Mayor Emanuel’s
Industrial Corridor Modernization
North Branch

Contact Us:
- dpd@cityofchicago.org
- cityofchicago.org/dpd
- smapapp.com/chicago

Rahm Emanuel, Mayor
David Reifman, Commissioner
Department of Planning and Development
Rebekah Scheinfeld, Commissioner
Department of Transportation

Contact Us:
- dpd@cityofchicago.org
- cityofchicago.org/dpd
- smapapp.com/chicago
Tonight’s Meeting Agenda

6:00pm Welcome
6:15pm Presentation

1. Chicago’s Industrial Corridor System
2. Stakeholder Outreach and Research
3. Principles for North Branch Land Use
4. Critical Planning Factors
5. Progressive Land Use Scenarios
6. Next Steps

7:00pm Questions and comments
7:30pm Meeting Adjourned
Mayor Emanuel’s Industrial Corridor Modernization
North Branch

Tentative Timeline

May 1, 2016
Start of North Branch Land Use Study

June 6, 7 and 8, 2016
North Branch Community Kick-off Meeting

DPD Collected Existing Condition Data

July 5, 2016
DPD to Begin Developing Land Use Framework Based on Community Input

DPD to Present Draft Land Use Framework to Community

Community Input Opportunity

Community Input Opportunity

Consultant to begin work on urban design and transportation concepts

September 2016
DPD Presents Revised Land Use Framework to the Community

November 2016
Draft urban design guidelines and transportation concepts presented to the community

December 2016
Revised urban design guidelines and transportation concepts presented to the community

Consultant to begin work on urban design and transportation concepts

Early 2017
Land Use and Transportation Framework

Community Input Opportunity

Community Input Opportunity
Mayor Emanuel’s Industrial Corridor Modernization North Branch

Industrial Corridor System

Core Job Employment Trends 2002 - 2014

- **Manufacturing**
  (Largest number of jobs are in manufacturing and are stable or growing)

- **Manufacturing and Moving & Storing Goods**
  (Largest number of jobs in both manufacturing and the distribution and storage of goods and are stable or growing)

- **Business to Business**
  (Largest number of jobs are in business support services which is increasing with info & tech rising in east Kinzie)

- **Info & Tech**
  (Largest number of jobs are either information technology and management or business support services and are growing in North Branch)

- **Rail**

- **Highways**

- **Major Streets**
Mayor Emanuel’s Industrial Corridor Modernization

North Branch Manufacturing Companies

Companies range in size from 2 to 250 employees

- Food
- Chemicals
- Leather, Apparel, Wood
- Paper
- Primary Metal, Fabricated Metal
- Machinery, Electrical equipment & Appliances
The Study Area is focused on the existing North Branch Industrial Corridor, with a broader look to a ½ mile boundary to capture the full picture of the area and the connections between the surrounding neighborhoods.

Project Purpose
Develop a land use framework through the careful review and analyses of existing conditions, previous plans, community input and development trends to:

1. Guide future development and
2. Inform transportation framework
Mayor Emanuel’s Industrial Corridor Modernization North Branch

Community Outreach

1. Community Meetings on June 6, 7 and 8, 2016

2. sMap: Social Mapping Platform

3. Meetings with stakeholders:
   - Community Groups
   - Aldermen
   - LIRIs
   - Property Owners
   - Business Owners
   - Developers
Mayor Emanuel’s Industrial Corridor Modernization North Branch

Community Outreach

Two Community Outreach documents available on DPD web site
What have other cities done?
Mayor Emanuel’s Industrial Corridor Modernization North Branch

Seattle: South Lake Union Neighborhood Plan

Plan Goals

• Promote a neighborhood that will provide a more diverse mix of employment and housing

• Support the continued growth of the city’s economy

• Encourage a safe and active pedestrian environment

Proposed Google complex

The Plan will help the neighborhood develop as an Urban Center and a dynamic economic hub.
South Lake Union is becoming a successful **Biotechnology Hub** for life science organizations with high quality jobs.
• The Bay Area’s population is growing rapidly and housing and employment markets are seeking to place much of this growth in **walkable, accessible, and vibrant neighborhoods**

• **Foster a mix of uses** – offices, retail, hotels, industrial, entertainment and housing

---

5M Project

Over the next 10 years, this phased proposal would transition the site from its current mix of office buildings and surface parking lots to a balance of office, retail, residential, cultural, and open space uses
How has the area changed in recent years?
Mayor Emanuel's Industrial Corridor Modernization North Branch

1990

Mayor Emanuel’s **Industrial Corridor Modernization** North Branch

Source: Chicago Metropolitan Agency for Planning's 1:24,000-Scale 2001 Land Use Inventory (48 Categories) for Northeastern Illinois, Version 2.0. Published: December 2008.
Mayor Emanuel’s **Industrial Corridor Modernization** North Branch

### 1990-2001-2010

#### Transportation + Utility
- 24%

#### Commercial
- 20%

#### Vacant
- 2%

#### Industrial + Manufacturing
- 45%

*Source: Chicago Metropolitan Agency for Planning’s 2010 Land Use Inventory for Northeastern Illinois, Version 1.0. Published: December 2014.*

*Map information is not appropriate for, and is not to be used as, a geodetic, legal, or engineering base. Map information has no legal basis in the definition of boundaries or property lines and is not intended as a substitute for surveyed locations such as can be determined by a registered Public Land Surveyor.*
Mayor Emanuel’s Industrial Corridor Modernization North Branch

Transportation + Utility

Industrial + Manufacturing

Retail

Office

Vacant

Auto Uses

Source: City of Chicago Department of Planning and Development land use survey, May 2016.
1. Maintain the North Branch Industrial Corridor as an important economic engine and vital job center in the City of Chicago.

a) Ensure businesses that provide critical services to the north side of Chicago have a safe and efficient location with access to necessary transportation modes.

b) Encourage businesses focused on technology, research and manufacturing to locate within the Industrial Corridor.

c) Allow mixed-use developments in appropriate locations and include provisions for affordable housing.

d) Assist companies that expand and/or relocate within Chicago’s Industrial Corridor System.
2. Improve the multi-modal transportation network so that it better supports and encourages trips made by walking, biking, taking transit, and utilizing shared-use mobility options.

a) Improve east/west multi-modal transportation access to and through the corridor, particularly across the Interstate, the North Branch (River and Canal), and the Metra tracks.

b) Provide appropriate multi-modal transportation accommodations, incentives, and infrastructure for an increase in new workers and visitors to the area.

c) Manage motor vehicle traffic flow within and through the corridor by modernizing transportation infrastructure and utilizing emerging transportation technologies.
3. **Build upon the North Branch Industrial Corridor’s unique natural and built environment.**

- Continue the improvement of the river front for pedestrians and bicyclists in appropriate locations.
- Improve the non-navigable North Branch Canal.
- Identify opportunities for public open space and recreation throughout the Industrial Corridor.
- Consider urban design guidelines for new development.
What are the critical issues to consider?
The Industrial Corridor holds businesses that provide **critical services to the North Side of Chicago** including time-sensitive construction materials, utilities and municipal garbage collection.
Mayor Emanuel’s Industrial Corridor Modernization North Branch

Planning Factors: Manufacturers

The Industrial Corridor holds light-impact and moderate-impact manufacturers.
The Industrial Corridor holds outdoor industrial uses.
The Industrial Corridor holds large vacant and underutilized sites.
Mayor Emanuel’s Industrial Corridor Modernization North Branch

Summary of Planning Factors

Larger Manufacturing and Industrial Use Categories

- **North Side Critical Services**
  - Time-sensitive construction materials
  - Utilities
  - City garbage collection

- **Larger Manufacturing Uses**

- **Larger Outdoor Industrial Uses**

- **Larger Vacant and Underutilized Sites**
How can we create good buffers between different land uses?
Larger Manufacturing and Industrial Use Categories

**North Side Critical Services**
- Time-sensitive construction materials
- Utilities
- City garbage collection

**Larger Manufacturing Uses**

**Larger Outdoor Industrial Uses**

**Larger Vacant and Underutilized Sites**
Types of Buffers

Different buffer types:
- Natural buffers, like the Chicago River
- Major roads or rail embankments
- Non-residential uses, like office or retail
A look at progressive scenarios

- Recognize existing uses
- Buffer new uses from critical services
- Consider open space/riverfront opportunities
Mayor Emanuel's Industrial Corridor Modernization North Branch

The “Dynamic Zone”

- Large, single owner parcels
- Isolated critical services
- Diverse range of scale & uses

Dynamic Zone – area north of North Avenue
Dynamic Zone
- Large, single owner parcels
- Isolated essential services
- Diverse range of scale & uses

Planning Review
- Industry and required buffers will greatly influence land use
- Possible large-scale connections with river
- Variety of scenarios possible

POTENTIAL NEW MIXED USE DEVELOPMENT
POTENTIAL NEW BUFFER
INDUSTRIAL WITH OFFICE

Larger Manufacturing and Industrial Use Categories
- North Side Critical Services
  - Time-sensitive construction materials
  - Utilities
  - City garbage collection
- Larger Manufacturing Uses
- Larger Outdoor Industrial Uses
Mayor Emanuel’s **Industrial Corridor Modernization** North Branch

### Dynamic Zone: Long-term Scenario

**Dynamic Zone**
- Large, single owner parcels
- Isolated essential services
- Diverse range of scale & uses

**Planning Review**
- Industry and required buffers will greatly influence land use
- Possible large-scale connections with river
- Variety of scenarios possible

---

**POTENTIAL NEW MIXED USE DEVELOPMENT**

**POTENTIAL NEW BUFFER**

**INDUSTRIAL WITH OFFICE**

*Larger Manufacturing and Industrial Use Categories*
- **North Side Critical Services**
  - Time-sensitive construction materials
  - Utilities
  - City garbage collection
- **Larger Manufacturing Uses**
- **Larger Outdoor Industrial Uses**
Mayor Emanuel’s Industrial Corridor Modernization North Branch

The “Stable Zone”

- Existing re-uses are compatible
- Density of essential services
- Isolated (on an island)
- Less density of large, single owner parcels
Stable Zone: Short-term Scenario

Stable Zone
- Existing re-uses are compatible
- Density of essential services
- Isolated (on an island)
- Less density of large, single owner parcels

Planning Review
- Buffers necessary over large areas due to critical services
- Tech campus plan on island
- Proposed mixed use at Halsted Triangle compliments tech island
- Less public river access due to Critical services

POTENTIAL NEW MIXED USE DEVELOPMENT
POTENTIAL NEW BUFFER
INDUSTRIAL WITH OFFICE

Larger Manufacturing and Industrial Use Categories
- North Side Critical Services
  - Time-sensitive construction materials
  - Utilities
  - City garbage collection
- Larger Manufacturing Uses
- Larger Outdoor Industrial Uses
Mayor Emanuel’s Industrial Corridor Modernization

North Branch

Stable Zone: Long-term Scenario

Stable Zone

- Existing re-uses are compatible
- Density of essential services
- Isolated (on an island)
- Less density of large, single owner parcels

Planning Review

- Buffers necessary over large areas due to critical services
- Tech campus plan on island
- Proposed mixed use at Halsted Triangle compliments tech island
- Less public river access due to Critical services

POTENTIAL NEW MIXED USE DEVELOPMENT

POTENTIAL NEW BUFFER

INDUSTRIAL WITH OFFICE

Larger Manufacturing and Industrial Use Categories

- North Side Critical Services
  - Time-sensitive construction materials
  - Utilities
  - City garbage collection
- Larger Manufacturing Uses
- Larger Outdoor Industrial Uses
Mayor Emanuel’s Industrial Corridor Modernization North Branch

The “Transitional Zone”

- Proximity to Downtown Districts
- Large, single owner parcels
Mayor Emanuel's Industrial Corridor Modernization North Branch

Transitional Zone: Short-term Scenario

Transitional Zone
- Proximity to Downtown districts
- Large, single owner parcels

Planning Review
- Located near Downtown zoning
- Manufacturing and critical services need buffering
- Includes rail
- Possible large-scale connection to river

Potential New Mixed Use Development
Potential New Buffer
Industrial with Office

Larger Manufacturing and Industrial Use Categories
North Side Critical Services
- Time-sensitive construction materials
- Utilities
- City garbage collection
Larger Manufacturing Uses
Larger Outdoor Industrial Uses
Mayor Emanuel’s Industrial Corridor Modernization North Branch

Transitional Zone: Long-term Scenario

Transitional Zone
- Proximity to Downtown districts
- Large, single owner parcels

Planning Review
- Located near Downtown zoning
- Manufacturing and critical services need buffering
- Includes rail
- Possible large-scale connection to river

POTENTIAL NEW MIXED USE DEVELOPMENT
POTENTIAL NEW BUFFER
INDUSTRIAL WITH OFFICE

Larger Manufacturing and Industrial Use Categories
- North Side Critical Services
  - Time-sensitive construction materials
  - Utilities
  - City garbage collection
- Larger Manufacturing Uses
- Larger Outdoor Industrial Uses
Mayor Emanuel’s Industrial Corridor Modernization North Branch

Short-term Scenario: All Zones

POTENTIAL NEW MIXED USE DEVELOPMENT

POTENTIAL NEW BUFFER

INDUSTRIAL WITH OFFICE

Larger Manufacturing and Industrial Use Categories
- North Side Critical Services
  - Time-sensitive construction materials
  - Utilities
  - City garbage collection
- Larger Manufacturing Uses
- Larger Outdoor Industrial Uses

[Map of the Industrial Corridor Modernization North Branch with various zones indicated]
Mayor Emanuel’s Industrial Corridor Modernization: North Branch

Long-term Scenario: All Zones

- **Potential New Mixed Use Development**
- **Potential New Buffer**
- **Industrial with Office**

**Larger Manufacturing and Industrial Use Categories**
- North Side Critical Services
  - Time-sensitive construction materials
  - Utilities
  - City garbage collection
- Larger Manufacturing Uses
- Larger Outdoor Industrial Uses
The banks of the Chicago River and the North Branch Canal can provide a continuous public experience distinct in the City. Options include:

- Increase habitat wherever feasible
- A water taxi system using locations that are not suitable for riverbank habitat
- Expanding open space adjacent to areas for pedestrian bridges
- Increasing the current setback of 30-feet to provide public open space
- Riparian zone guidelines that provide direction for maintaining and improving existing vegetated embankments and for contouring vegetated and sheet pile embankments

Chicago Park District redesigned the shoreline of Ward Park to provide for river habitat.
Mayor Emanuel's **Industrial Corridor Modernization** North Branch

**Transportation**

**Transportation Opportunities**

- Improved on-street infrastructure for people walking and biking
- New ped/bike bridges
- Extending the 606 to the east
- Bus service improvements
- CTA Station upgrades
- Reinvest in underutilized rail infrastructure
- Increased shared-mobility options
- Traffic signal modernization
- Viaduct improvements
- Invest in transportation technologies
1. Maintain the North Branch Industrial Corridor as an important economic engine and vital job center in the City of Chicago.

2. Improve the multi-modal transportation network so that it better supports and encourages trips made by walking, biking, taking transit, and utilizing shared-use mobility options.

3. Build upon the North Branch Industrial Corridor’s unique natural and built environment.
Next Steps

1. Review today’s presentation and other related documents at [www.cityofchicago.org/dpd](http://www.cityofchicago.org/dpd)

2. Email DPD at [dpd@cityofchicago.org](mailto:dpd@cityofchicago.org) with comments or questions

3. Starting Friday, go to [www.smapapp.com/chicago](http://www.smapapp.com/chicago) to comment on today’s draft proposal
Mayor Emanuel’s Industrial Corridor Modernization North Branch

Tentative Timeline

- **May 1, 2016**
  - Start of North Branch Land Use Study

- **June 6, 7 and 8, 2016**
  - North Branch Community Kick-off Meeting

- **July 5, 2016**
  - DPD to Begin Developing Land Use Framework Based on Community Input

- **August 10, 2016**
  - DPD to Present Draft Land Use Framework to Community
    - Community Input Opportunity
    - Procurement process for hiring consultant

- **September 2016**
  - DPD Presents Revised Land Use Framework to the Community

- **November 2016**
  - Draft urban design guidelines and transportation concepts presented to the community

- **December 2016**
  - Revised urban design guidelines and transportation concepts presented to the community

- **Early 2017**
  - Land Use and Transportation Framework

- **Consultant to begin work on urban design and transportation concepts**

- **Community Input Opportunity**
Mayor Emanuel’s Industrial Corridor Modernization
North Branch

Questions?

Contact Us:
- dpd@cityofchicago.org
- cityofchicago.org/dpd
- smapapp.com/chicago

Rahm Emanuel, Mayor
David Reifman, Commissioner
Department of Planning and Development
Rebekah Scheinfeld, Commissioner
Department of Transportation