm water drains.

- Off street parking is provided for all housing types, leaving space along street curbs for visitors.

Housing

Five housing types comprise the new Pacesetter development. These types were identified in a market study for new rental and for-sale housing by American Marketing Services, Inc. in January 2005. The new redeveloped Pacesetter will provide 501 dwelling units, an increase of 104 units over the existing unit count of 397. Where the previous Pacesetter community was mostly rental in tenure with absentee landlords, the redeveloped Pacesetter will consist of a mixture of owner-occupied housing and rental apartments managed by the developer.

Development will be phased across the site. Phase One is comprised of the rehabilitation of the Lowe Avenue row houses; extension of Lowe Avenue to 138th Street and the construction of two mid-rise apartment buildings containing ground floor commercial space.

Subsequent phases will include the new construction of a Quad-Unit type row house and new traditional style attached townhomes and detached single family homes. These product types will be designed per the specifications desired in the above mentioned market study. The features of each housing type are outlined below:

Lowe Avenue Row Houses

These international style brick row houses will be completely renovated to include all new finishes, kitchens and bathrooms. New sunrooms will be constructed off the kitchens to serve as breakfast nooks or family rooms. Each unit will have 1-1/2 or 2 baths, laundry, enclosed back yards with private patios, and 2 dedicated parking spaces. The new sidewalks to the front door will allow all units to be visitable. Energy efficient appliances, furnaces and water heaters will be installed in each unit. 90 dwelling units will remain along Lowe Avenue.

Mixed Use Buildings

The mixed use buildings are located on opposite sides of the street at two locations on the site: Lowe Avenue and 138th Street; and Eggleston Avenue at 137th Street. The three story buildings on Lowe Avenue, will have two floors of apartments above the commercial space on the ground floor. The commercial space will house the Pacesetter Management

Office, a daycare center, health club, dry cleaners and/or convenience store. All buildings will be rental in tenure and feature twenty 2 bedroom units, enclosed parking spaces, private balconies, optional in-unit laundry. High efficiency furnaces water heaters appliances will also be incorporated. A centrally controlled lobby on the ground floor will allow tenant and guests coming from the street or the parking areas access to the elevator in the middle of the building. The apartment buildings located along Eggleston will not contain ground floor commercial space. Residential units will occupy all three floors of these buildings, yielding a unit count of 30 for each of these buildings. The four mid-rise buildings will house a total of 100 dwelling units.

Quad Unit Rowhouses

Located primarily between Pacesetter Parkway and 138th street, this form of housing takes the tradition four unit linear row house and bends it in half. So what was formerly a rectangular building foot print is now square. This housing type allows for less exterior walls between units, balconies, patios and more formal front and rear elevations. The placement of this unit style along 138th Street will present a new face for Pacesetter. These units will be 1400-1600 sf, offer 3 bedrooms and 2-2.5 baths with attached garages. It is anticipated that some of these could be for-sale units, providing a more affordable alternative than other forms of for sale housing on-site. 40 dwelling units will be accommodated in the quads.

Townhouses

200 units will be housed in traditional style townhouses. This product type will be two storied, with 3 bedrooms and detached 2 car garages. Unit sizes may range from 1100 to 1400 square feet, constructed as unfinished with basements. This housing style represents the predominate housing type on the site and is similar in scale to the units presently found at Pacesetter.

Detached Single Family

There are 71 detached single family homes proposed for the site. They are located mostly along the new 137th Street and just west of the Lowe Avenue homes. These houses feature 3 bedrooms, 2.5 baths, a finished family room in the basement, detached 2 car garages and private yards. All single family homes will be for-sale and range in size from 1,700 to 1,800 square feet.

Next Steps

Funding applications are being submitted to various public

and private sources for assistance in implementing the redeveloped Pacesetter Plan. The Village of Riverdale is seeking assistance with infrastructure, landscaping and other site related features that will help to enhance this new community and assist in making it a neighborhood where people will want to live.

A development team is in place to facilitate the implementation of many of the features highlighted above. Vacant land to the west will continue to be improved with public service buildings and/or commercial uses. A study will be needed to identify supportive social services helpful for existing and new residents as the development phasing becomes active.

The new Pacesetter has stepped into the new millennium by coming back home to Riverdale with a host of features that will enhance the quality of life for residents in Pacesetter and in the Village at large.

Bibliography of Reference for Study						
	Title	Source	date	Received:	Farr file #	Digital
1	Site Survey	Robinson Engineering	4/10/04	Janice Morrissy, Village of Riverdale	4.4	n/a
2	Utilities Master Plan for 138th Street between Halsted and Ashland	Robinson Engineering	July 2003	Janice Morrissy, Village of Riverdale, 1/17/2005	4.7.1	n/a
3a	Hardcopy of Aerial w/ structural base map overlay "Road Improvements Option 2"	Robinson Engineering	2003	Andrea Klopfenstein, Holsten, Dec. 2, 2004	Charette folder	n/a
3b	Digital version of Aerial w/ structural base map overlay "Road Improvements Option 2"	Robinson Engineering	2003	Angela Herzog, Robinson Engineering, January, 2005	0.1Dwgs <Robinson Engineering	pdf
4a	Structure base map	Robinson Engineering		Andrea Klopfenstein, Holsten, Dec. 2, 2004	Charette folder & drawing file	n/a
4b	Structure base map	Robinson Engineering		Angela Herzog, Robinson Engineering, January, 2005	see below	
5	Original Subdivision& Plat of Survey for the Harry M. Quinn Memorial Gardens		1959	Janice Morrissy, Village of Riverdale, 10/26/2004	4.4.1	n/a
6	Original Subdivision& Plat of Survey for Lowe Ave. Addition		1960	Janice Morrissy, Village of Riverdale, 10/26/2004	4.4.1	n/a
7	Site Plan of Pacesetter Community Center	Harry J. Quinn	not dated	Janice Morrissy, Village of Riverdale, 10/26/2004	4.4.1	n/a
8	Apartment Numbers for Pacesetter Gardens	R. W. Robinson, P.E.	Jan. 5, 1959	Janice Morrissy, Village of Riverdale, 10/26/2004	4.4.1	n/a
9	Pacesetter Property Info Speadsheet w/ owner/lender/taxes	???	???	Janice Morrissy, Village of Riverdale, 10/26/2004	4.8.1	n/a
10	Copy of Township Plat book w/ survey dimensions of area and street widths	County?	revised 1/1/2000	Janice Morrissy, Village of Riverdale, 10/26/2004	4.4.1	n/a
11	Aerials of Pacesetter and surrounding community (4 pieces)	Robinson Engineering		Angela Herzog, Robinson Engineering, January, 2005	Charette folder/0.1 Dwgs<RobinsonEngineering/0.1 Planning	vktorwks, tiffs, jpegs
12	Utilities Map 1 and 2	Robinson Engineering		Angela Herzog, Robinson Engineering, January, 2005	0.1 Dwgs<RobinsonEngineering/0.1 Planning	dxv/vktorwks
13	Structure Base Map	Robinson Engineering		Angela Herzog, Robinson Engineering, January, 2005	0.1 Dwgs<RobinsonEngineering/0.1 Planning	dxv/vktorwks







Planning & Land Use

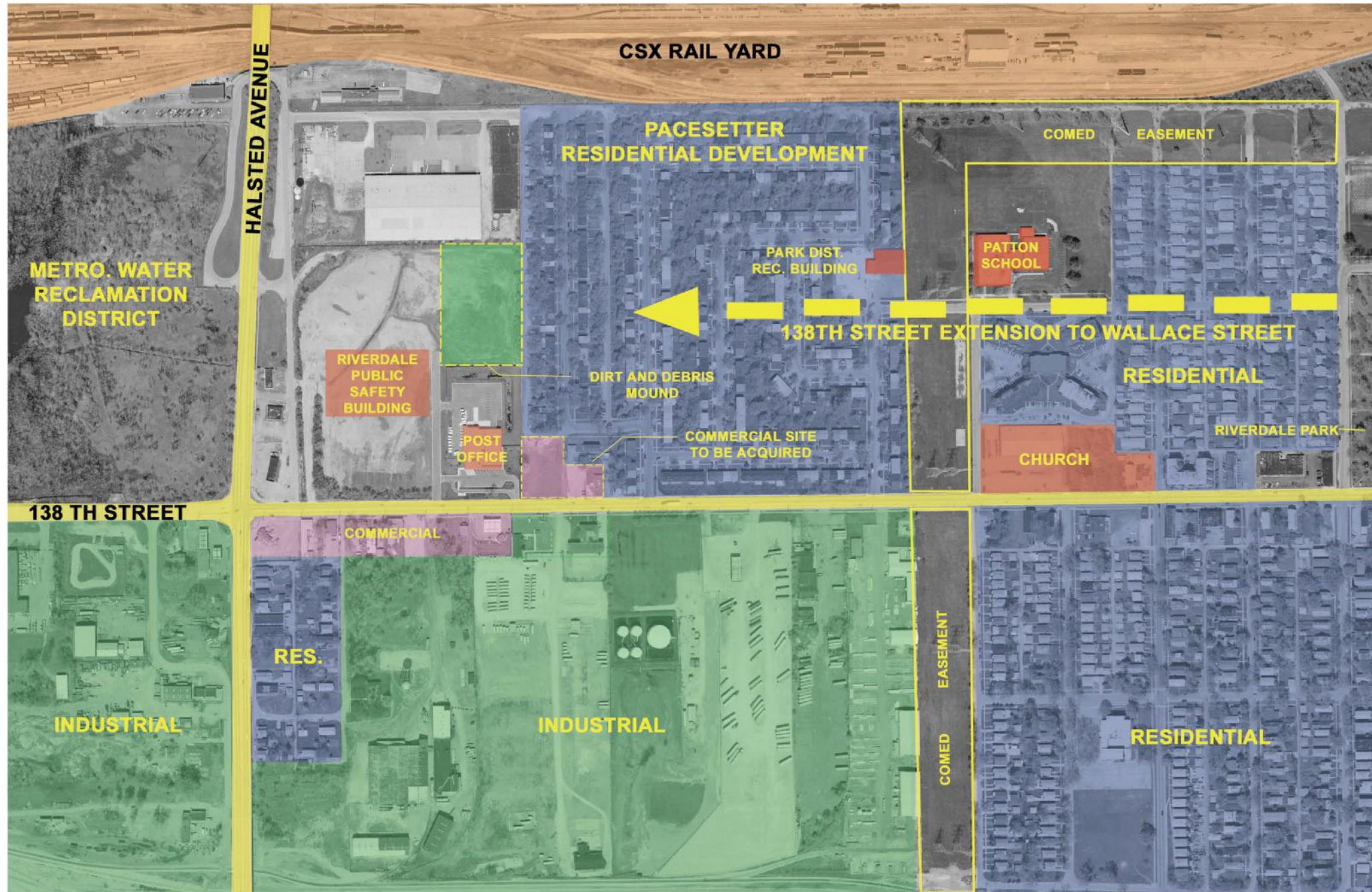
by Campbell Tiu Campbell, Incorporated

PACESETTER

DEVELOPMENT Riverdale, Illinois

LEGEND:

-  RESIDENTIAL
-  SIGNIFICANT BUILDINGS
-  SIGNIFICANT STREETS
-  INDUSTRIAL
-  RAIL YARD
-  COMMERCIAL



Existing Land Use Map

IMMEDIATE AREA N.T.S.

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May 26, 2005

PACESETTER

DEVELOPMENT Riverdale, Illinois

LEGEND:

-  SINGLE FAMILY DETACHED
- 71 DU'S.
-  TOWN HOUSE UNITS
- 200 DU'S.
-  QUAD - HOUSING UNITS
- 40 DU'S.
-  EXISTING / RENOVATED UNITS
- 90 DU'S.
-  RENTAL BUILDINGS
- 100 DU'S.
-  GREEN SPACE
-  NEW STREET DEDICATIONS
-  EASEMENTS USED AS MID-RISE
OVERFLOW PARKING

TOTAL UNIT COUNT:
- 501 DU'S.

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Site Plan

SCALE: 1"= 200'-0"



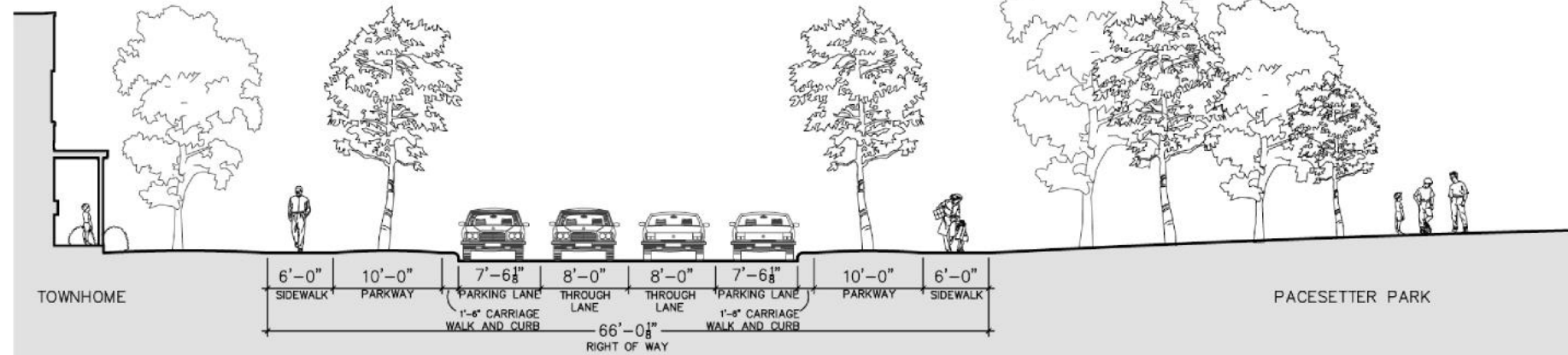
August 4, 2005

PACESETTER

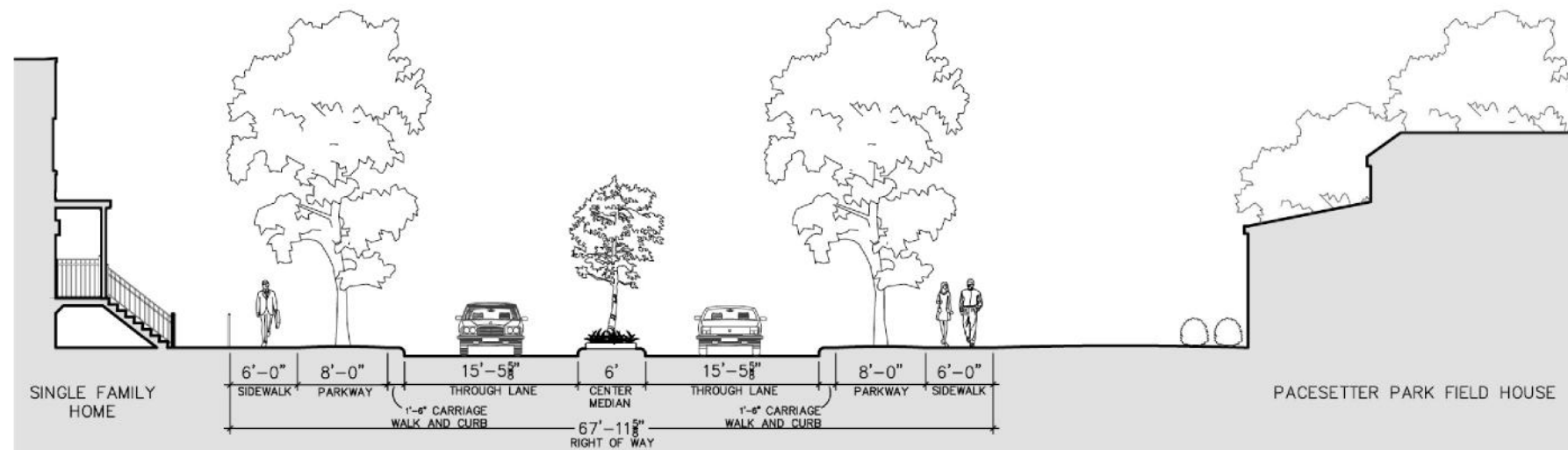
DEVELOPMENT Riverdale, Illinois

Street Sections

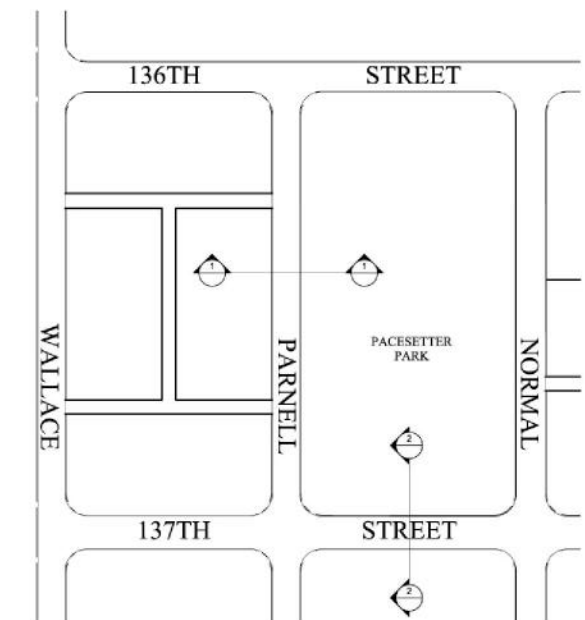
- 1.) PARNELL STREET LOOKING NORTH
- 2.) 137th STREET LOOKING WEST



1
PARNELL STREET SECTION
SCALE: 1"=15'-0"



2
137TH STREET SECTION
SCALE: 1"=15'-0"



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May 26, 2005

Architecture & Character
by Farr Associates

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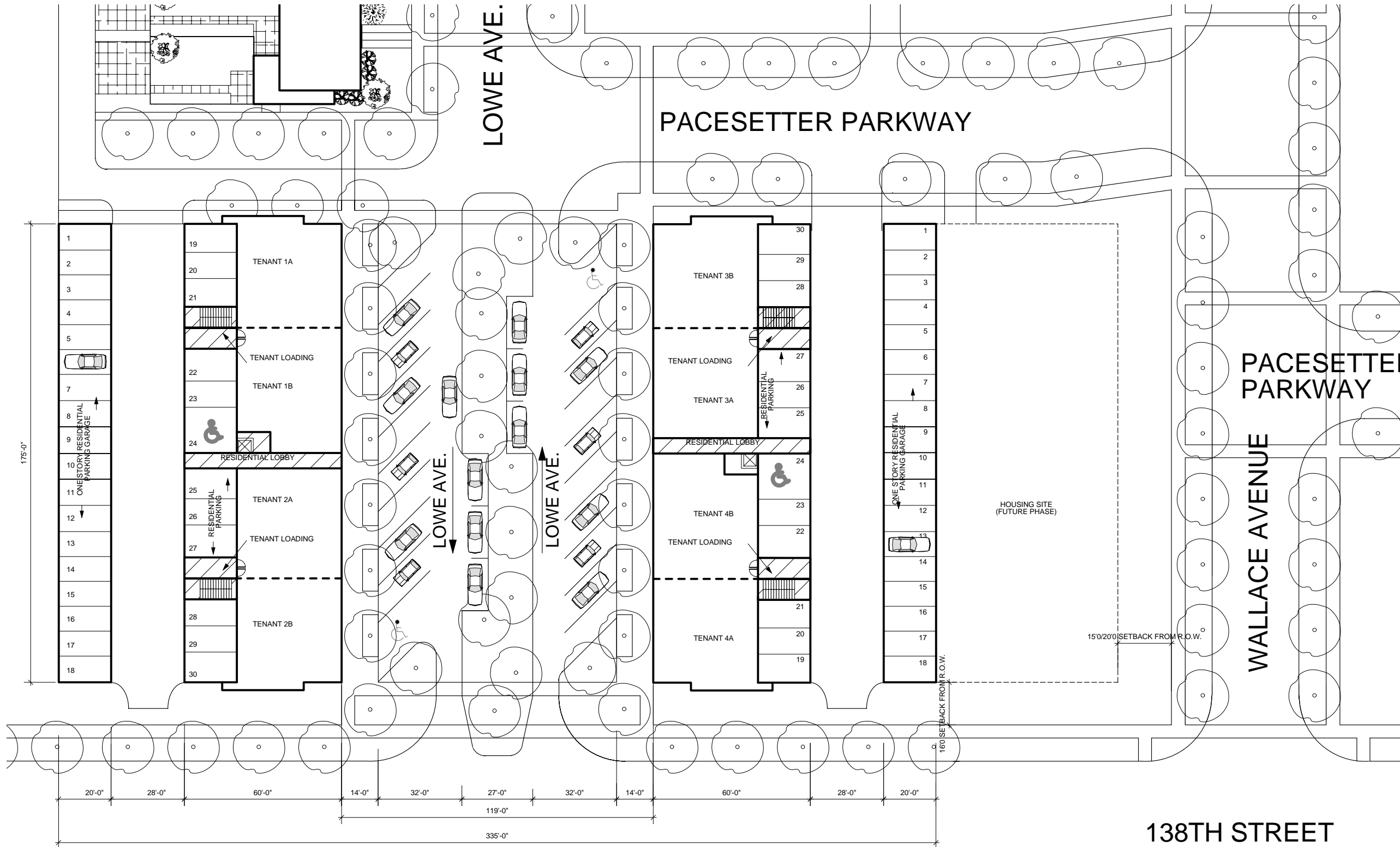
Riverdale, Illinois

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Farr Project Number: 24037

All dimensions must be verified by contractor and the architect notified of any discrepancies before proceeding with the construction.

DO NOT SCALE DRAWINGS.

Issue	Date	Description
3	05/10/05	IHDA Application
2	05/06/05	Client Review
1	05/02/05	Pricing

Drawing Title:

PROPOSED SITE PLAN FOR THE LOWE AVE. MIX USE DEVELOPMENT

Date: Jan. 3, 2005

Scale: as noted

Drawn by: CJM

Checked by: DLF

Drawing No:

MIXED USE BUILDINGS BREAKDOWN			
FLOOR	SIZE	QUANTITY	SUBTOTAL
3RD FLOOR (RESIDENTIAL)	10,650 S.F.	2	21,300 S.F.
2ND FLOOR (RESIDENTIAL)	10,650 S.F.	2	21,300 S.F.
1ST FLOOR (RESIDENTIAL PARKING)	3520 S.F.	2	7040 S.F.
			49,640 S.F.
1ST FLOOR (COMMERCIAL)	7170 S.F.	2	14,340 S.F.
			TOTAL
			63,980 S.F.

1 SITE PLAN
 A-2.1 Scale: 1/40" = 1'-0"



A-2.1

Project Title:

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1 UPPER FLOOR PLAN
 Scale: 1/16" = 1'-0"



2
 A-2.3

1
 A-2.3

Farr Project Number: 24037

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DO NOT SCALE DRAWINGS.

Issue	Date	Description
3	05/10/05	IHDA Application
2	05/06/05	Client Review
1	05/02/05	Pricing

Drawing Title:

PROPOSED SITE PLAN FOR THE LOWE AVE. MIX USE DEVELOPMENT

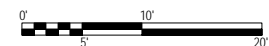
Date: Jan. 3, 2005

Scale: as noted

Drawn by: CJM

Checked by: DLF

Drawing No:



A-2.2

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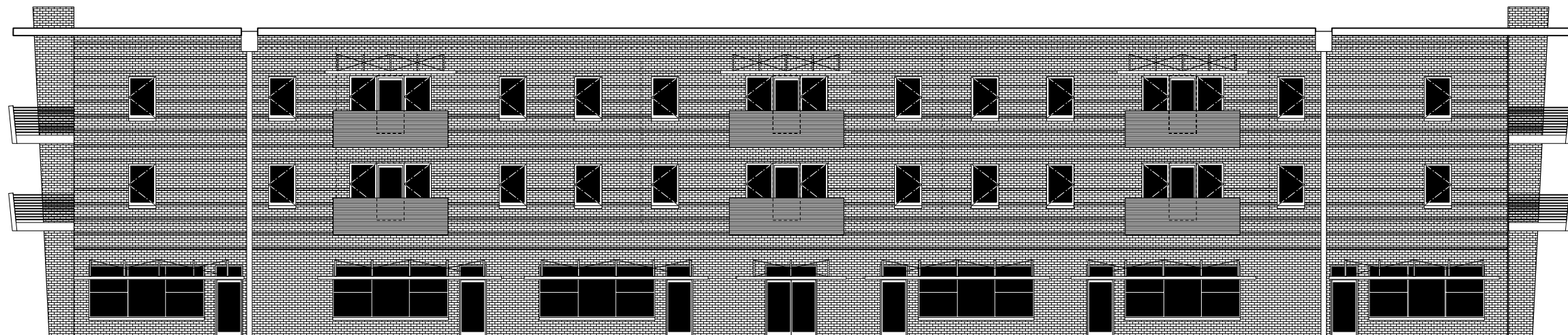
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119'-0" FROM FACE OF BUILDING TO FACE OF BUILDING (N.T.S.)

1
A-2.3

138TH STREET ELEVATION
Scale: 1/16" = 1'-0"



2
A-2.3

LOWE AVENUE ELEVATION
Scale: 1/16" = 1'-0"

Farr Project Number: 24037

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Issue	Date	Description
3	05/10/05	IHDA Application
2	05/06/05	Client Review
1	05/02/05	Pricing

Drawing Title:

PROPOSED SITE PLAN FOR THE LOWE AVE. MIX USE DEVELOPMENT

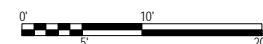
Date: Jan. 3, 2005

Scale: as noted

Drawn by: CJM

Checked by: DLF

Drawing No:



A-2.3

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3	05/10/05	IHDA Application
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Drawing Title:

PROPOSED SITE AND FIRST FLOOR PLANS, FOR THE LOWE AVE. TOWNHOMES

Date: Jan. 3, 2005

Scale: as noted

Drawn by: CJM

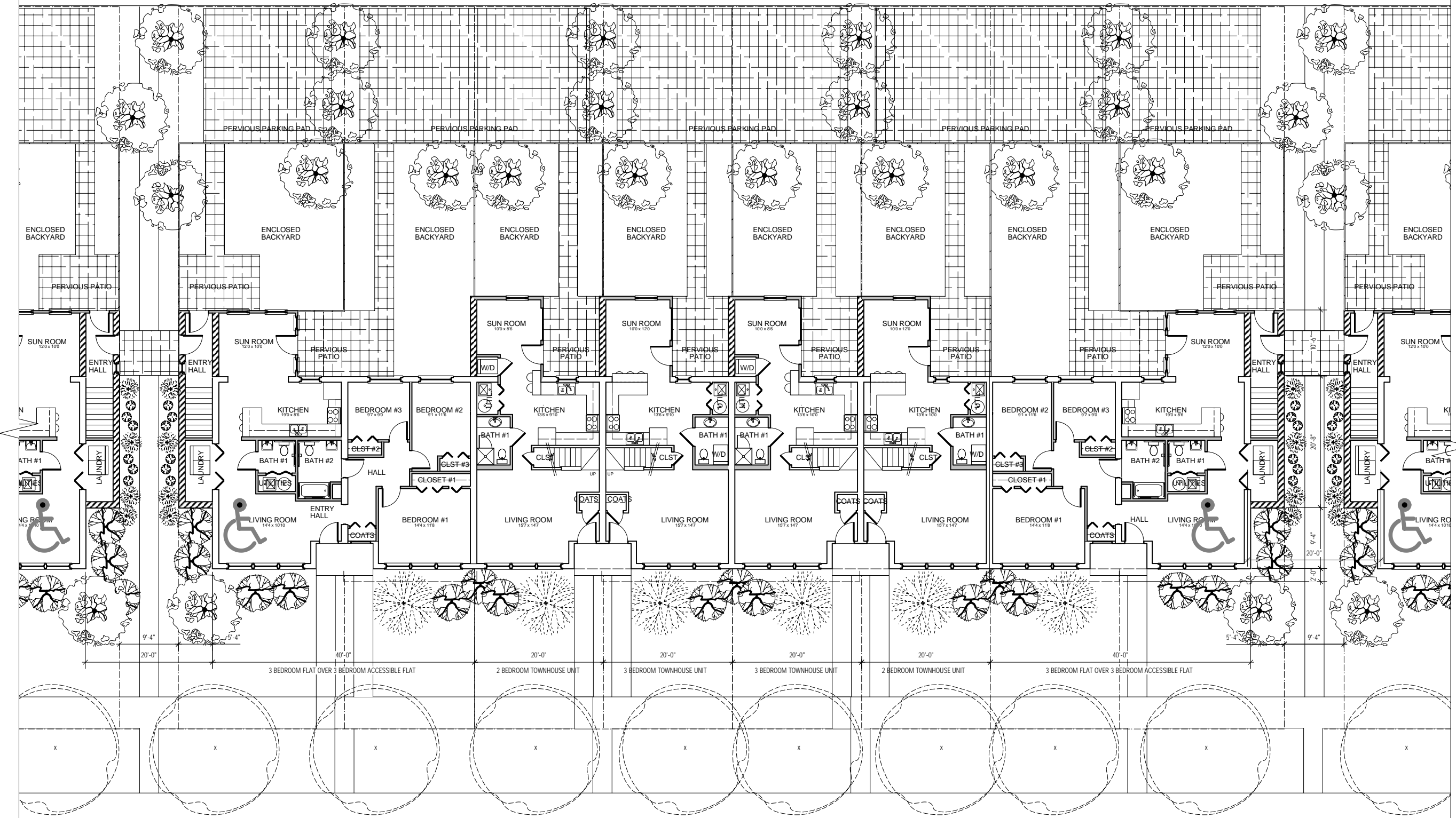
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Drawing No:

A-1.1

ALLEY

LOWE AVENUE



1 FIRST FLOOR - LOWE AVENUE APARTMENTS
 Scale: 1/16" = 1'-0"

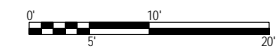


WALL TYPES KEY

EXISTING WALL	—————
NEW MASONRY WALL	—————
NEW FRAME WALL	—————

TYPICAL 8 UNIT BUILDING BREAKDOWN

UNIT	UNIT SIZE	QUANTITY	SUBTOTAL
2 BEDROOM UNIT	1410 S.F.	2	2820 S.F.
3 BEDROOM UNIT	1450 S.F.	2	2900 S.F.
3 BEDROOM FLAT	1535 S.F.	2	3070 S.F.
3 BEDROOM FLAT (ADA)	1520 S.F.	2	3040 S.F.
			11,830 S.F.



A Vision for the Pacesetter Neighborhood

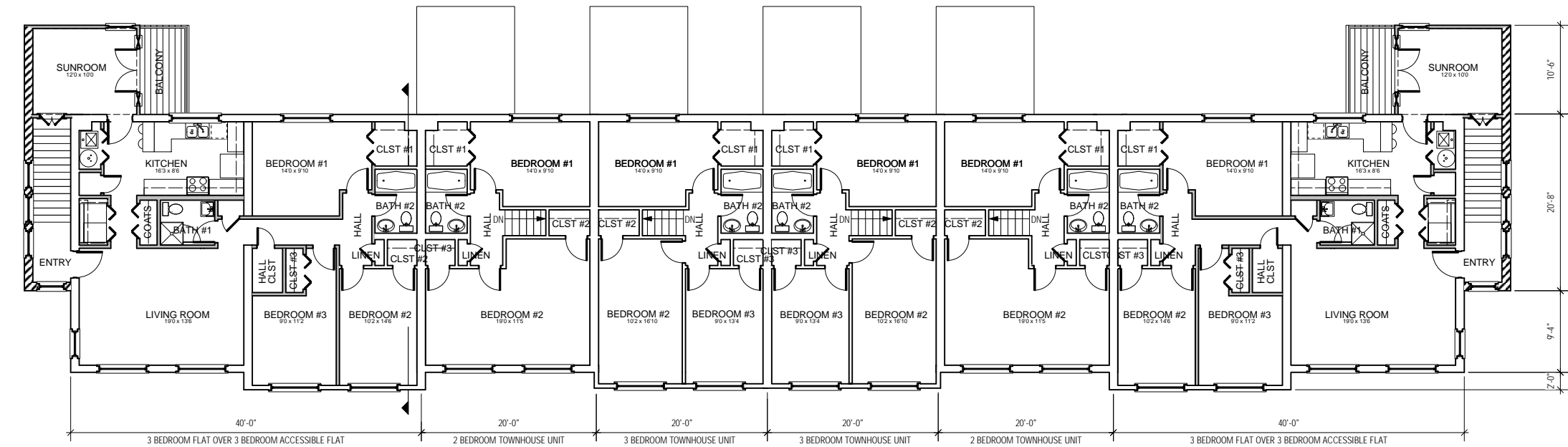
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 157 West 144th Street
 Riverdale, IL 60827-2707
 tel: (708)841-2200 fax: (708)841-7587

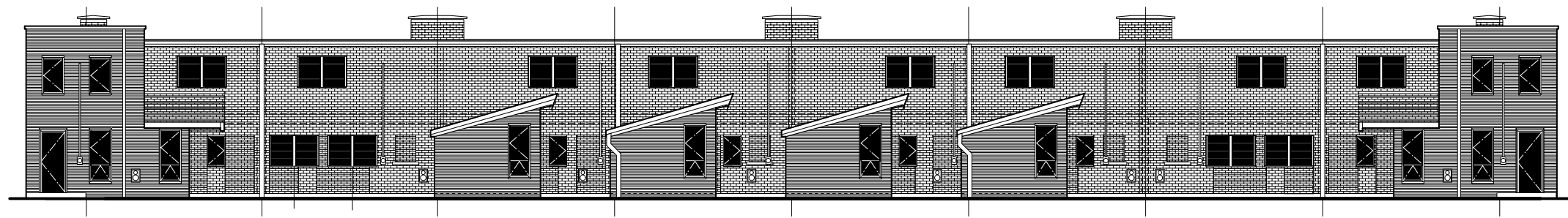
Metropolitan Planning Council
 25 E. Washington
 Suite 1600
 Chicago, IL 60604
 tel: (312) 922-5616 fax: (312) 922-5619

Farr Associates
 Architecture and Urban Design
 Monadnock Building
 53 W. Jackson Blvd., Suite 650
 Chicago, IL 60604
 tel: (312) 408-1661 fax: (312) 408-1496

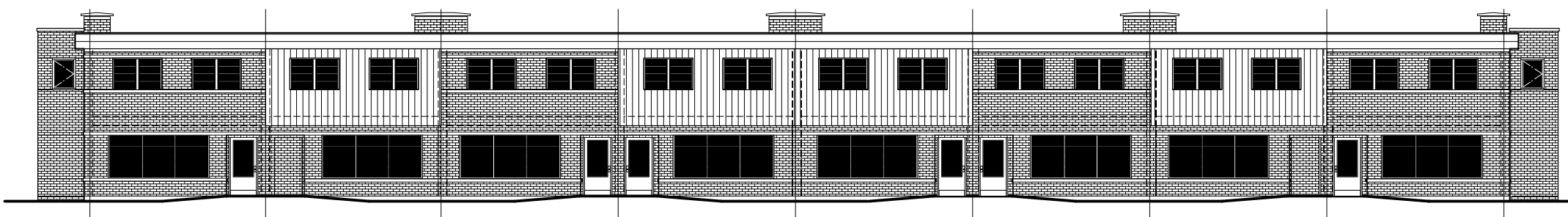
Cambell Tiu Cambell
 Architecture Planners Construction Managers
 1326 S. Michigan Ave.
 Chicago, IL 60605
 tel: (312) 922-4244 fax: (312) 883-4111



1 SECOND FLOOR- LOWE AVENUE APARTMENTS
 Scale: 1/16" = 1'-0"
 NORTH



2 REAR ELEVATION- LOWE AVENUE APARTMENTS
 Scale: 1/16" = 1'-0"



3 FRONT ELEVATIONS- LOWE AVENUE APARTMENTS
 Scale: 1/16" = 1'-0"

Farr Project Number: 24037
 All dimensions must be verified by contractor and the architect notified of any discrepancies before proceeding with the construction.
 DO NOT SCALE DRAWINGS.

Issue	Date	Description
3	05/10/05	IHDA Application
2	05/06/05	Client Review
1	05/02/05	Pricing

Drawing Title:
PROPOSED PLANS, SECTIONS, & ELEVATIONS OF LOWE AVE. TOWNHOMES

Date: Jan. 3, 2005
 Scale: as noted
 Drawn by: CJM
 Checked by: DLF
 Drawing No:

