AECOM

18th & Peoria Development Framework Plan

Plan Commission Adoption

March 16, 2023

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Project Overview

Planning Process

Existing Conditions Analysis

Análisis de Condiciones Existentes

Community Engagement

Participación de la Comunidad

Development Scenarios

Escenarios de Desarrollo

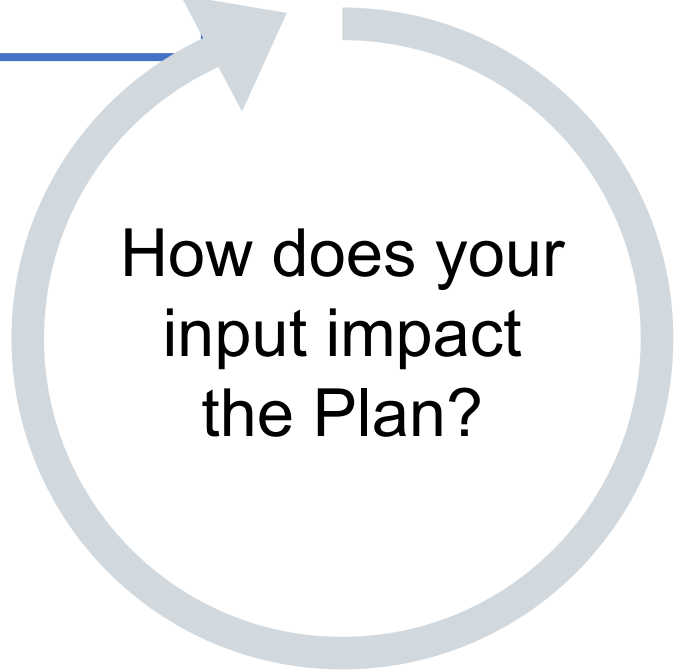
Open Space Connections & Scenarios

Conexiones y Escenarios de Espacios Abiertos

Financial Analysis

Análisis Financiero

Community Engagement Process



Development Framework Plan
Combine Final Scenario with recommendations to develop the project site for adoption.

Existing Conditions Report
Residential, demographic, economic, and community services analysis.

Public Meetings #1 & #2
Present findings & collect community input on what they want to see on the site.

Preliminary Sketch Plans
*Develop **three (3)** sketch plan options for the development of the site.*

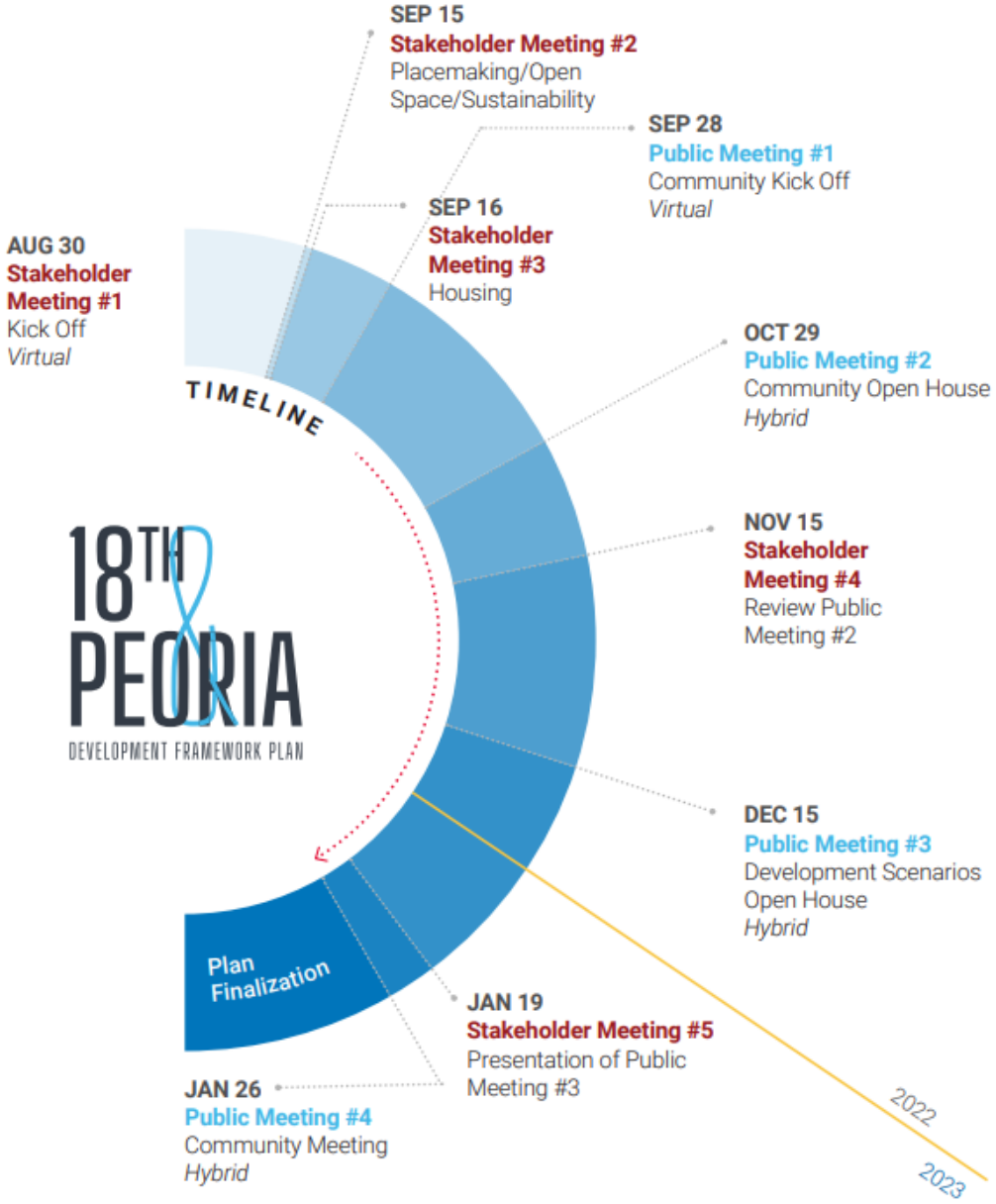
Public Meeting #3
Collect community feedback on preliminary sketch plans.

Draft Scenario
*Use community feedback to consolidate to **one (1)** Draft Scenario.*

Public Meeting #4
Present the Draft Scenario to the community for final revisions.

Revised Final Scenario
Use community and City feedback to create the Final Scenario.

Community Engagement Timeline



Public Meeting #1-Community Context

11
Meetings Conducted

529
Participants

5,000
Flyers Distributed

1,626
Comments Received
& Questions Answered

45
Engagement
Boards Developed

2,736
LEGOs Built With

- The Community Kickoff was the public's introduction to the 18th & Peoria Development Framework Plan. The meeting provided an overview of the planning process with detailed information on tasks to be completed at each stage of the process and a general timeline for completion. Community members were able to ask questions about the overall planning and engagement process.

Public Meeting #2-Community Context

Housing Preference	Reside/stay	Own a business/ work	Concerned citizens	Virtual	Total
A Mid-Rise Buildings	11	2	2	22	**37**
B Townhomes	25	1	1	17	**44**
C Three Story Multi-Family	11	0	3	26	**40**
D Mixed-Use Buildings	29	2	3	21	**55**

- The open house presented the findings from the demographic, economic, real estate, and site analysis. The meeting was an open house format with seven separate stations for participants to review findings, ask questions, and answer questions related to the topic areas

Public Meeting #3-Community Context

Development Scenario Preferences			
	Trailhead	Linear	Pocket
Overall Design/Layout	11	7	11
Open/Green Space	4	2	6
Density	0	5	3

Mixture of Units by No. of Bedrooms			
	Trailhead	Linear	Pocket
1-Bedroom	15%	15%	15%
2-Bedroom	28%	30%	30%
3-Bedroom	30%	30%	33%
4-Bedroom	27%	26%	22%

- The meeting and open house presented the Preliminary Sketch Plans as part of Task 3: Development Scenarios. Three different site plans representing three separate scenarios for the project site were presented. The three (3) scenarios were developed to provide options for both community review and development opportunities.

Public Meeting #4-Community Context

- The final public meeting presented the Draft Development and Open Space Scenario. Community feedback on the three preliminary scenarios from the third public meeting and input from staff were consolidated into a single scenario for the project site. Participants asked questions and engaged in a discussion at key intervals throughout the presentation related to key topics.

- The public meetings revealed the community's relatively balanced preference for affordable mixed-use buildings, townhomes, midrise buildings, and three-story buildings. The community also prefers project scenarios with high-density, large public open, and public amenities (e.g., grocery stores, public parking, and community centers).

Housing

Recommendations

Recommendations

The Housing Needs Assessment suggests that the 18th & Peoria site has potential to play a large role in meeting Pilsen's current and future housing needs, meeting demand for new owner and renter-occupied housing units at a variety of income levels.

TENURE

There is higher demand for renter-occupied housing than owner-occupied overall, but there is anticipated to be demand for both tenure types. The housing program for the 18th and Peoria site should be primarily renter-occupied but should include owner-occupied housing as well. A mix of tenure types allows the project to be accessible to younger and lower-income households while also providing opportunities for wealth building and long-term community development.

TYPOLOGIES

The majority of the unit types that will be needed in the future (smaller, renter-occupied unit types) are best accommodated in mid-rise, high-rise, or mixed-use buildings. However, other housing typologies such as 3-flats, 6-flats, and townhomes will also be needed in order to better accommodate larger, owner-occupied units. The 18th and Peoria site should include a variety of housing types on the site in order to appeal to the broad preferences of future residents and create a more authentic neighborhood feel.

PRICING

There will be demand for housing that is affordable to all income levels, including covenanted affordable housing and market rate housing. Demand for renter-occupied units will be highest in the lower income categories, underscoring a need for a significant amount of covenanted affordable housing in the project. Owner-occupied demand is more evenly distributed across income categories, allowing more flexibility for incorporating market rate units. In order to prevent gentrification and displacement of current Pilsen residents and businesses, the majority of units in the project should be income-restricted.

SIZE

Renter-occupied housing demand skews toward smaller households of one, two, and three people, and the 18th and Peoria site should therefore focus primarily on units with two bedrooms or less. Owner-occupied housing demand should focus primarily on households with two people or more and should therefore consist of units with at least two bedrooms. The community also expressed a strong desire for family-sized units with three or more bedrooms, so larger units should be prioritized in the project.

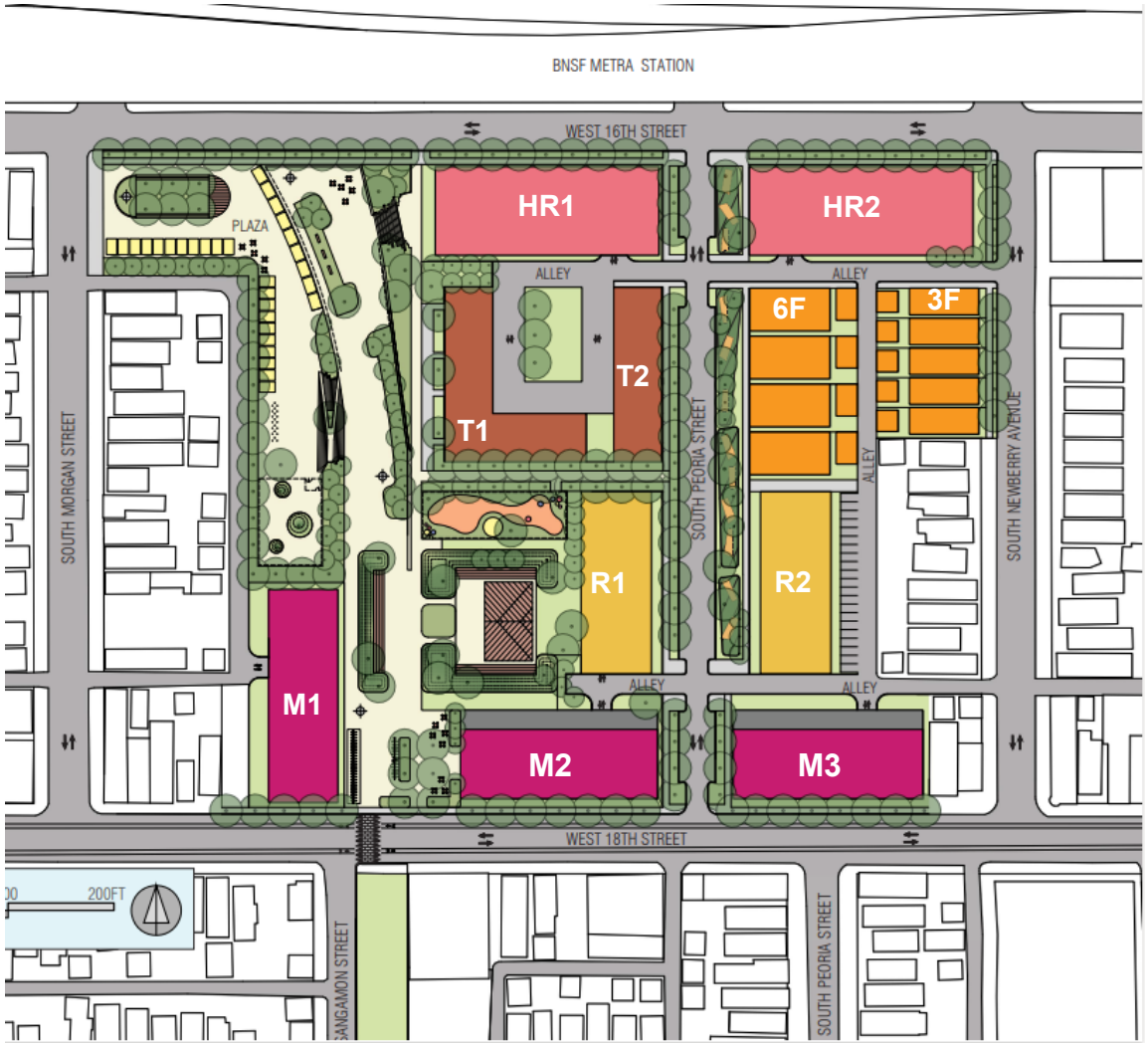
Development

Regulations

Final Scenario

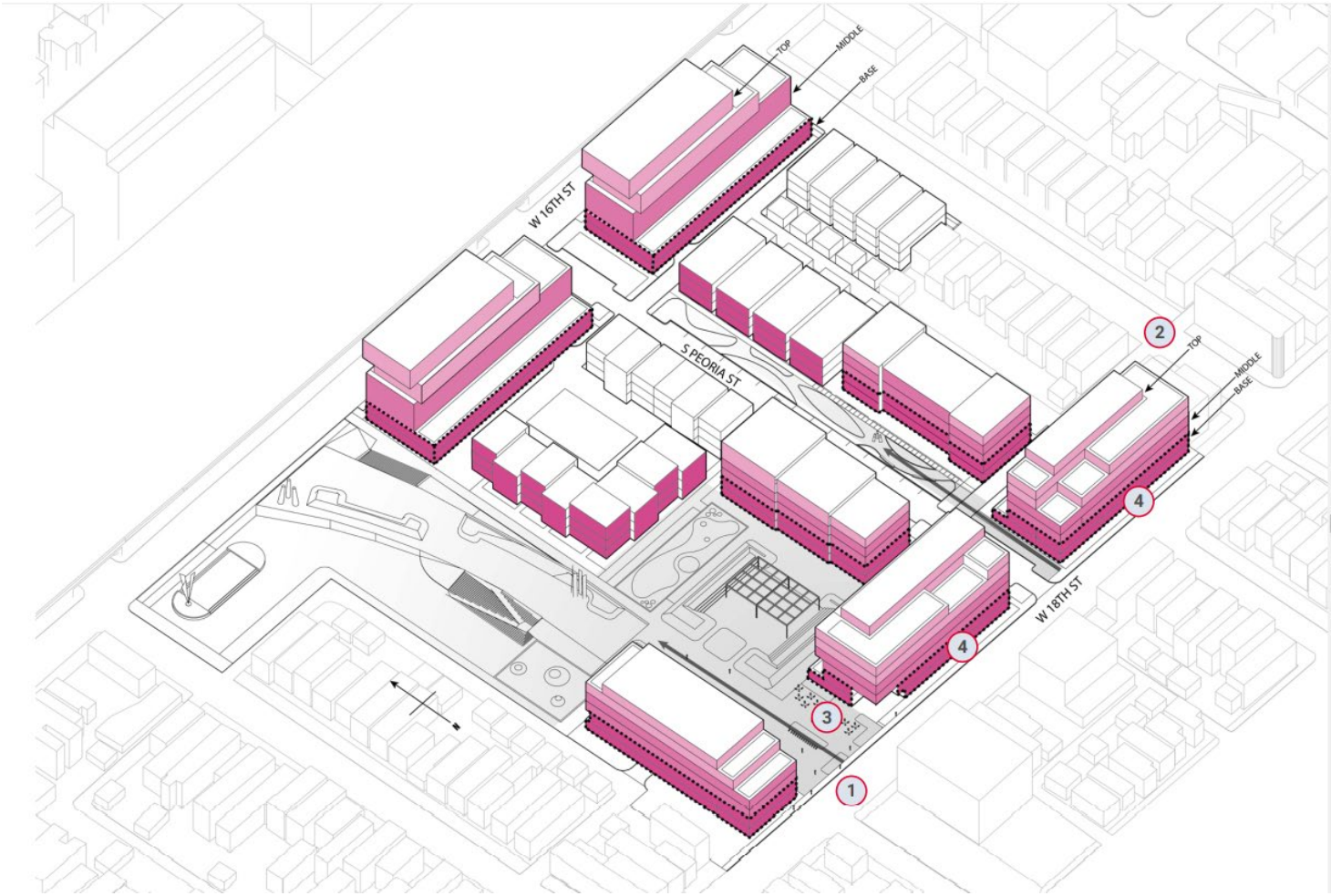
Site Plan-Development

- **M1:** 6-story mixed-use w/groundfloor commercial & garage parking
- **M2:** 7-story mixed-use w/groundfloor commercial & garage parking
- **M3:** 7-story mixed-use w/groundfloor commercial & garage parking
- **R1:** 5-story mid-rise residential w/groundfloor parking
- **R2:** 5-story mid-rise residential w/surface parking
- **T1:** Townhomes w/attached parking, facing rail spur
- **T2:** Townhomes w/attached parking, facing Peoria St
- **6F:** 3-story six-flats w/detached garages facing Peoria
- **3F:** 3-story three-flats w/detached garages facing Newberry
- **HR1 & HR2:** 9-story high-rise residential w/garage parking on first two floors



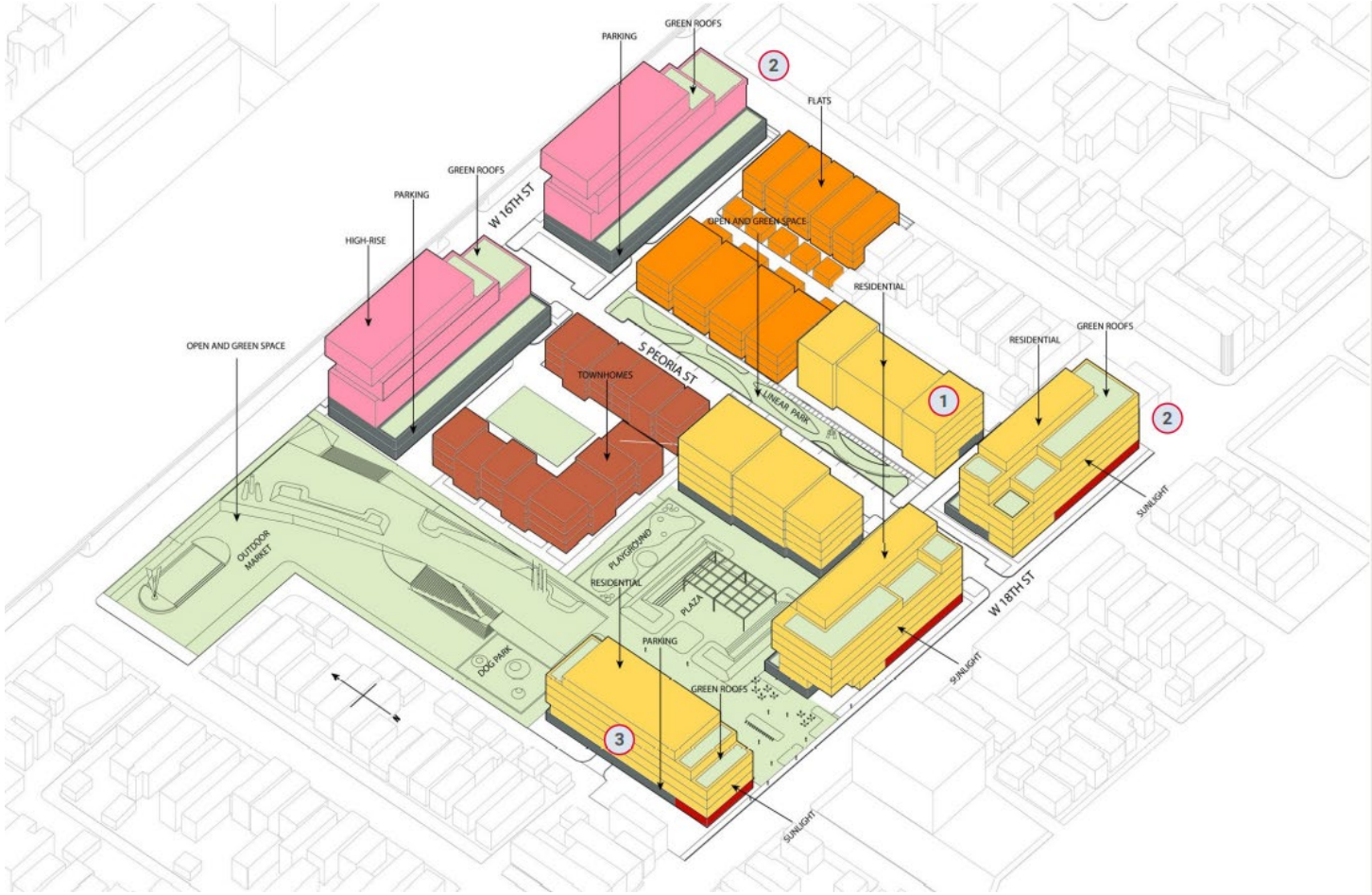
Design Excellence: Massing & Façade

1. Continue the commercial from western 18th Street along the southern edge of the site.
   - Active uses should occur when the street wall is broken, like at the rail spur and on Peoria St
2. Clear distinction among the base, middle, and top of the buildings.
   - Set back the face of the upper floors on taller buildings to optimize views and natural light
3. Create groundfloor rhythm through the arrangement of windows and doors.
   - Ensure easily identifiable building entrances and
   - Use window arrangement to reinforce the style of the building through pattern, shape, color, material, and depth
4. Integrate signage attached to buildings into the overall building design



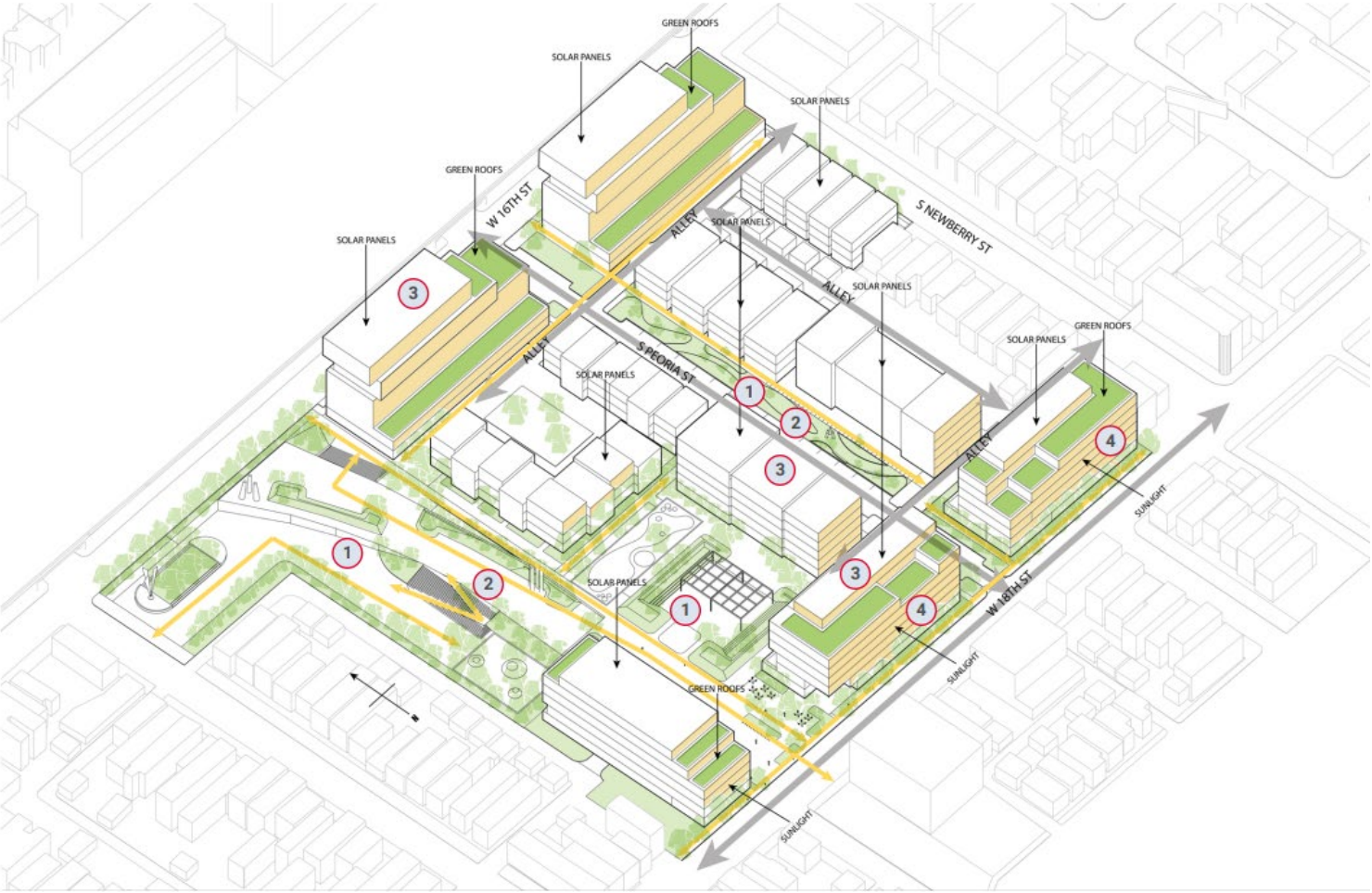
Design Excellence: Program, Site Design & Massing

1. Program includes commercial, low- to high-density residential, and public and private open space
   - Groundfloor commercial should include local retail, restaurants, community services, and open space
2. Massing aligns with those of buildings adjacent to the site
   - High-rise matches University Village
   - Mixed-use matches buildings along 18th
   - Center residential matches the mix of low-density housing types found throughout Pilsen
3. Massing considers access to light and air
   - Conduct light and shadow studies to examine the impact of taller buildings on the site
   - Opportunities for outdoor spaces like balconies and roof decks



Design Excellence: Public Realm, Sustainability & Site Design

1. Public Realm
   - Widen Peoria St to 66’ ROW
   - Incorporate seating, lighting, and trash/recycling collection
   - Accessible public spaces w/open visual field
2. Sustainable landscaping
   - Diverse tree species and native plants
3. Self-sustainable buildings
   - Use fewer resources and cost-effective material
   - Green roofs
4. Orient glazing to take advantage southern exposure for energy and lighting efficiency



Bulk, Density & Phasing: Phase 1

- Groundfloors have commercial facing 18th Street with structured parking behind
- Groundfloor setbacks are should be used strategically to create outdoor spaces
- Buildings over 50’ include stepped floors to create visual interest and rooftop amenity space

Phase 1

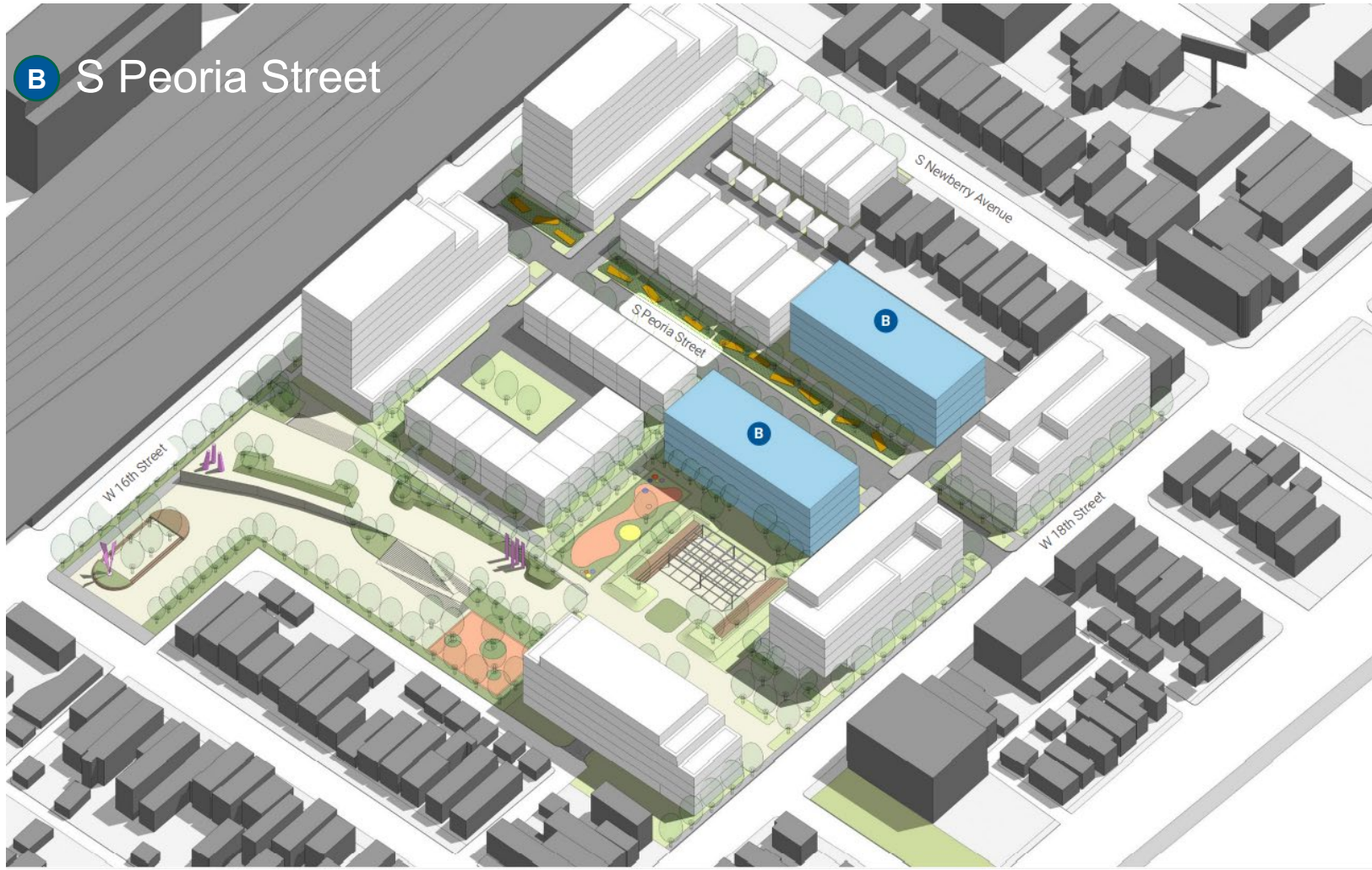
- These buildings will activate the street as quickly as possible
- Provide a buffer between 18th Street and the lower-intensity residential in the center

Bulk, Density & Phasing: Phase 2

- Transition in density from the mixed-use buildings in Phase 1
- 25’ linear park that spans Peoria Street on the east side
- Structured parking on the west building and surface parking off the alley on the east

Phase 2

- Allow construction site access on at least two sides of each phasing site,
- Allows room for storage of equipment and materials on unconstructed portions of the site

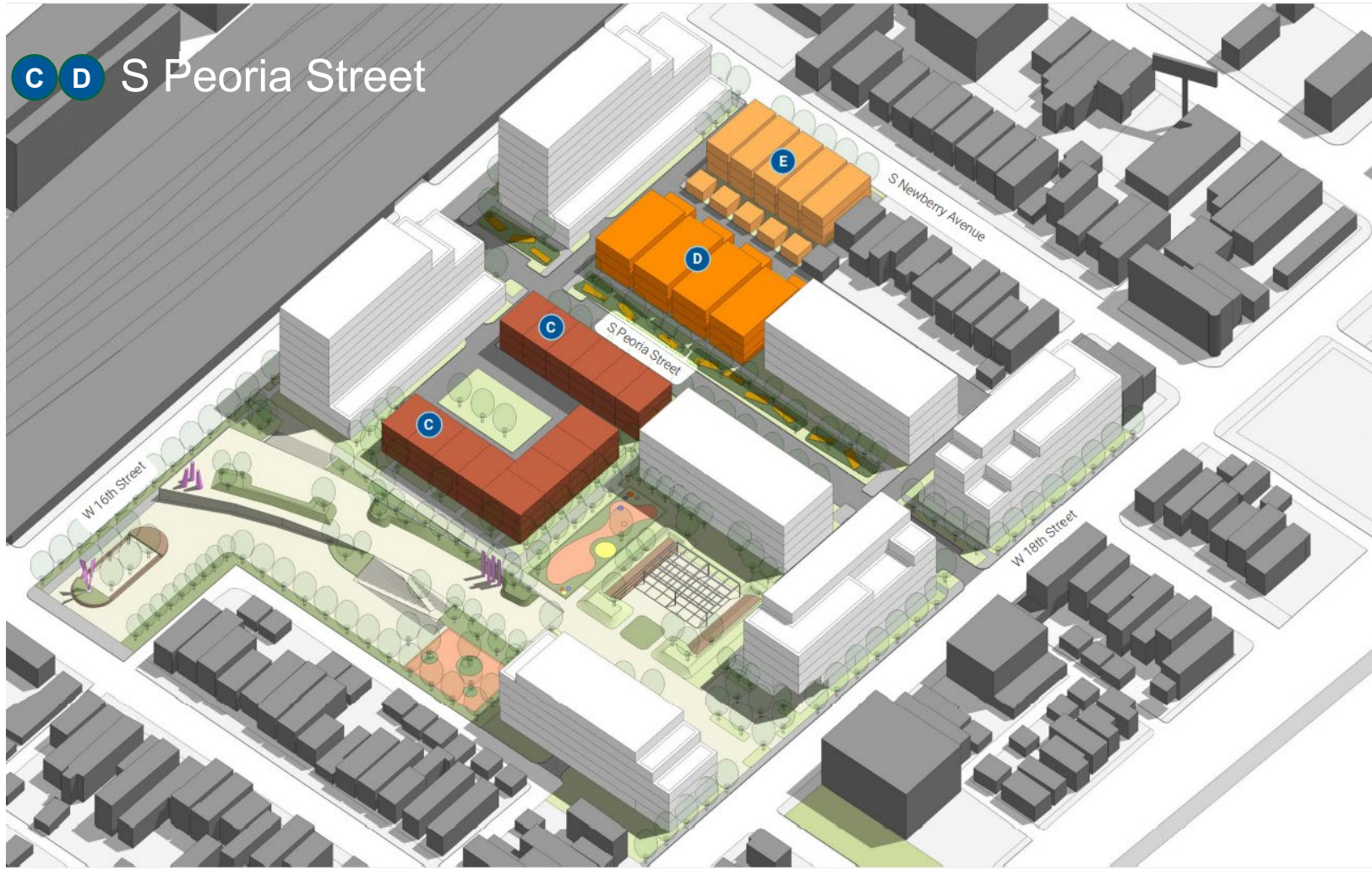


Bulk, Density & Phasing: Phase 3

- Townhomes (C) and 6-flats (D)
- Combined with the mid-rise residential from Phase 2, these buildings provide a variety of housing types that can accommodate the needs for a variety of households
- Attached and detached parking

Phase 3

- See next slide

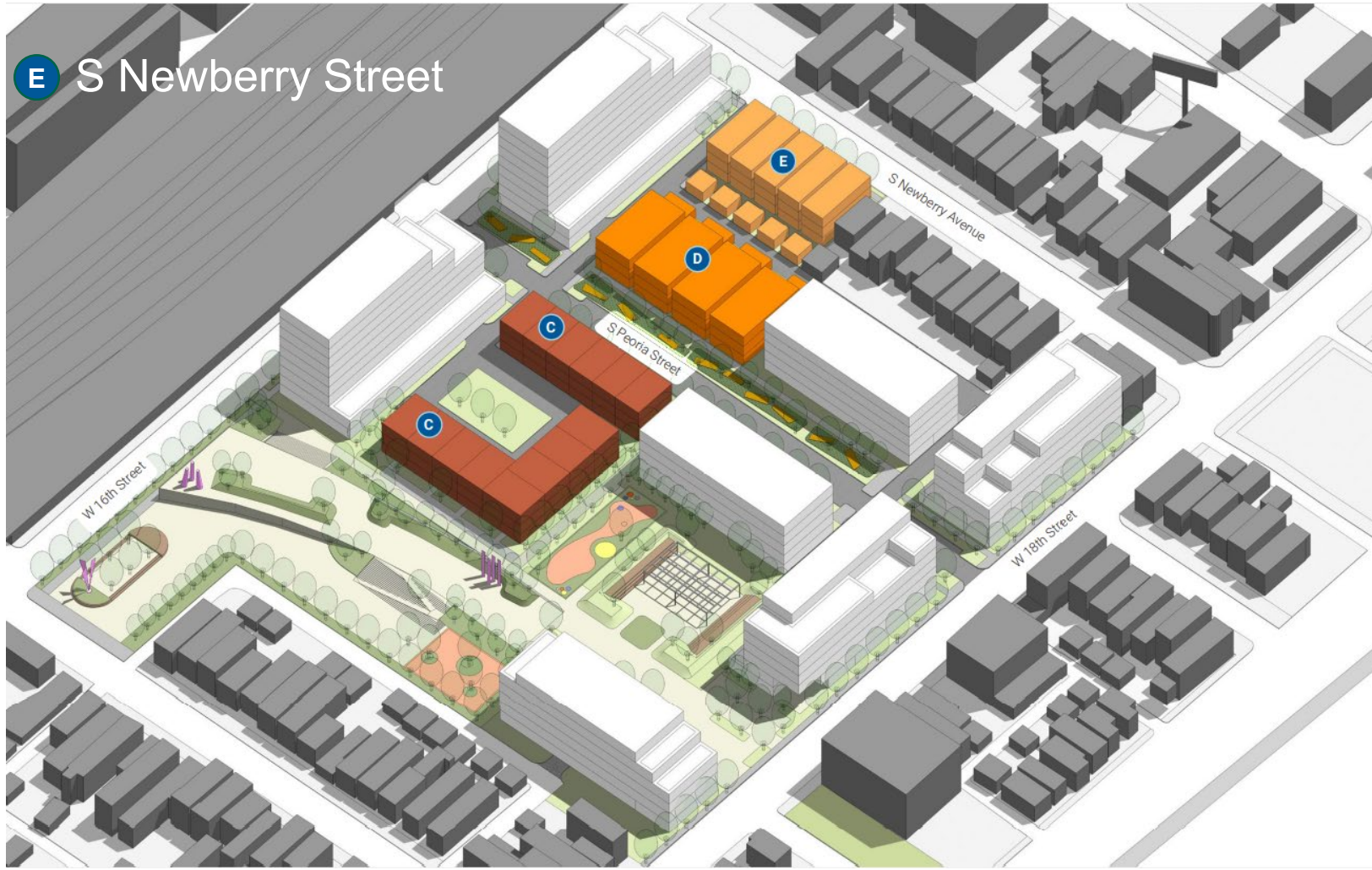


Bulk, Density & Phasing: Phase 3 Continued

- 3-flats that match the character of the existing residential on the street
- Parking off the new alley to limit curb cuts and increase the amount of parkway on Newberry Street

Phase 3

- Contains the entire owner-occupied housing program
- Pricing levels and absorption pace will be most sensitive to ongoing construction activity
- May need additional pre-development time for adequate marketing to ensure a sufficient share of the units can be pre-sold before construction begins



Bulk, Density & Phasing: Phase 4

- Two levels of structured parking to obtain the 1:2 ratio of parking stalls to residential units
- Buildings over 60’ include stepped floors to create visual interest and rooftop amenity space

Phase 4

- Program can be adjusted to reflect the demand and performance of Phases 1 and 2 such as changes to:
  - bedroom types
  - affordability levels
  - overall unit count
- Ensures the program is always responsive to community needs

Open Space

Recommendations

Public Open Space

1. Programmable Outdoor Rooms
2. Sangamon Trail Connection
3. Gathering Plazas
4. Performance Pavilion
5. Mercado
6. Playlot
7. Dog Park
8. Ramped Steps
9. Bike Path
10. Expanded Parkway
11. Linear park
12. Artist Space

Private Open Space

1. Green Roofs
2. Private Parking Lot
3. Mural Opportunities

Broader Design Recommendations

Sustainability

Open Space

Landscape

Public Realm

Site Amenities

Public Art

W 18TH ST