COMMITTEE ON DESIGN
Department of Planning and Development
Altenheim Line Development Framework Plan

North Lawndale, East Garfield Park Community Areas
24th Ward - Alderman Scott, 28th Ward – Alderman Ervin
Led by DPD in collaboration with CDOT and DOH
Consultant Team led by Skidmore, Owings and Merrill

January 12, 2022
Project Team

Department of Planning and Development

SOM
Project Management, Planning & Urban Design, Design Guidelines, Engagement

HOOD
Rail Spur, Public Realm, Landscape, Engagement

Latent Design
Urban Design Guidelines, Engagement

Ware Realty Group
Residential Market Analysis

ENGAGE CIVIL INCORPORATED
Civil Engineering

HNTB
Transportation Advisory

NBFC
Market Analysis, Development Strategies

NLCCC
Neighborhood Community
Agenda

Project Background + Community Engagement

Community Arts + Heritage Trail

Focus Areas for Equitable Development

Next Steps

December 2, 2021
project background + community engagement
the study

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
opportunity: creating a healthier, greener, and more connected city

Opportunity for 15-Minute neighborhood centered on the Altenheim Line
Build on the existing west side anchors
Explore how the existing green boulevards, parks and open spaces can be better leveraged and connected
study area demographics

67,428
TOTAL POPULATION

31.5
MEDIAN AGE

46% OF EMPLOYED EARN LESS THAN $25,000 PER YEAR

23,222
HOUSEHOLDS

15.9%
UNEMPLOYED LABOR FORCE

2.8
AVERAGE HOUSEHOLD SIZE

18.5
PERCENTAGE OF RESIDENTS WORK IN:

HEALTH CARE

14
ADMINISTRATION

11.2
RETAIL TRADE

10.2
ACCOMODATION & FOOD SERVICE

Source: CMAP Community Data Snapshot
previous plans
North Lawndale Quality of Life Plan - 2018

Aligned Goals

• Encourage active transportation and increase multi-modal options
• Vacant land “greening”
• Create local jobs and expand retail amenities
• Preserve affordable housing for residents
related planning efforts

Invest South/West RFPs
• Redevelop 20+ acre vacant brownfield at Roosevelt/Kostner: industrial, retail and workforce development
• Redevelop City-owned block of Ogden Ave. with multi-family housing, retail and community uses

Reclaiming Communities/1,000 Homes
• Infill project to build affordable single-family homes on vacant land

Steans Family Foundation – Tulsa 1920
• Effort to attract black-owned businesses to the community and activate vacant buildings
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
project schedule

Phases & Milestones

- Project Start: July - August
  - Project Intro Principles and Priorities
- Visioning Workshop
- Community Meeting #1
- August - September
  - Initial Design Concepts Development Opportunities
- Design Concepts
- Community Meeting #2
- October - November
  - Design Refinement Review Final Document
- Draft Review
- Community Meeting #3
- December - February 2022
  - Review Final Document
- Final Report
learning from other communities

The 606
Chicago, IL

El Paseo Trail (Planned)
Chicago, IL

Dequindre Cut
Detroit, MI

Atlanta Beltline
Atlanta, GA
understanding the site:
cross-sections
what we’ve heard
community workshops summary

Four Public Sessions
two in-person + two 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
# 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 + heritage trail
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
strengthen & diversify existing ecologies

Build of Existing Habitat Types to Increase Biodiversity of Existing Ecologies & Recognize Current Uses
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
tell the rich community history along the heritage trail

Integrating heritage in to the design of the trail with framed views, heritage gates & an interpretive path
integrating the arts

Integrating community arts into the experience of the line in order to celebrate existing and future residents.
three scenarios along the trail
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 parkway theater
the community arts + music center

Homan Avenue: Current Conditions
the community arts + music center

Homan Avenue: Current Conditions
the community arts + music center
The Community Arts + Music Center
The Civic Green
Washtenaw Ave
The Civic Green
Two-Mile Community Art & Heritage Trail

Roosevelt and Kostner
Pulaski Ave
Independence Blvd
Human Square
Kedzie Ave
California Ave
Central Park Theater
Lawndale Plaza
Campus Green

Primary Access
Secondary Access
Focus Area
Trail Nodes
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
Focus Areas

Building on the momentum at Homan Square and Lawndale Plaza

Homan Square: Live and Work

Lawndale Plaza: Retail and Economy

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Supporting and fostering jobs and housing

Pulaski Ave: A Place to Live

Campus Green: Economic Gateway
Homan Square: Live and Work
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: Live and Work
Visioning Concept

- 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 Multifamily 5 Stories ±202,000 GSF
- New 2 & 3-Flats
- New Access Park
- New Retail ±10,500 SF
- New Townhomes

Key:
- Altenheim Line
- Residential
- Business/Commercial
- Sidewalk / Plaza
- Parking Lot
- Street
- Green Space
Homan Square: Live and Work
Visioning Concept

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

- Opportunities for diverse housing
- Accessing the trail
- Adaptive reuse of legacy structures for jobs and housing
Homan Square: Live and Work
Visioning Concept
Lawndale Plaza: Retail and Economy
Existing Conditions

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: Retail and Economy
Visioning Concept
Lawndale Plaza: Retail and Economy
Focus Area Framework

- Improving the public realm and parking
- Contemporary strip retail at Western Avenue
- Adaptive reuse for the Cineplex building
- Micro Retailing
- Retail adaptive reuse to Cristo Rey St. Martin College Prep, Chicago
- Retail adaptive reuse to job training center, Chicago

Pedestrian walkway through parking lot
Improved streetscape
Lawndale Plaza: Retail and Economy
Focus Area Framework

View North in Parking Lot towards NLEN
Central Park Theater: **Active Destination**

**Focus Area Framework**

**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**
  - Vacant Land Along Roosevelt

10 acres
Central Park Theater: **Active Destination**
Visioning Concept
### Central Park Theater: Active Destination

Focus Area Framework

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

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

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
- Existing Rail Right-of-Way & Vacant Land

20 acres
Pulaski Ave: A Place to Live
Visioning Concept

- 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: A Place to Live**

Visioning Concept

- **Infill housing**
  - Townhomes
  - Mixed-use residential buildings

- **Access to the line**
  - Park adjacent to Bloomingdale Trail
  - Dan Ryan Woods Nature Play

- **Improving the public realm**
  - Opportunity for residential infill development
  - Parking lot landscaping
Pulaski Ave: A Place to Live
Visioning Concept

View North on Pulaski toward Altenheim Line

New Multifamily
4 Stories
±84,000 GSF

New Access Park

Improved Viaduct

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

**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: Economic Gateway
Visioning Concept
Campus Green: Economic Gateway
Visioning Concept

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
- Light industry, Gotham Greens
Campus Green: Economic Gateway
Opportunity Site

View North on Washtenaw towards Roosevelt
framework next steps

january - february

- create eye-level sketch montage views
- refine 2d graphics and conceptual 3d massing
- develop guidelines
- stakeholder meeting
- draft final report
long-term plan implementation

- Pursue funding sources
- Negotiate land acquisition with CSX Railroad
- Phase I engineering and design
APPENDIX SLIDES
Understanding Access

- Existing access
- Potential future access
- Constrained intersections/bridges

North Lawndale RFP
Riverline
Buffalo, NY

Linear Greenway in south of downtown
- Place of Refuge for the city
Elevated berm along abandoned rail line
Beer Line
Milwaukee, WI

Linear Greenway in through industrial neighborhoods
- Introduce forest into the city for health
- Art & Program to activate industrial area