



# 01 MAIN STREET

## BENEFITS

- Harrison extension provides second access point
- New mixed-use development enhances north side of Ridge Rd
- Diverse housing types along Manor Ave strengthen the Munster housing market
- Retains existing fountain at Ridge Rd
- 7 acres of development

## CONSTRAINTS

- Ridgewood Plaza strip mall remains
- Development between Ridge Rd and South St requires cooperation of all landowners

*A conceptual illustration of potential future development of transit commuter parking areas.*



## 02 TOWN CENTER

### BENEFITS

- New street paralleling tracks provides second point of access
- Redevelopment of Ridgewood Plaza transforms the corner from auto-dominated to walkable
- Townhouses along Manor propose a viable housing type
- Works around the existing KFC
- 10 acres of development

### CONSTRAINTS

- Development between Ridge Rd and South St turns its back on Ridge Rd
- Emphasis on townhomes serves only a narrow portion of the TOD market
- New street is too close to tracks to allow certain turns
- Removes existing fountain on Ridge Rd

*A conceptual illustration of potential future development of transit commuter parking areas.*



Residential  
Development  
(56 units)

Monon Trail

Mixed-Use Development  
(60 units)  
8,000 sf commercial

Full Redevelopment of  
station-adjacent parcels  
(60 units)  
6,000 sf commercial  
8,000 sf community center

Mixed-Use  
Development  
10,000 sf commercial

Develop  
Ridgewood Plaza  
out-lot parcels  
10,000 sf commercial

Train Station  
and Platform

Pedestrian Underpass

# 03 MARKET SQUARE

## BENEFITS

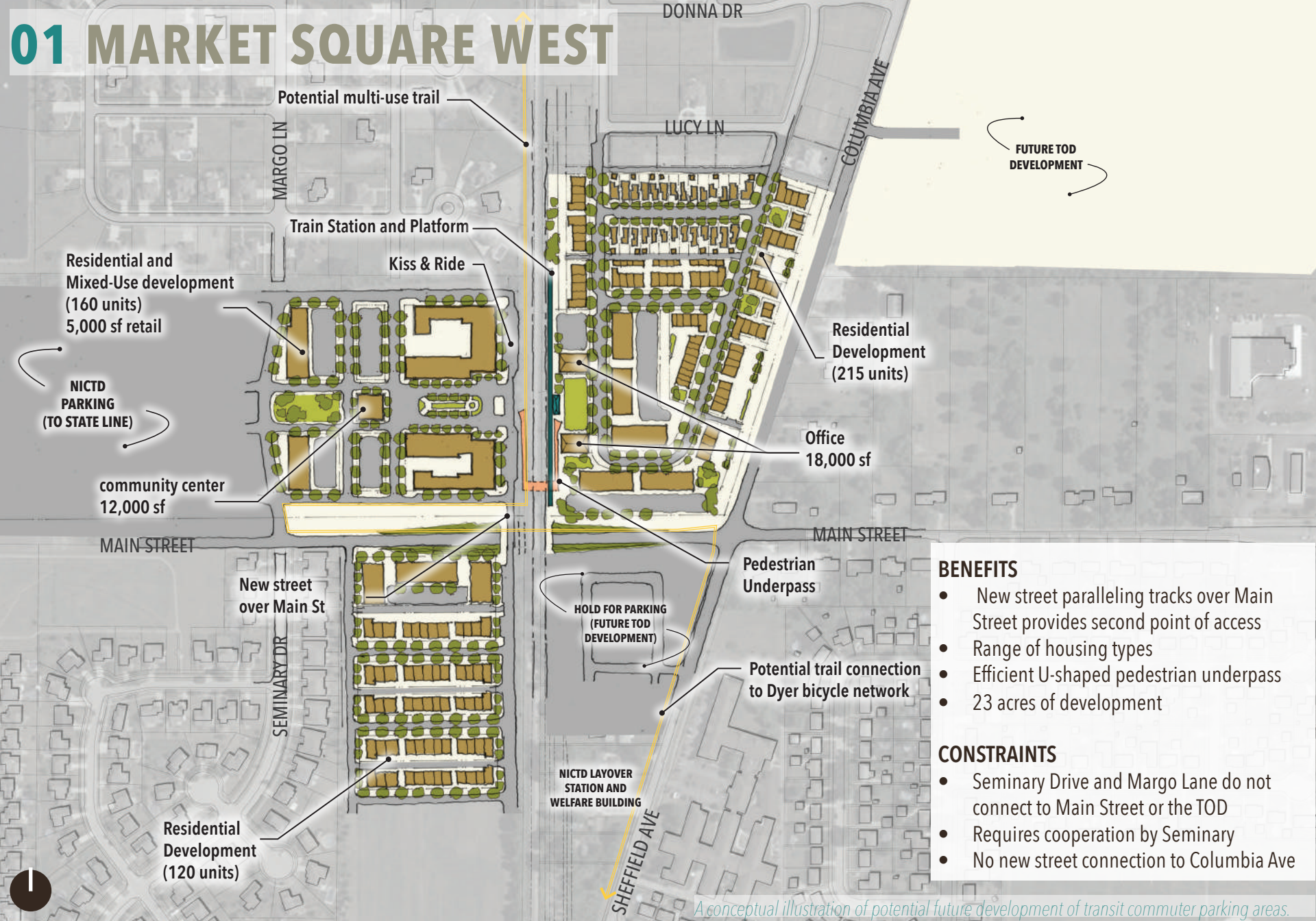
- Harrison extension and market square provides two additional access points
- Two continuous blocks of "Main Street" along Ridge Rd
- Market Square feature creates a clear place
- Diverse housing types along Manor Ave strengthen the Munster housing market
- 8 acres of development

## CONSTRAINTS

- Difficult to coordinate all three landowners between Ridge Rd and South St
- Difficult to coordinate landowners on north side of Ridge

*A conceptual illustration of potential future development of transit commuter parking areas.*

# 01 MARKET SQUARE WEST



## BENEFITS

- New street paralleling tracks over Main Street provides second point of access
- Range of housing types
- Efficient U-shaped pedestrian underpass
- 23 acres of development

## CONSTRAINTS

- Seminary Drive and Margo Lane do not connect to Main Street or the TOD
- Requires cooperation by Seminary
- No new street connection to Columbia Ave

*A conceptual illustration of potential future development of transit commuter parking areas.*

# 02 UPTOWN STATION



Potential multi-use trail

MARGO LN

Train Station and Platform

Residential and Mixed-Use development (150 units)

NICTD PARKING (TO STATE LINE)

MAIN STREET

Pedestrian connection over Main St (both sides of tracks)

SEMINARY DR

Residential Development (110 units)

DONNA DR

LUCY LN

COLUMBIA AVE

FUTURE TOD DEVELOPMENT

Residential Development (230 units)

Park space

Kiss & Ride

Pedestrian underpass with amphitheater

MAIN STREET

HOLD FOR PARKING (FUTURE TOD DEVELOPMENT)

Potential trail connection to Dyer bicycle network

NICTD LAVOYER STATION AND WELFARE BUILDING

SHEFFIELD AVE

## BENEFITS

- New street connects Sheffield to station
- Linear parks connects both sides of tracks
- Underpass as amphitheater
- New 1 acre park east of station
- 23 acres of development

## CONSTRAINTS

- Large park uses prime developable location

# 03 ORENCO STATION



Potential multi-use trail

MARGO LN

Residential (250 units)

Mixed-use (50 units)  
40,000 sf retail

NICTD PARKING (TO STATE LINE)

MAIN STREET

Large Park

SEMINARY DR

Residential Development (110 units)

Train Station and Platform

Residential Development (180 units)

Kiss & Ride

Pedestrian Underpass

MAIN STREET

HOLD FOR PARKING (FUTURE TOD DEVELOPMENT)

NICTD LAYOVER STATION AND WELFARE BUILDING

SHEFFIELD AVE

DONNA DR

LUCY LN

COLUMBIA AVE

FUTURE TOD DEVELOPMENT

New street aligned into future TOD development

Residential Development (180 units)

Kiss & Ride

Pedestrian Underpass

MAIN STREET

New street over Main St

Potential trail connection to Dyer bicycle network

## BENEFITS

- Terrific station access via two new streets
- Boulevard connects Sheffield to station
- New street bridging Main east of tracks
- New streets connect station to future TOD on agricultural parcel
- Main St and parks west of the station
- New 1.2 acre park west of the station
- 23 acres of development

## CONSTRAINTS

- Indirect walking connection to agricultural parcel

*A conceptual illustration of potential future development of transit commuter parking areas.*