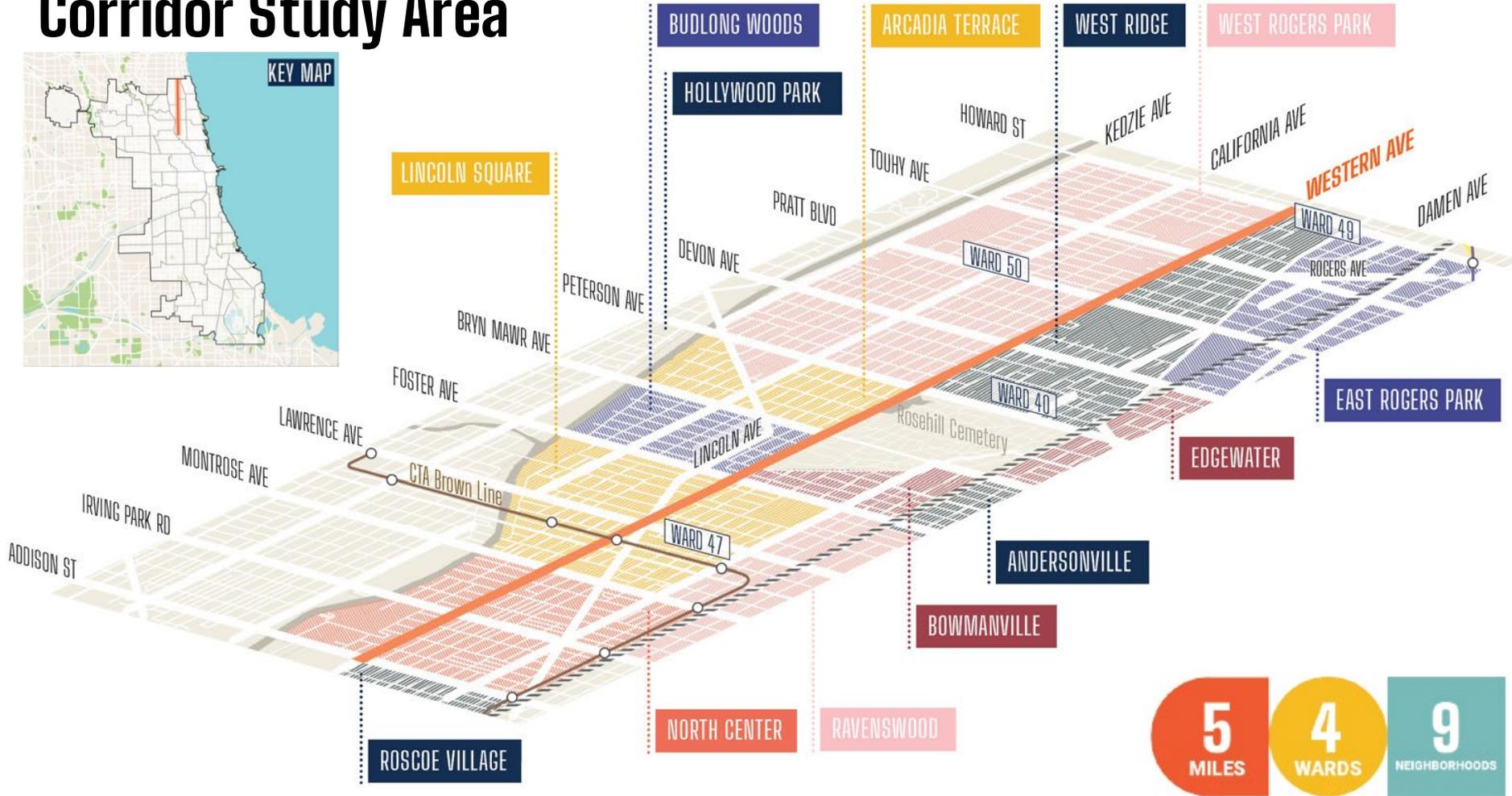




WESTERN AVENUE CORRIDOR STUDY

Chicago Plan Commission | 11.17.2022

Corridor Study Area



5
MILES

4
WARDS

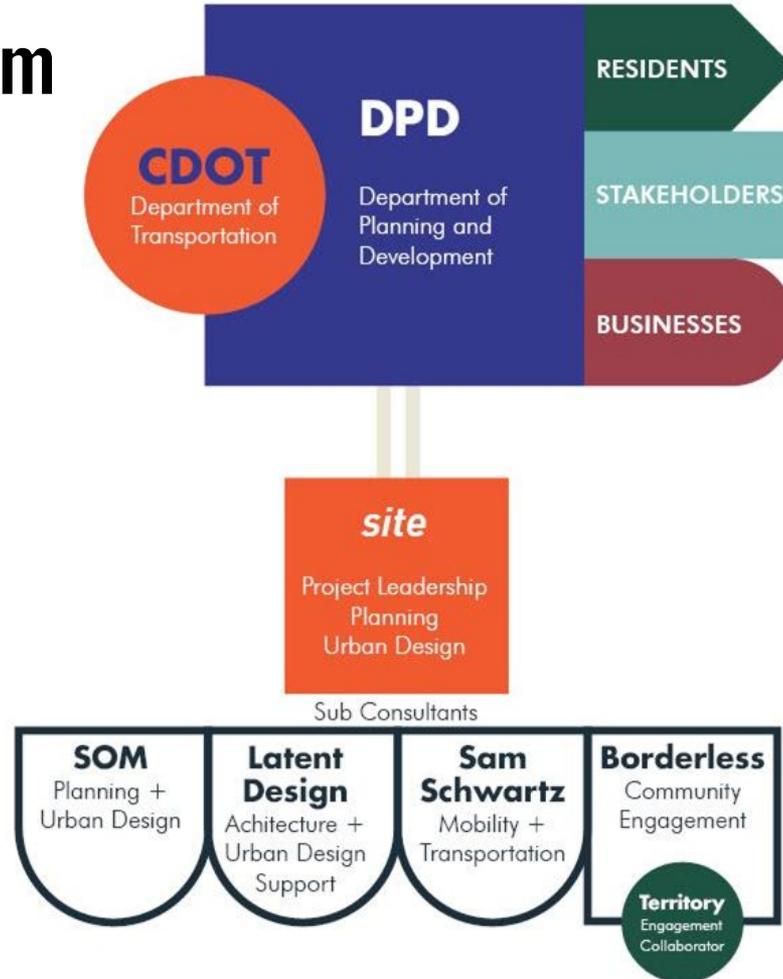
9
NEIGHBORHOODS

Study Deliverable: Documented Long-Term Vision

- + Policy recommendations for:
 - + **Land use**
 - + **Development**
 - + **Infrastructure**
- + Identification of opportunity areas for:
 - + **Public realm** improvements
 - + **Transit & mobility** improvements
 - + Future **neighborhood development**
- + **Implementation strategy** for short- and long-term projects



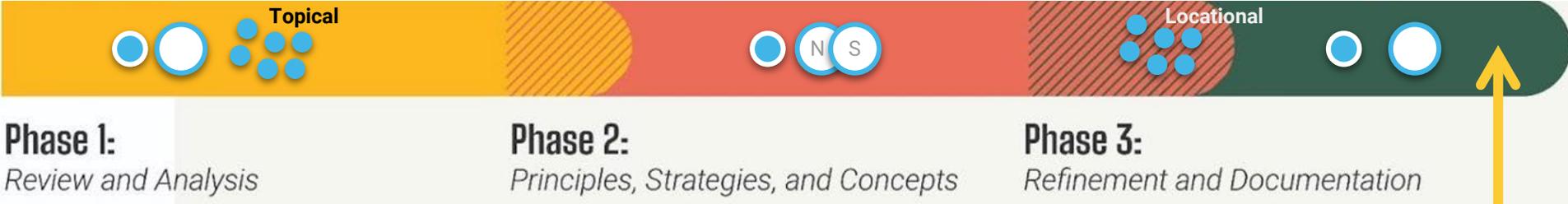
The Planning Team



Process Timeline

2021

2022



-  Public Meeting
-  Steering Committee
-  Focus Group

Nov. 17
Chicago Plan
Commission

Community Engagement Overview

WORKING GROUPS

3

STEERING
COMMITTEE
MEETINGS



JANUARY & JULY 2021
AUGUST 2022

11

FOCUS
GROUPS
SESSIONS



MARCH 2021
MARCH 2022

3

YOUTH
COUNCIL
MEETINGS



JANUARY, FEBRUARY
& APRIL 2021

PUBLIC EVENTS

4

PUBLIC
VIRTUAL
EVENTS



JANUARY & JULY 2021
OCTOBER 2022

+580

Direct participants
via zoom

+1000

Views via
You Tube

1

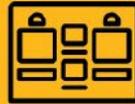
YOUTH-LED
POP-UP
EVENT



Northtown Library
MAY 2021

1

POP-UP
EXHIBIT



Northtown Library
OCTOBER 2022

OUTREACH + COMMUNICATIONS

+30,000

POSTCARDS
MAILED



+40

BUS STOP ADS

400

INTERIOR BUS ADS

+1,700

ONLINE SURVEY
RESPONSES



+40

BUSINESSES INTERVIEWS

+2,500

FLYERS
POSTED



WEBSITE +
SOCIAL MEDIA



STRATEGIC DIRECTION



Envisioning a Corridor with...



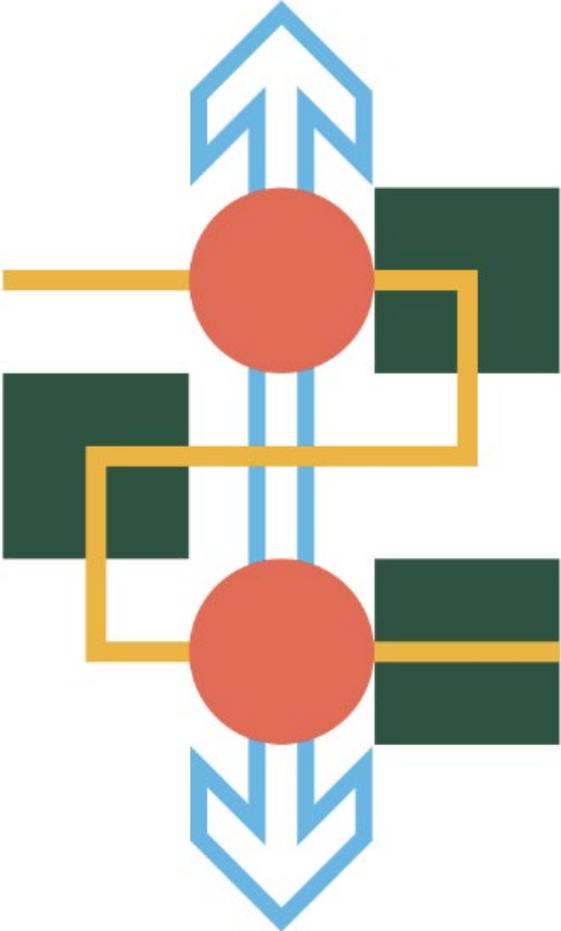
Thriving Places



Safe + Attractive Streets

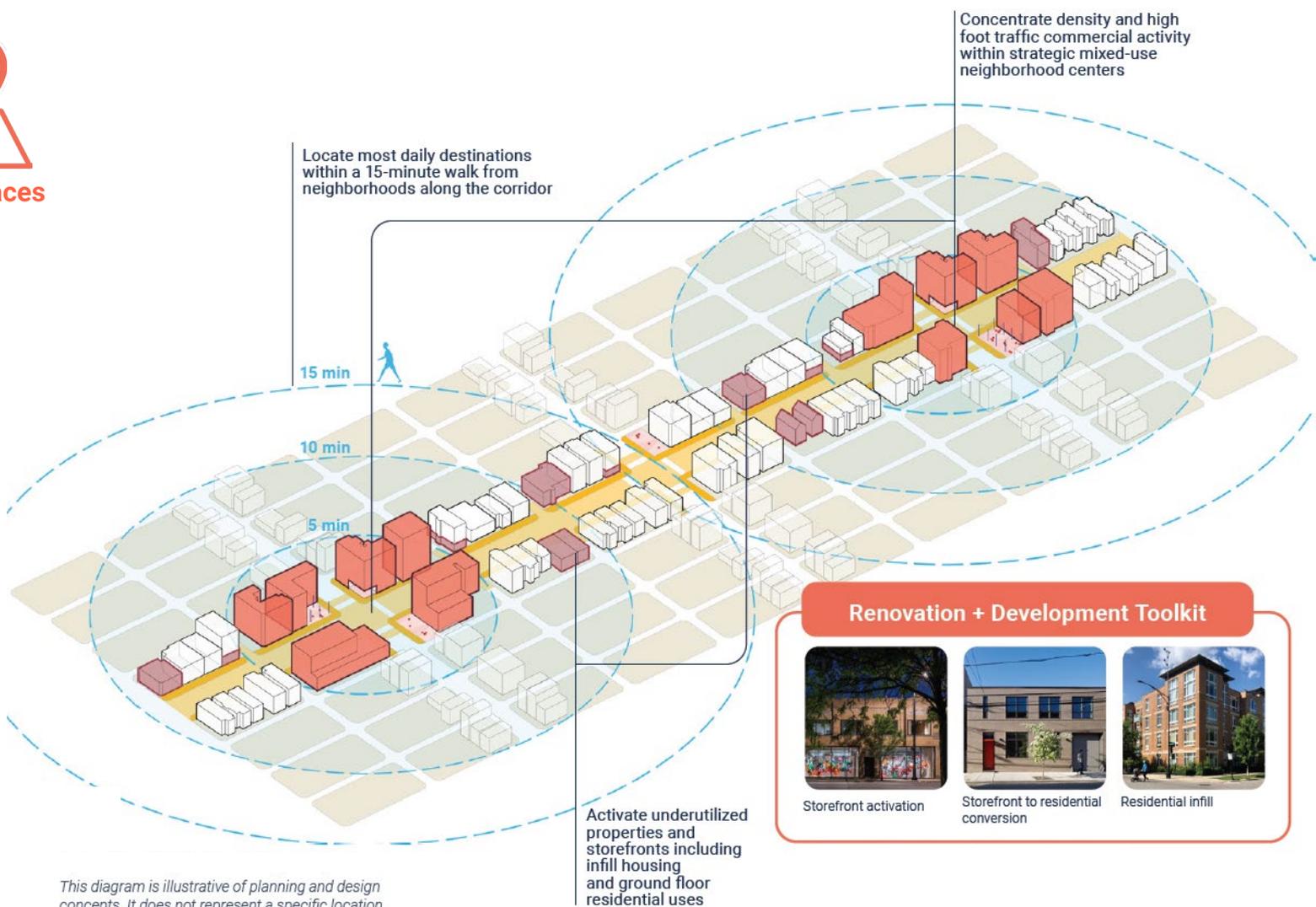


Resilient Communities





Thriving Places



This diagram is illustrative of planning and design concepts. It does not represent a specific location.



Placemaking Toolkit



Landscape



Site furniture



Public spaces and programming



Public art



Branding and identity

Increase range of types and affordability levels for housing along and near the corridor to increase density while protecting naturally occurring affordable housing



Support higher density mixed-use development within neighborhood centers



This diagram is illustrative of planning and design concepts. It does not represent a specific location.

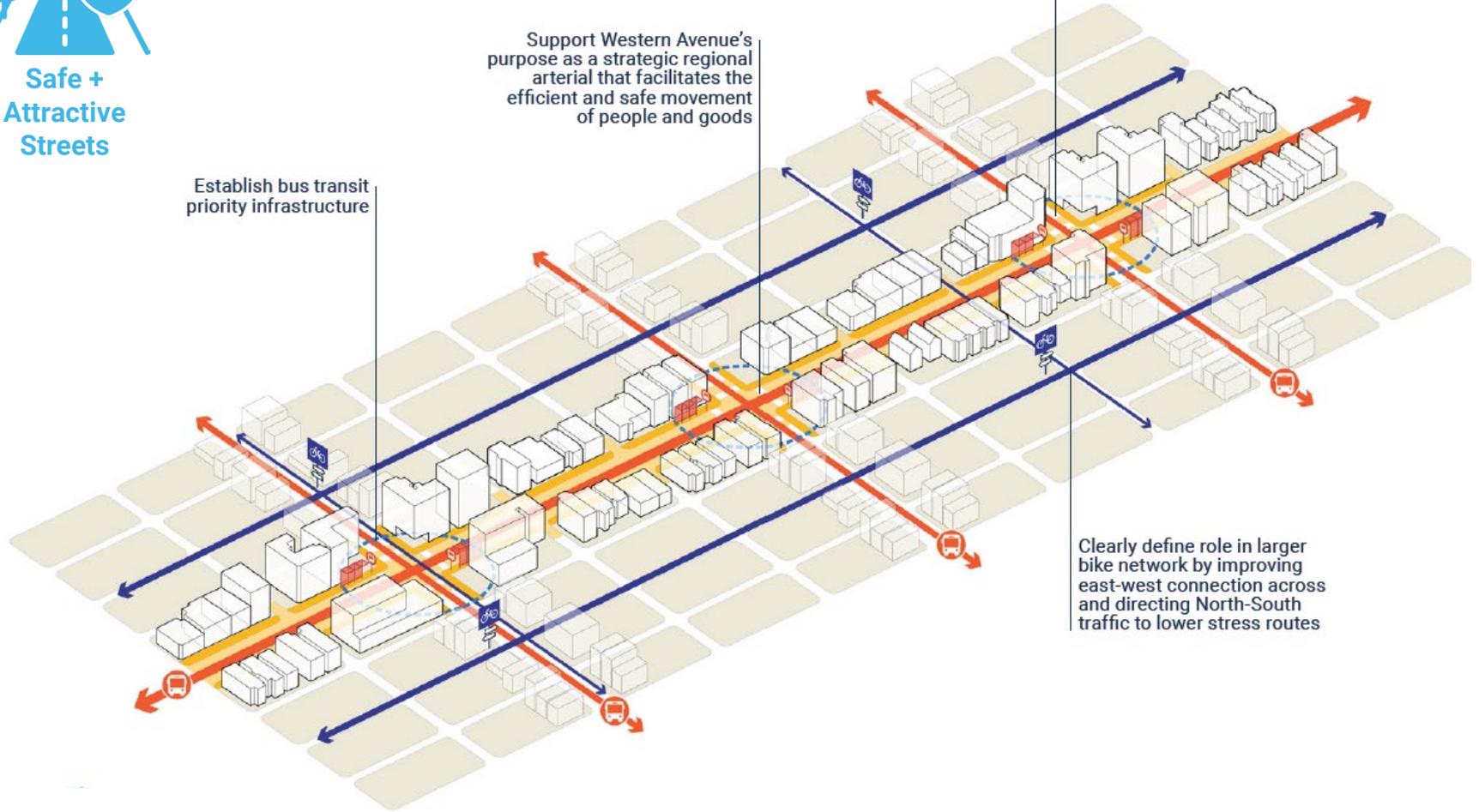


Safe + Attractive Streets

Establish bus transit priority infrastructure

Support Western Avenue's purpose as a strategic regional arterial that facilitates the efficient and safe movement of people and goods

Improve pedestrian safety through traffic calming at crossings



Clearly define role in larger bike network by improving east-west connection across and directing North-South traffic to lower stress routes



Safe + Attractive Streets

Mobility Improvements Toolkit



Multi-modal mobility hubs
Source: InterTraffic



Bus priority infrastructure



Pedestrian crossing improvements



Curb management



Bike network navigation infrastructure

Improve appearance and performance of the urban landscape with increased street trees and green infrastructure



Improve bike network connections and network navigation

Clarify and enforce curb management restrictions for street parking, loading, and ride share zones

Optimize signal timing for bus travel and pedestrian crossings

This diagram is illustrative of planning and design concepts. It does not represent a specific location.



Resilient Communities

Environmental

- Air Quality
- Disaster Resilience
- Stormwater
- Heat Island
- Biodiversity
- Noise Pollution

Sociocultural

- Equity
- Accessibility
- Mental Health
- Physical Health
- Safety
- Community Cohesion

Economic

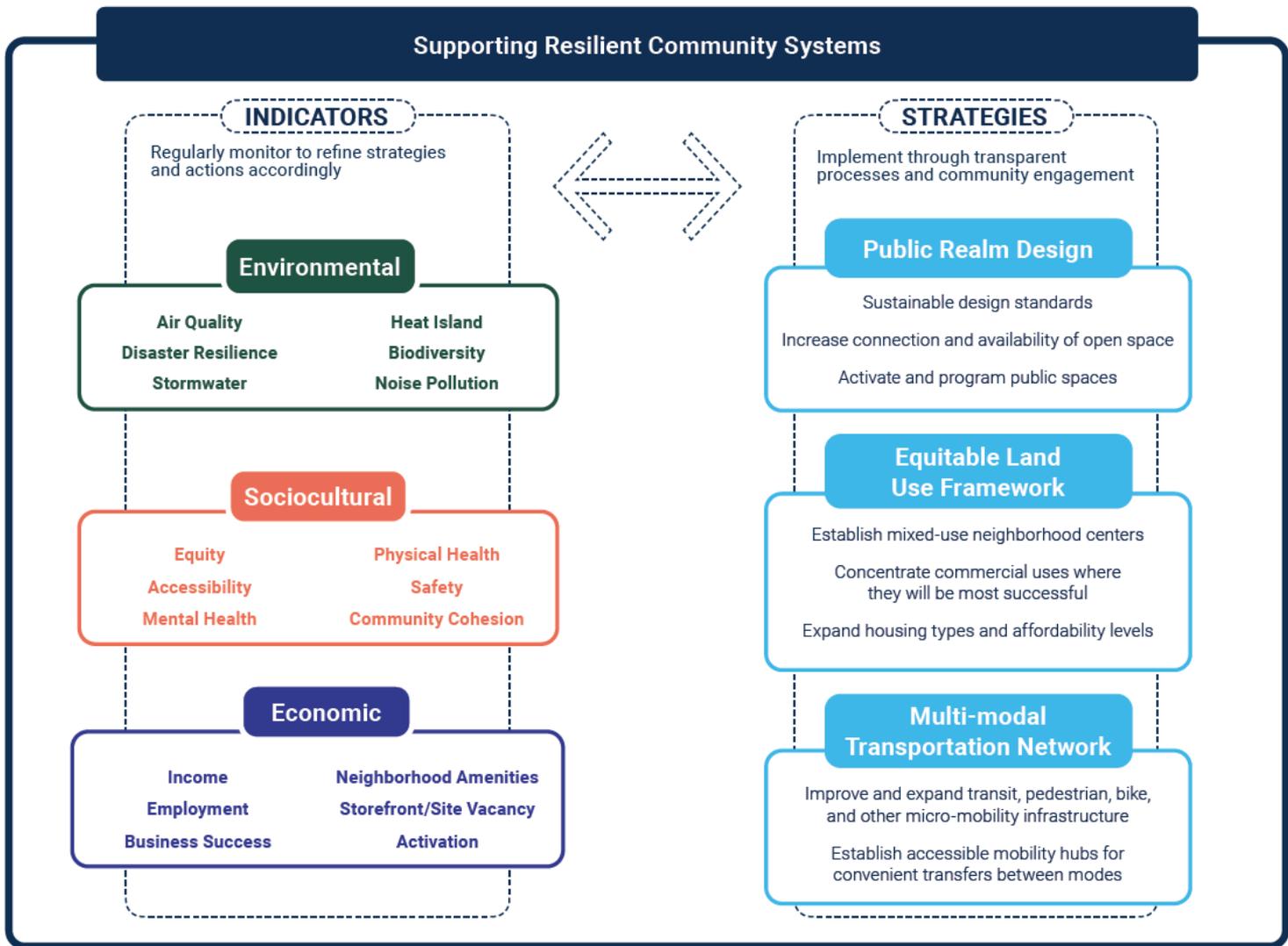
- Income Equity
- Employment
- Business Success
- Neighborhood Amenities
- Storefront/Site Vacancy
- Activation





Resilient Communities

Supporting Resilient Community Systems



Aligned with Citywide Initiatives

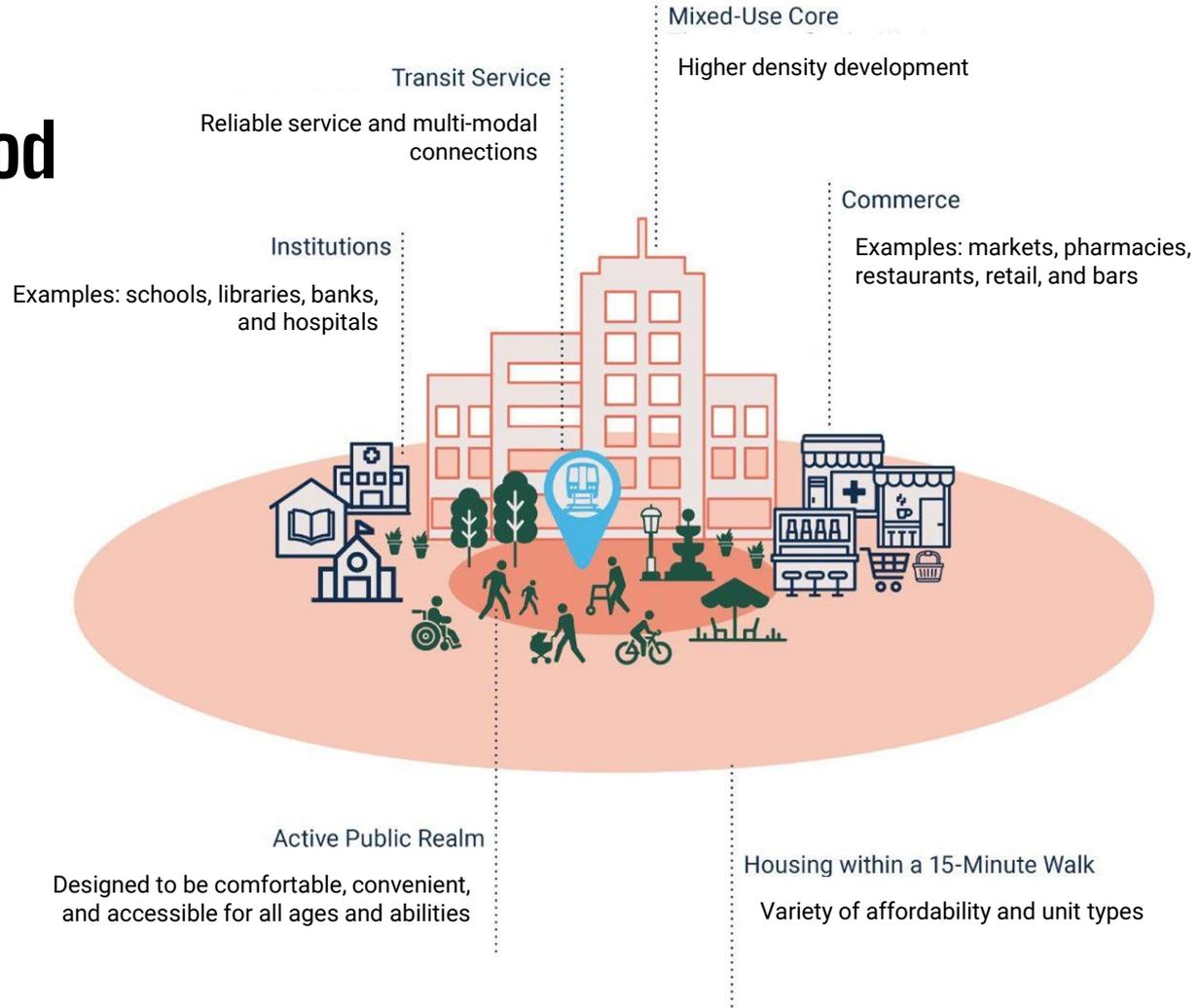
1. **We Will Chicago:** principles of equity and resiliency
2. **Connected Communities:** expanded geography and range of transit-oriented development benefits
3. **CTA/CDOT Better Streets for Buses:** determining key bus routes for bus priority improvements



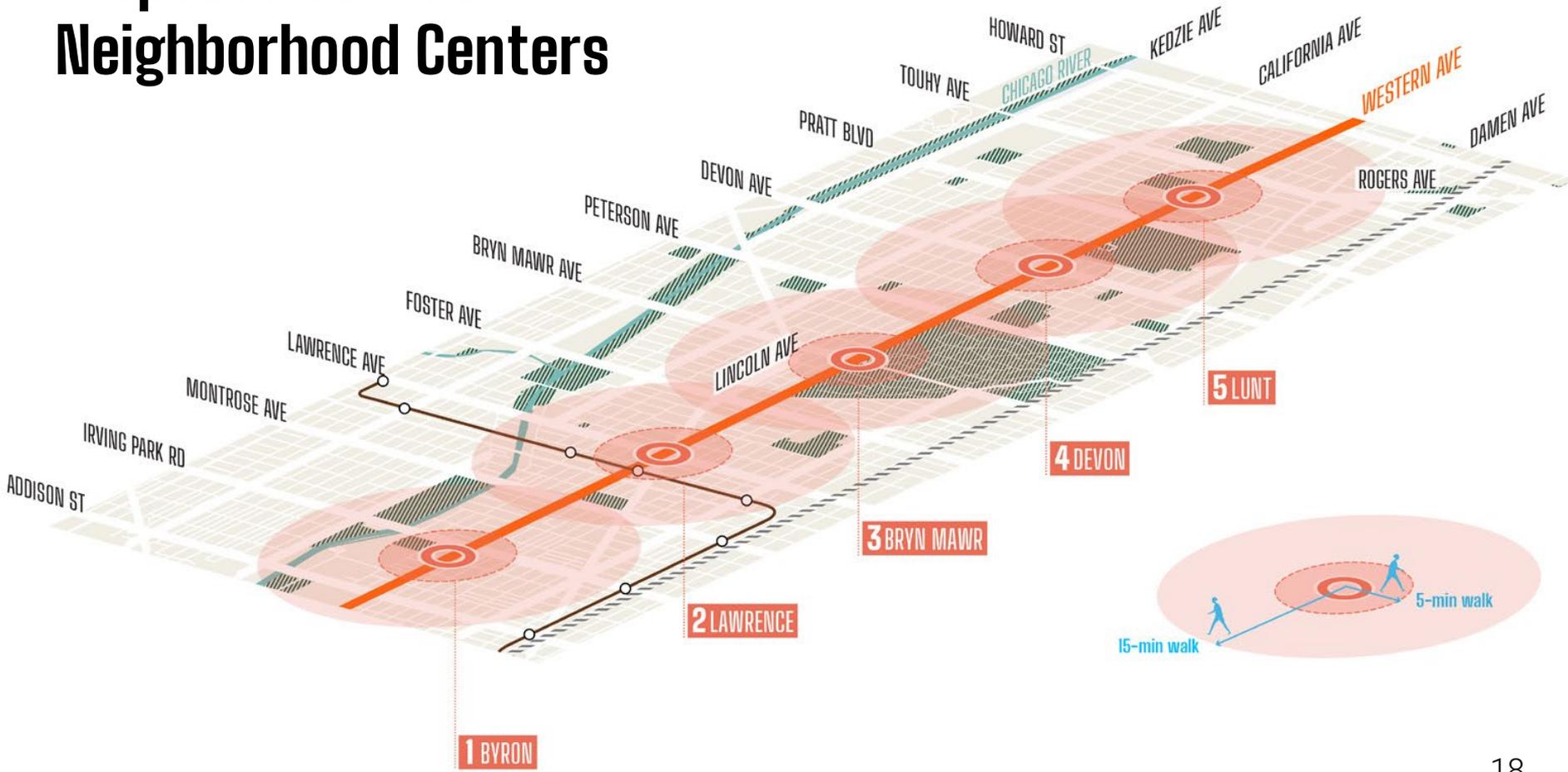
LAND USE FRAMEWORK



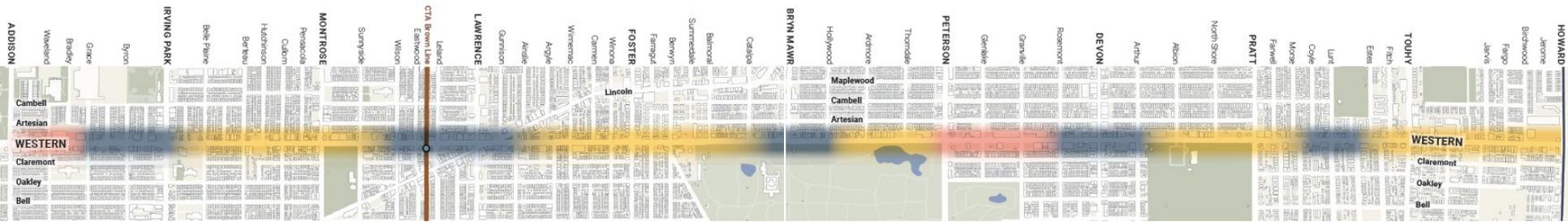
Defining a Neighborhood Center



Proposed Corridor Neighborhood Centers



Land Use Framework



Neighborhood Center

Housing Infill

Commercial Transition



Neighborhood Center

Hub of concentrated mixed-use activity

Recommended Primary Uses:

Active ground floor (including commercial), housing above the ground floor, office above the ground floor

Recommended Density:

3-4 floor area ratio (FAR), highest of the corridor

Recommended Zoning:

Primary: B3-3

Secondary: B2-3, B3-2, B2-2, B3-5, B2-5



Housing Infill

Prioritized area for increasing housing along the corridor

Recommended Primary Uses:

Residential uses, small-scale limited neighborhood-serving commercial (coffee shop, salon, laundromat, etc.) at the ground floor

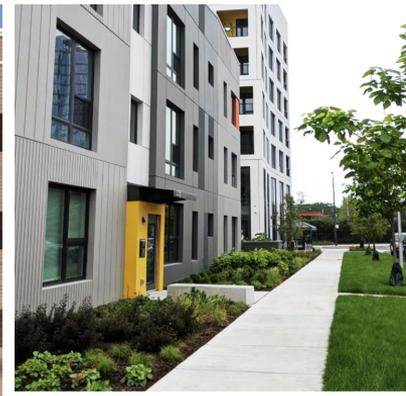
Recommended Density:

2-3 FAR, higher density at corners and areas with high pedestrian activity

Recommended Zoning:

Primary: B2-2

Secondary: B3-2, B2-3, B3-3



Commercial Transition

Dominant commercial area

Recommended Primary Uses:

Commercial uses at the ground floor with potential office and/or residential above

Recommended Density:

2-3 FAR, higher density at corners and areas with high pedestrian activity

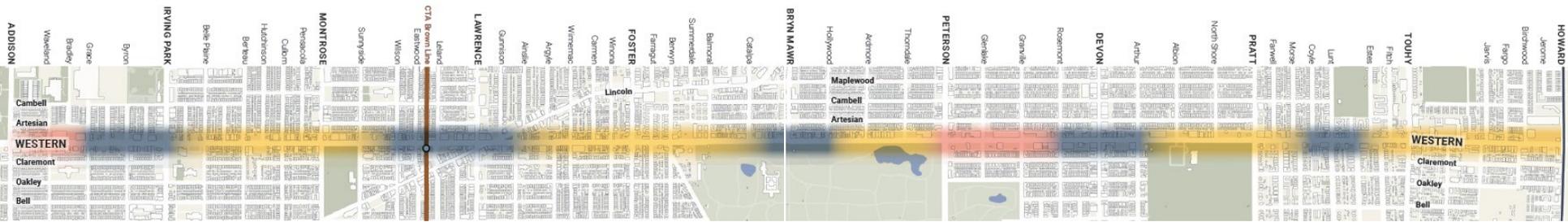
Recommended Zoning:

Primary: B3-2

Secondary: B3-3, C1-2



Land Use Framework



Neighborhood Center

Housing Infill

Commercial Transition



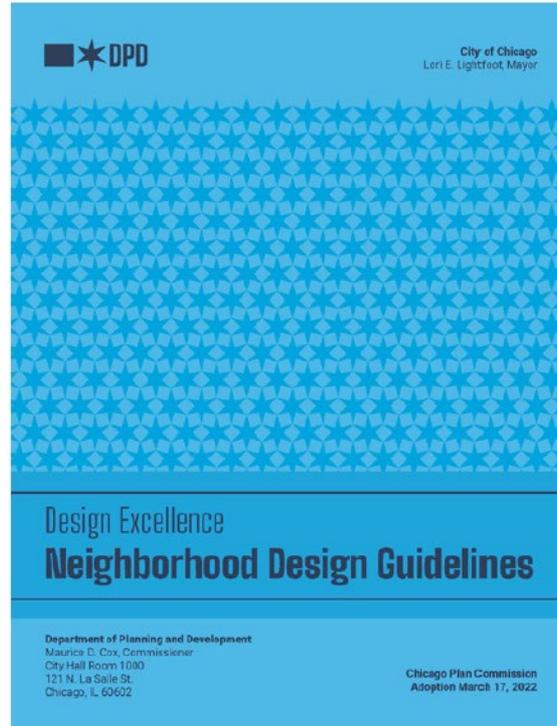


REDEVELOPMENT RESOURCES

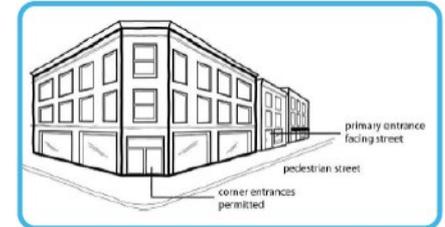
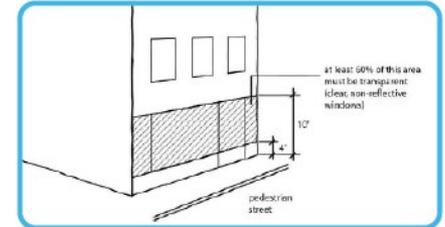
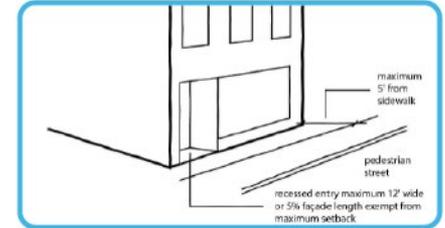


Renovation + Development Toolkit

- In addition to required zoning standards and other applicable guidelines, like the Neighborhood Design Guidelines
- To gain **inspiration and identify best practices examples** for common project types along the corridor
- To **review proposed projects** along the corridor



Neighborhood Design Guidelines



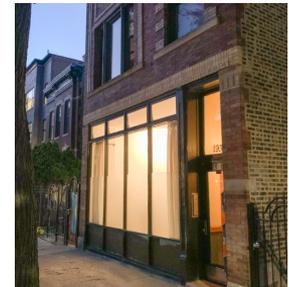
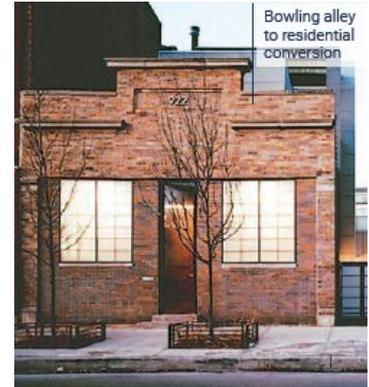
Pedestrian Street Design Standards

Adaptive re-use for existing historic buildings

Renovation / re-use



Storefront conversion to housing



Prioritize underutilized sites for new construction

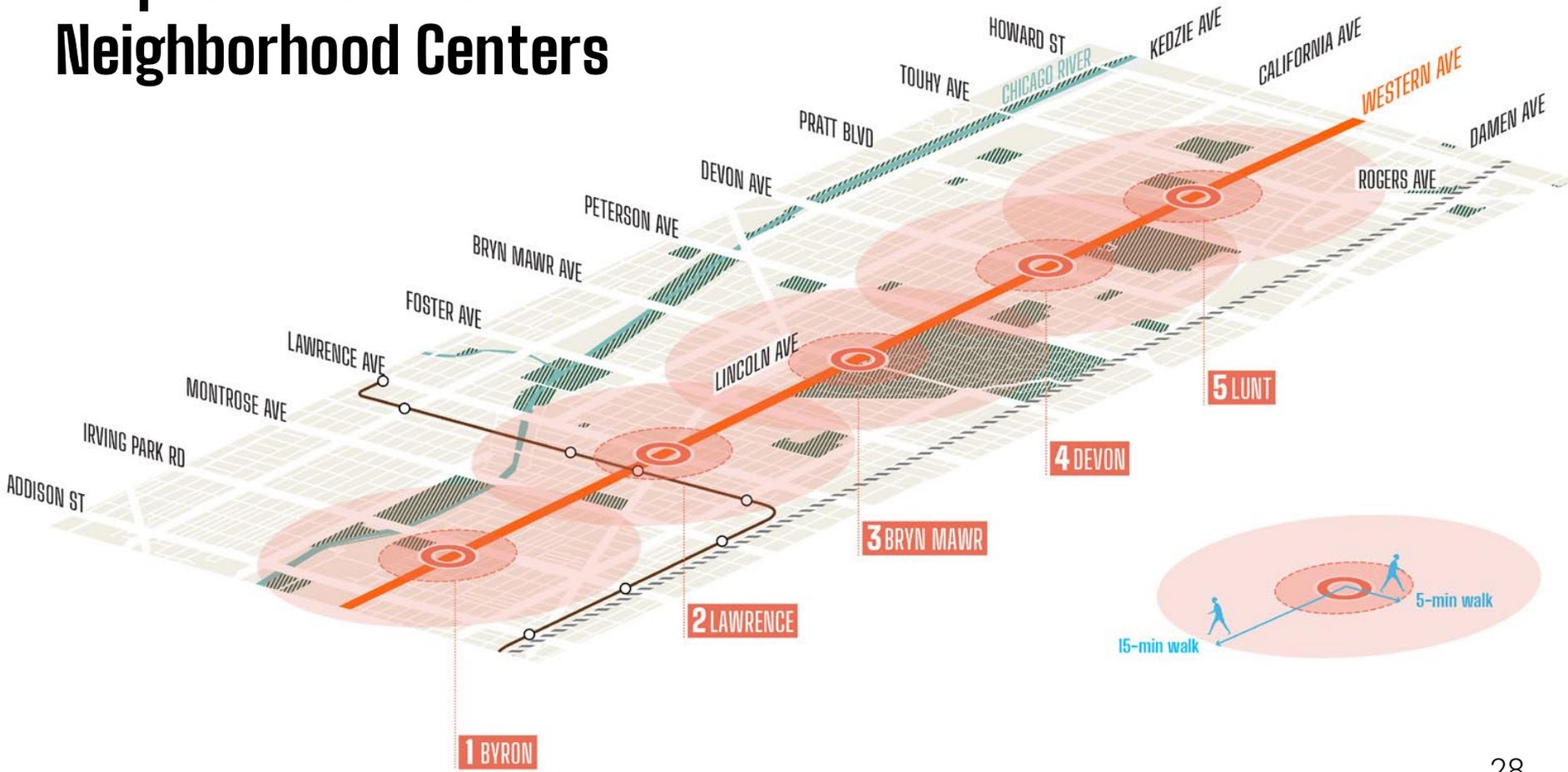
Mixed use, active ground floor



Ground floor residential



Proposed Corridor Neighborhood Centers



Sample Neighborhood Center Analysis

Primary zoning & relevant districts

High-level context and community priorities

Opportunity site locations and photos

Locator map

Character buildings

Existing transportation infrastructure

PRIMARY ZONING	SSA	TIF DISTRICT
B3-1 and B3-2	Lincoln Square SSA	Western Avenue North (expires 2024)

Existing Conditions

- Major crossroads with important bus connections, high ridership stops, CTA Brown Line, and high pedestrian and bike activity
- Regional destination for commercial and cultural activities
- Surrounding neighborhoods have high development pressure and increasing concerns with housing affordability

Community Priorities

- Promote a more multi-modal district with less reliance on private vehicles
- Improve pedestrian experience and connectivity, especially to and from nearby neighborhoods and the new Lincoln Avenue arts district
- Increase development density and activation, including a range of affordability levels for residential units
- Improve transit and transfer experience
- Support local businesses



2A Low density commercial with parking (site)



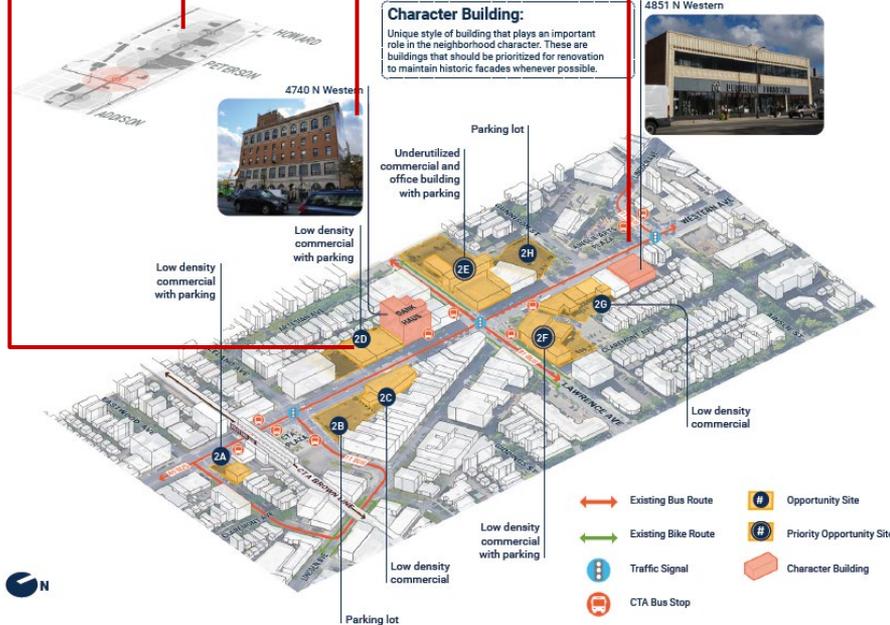
2B Parking lot (site)



2D Low density commercial with parking (site)



2E Underutilized commercial and office building with parking (site)



Sample Neighborhood Center Opportunity Sites

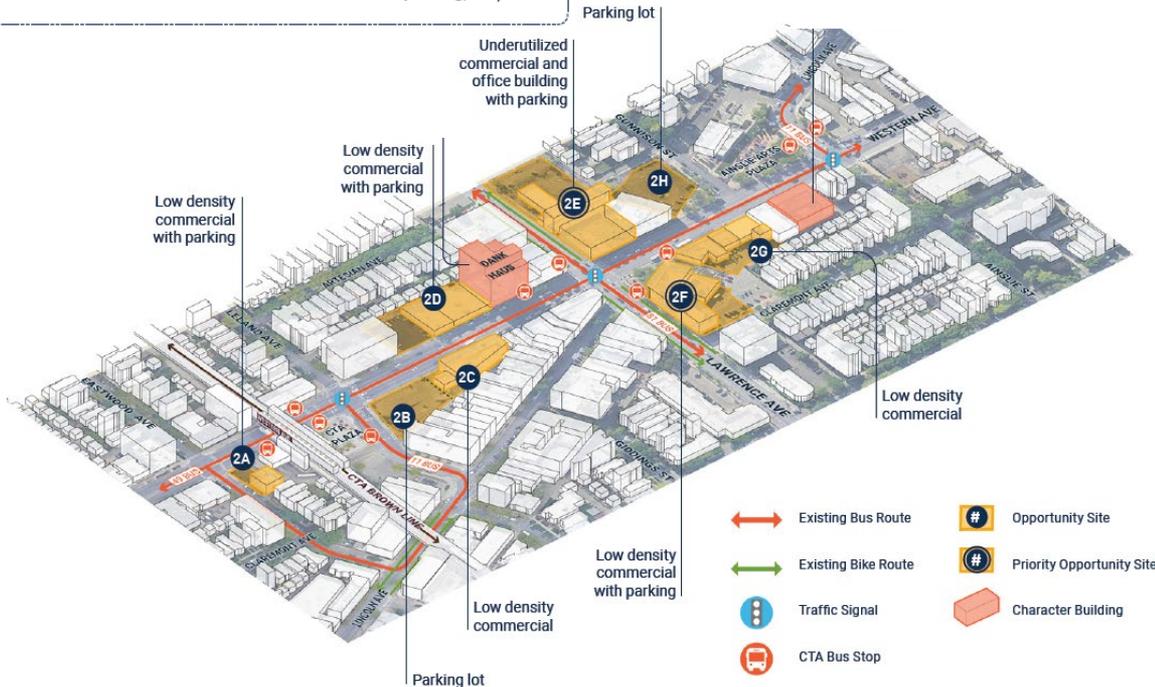
Opportunity Site Defined

Intent:

Identifying sites that may be redeveloped in the future

Criteria:

1. Current use is incompatible with the long-term future vision for this area
2. Current structure is incompatible with the long-term future vision for this area
3. Site is underutilized (vacant, square footage is significantly less than what is allowed by zoning, etc.)



Opportunity Sites

Neighborhood Center #2

	ADDRESS	EXISTING USE	APPROX. SITE AREA (SF)	ZONING (2022)
2A	4631-4637 N Western	Low density commercial with parking	5,200	B3-2
2B	4715-4723 N Western	Parking lot	18,400	B3-2
2C	4723-4737 N Western	Low density commercial	12,000	B3-2
2D	4716-4748 N Western	Low density commercial with parking	27,000	B3-2
2E	4800-4806 N Western, 2412- 2432 W Lawrence	Underutilized commercial and office building with parking	55,800	B3-2
2F	2326-2342 W Lawrence, 4814-4820 N Claremont	Low density commercial with parking	32,400	B3-1
2G	4815-4851 N Western	Low density commercial	24,200	B3-1
2H	2415 W Gunnison, 4830-4832 N Lincoln	Parking lot	25,500	B3-2

Sample Neighborhood Center Implementation Recommendations

Near Term Action Items

Neighborhood Center #2

ACTION ITEM	RESPONSIBLE PARTIES	STATUS	EXPECTED COMPLETION
Public Realm and Infrastructure			
Targeted public realm and intersection improvements: pedestrian bump outs, bus stop improvements, crosswalks, etc.	CDOT, CTA	Technical analysis underway	By end of 2024
CTA Western Brown Line station upgrades	CTA	In design	2025
CTA plaza area improvements and programming	CDOT	Design being completed	By end of 2024
Leland Greenway implementation	CDOT	Design being completed	By end of 2024
Lawrence Avenue phase two streetscape construction	CDOT	Design completed, construction to begin	By end of 2024
Lincoln Avenue streetscape	CDOT	Design being completed	By end of 2024
Ainslie Arts Plaza	CDOT	Design being completed	By end of 2024
Bus priority area improvements	CDOT, CTA	Technical analysis underway	By end of 2024
Complete parking analysis after several large transit-oriented developments have been completed	CDOT	Have not yet begun technical analysis	2025
Curb management (parking, loading, pick up/drop off, etc.) review and refinement	CDOT	Have not yet begun technical analysis	Ongoing
Establish mobility hubs by clustering multiple transportation modes near one another for convenient and accessible transfers	CDOT, CTA, Alderpersons, Chamber of Commerce/SSA	Will occur as decisions to locate bus stops, bike racks, entrances, Divvy stations, ride share pick up/drop off, and car share happen	Ongoing
Land Use and Development			
Complete affordable housing project(s) that have already begun near Lincoln Square	DOH, DPD	Undergoing review for development approvals	By end of 2024
Evaluate project proposals along the corridor using the land use framework, design guidelines, and other recommendations of this study	Alderpersons, DPD	Underway	Ongoing
Complete projects according to the land use framework, design guidelines, and other recommendations of this study	Developers	Underway	Ongoing
Proactively share development recommendations with owners and interested buyers or developers of opportunity sites	Alderpersons, Chamber of Commerce/SSA, DPD	Underway	Ongoing
Programming and Activation			
Continue and expand programming public spaces such as the CTA plaza and Ainslie Arts Plaza to activate and establish them as community gathering places	Chamber of Commerce/SSA, Alderpersons	Already happening, but can be expanded or changed with upgrades to plaza spaces	Ongoing
Continue and expand public art installation	Chamber of Commerce/SSA, Alderpersons, Property owners	Already happening through the PaintWorks program	Ongoing

Interconnected open spaces



Bus priority area



Proposed intersection improvements and mobility hub



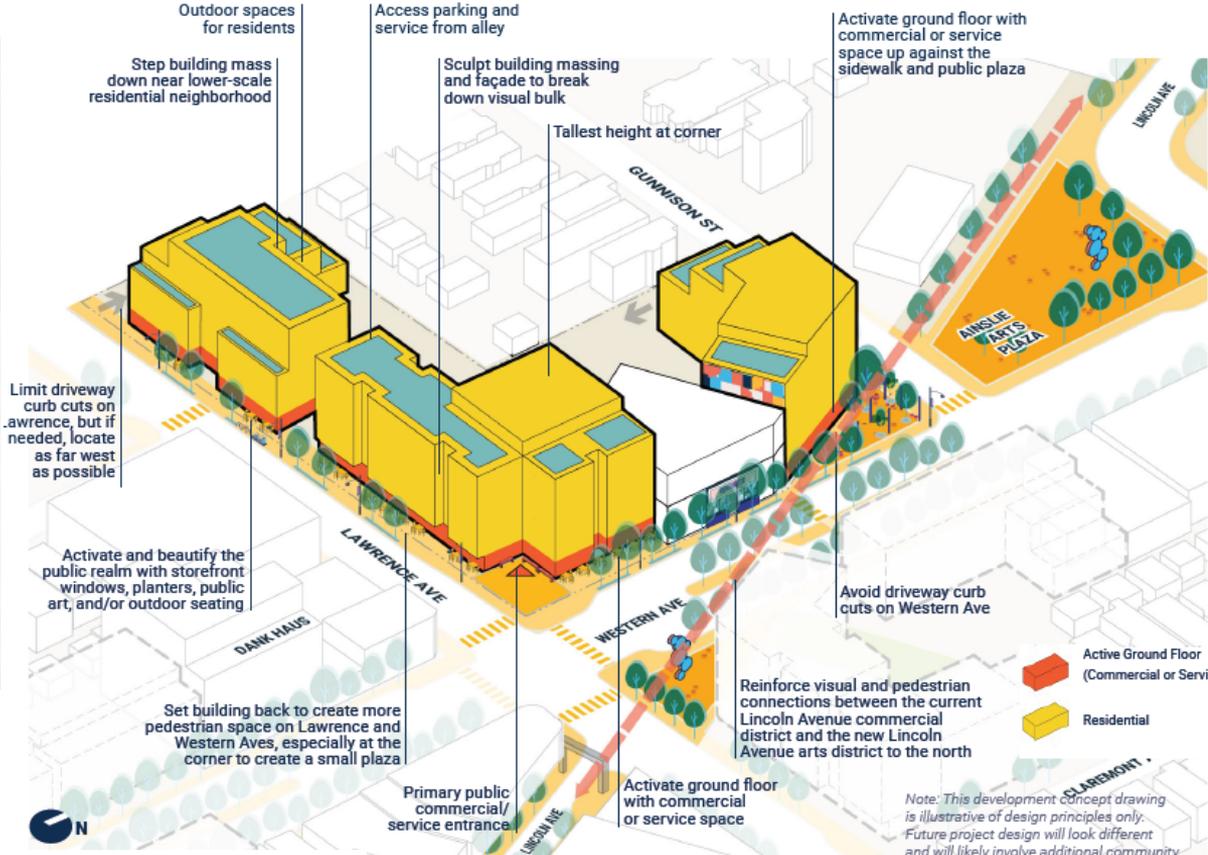
- Proposed Bike Route/Greenway
- Existing Bike Route
- Proposed Bus Priority Area
- Enhanced Public Realm
- Opportunity Site
- Proposed Intersection Improvements

Note: Graphic is illustrative of strategies and potential recommendations that are subject to further analysis, design, and review by applicable regulatory bodies and local stakeholders. Specific locations, configurations, and design may shift when implemented.



Figure 37. Neighborhood Center #2 Recommendations

Sample Priority Opportunity Site





STUDY FINALIZATION + IMPLEMENTATION



Public Review of Draft Recommendations

CPC Informational Presentation: Aug 18

Draft Study Report Posted: Sept 30

Final Public Meeting: Oct 6 (Zoom)

Northtown Library Exhibit: Oct 6-Nov 8

Online Survey: Sept 30-Oct 31



Public Survey Results

170 responses

84% *strongly agreed or agreed* with the study's **themes and goals**

71% *strongly agreed or agreed* with the **land use and development recommendations**

67% *strongly agreed or agreed* with the **mobility and public realm recommendations**

66% believed the study would be ***useful or very useful*** to guide future land use, development, circulation, and public realm decisions

Steering Committee

City Departments and Sister Agencies:

- Chicago Transit Authority (CTA)
- Chicago Department of Planning & Development (DPD), Zoning
- Chicago Department of Buildings (DOB) Stormwater Review Group
- Chicago Metropolitan Agency for Planning (CMAP)

Elected Officials:

- 40th Ward, Ald. Vasquez
- 47th Ward, Ald. Martin
- 49th Ward, Ald. Hadden
- 50th Ward, Ald. Silverstein

Neighborhood Organizations:

- North Center Neighborhood Association
- Heart of Lincoln Square Neighbors Association
- West Ridge Community Organization

Chambers of Commerce / Special Service Areas:

- Lincoln Square Ravenswood Chamber of Commerce (SSA #21)
- Northcenter Chamber of Commerce (SSA #38)
- Rogers Park Business Alliance (SSA #43)
- West Ridge Chamber of Commerce

Advocacy / Expert Groups:

- Active Transportation Alliance
- Center for Neighborhood Technology
- DePaul Institute for Housing Studies

It Takes a Village

We must continue to work *as a team* over the long term

PRIMARY IMPLEMENTERS

Alderspersons

City Departments /
Sister Agencies

Chambers of Commerce /
Special Service Areas

SUPPORTING GROUPS

Neighborhood Orgs

Advocacy Orgs

Neighbors

BASIC IMPLEMENTATION STEPS

Identify and allocate resources for projects based on study's recommendations

Pilot innovative policies and projects along the corridor and evaluate their impacts to refine and expand what works

Use the study recommendations and guidelines to evaluate and advocate for projects

Promote development opportunities to business/property owners and developers and assist them with navigating the processes



Thank You!

