Agenda

Community Process

Community Arts + Heritage Trail

Focus Areas for equitable development

December 2, 2021
community process
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)

- Mixed-use (residential and commercial): 14
- Multi-family residential: 1
- Big box retail: 6
- Standalone retail (one-story, not mixed-use): 5
- Institutional (public, medical, education): 9

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

- Representation
- Community support
- Nongentrification
- More families
- Gentrification
- Active lifestyles
- Reflects
- Affordable
- Beautiful
- Creativity
- Access
- Welcoming
- Inclusion
- Completion
- Healthy
- Safety
- People here now remain
- Black culture and pride
- Feasible
- Local job creation
- Diverse
- Peaceful
- WHATIS PROPOSAL
- Community input
- New investment
- One worldview
- Accessible
- Representative
- Needs

What are your preferences for potential programming on the trail?

1. Public art installations
2. Stoops for seating and performance
3. Outdoor stage for performance
4. Murals
5. Areas for projecting movies
6. Skate park

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

1. Increasing affordable housing for purchase
2. Preserve existing affordable housing
3. Expanding home ownership assistance programs
4. Shared ownership/co-op housing
5. Building new affordable rental housing
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
Leverage existing city programs to support existing homeowners and renters in the surrounding area. Explore policies to address displacement pressures.

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

opportunities for infill housing + mixed use
Explore opportunities for future infill and larger scale developments.

focus on local jobs
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 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

[Map showing various locations and views along the Heritage Trail]
The Arts

Integrating Community Arts into the Experience of the Line in Order to Celebrate Existing & Future Residents.
Three Scenarios Along the Trail

- The Parkway Theater
- Community Arts + Music Center
- The Civic Green
The Parkway Theater

ECOLOGY
FOREST WOODLAND FOR CREATING SHADE

HERITAGE
HISTORY TOLD THROUGH GATEWAYS

ART
PUBLIC STOOP FOR SPOKEN WORD+POETRY

SECTION AT INDEPENDENCE BOULEVARD
The Community Arts + Music Center
Homan Avenue

Access Points

DRW COLLEGE PREP
CPD HOMAN SQUARE

Sculpted Lawn
Prairie Meadow

Homan Rails Farm
Beer Garden
The Community Arts + Music Center

 SECTION AT SOUTH HOMAN AVENUE
The Civic Green
Washtenaw Ave

Butterfly Garden
Sledding Hill
Performance Lawn
Prairie Meadow
Plaza
Bosque
Splash Pad
Seating
Seating
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

- Renovated 4-story parking structure with community solar rooftop
- Rehabbed Allstate building office
- Adaptive Reuse Housing & Mixed Use West Wing ±275,000 GSF
- New Neighborhood Plaza 10,000 SF
- New 2 & 3-Flats
- New Multifamily 5 Stories ±202,000 GSF
- New Access Park
- New Retail ±10,500 SF
- New Townhomes
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

New Multifamily Residential
5 Stories
~ 202,000 GSF

Rooftop Community Solar Project

Improved Parking Garage Exterior

Enhanced Streetscape
**Lawndale Plaza**

**Existing Conditions**

**KEY SITES**
- **Rehab**
  - Cineplex
- **New Construction**
  - 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

15 acres
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
- Micro Retailing

Adaptive reuse for the Cineplex building

- Retail adaptive reuse to job training center, Chicago
- Retail adaptive reuse to Cristo Rey St. Martin College Prep, Chicago

Improved streetscape
Lawndale Plaza
Focus Area Framework: Retail and Economy

View North in Parking Lot towards NLEN

[Diagram showing Lawndale Plaza with highlighted retail areas, Nichols Tower, North Lawndale Employment Network, and open green space connection to North Lawndale Employment Network.]
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**

**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)

**KEY SITES**

- **Rehab**
  - N/A
- **New Construction**
  - A F Vacant Land Along Roosevelt

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[Map of Central Park Theater area with labeled sites A to F and key considerations]
Central Park Theater
Visioning Concept: Active Destination

- New Commercial: ±25,000 SF
- New Mixed Use: 5 Stories ±62,500 GSF
- New Mixed Use: 4 Stories ±38,500 GSF
- New Multifamily: 5 Stories ±82,500 GSF
- New Multifamily: 4 Stories ±47,500 GSF
- New Microretail Plaza: ±960 SF
- Rehab existing 4 story multifamily
- Altenheim Line
- Residential
- Business/Commercial
- Sidewalk / Plaza
- Street
- Parking Lot
- Green Space

Key:
- Altenheim Line
- Residential
- Business/Commercial
- Sidewalk / Plaza
- Street
- Parking Lot
- Green Space
Central Park Theater
Focus Area Framework: **Active Destination**

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<tr>
<th>Multifamily housing</th>
<th>Focus Commercial + retail activity</th>
<th>Reactivate historic assets with arts and culture</th>
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<tbody>
<tr>
<td>Multifamily residential ground floor</td>
<td>Boxville business incubator</td>
<td>Stony Island Arts Bank</td>
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<tr>
<td>Mixed use building with active ground floor</td>
<td>Lawndale Christian Health Center</td>
<td>Central Park Theater</td>
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Central Park Theater
Focus Area Framework: **Active Destination**

View East on Roosevelt
Pulaski Ave
Focus Area Framework: A Place to Live

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

KEY SITES
Rehab - N/A
New Construction
A  Existing Rail Right-of-Way & Vacant Land
Pulaski Ave
Visioning Concept: A Place to Live
**Pulaski Ave**  
**Visioning Concept: A Place to Live**

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<tr>
<th>Infill housing</th>
<th>Access to the line</th>
<th>Improving the public realm</th>
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<tr>
<td>Townhomes</td>
<td>Park adjacent to Bloomingdale Trail</td>
<td>Opportunity for residential infill development</td>
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<td>Mixed-use residential buildings</td>
<td>Dan Ryan Woods Nature Play</td>
<td>Parking lot landscaping</td>
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Pulaski Ave
Visioning Concept: A Place to Live

View North on Pulaski toward Altenheim Line

New Multifamily
4 Stories
±84,000 GSF

New Access Park

Improved Viaduct

Improved, widened streetscape
Campus Green
Focus Area Framework: Economic Gateway

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**
- **Adaptive reuse of historic building**
- **Opportunity for new industries**

- Cinespace supportive use example, Awesomeness, LA
- New City Moving adaptive reuse
- Bestseller Logistics Centre North
- 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