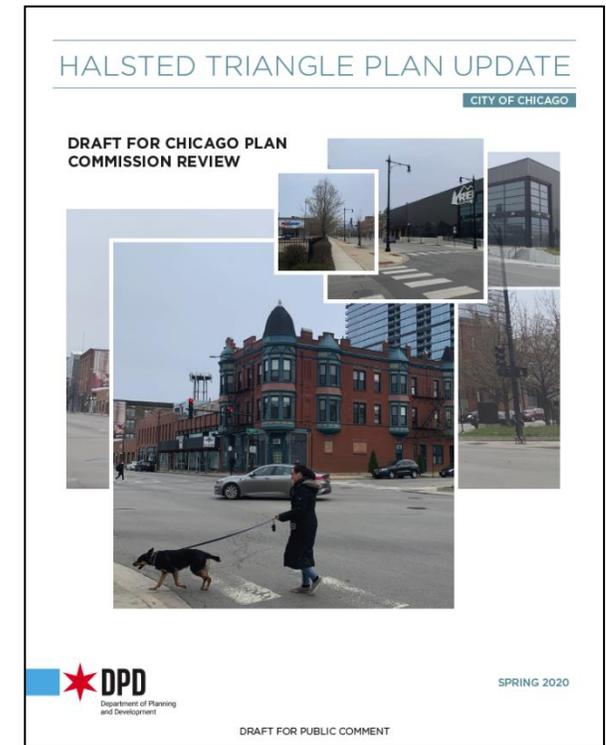
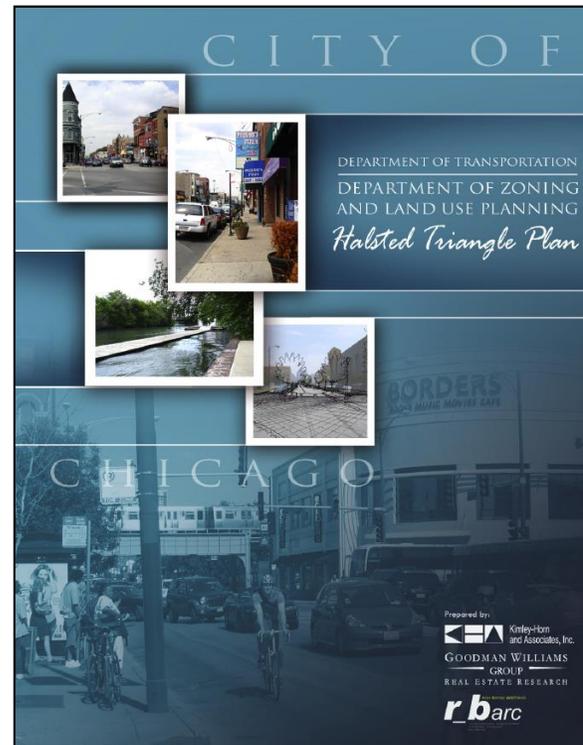
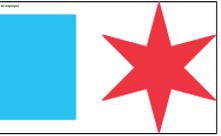




Halsted Triangle Plan Update

CPC August 20, 2020





Why Update the 2010 Halsted Triangle Plan?

Since 2010, there have been significant planning initiatives and land use changes that have impacted this area. During the North Branch Framework Plan planning process, DPD received multiple requests to update this plan.

INCLUDED IN UPDATE

Summary of Initiatives Since 2010

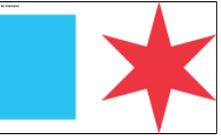
Summary of Recent Trends

Guidance for Future Development

NOT INCLUDED IN UPDATE

No Change in Process for Public Review of Future Development

No Specific Zoning Ordinance or Map Changes

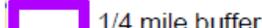


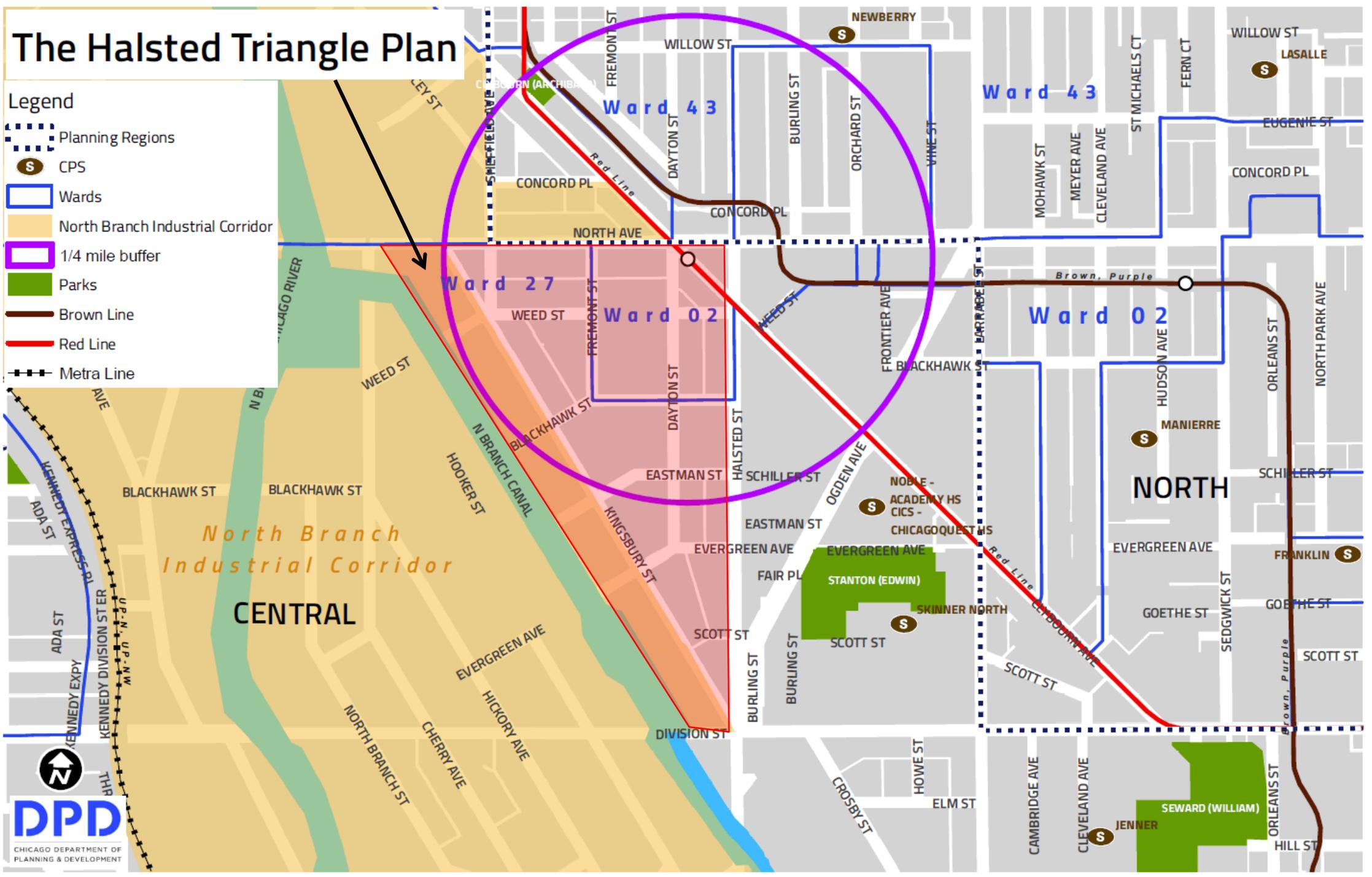
Plan Update Process:

- ✓ DPD received requests from community to update the 2010 Halsted Triangle Plan
- ✓ Draft Plan Update posted online since May 2020
- ✓ DPD co-hosted a virtual webinar on June 10, 2020 with Aldermen Burnett and Hopkins
 - over 150 registered, 85 attended, over 50 questions received and responded
- ✓ Gathered public comments and summarized input in revised Plan Update document
- ✓ Posted revised Plan Update document online on July 30, 2020

The Halsted Triangle Plan

Legend

-  Planning Regions
-  CPS
-  Wards
-  North Branch Industrial Corridor
-  1/4 mile buffer
-  Parks
-  Brown Line
-  Red Line
-  Metra Line





EXISTING CONDITIONS: RETAIL + PARKING LOTS

5% of HTP land has existing residential uses



SoNo started before C3 zoning, 324 apts + 197 condos

EXISTING CONDITIONS: RESIDENTIAL



Waste Management (WM) on Goose Island

Largest WM facility in City, since 1970

Critical City service, over 100 garbage trucks per day

24 semi-trailer trucks transfer waste to landfill in Indiana

Odor neutralizing sprays, road sweepers, daily rodent control

EXISTING CONDITIONS: WASTE MANAGEMENT

City-led Initiatives Since 2010

North Branch Framework Plan

Reduced PMD Area + Allows Mixed-Uses outside of PMD

Wild Mile Vision + Implementation

Transit Served Location Ordinance

CDOT Plans + Guidelines

Division Street and Bridges Widening

Divvy + Rideshare Ordinance

Complete Streets Design Guidelines

Vision Zero Action Plan

Affordable Housing Ordinance

Near North ARO Pilot



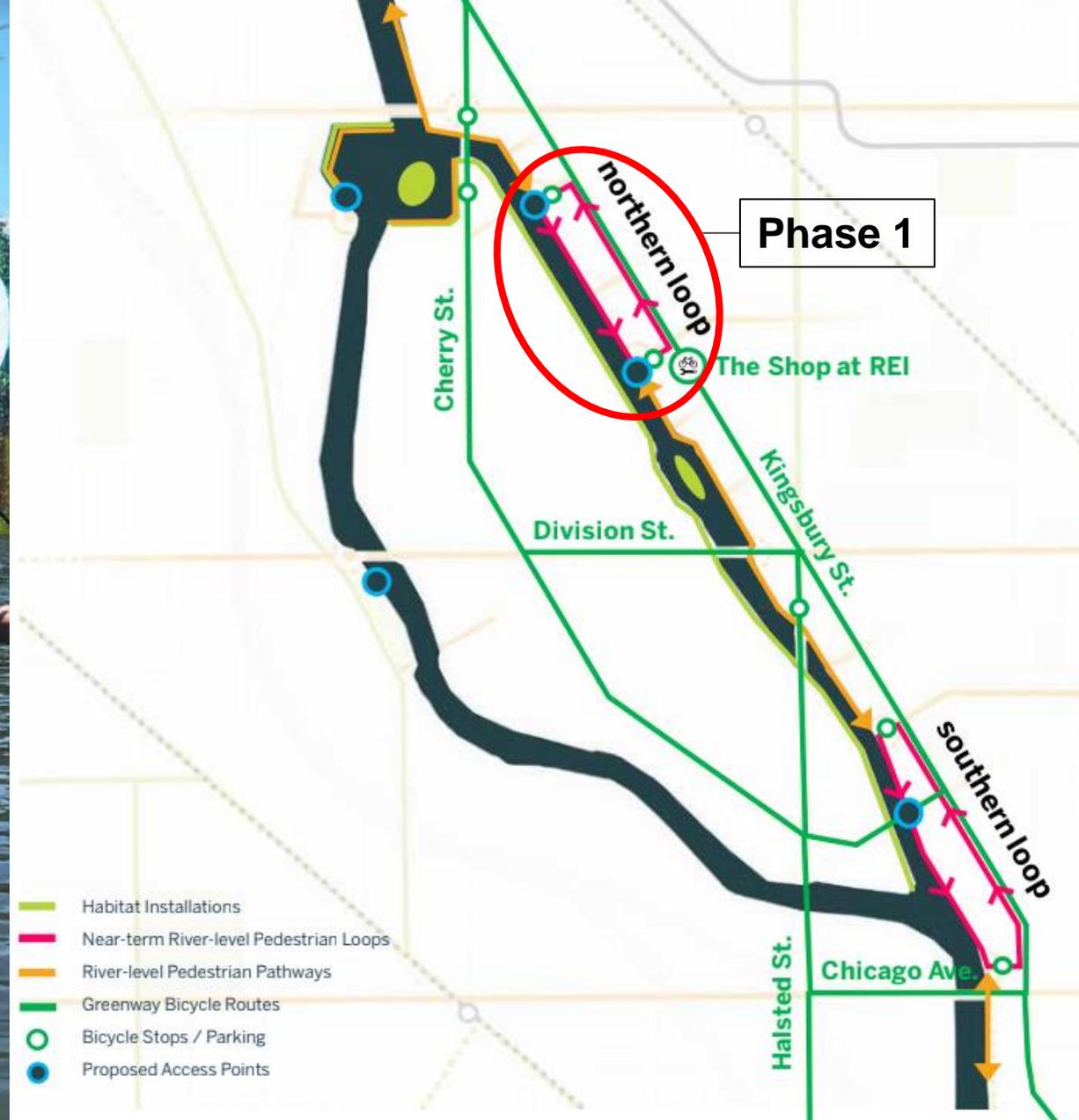
MAYOR EMANUEL'S INDUSTRIAL CORRIDOR MODERNIZATION

NORTH BRANCH FRAMEWORK

★ City of Chicago ★ Department of Planning and Development ★ Department of Transportation ★

Wild Mile Framework Plan completed 2019

- 2019 Honor Award for Planning from ASLA Illinois Chapter
- \$1.4M Open Space Impact Fees approved for Phase 1
- Start construction by end of 2020



WILD MILE VISION: www.wildmilechicago.org

RENOVATED IN 2010
4% RIDERSHIP REDUCTION FROM 2017-2018



NORTH/CLYBOURN CTA STATION

CURRENT DATA + TRENDS

- **10% population growth in Near North Community Area** (from 2010-2017)
- **60% households are 1 person, 32% are families** (CMAP)
- **63% residents in Near North take transit, bike, and/or walk to work; 35% residents own a car** (CMAP)
- **Retail vacancy increasing along Clybourn Retail Corridor, from 6.4% in 2014 to 12.8% in 2018** (Survey by Stone Real Estate)
- **Residential uses have significantly lower vehicular trip generation rates than retail uses** (Institute of Transportation Engineers)
- **Neighborhood CPS school enrollment is “efficient”** (2019 CPS data)



REI Store (2019) at Eastman and Kingsbury, fronting North Branch Canal



Approved PD 1292 (2018) commercial development with pocket park



New City (2015) mixed-use east of Halsted

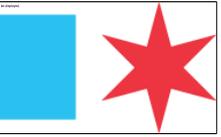


Approved PD 1438 (2019) for Lincoln Yards development north of Goose Island

COMPLETED + APPROVED DEVELOPMENT

UPDATED PLAN OBJECTIVES (in red)

1. Promote connectivity between modes, between uses, and between the natural and built environments
2. Support and create opportunities for development that is compatible with and enhances the neighborhood.
3. **Promote and support non-residential uses for properties fronting the river, given existing intensity of industrial uses on the eastern side of Goose Island**
4. Provide the opportunity for a continuous riverwalk and a connecting non-vehicular path system.
5. Manage traffic congestion on primary streets in the study area by focusing on a multimodal transportation solution.
6. **Develop a parking strategy that balances anticipated demand with minimizing traffic congestion.**
7. Create pedestrian-friendly streetscapes that connect neighborhoods.
8. Create strong connections to and from the riverwalk.
9. **Encourage development compatible with the adjacent Goose Island Planned Manufacturing District (PMD) in the buffer zone between the river and Kingsbury Street.**
10. **Promote design excellence consistent with urban design best practices and department policies.**
11. Promote sustainable development practices.
12. Develop a neighborhood way-finding system



DPD Recommends Plan Update Adoption

DPD has reviewed the *Halsted Triangle Plan Update* objectives and recommendations and finds that these are consistent with the city's Zoning Ordinance purpose and intent outlined in Section 17-1-0500.

The recommendation to adopt this Plan Update does not include any recommendations to the City Council to change the existing zoning districts or zoning code in the plan area. By retaining the underlying C3 zoning and requiring a zoning change for each application to allow new residential uses, community and public feedback will be considered as each zoning change application requires review and approval by City Council.

DPD recommends that the *Halsted Triangle Plan Update* be approved and adopted by the Chicago Plan Commission.