This project is exploring recreational opportunities for an over two-mile section of elevated rail that lies between Taylor Street and Filmore Street from Washtenaw Avenue to Cicero Avenue. Our process is driven by community and is focused on creating equitable growth for residents.

**Objectives**
- 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

**Why this Plan is important**
- Developing principles and priorities for how the rail line can be potentially reused
- Leveraging investment in the rail line for community benefit
- Setting direction for future investment in the community
- Building agreement amongst residents, businesses, institutions, the City and other government agencies on future investment in the community

**Phases & Milestones**
- **Project Start**: July - August
- **Visioning Workshop**: Project Intro & Principles and Priorities
- **Community Meeting #1**: August - September, Initial Design Concepts & Development Opportunities
- **Today**: Design Concepts
- **Community Meeting #2**: October - November, Design Refinement & Review Final Document
- **Community Meeting #3**: November - January 2022
- **Final Report**: Review Final Document

**Today**
- Design Concepts
Summary of Session #1
August 12th 2021 at Douglass Park

Our first community working session focused on listening and having conversations about what the project is and what are thoughts and guidance to help shape principles and vision for the project.

Focused around both the design of the line itself as a linear recreation space and what the future investment folks would like to see in the community.
Project Principles

reflect the community in all aspects of design

invite the city to experience the community and the line

celebrate the heritage of the community

amplify existing community-driven efforts in and around the study area

facilitate equitable investment without displacement

retain residents and increase homeownership

promote job generating uses

activate vacant space surrounding the line with arts and culture
For additional information

project website
chicago.gov/altenheim

For questions or comments please email
dpd@cityofchicago.org

For those who can’t make the In-person meeting
October 14th 5-7PM via Zoom Virtual Meeting Link
The Line
2 Miles + 40 Acres

WHAT ARE YOUR FAVORITE OPEN SPACES?

CAN YOU DRAW THE PATH YOU TAKE TO GET TO THESE PARKS?

LEGEND
- INTERSECTION WITH BUS + BIKE ROUTES
- OPEN SPACE
- RAIL LINE
- SITE
Community Feedback

**HERITAGE**
- **ART**
  - BLACK ART RENAISSANCE
  - ART + HISTORY QR CODES
  - ARTIST FEAST
  - LOCAL ARTIST SPACE
  - COMMUNITY HISTORY PIECE
  - BRICK PATH
  - ARTIST WALK
  - MUSEUM EVENT TRAIL
  - GROUND MURAL
  - CHICAGO ARCHITECTURE BIENNIAL
- **GARDEN**
  - ICONIC SIGNAGE
  - CONSERVATORY
  - FLOWER TRAIL
  - GREEN CLASSES
  - SOUND GARDEN
  - BIRDS, BUTTERFLIES, BEES
  - FARM ON OGDEN
  - TROLLY
  - MARKET VENDORS
  - HEALTH + FITNESS
  - BIKE LANES
  - SKATE LANES
  - BIKE
  - WASHROOMS
  - AGILITY PATH
  - SKATE PARK

**PERFORMANCE**
Reinforce Existing Patterns + Uses

WHAT TYPE OF ACCESS DO YOU WANT AND WHERE?

WHERE SHOULD THE TRAIL BEGIN AND END?

LEGEND

<table>
<thead>
<tr>
<th>Color</th>
<th>Description</th>
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<tbody>
<tr>
<td>Community + Cultural Spaces</td>
<td>Community + Cultural Spaces</td>
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<tr>
<td>Development Focus Area</td>
<td>Development Focus Area</td>
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<tr>
<td>Bike Route</td>
<td>Bike Route</td>
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<td>Bus Transit</td>
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<tr>
<td>Open Space</td>
<td>Open Space</td>
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<tr>
<td>Rail Line</td>
<td>Rail Line</td>
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<td>Site</td>
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</tbody>
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ELEVATED RAMP

STAIRS + RAMPS

STAIRS + LIFT
Strengthen + Diversify Existing Green Space

WHAT TYPE OF GREEN SPACE DO YOU WANT AND WHERE?

TYPES OF GREEN SPACES

FOREST

MEADOW

GARDEN

HOW CAN WE CONNECT TO EXISTING GREEN SPACES?
What Type of Green Spaces Would You Like?

- Forest
- Woodland
- Meadow
- Prairie
- Garden
- Pollinator Garden
- Stormwater Garden
- Orchard
- Clearing
- Grove
- Landform
- Overlook
- Amphitheater
- Lawn (Winter Sledding)
- Prairie
- Orchard
- Clearing
- Grove
- Landform
- Overlook
- Amphitheater
- Lawn (Winter Sledding)
- Prairie
Tell the Rich History Along the Heritage Trail
The Arts

Legend:
- Music
- Theater
- Spoken Word
- Art
- Performance

Questions:
- What if there is a skate park with speakers for music?
- What if there are stoops for spoken word?
- What if we use warehouse walls for outdoor cinema + projections?
- What if there are cranes for rotating art installations?
- What if there is an outdoor stage for theater + dance?
- What if there is an amphitheater for performances at Campus Green with a view of downtown?
Sections of the Line

ECOLOGY
WHAT IF THERE ARE SOLAR GARDENS TO POWER THE LINE?

ART
WHAT IF THERE IS SPACE FOR MUSIC AND DANCE?

SECTION AT SOUTH HOMAN AVENUE

ECOLOGY
WHAT IF ENVIRONMENTAL EDUCATION IS INTEGRATED INTO THE PLANTING?

ART
WHAT IF THE WALLS HAVE MURALS

ART
WHAT IF THERE ARE CRANES FOR ROTATING ART INSTALLATIONS?

SECTION AT SOUTH KEDZIE AVENUE
Demographics

Hispanic/Latino, 6%
White, 3%
Black, 89%
Two or More Races, 2%

1 Dot = 1 Resident

5,162 Households
$24,668 Median Household Income
+ 0.5% Annual Population Change 2010 – 2020
2.92 Avg. Household Size

Source: ESRI, SB Friedman, U.S. Census Bureau
How Can We Increase Homeownership?

42%  
Percent of Residential Parcels received Homeowners Exemption in 2020

22%  
Ownership rate in 2019

26%  
Ownership rate in 2010

What housing affordability challenges are you facing?

Have you found any housing assistance programs helpful?

### CHICAGO VS STUDY AREA HOUSING UNIT TYPE, 2019 (US CENSUS)

- **City of Chicago**
  - Detached: 42%
  - Attached: 2%
  - 2-4 units: 1%
  - 5-19 units: 3%
  - 20+ units: 1%
  - Other: 4%

- **Study Area**
  - Detached: 42%
  - Attached: 2%
  - 2-4 units: 1%
  - 5-19 units: 3%
  - 20+ units: 1%
  - Other: 4%

Source: U.S. Census, Cook County Assessor's Office, ESRI, SB Friedman
Keeping Lawndale Affordable

Case studies show residential home values increase following rails-to-trails improvements. The City has been engaged in discussions around affordability throughout the planning process, evaluating the potential for additional programs to protect affordability for existing community residents. Some strategies under consideration are included below.

- Increasing Affordable homeownership
- Shared Ownership/Co-op Housing
- Expanding Down Payment Assistance Programs
- Preserving Existing Lower-Cost Housing
- Building Affordable Rental Housing
- Community Land Trust

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

Are there any other strategies not indicated that you would like to see considered for Lawndale?

What existing homeownership initiatives have you found to be impactful? (e.g., Reclaiming Communities, Housing Programs & Services Packets)

Want to learn more about existing Housing Programs & Services in Chicago? Check out this resource guide!
Focus Areas

Target investment for employment, retail, recreation, and arts+culture programs in targeted areas to support and enhance existing assets and activity in the neighborhood.

Homan Square  38 acres
Pulaski  20 acres
Campus Green  14 acres
Central Park Theater  10 acres
Lawndale Plaza  15 acres
Pulaski Focus Area pulls together several manufacturing zoned plots of land that would create a 3-block width of facade along the Rail. Pulaski Rd is a strong retail corridor.

The Pulaski Focus Area spans 20 acres across the rail.

What types of development make sense in this area of focus?

How would you use a building next to an elevated park?

How do you envision this area to feel like in 5-10 years?
Focus Areas
Homan Square

The Homan Square Focus Area is centered around the Homan Square campus and identifies the largest acres of potential development. Namely, an underutilized office building, a parking structure, and two largely underutilized parking lots.

The Homan Square Focus Area spans 38 acres across the rail.

How could these parking lots transform in 5-10+ years?

How would you like to see Homan Square grow?

How do you want the rail and trail to support existing amenities?
Focus Areas
Central Park Theater

The Central Park Theater Focus Area centers around the ongoing efforts to preserve the namesake historic building. There are currently several vacant lots surrounding the Theater itself, several active churches, and smaller open green spaces.

The Central Park Theater Focus Area is about 10 acres.

What types of development would you like to see here?

What do you want Roosevelt Road to look like in 5-10+ years?

Are there barriers to walking down Roosevelt Road today?
Lawndale Plaza Focus Area encompasses the vacant Cineplex and newly opened, family-owned Leamington’s, several storefronts, and a largely underutilized parking lot.

The Lawndale Plaza Focus Area spans 15 acres.

How do you imagine the Cineplex transforming?

Do you shop here today? If not, why?

What kinds of retail would you like to frequent here?
Focus Areas

Campus Green

Campus Green Focus Area sits at the far east end of the future rail and trail elevated park, just south of the newly constructed Academy Hope athletic fields. The original warehouse building on this site was only partially demolished, leaving a currently vacant building still standing.

The Campus Green Focus Area spans 14 acres.

What types of development make sense in this area of focus?

How do you envision this area to feel like in 5-10 years?

How do you want the rail and trail to support existing amenities?
Recent Investments

What is missing that you want to see in the neighborhood?

- Chicago Hope Academy, Athletic Fields, Polk & Washtenaw, 2021
- North Lawndale Employment Network, Homan & Filmore, 2021
- The Will Group, K-Town Business Centre, Polk & Kilpatrick, 2019
- A Safe Haven Foundation, Fauner Family Veteran Studies, Roosevelt & Francisco, 2021
- Lawndale Christian Health Center, Farm on Ogden, Central Park & Ogden, 2018
Concurrent Projects

Where are there overlooked opportunities in the neighborhood?
Examples + Ideas
Retail-Oriented Public Space

What kind of retail-oriented public space would you like to frequent and spend time at? How would it feel?
Examples + Ideas
Cinema Adaptive Reuse

- Paramount Theater, Long Island University Gymnasium conversion, Brooklyn, NY
- Movie Theater, Box Office coworking space conversion, Pittsburgh, PA
- Green Line Performing Arts Center, renovation and addition, Chicago, IL
- Palm Valley Cinema, Goodyear Medical Plaza conversion, Goodyear, AZ
- The Strand Theater, renovation, San Francisco, CA

How would you transform the Cineplex for the benefit of the neighborhood?