

# Altenheim Line Development Framework Plan

City of Chicago - Department of  
Planning and Development



December 2, 2021

SOM

HOOD

LTENT  
DESIGN

SBFRIEDMAN

WR Ware Realty Group  
Real Estate Simplified

ENGAGECIVIL  
INCORPORATED

HNTB

NLCCC

# Agenda

Community Process

Community Arts + Heritage Trail

Focus Areas for equitable  
development

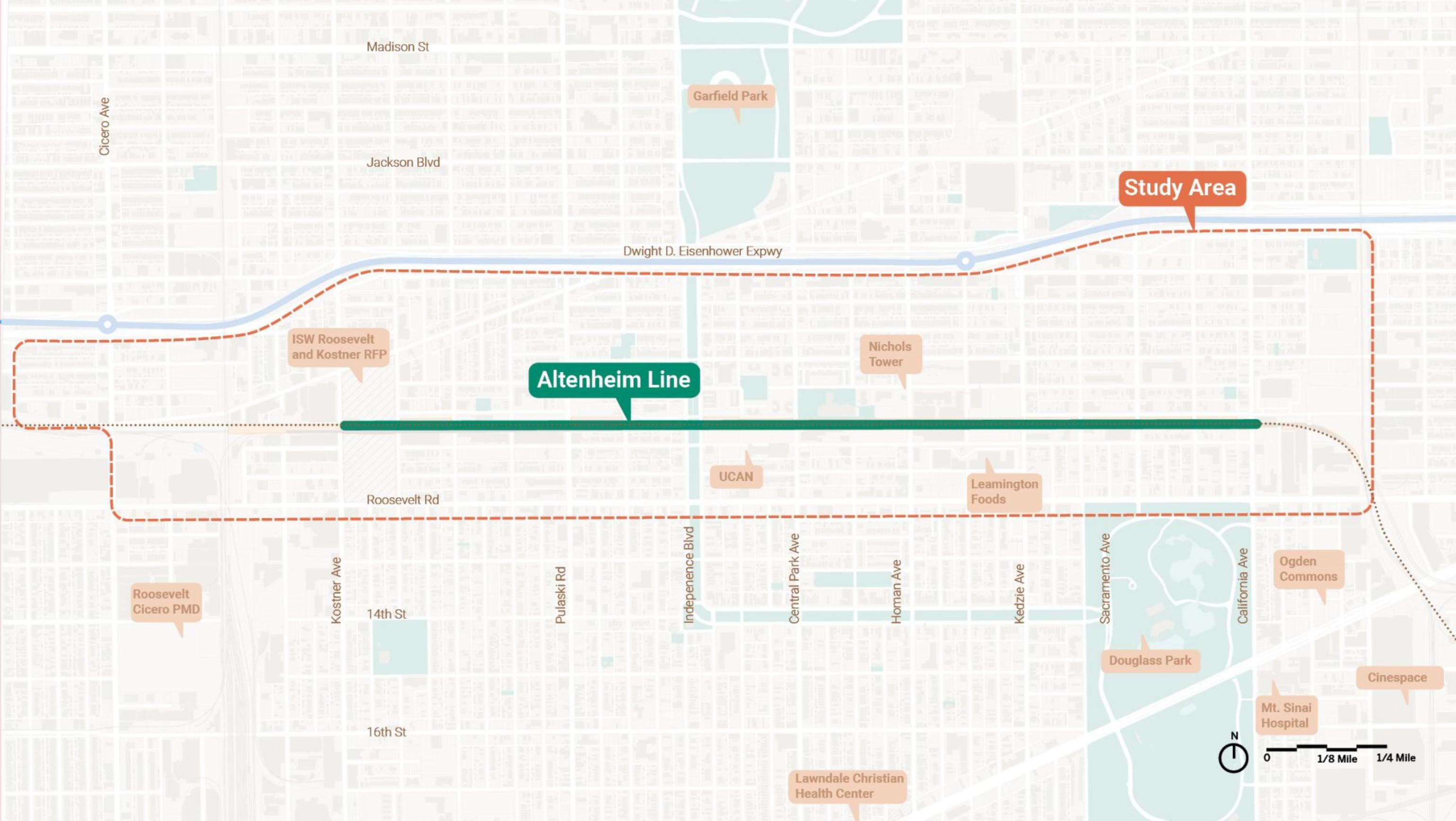


December 2, 2021





# community process



Madison St

Jackson Blvd

Garfield Park

Study Area

Dwight D. Eisenhower Expwy

ISW Roosevelt and Kostner RFP

Altenheim Line

Nichols Tower

UCAN

Leamington Foods

Roosevelt Rd

Roosevelt Cicero PMD

Kostner Ave

14th St

Pulaski Rd

Independence Blvd

Central Park Ave

Homan Ave

Kedzie Ave

Sacramento Ave

California Ave

Ogden Commons

Douglass Park

16th St

Lawndale Christian Health Center

Mt. Sinai Hospital

Cinespace



0 1/8 Mile 1/4 Mile





# project goals

- Exploring recreational opportunities for the line itself
- Identifying the highest-and-best-use of industrial and commercial parcels
- Building a sense of community ownership and control
- Supporting local economic growth
- Developing strategies for equitable investment and anti-displacement

# what we've heard

community workshops summary

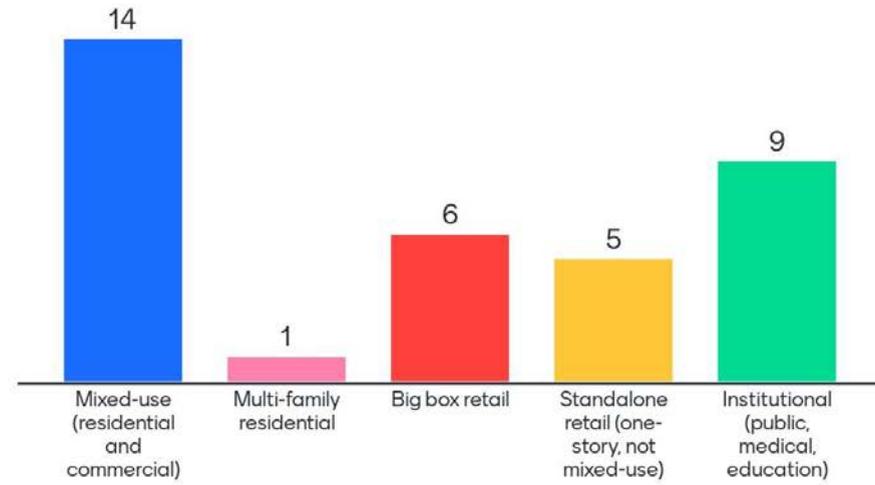
## 3 Public Sessions

two in-person + one virtual

- Reflect history and culture
- Multi-generational mobility, programming and access
- Focus on equitable investment and anti-displacement
- Affordable and inclusive
- Center local job creation and community benefit
- Design that responds to context



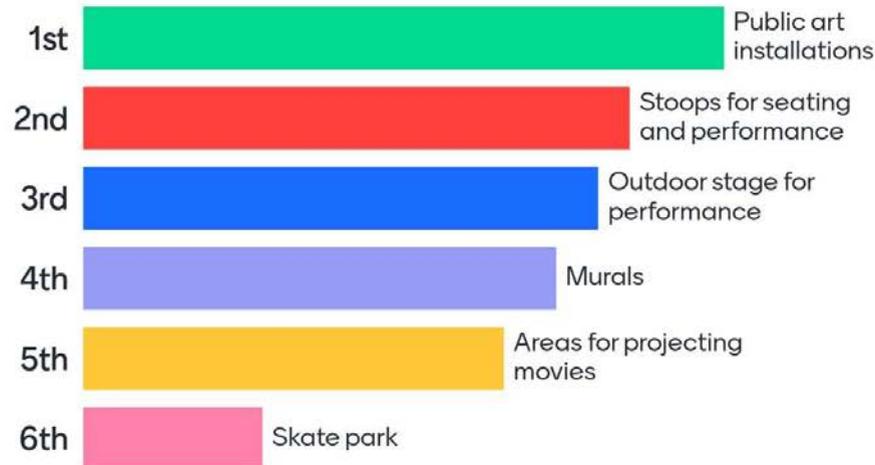
## What types of new development would you like to see on Roosevelt Road? (choose two)



## How do we define success for this project and the community?



## What are your preferences for potential programming on the trail?



## Which of these affordability strategies would you like to see prioritized?



# market direction



## MULTIFAMILY RENTAL RESIDENTIAL

- Market rate rents are lower than affordable rent limits
- Higher density multifamily projects are likely to be LIHTC for the next 5-years until the market matures



## FOR-SALE RESIDENTIAL

- Average sale price increased 250% over last 5 years, indicating a strengthening “for sale” market
- Opportunity for new single family, townhome, and 2-flat construction, subsidies required
- Existing initiatives emphasize a focused, block-by-block approach



## COMMERCIAL

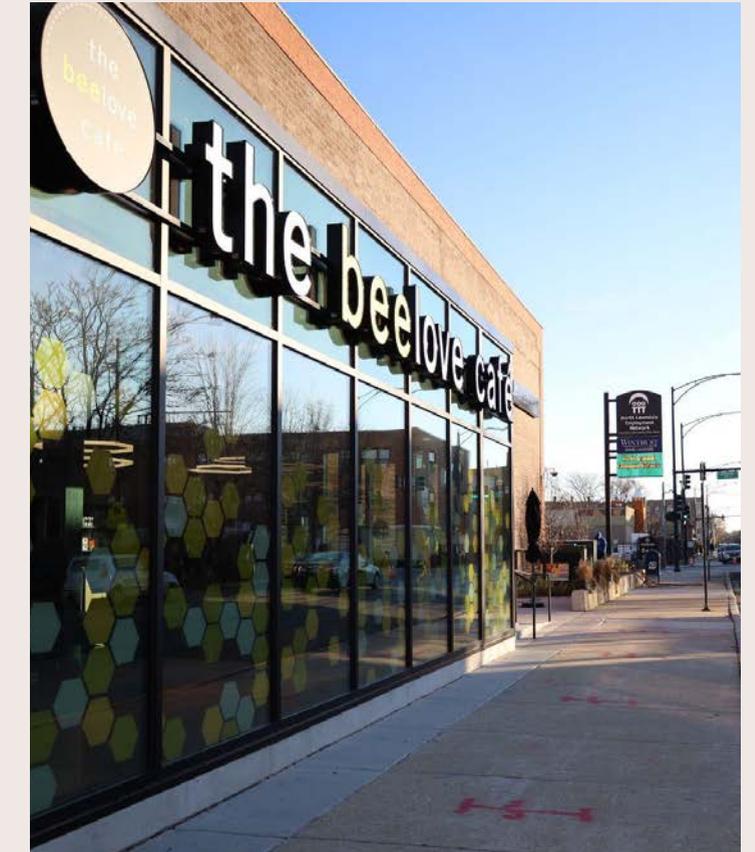
- Rehab of existing commercial structures is the most feasible.
- Potential uses: medical office, cafes, grocery, call center, institutional and other supportive uses.
- Most commercial will require public-private partnerships.



## INDUSTRIAL

- Existing industrial cluster to the west
- Potential industrial sectors: last-mile distribution, food production, cold storage, film and TV back of house, flex industrial facilities
- Opportunity to include workforce training and business incubator spaces

# equitable investment framework



## support existing residents

## renovate and reactivate existing buildings

## opportunities for infill housing + mixed use

## focus on local jobs

Leverage existing city programs to support existing homeowners and renters in the surrounding area. Explore policies to address displacement pressures.

Focus on reactivating existing buildings stock for housing, retail, and commercial uses.

Explore opportunities for future infill and larger scale developments.

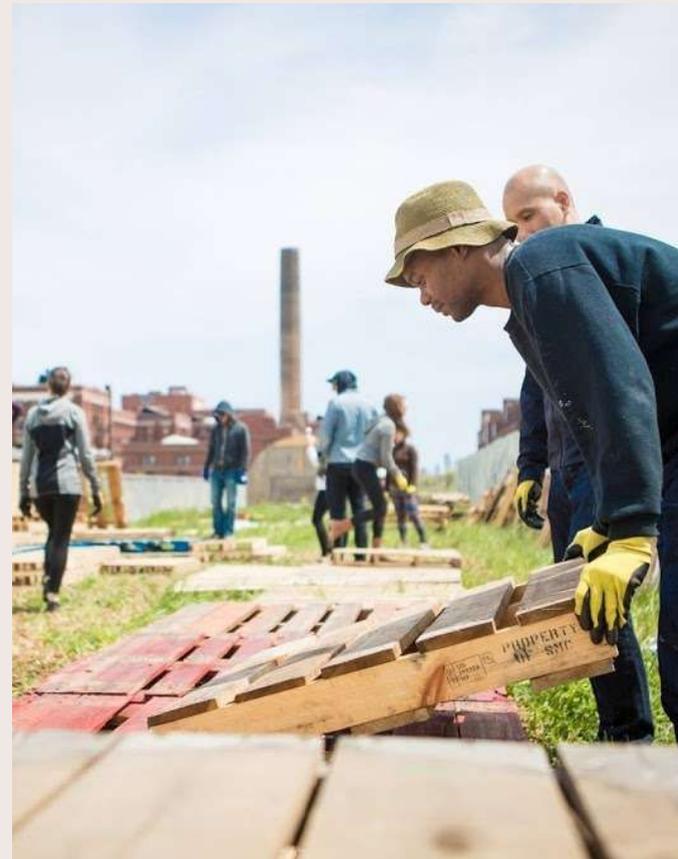
Outline opportunities for future commercial, retail, and light industrial that support local jobs and entrepreneurship.

# community arts and heritage trail



**represent local heritage, arts, and culture**

Integrate and amplify local heritage, arts and culture through art at all scales, outdoor exhibits, gateways, digital installations (QR codes) and many other methods.



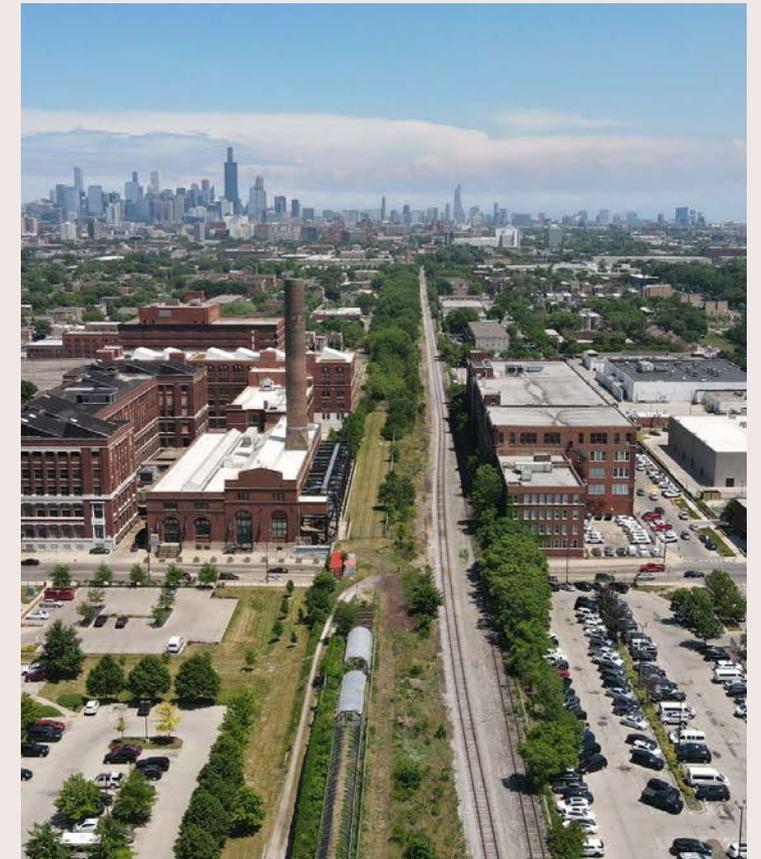
**strengthen existing ecologies and programming**

Understand and enhance existing ecological features and programming already on the line such as Homan Rails Farm and DRW academy.



**create spaces for active and passive recreation**

Design space for both active recreation and natural ecology connected by the two-mile trail.



**access for all**

Easy consistent access to the trail with clear wayfinding and simple



# Community Arts + Heritage Trail

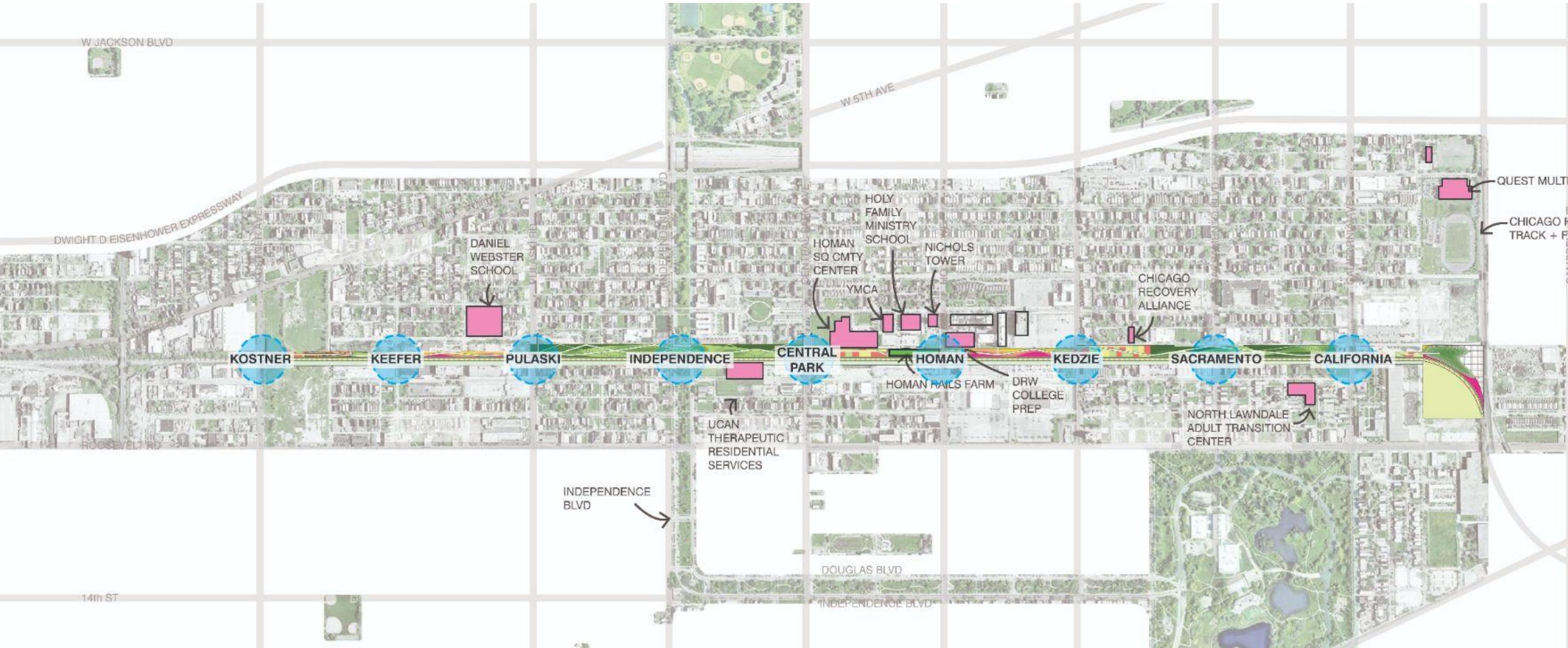
# Two-Mile Community Art & Heritage Trail

Two-Mile Community Arts and Heritage Trail  
+ 40 Acres of Open Space



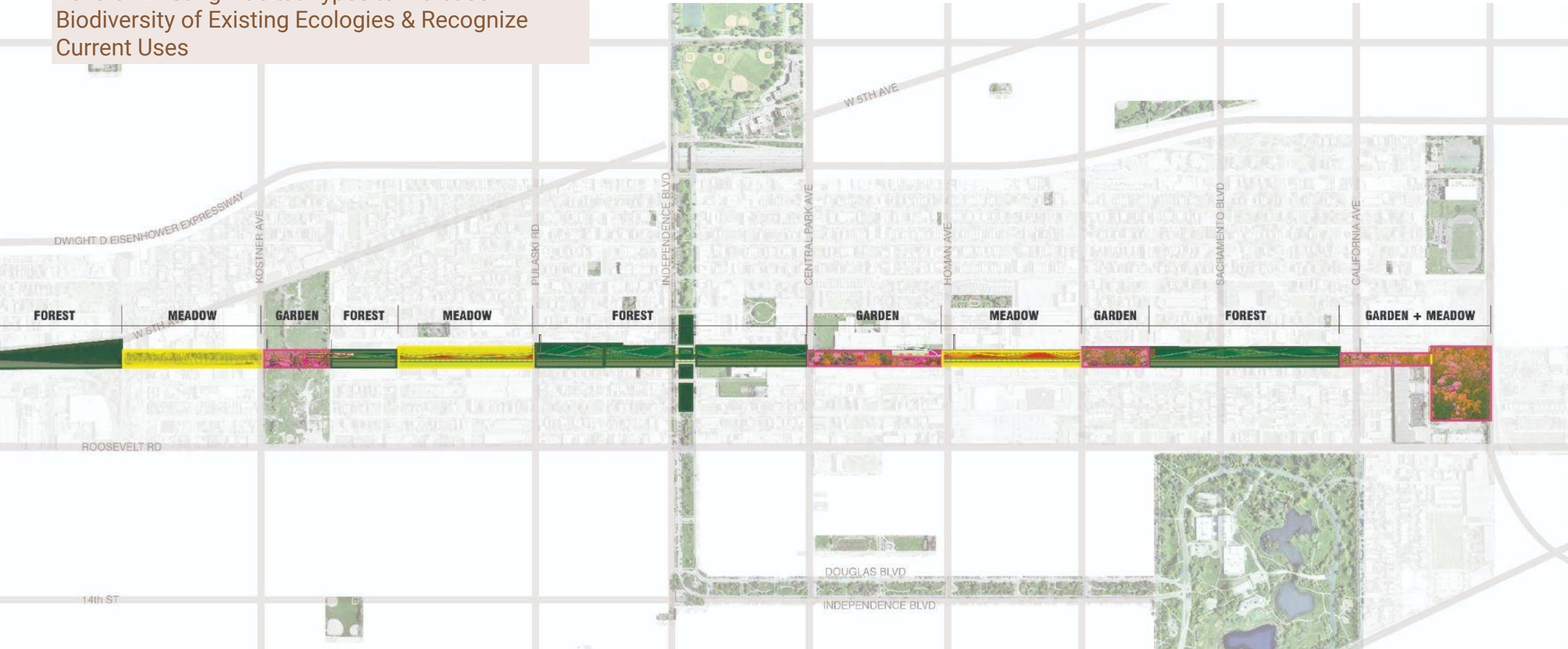
# Reinforce Existing Patterns & Uses

Points of Access Identified in the Planning Study Survey



# Strengthen & Diversify Existing Ecologies

Build of Existing Habitat Types to Increase Biodiversity of Existing Ecologies & Recognize Current Uses



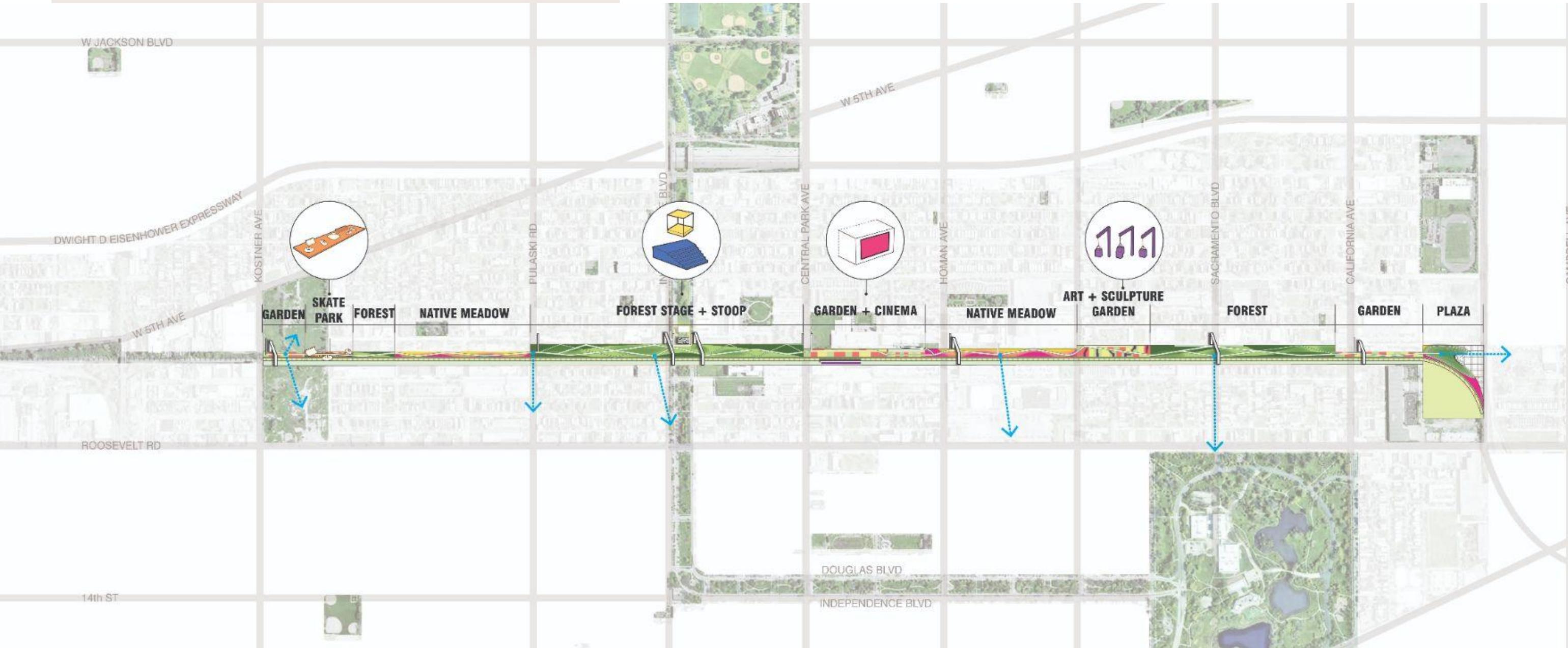
# Tell the Rich History Along the Heritage Trail

Integrating Heritage in to the Design of the Trail with Framed Views, Heritage Gates & an Interpretive Path

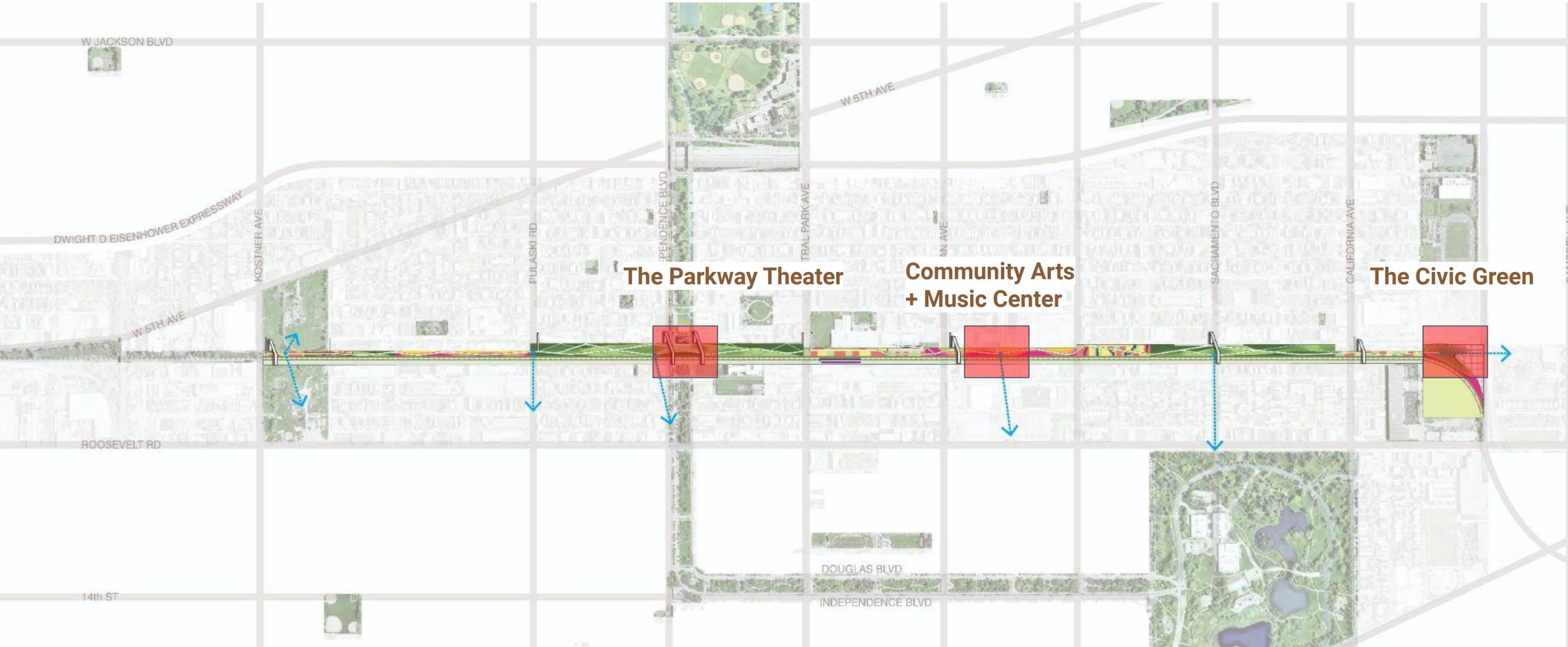


# The Arts

Integrating Community Arts in to the Experience of the Line in Order to Celebrate Existing & Future Residents.

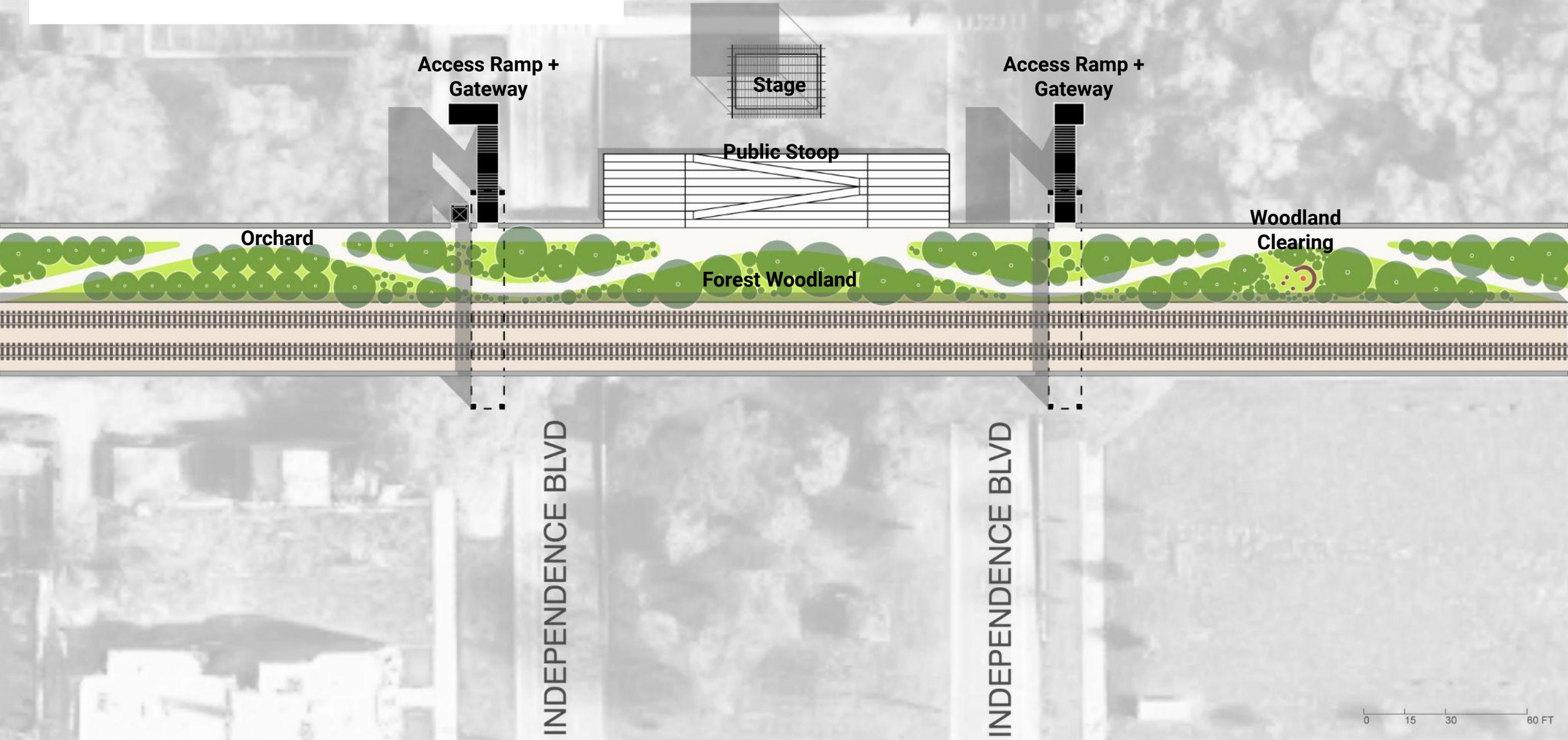


# Three Scenarios Along the Trail

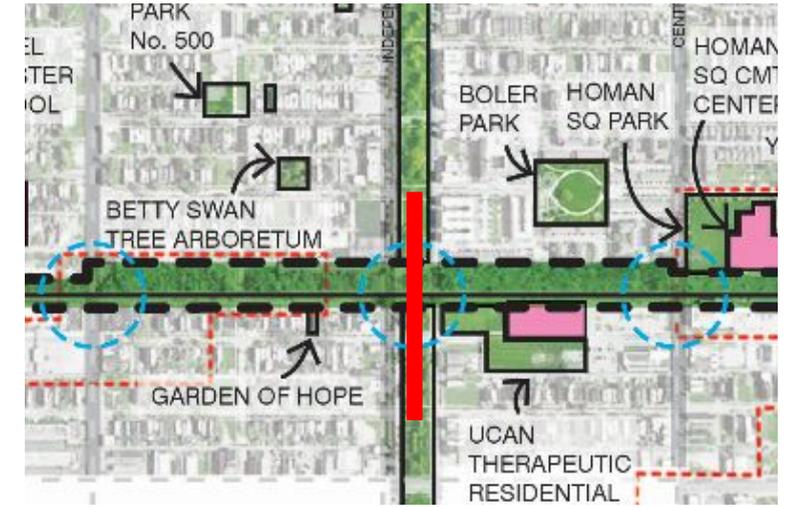


# The Parkway Theater

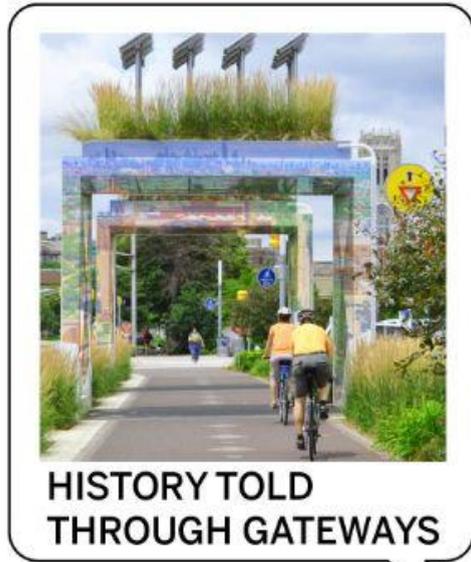
Independence Boulevard



# The Parkway Theater



## HERITAGE



HISTORY TOLD THROUGH GATEWAYS

## ECOLOGY

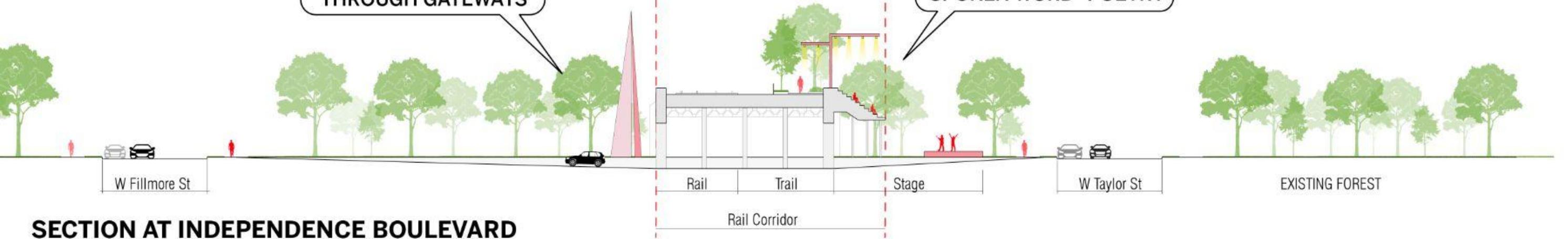


FOREST WOODLAND FOR CREATING SHADE

## ART



PUBLIC STOOP FOR SPOKEN WORD+POETRY

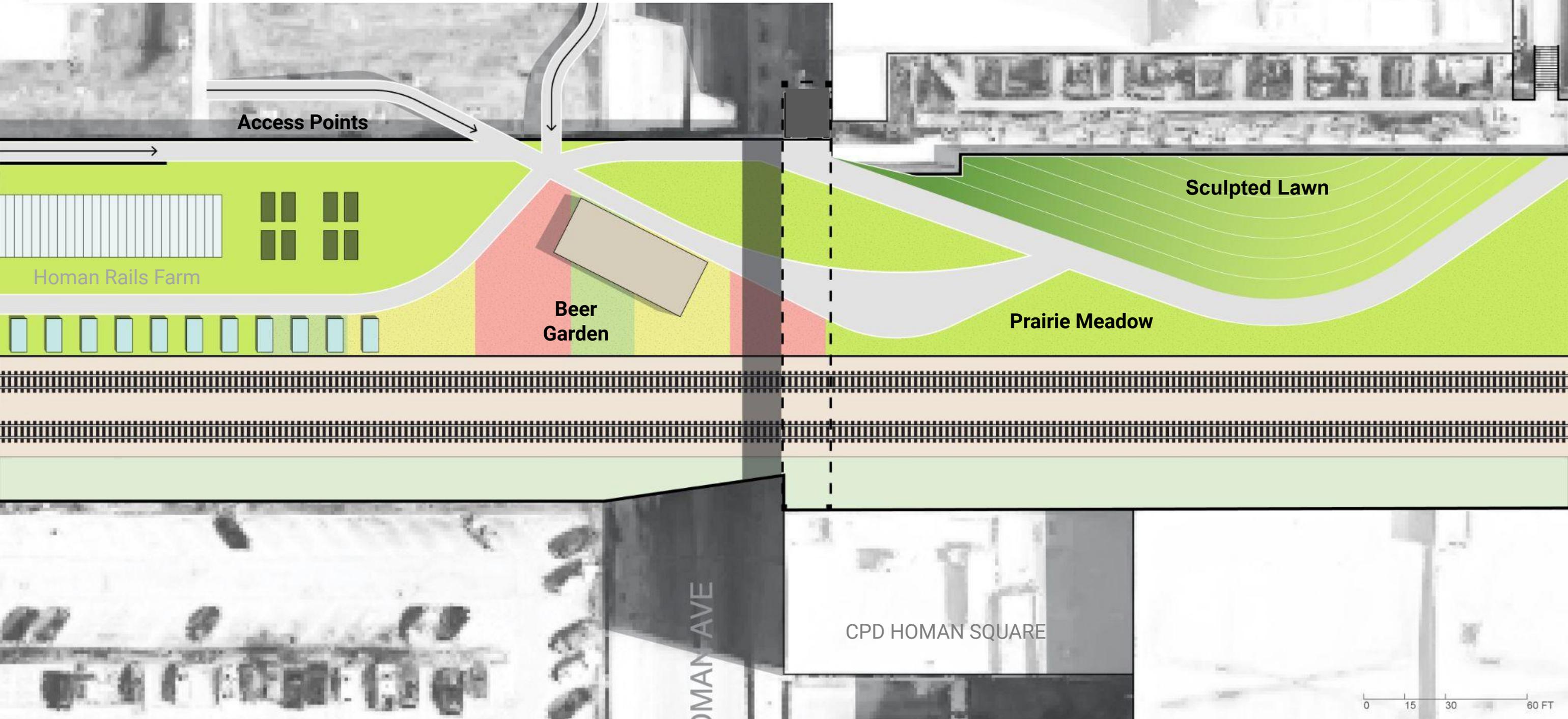


SECTION AT INDEPENDENCE BOULEVARD

# The Community Arts + Music Center

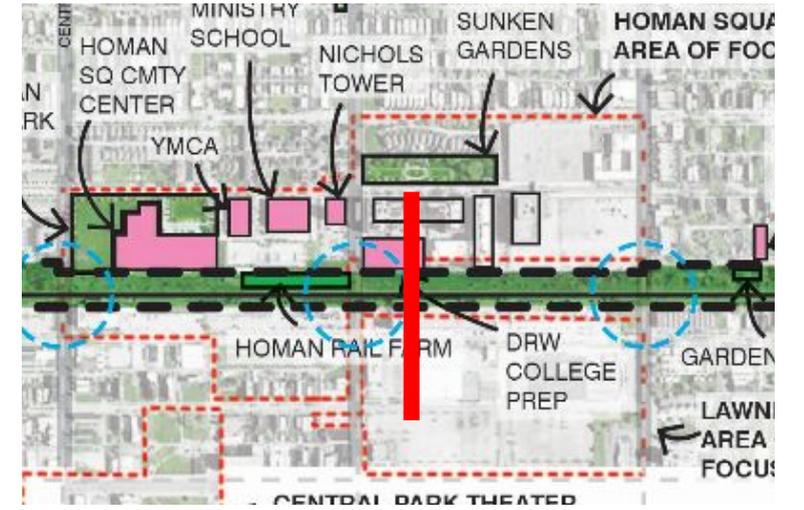
DRW COLLEGE PREP

Homan Avenue



0 15 30 60 FT

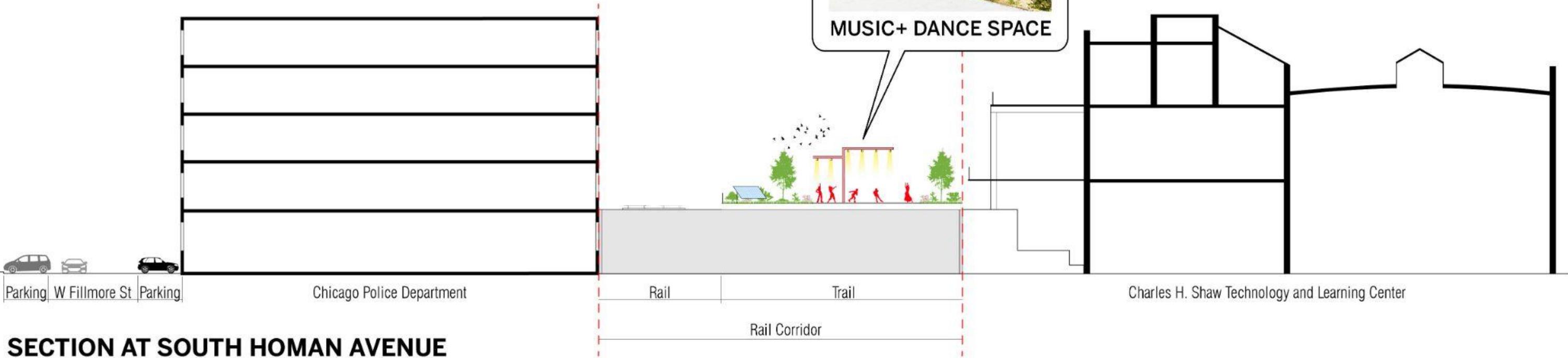
# The Community Arts + Music Center



ART



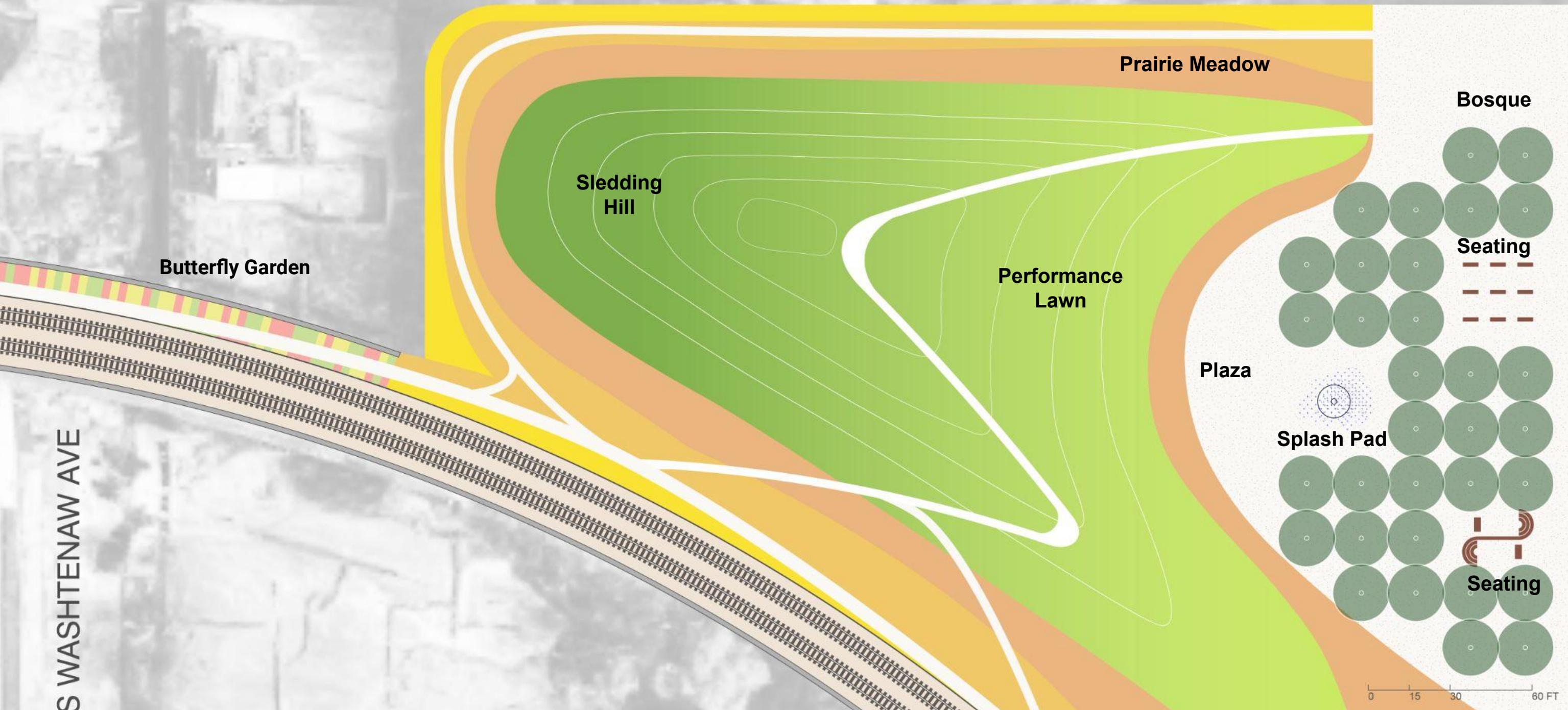
MUSIC+ DANCE SPACE



SECTION AT SOUTH HOMAN AVENUE

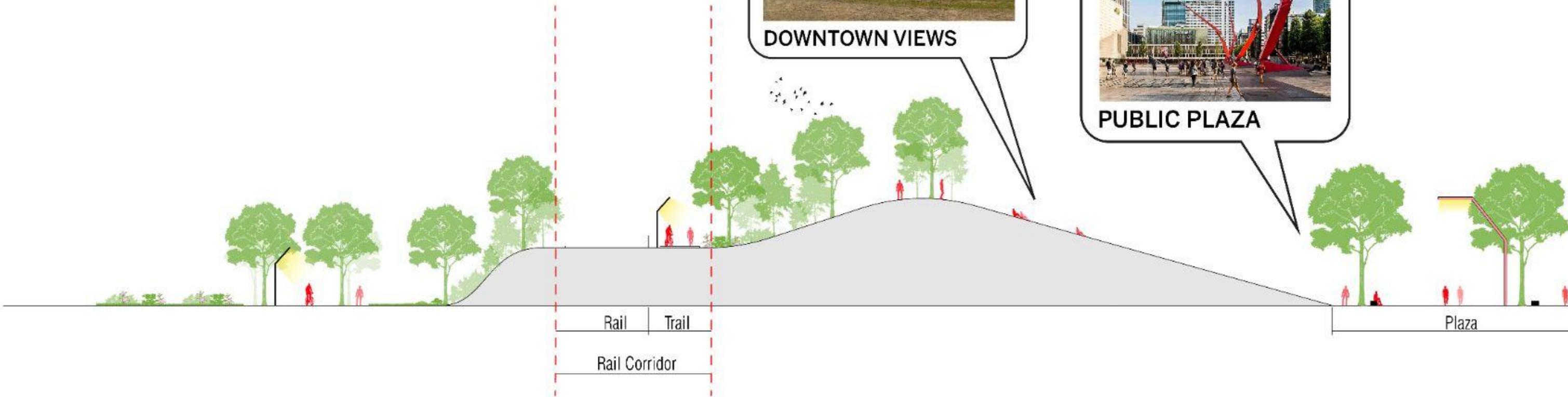
# The Civic Green

Washtenaw Ave



# The Civic Green

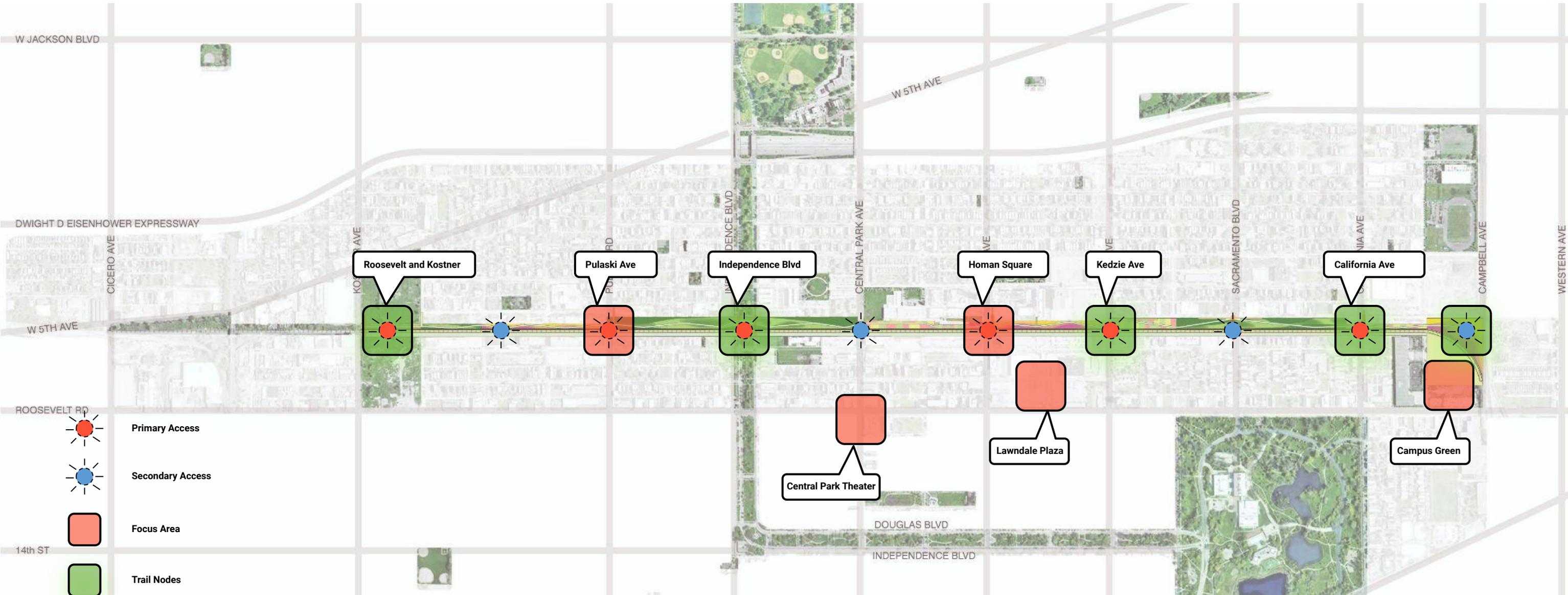
Washtenaw Ave



**SECTION AT SOUTH WASHTENAW AVENUE**

# Two-Mile Community Art & Heritage Trail

Two-Mile Community Arts and Heritage Trail  
+ 40 Acres of Open Space





**what are some elements we can add to the vision for the trail?**

# Focus Areas

**Building on the momentum at Homan Square and Lawndale Plaza**

Homan Square: Live and Work



Lawndale Plaza: Retail and Economy



**Reactivating a historic arts and culture hub**

Central Park Theater: Active Destination



**Supporting and fostering jobs and housing**

Pulaski Ave: A Place to Live

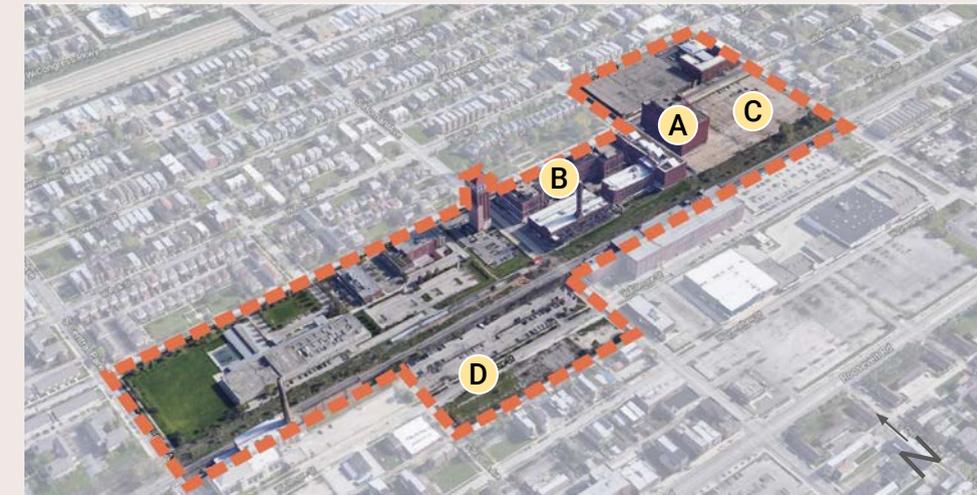


Campus Green: Economic Gateway



# Homan Square

## Existing Conditions



### KEY SITES

#### Rehab

- A** Allstate Building
- B** Sears Administration Building

#### New Construction

- C** Parking lot east of Allstate Building
- D** Parking lot south of Altenheim Line

### MARKET CONSIDERATIONS

**Office or multifamily residential** (LIHTC) rehab (A, B). Constraints: building condition, ceiling heights, costs.

**Office rehab** potential incubator (Lacuna Lofts model) or institutional support (Foundation partners)

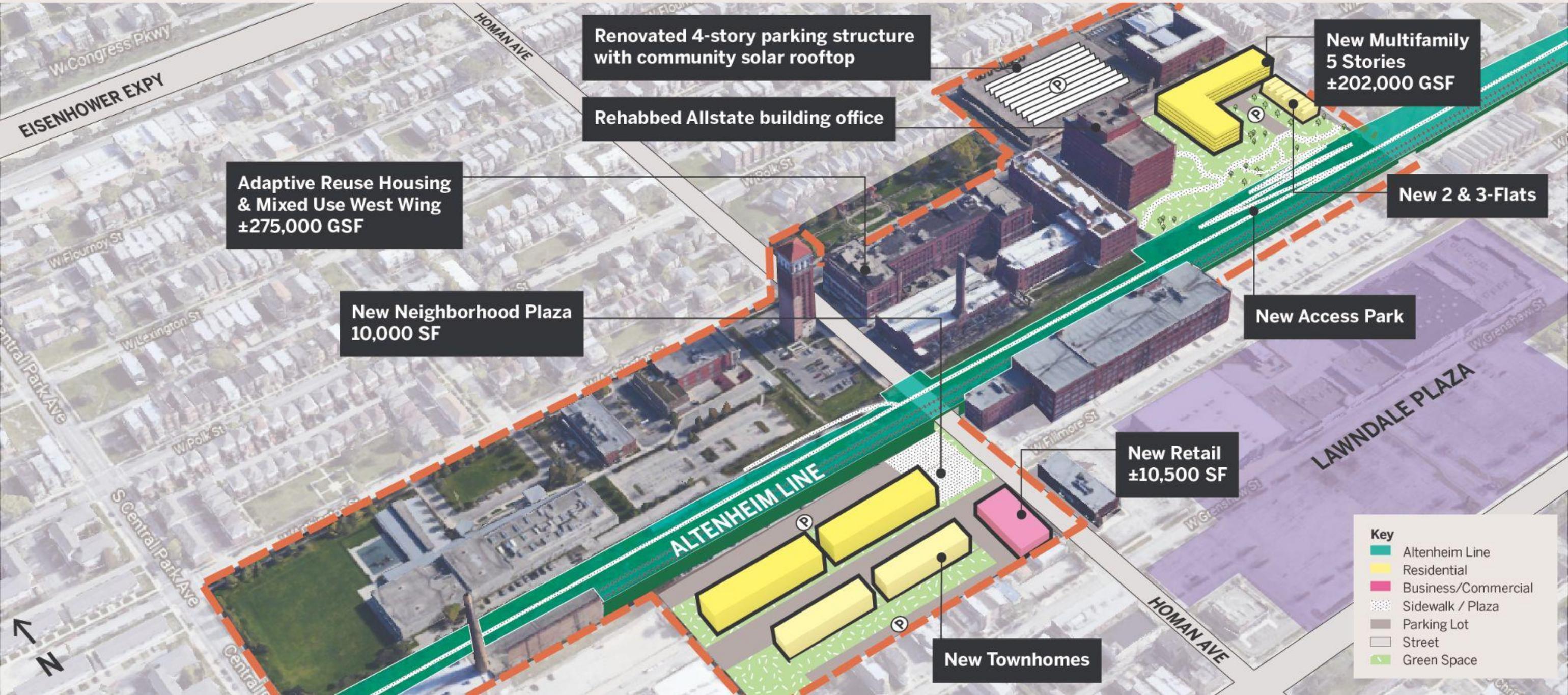
**Multifamily housing** on larger sites. Lower density toward Kedzie Ave to match neighborhood character (C)

**Missing middle housing:** smaller infill sites (D)

Limited retail opportunity - focus on Homan

# Homan Square

Visioning Concept: **Live and Work**



# Homan Square

Visioning Concept: **Live and Work**

Opportunities for diverse housing



Multifamily residential with retail



Residential Flats

Accessing the trail



Accessing the trail, Atlanta Beltline Trail



The 606 Trail

Adaptive reuse of legacy structures for jobs and housing



Crosstown Concourse, Memphis



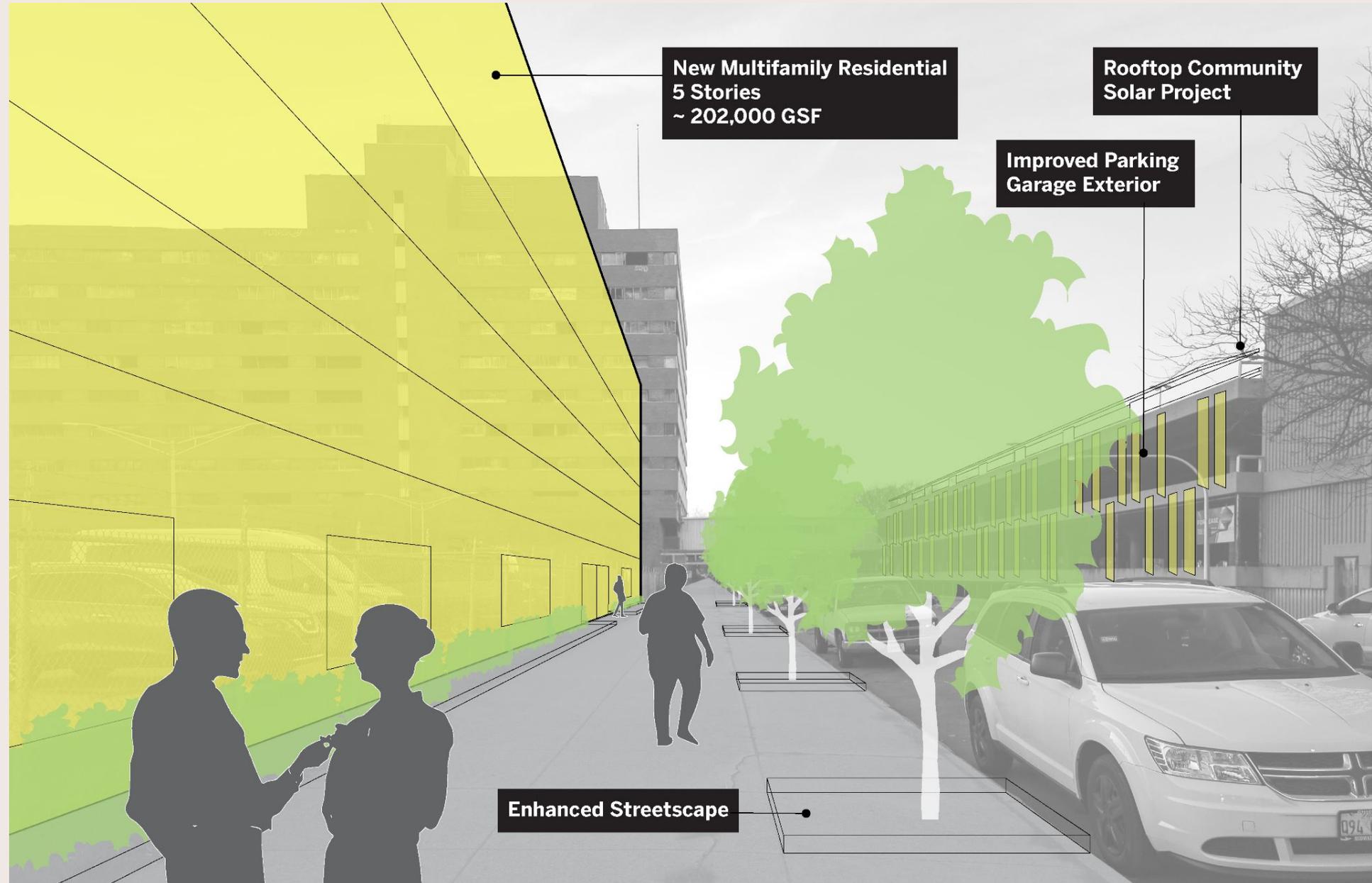
Parking garage at MSCP Queen Elizabeth Olympic Park, London

# Homan Square

Visioning Concept: **Live and Work**

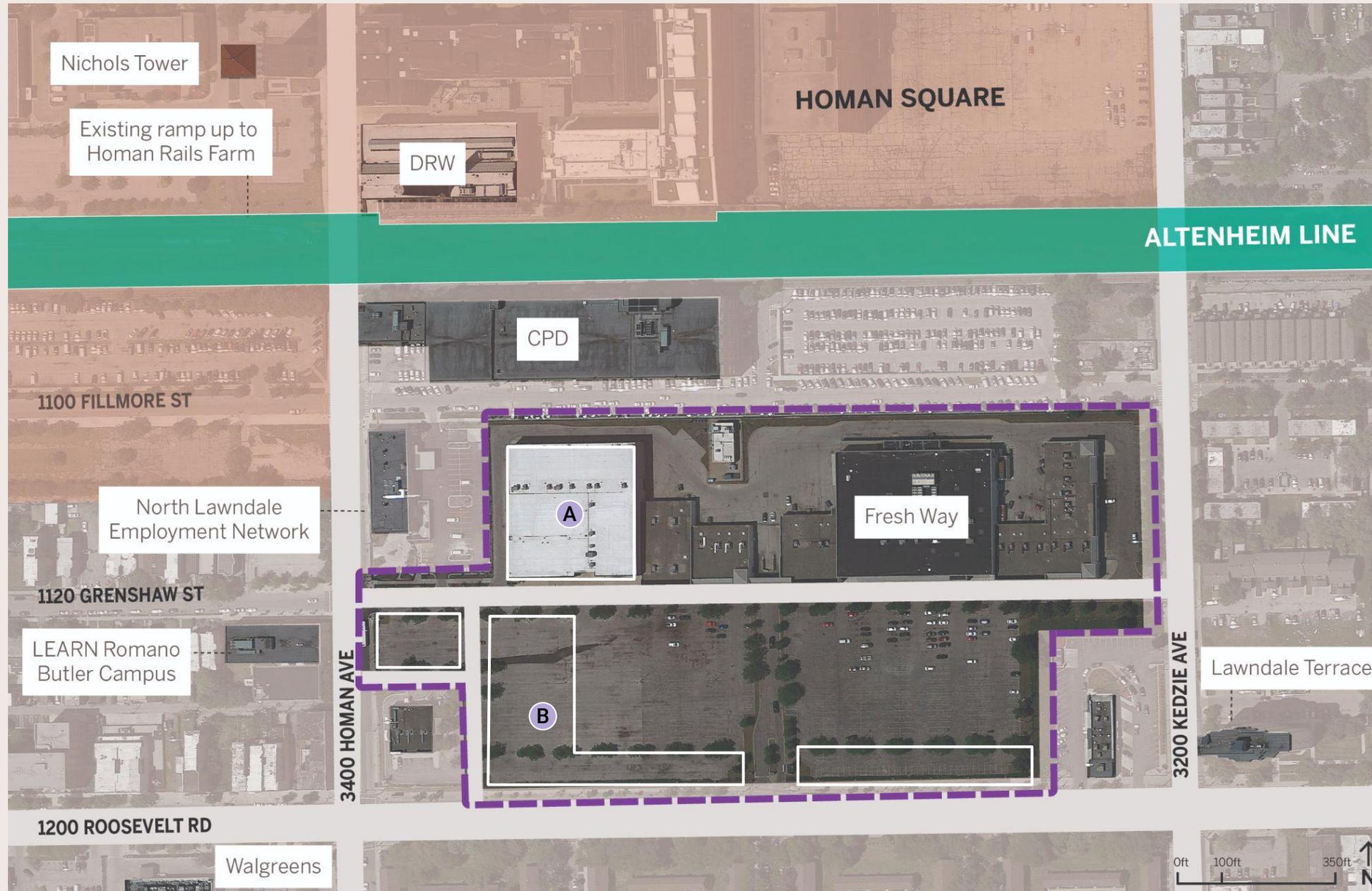


*View West on Arthington at Kedzie*



# Lawndale Plaza

## Existing Conditions



15 acres

### KEY SITES

#### Rehab

- A Cineplex

#### New Construction

- B Outlot Parking

### MARKET CONSIDERATIONS

Reuse of Cineplex (A) - developer interest in **workforce training, sportsplex concepts**

Leakage of grocery, restaurant, and fast food sales

**Retail opportunity** - out lot locations

# Lawndale Plaza

Visioning Concept: **Retail and Economy**



# Lawndale Plaza

## Focus Area Framework: **Retail and Economy**

### Improving the public realm and parking



*Pedestrian walkway through parking lot*

### Opportunity for retail infill

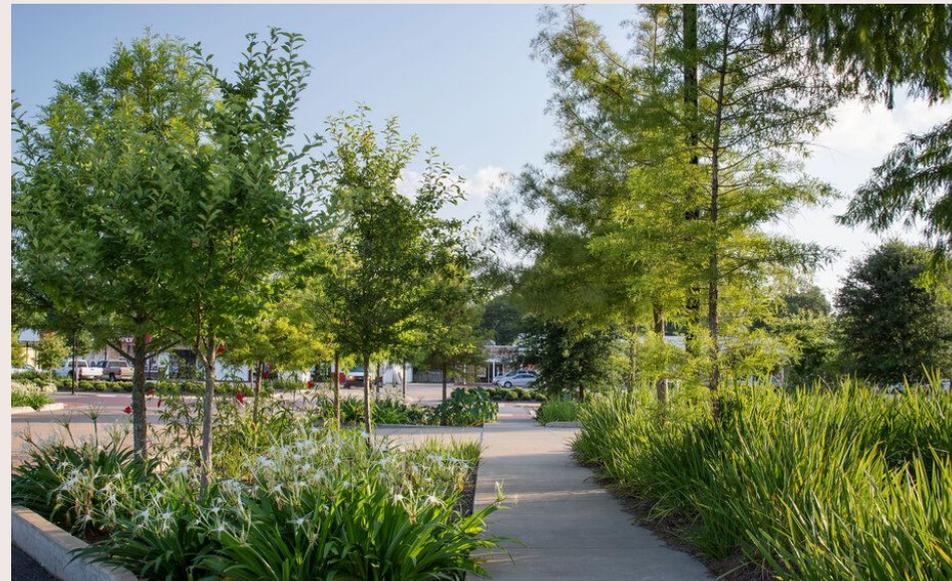


*Contemporary strip retail at Western Avenue*

### Adaptive reuse for the Cineplex building



*Retail adaptive reuse to job training center, Chicago*



*Improved streetscape*



*Micro Retailing*



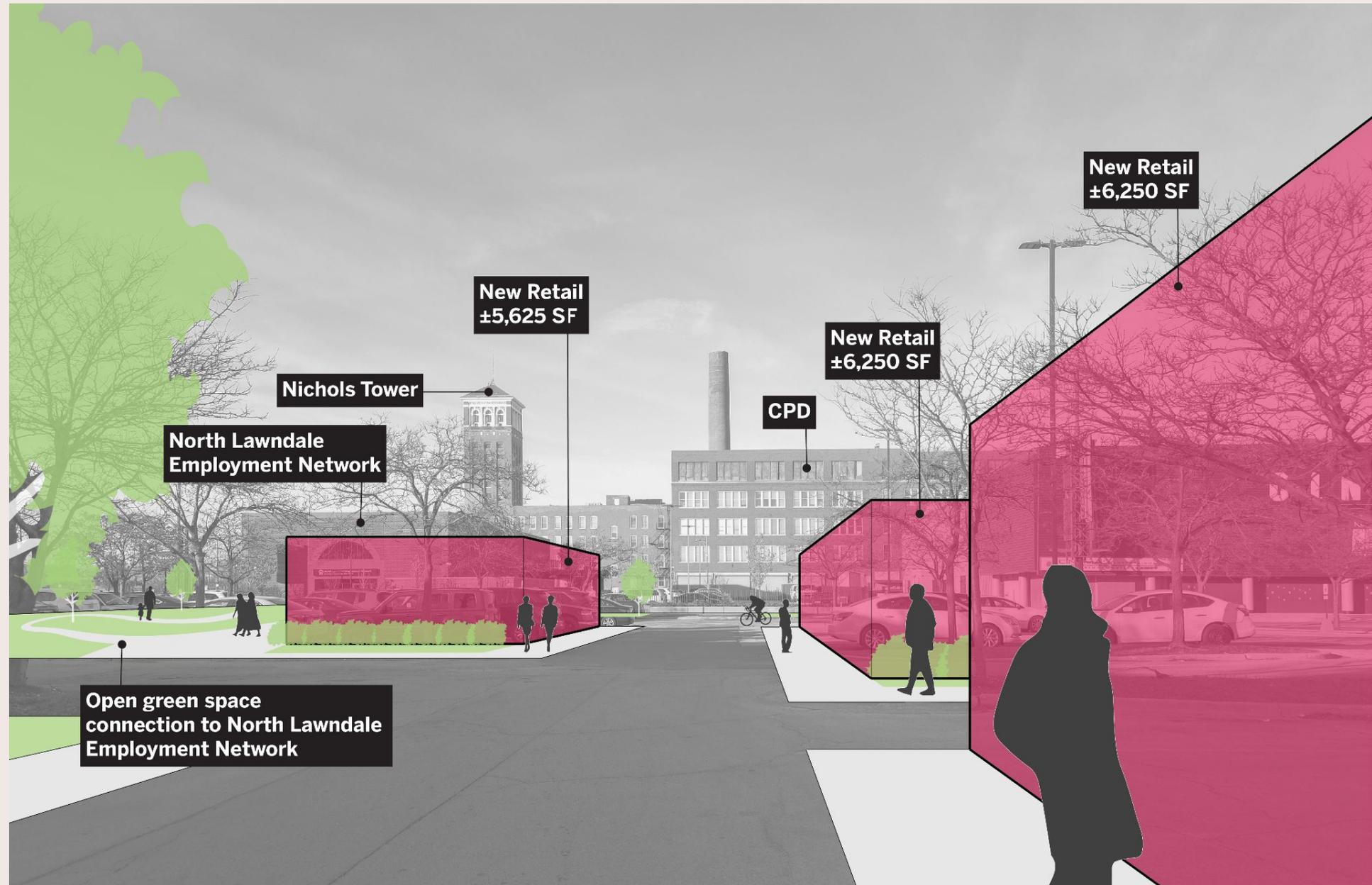
*Retail adaptive reuse to Cristo Rey St. Martin College Prep, Chicago*

# Lawndale Plaza

## Focus Area Framework: **Retail and Economy**



View North in Parking Lot towards NLEN



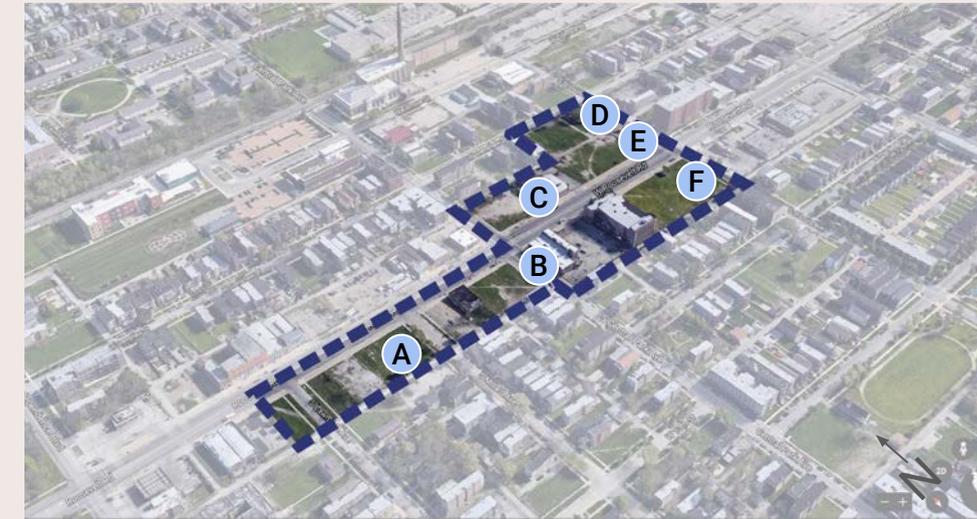


**do the focus area visions align with  
community aspirations?**

**are there additional ideas or  
elements we should consider?**

# Central Park Theater

## Focus Area Framework: **Active Destination**



10 acres

### KEY SITES

#### Rehab

- N/A

#### New Construction

**A F** Vacant Land Along Roosevelt

### MARKET CONSIDERATIONS

Predominantly vacant land

**Retail** should be concentrated at key nodes (e.g., Roosevelt & Central Park [B, C])

Opportunity for **higher density residential** (LIHTC) on Roosevelt (A, C, E, F).

**Ground floor commercial or non-profit space** where viable.

**Missing middle housing** concepts most suitable for sites set back from Roosevelt (D)

# Central Park Theater

Visioning Concept: **Active Destination**



# Central Park Theater

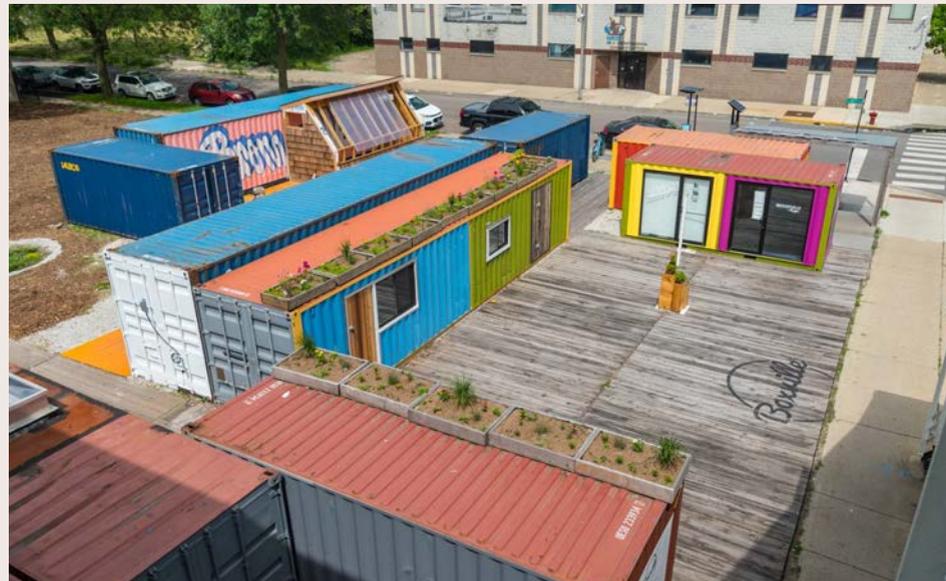
## Focus Area Framework: **Active Destination**

### Multifamily housing



Multifamily residential ground floor

### Focus Commercial + retail activity



Boxville business incubator

### Reactivate historic assets with arts and culture



Stony Island Arts Bank



Mixed use building with active ground floor



Lawndale Christian Health Center



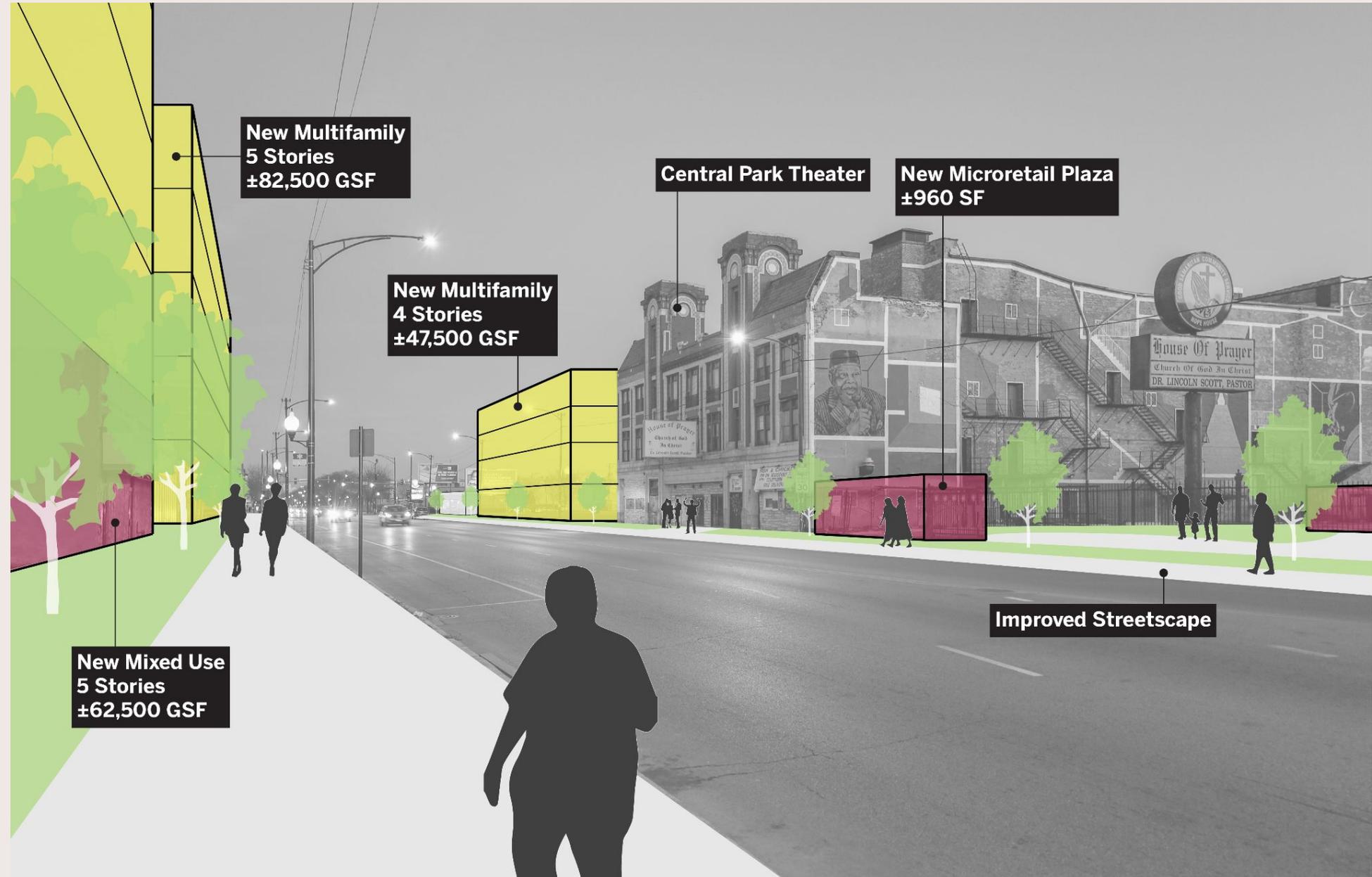
Central Park Theater

# Central Park Theater

Focus Area Framework: **Active Destination**



View East on Roosevelt



New Multifamily  
5 Stories  
±82,500 GSF

New Multifamily  
4 Stories  
±47,500 GSF

New Mixed Use  
5 Stories  
±62,500 GSF

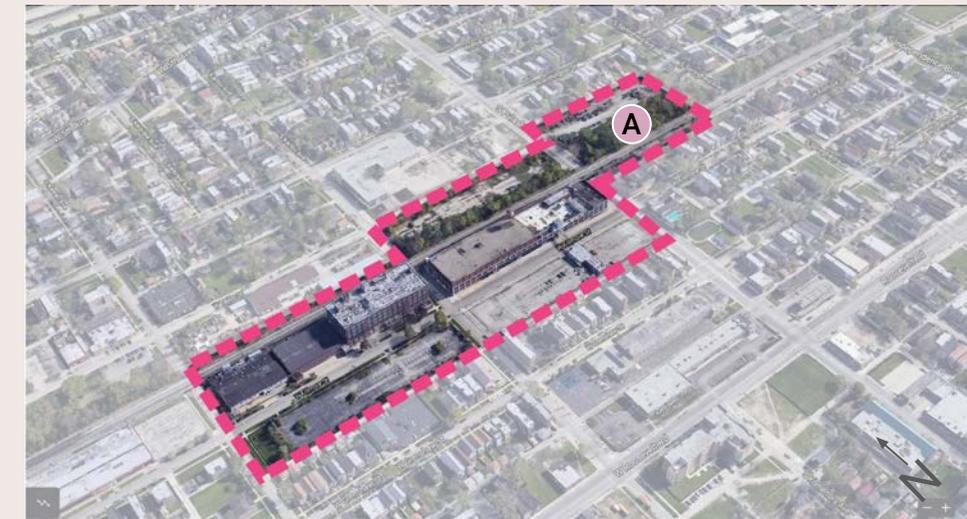
Central Park Theater

New Microretail Plaza  
±960 SF

Improved Streetscape

# Pulaski Ave

## Focus Area Framework: **A Place to Live**



20 acres

### KEY SITES

#### Rehab

- N/A

#### New Construction

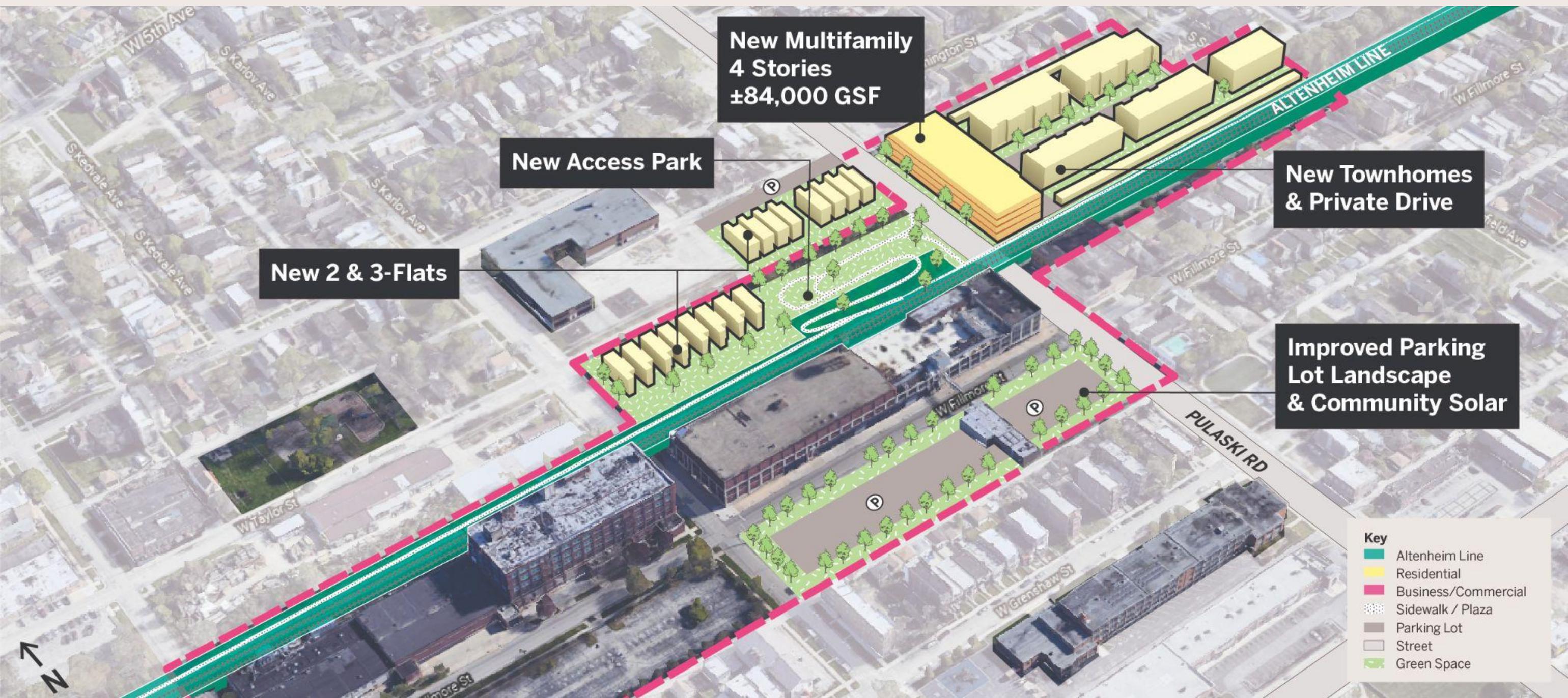
- A** Existing Rail Right-of-Way & Vacant Land

### MARKET CONSIDERATIONS

**Missing middle housing** viable on larger infill sites (A)  
Remaining sites have nearby uses or provide employee parking (e.g., Color Communications)

# Pulaski Ave

Visioning Concept: **A Place to Live**



**New Multifamily**  
4 Stories  
±84,000 GSF

**New Access Park**

**New 2 & 3-Flats**

**New Townhomes & Private Drive**

**Improved Parking Lot Landscape & Community Solar**

- Key**
- Altenheim Line
  - Residential
  - Business/Commercial
  - Sidewalk / Plaza
  - Parking Lot
  - Street
  - Green Space

# Pulaski Ave

## Visioning Concept: **A Place to Live**

### Infill housing



Townhomes

### Access to the line



Park adjacent to Bloomingdale Trail

### Improving the public realm



Opportunity for residential infill development



Mixed-use residential buildings



Dan Ryan Woods Nature Play



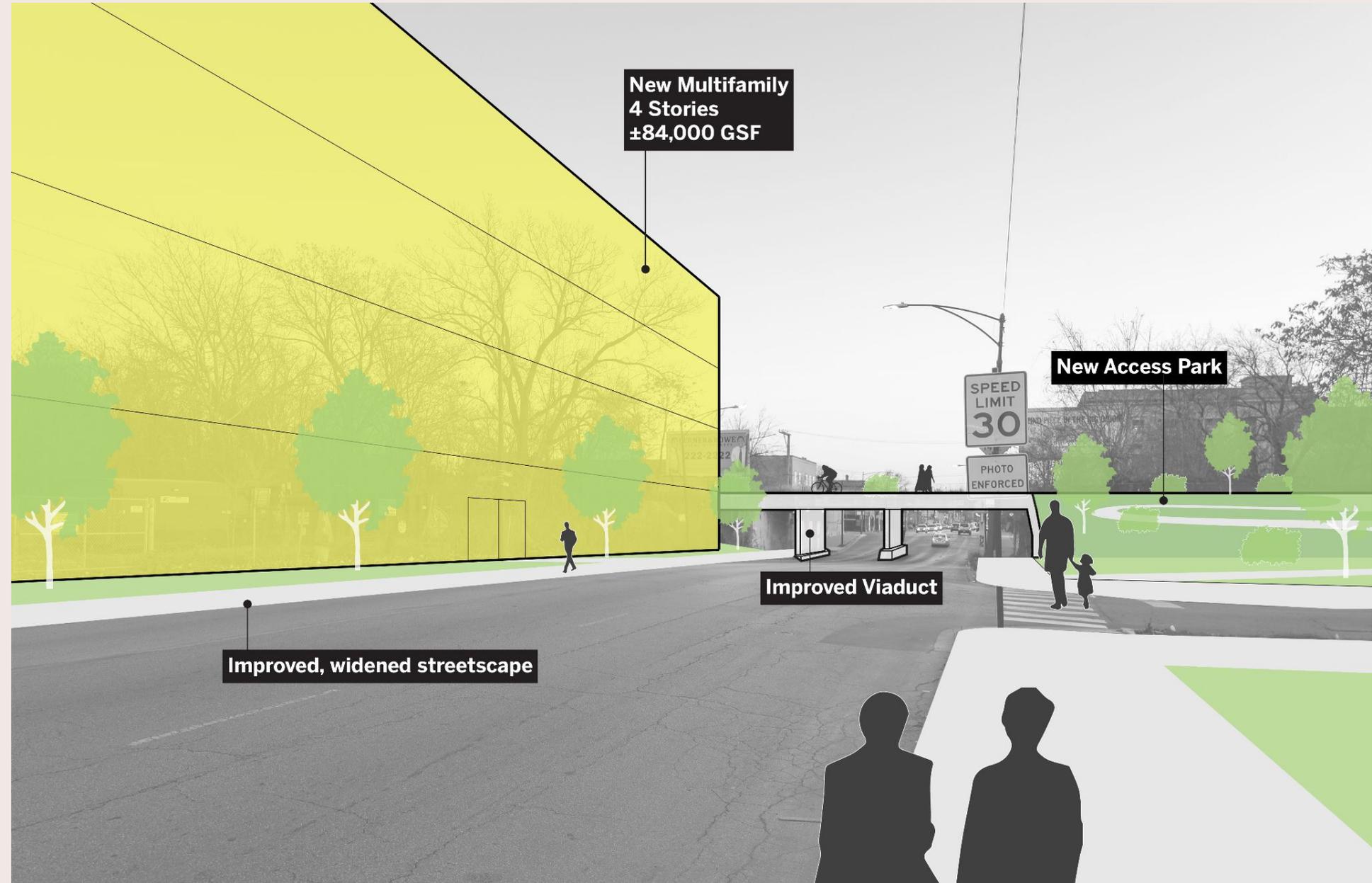
Parking lot landscaping

# Pulaski Ave

Visioning Concept: **A Place to Live**



View North on Pulaski toward Altonheim Line



# Campus Green

## Focus Area Framework: **Economic Gateway**



14 acres

### KEY SITES

#### Rehab

- A** Existing Vacant Industrial

#### New Construction

- B** Vacant Land at Roosevelt & Washtenaw Ave

### MARKET CONSIDERATIONS

Opportunity for larger job generating **industrial** (B) to be developed in conjunction with renovation of existing building (A)

Demonstrated market interest in **cold storage, food production, warehouse, and distribution** space

Tenants could **supply nearby anchors**: e.g., medical supplier (Sinai) or catering (Cinespace), Job training and local economic development

# Campus Green

Visioning Concept: **Economic Gateway**



# Campus Green

## Visioning Concept: **Economic Gateway**

### Support uses to existing anchors



*Cinespace supportive use example, Awesomeness, LA*

### Adaptive reuse of historic building



*New City Moving adaptive reuse*

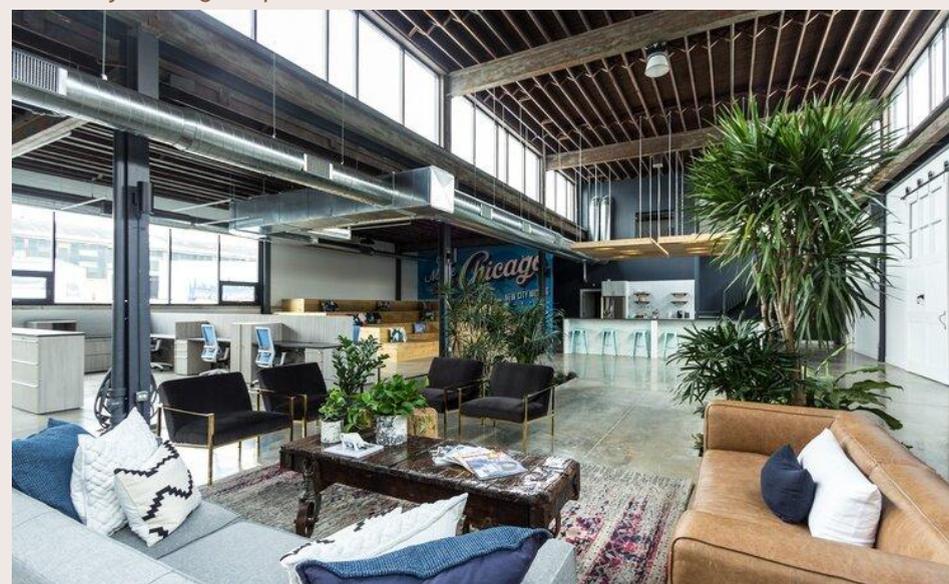
### Opportunity for new industries



*Bestseller Logistics Centre North*



*Cinespace supportive use example, Awesomeness, LA*



*New City Moving adaptive reuse*



*Light industry, Gotham Greens*

# Campus Green

Opportunity Site: **Economic Gateway**



*View North on Washtenaw towards Roosevelt*





**do the focus area visions align with  
community aspirations?**

**are there additional ideas or  
elements we should consider?**



**next steps**

**stakeholder meeting**  
**draft report**

