

# COMMERCIAL CORRIDORS

## ARCHITECTURAL CHARACTER



Use signage and awnings that respect and highlight the building's original features



Respect the rhythm of solids and voids and retain facade details when possible



Maintain original size and shape of building entrances and windows

## GROUND FLOOR + SIGNAGE



Building base and the scale of signs and awnings should provide interest to pedestrians and fit the context of the block



Ground floor windows should have a minimum transparency of 60%



Signage should be clearly visible to pedestrians and provide visual interest (i.e. blade signs)

## NEW CONSTRUCTION



Building facades should blend contemporary design with use of contextual features, materials and colors



Create a distinction between the base, middle, and tops of buildings



Proportions of design features should be consistent with surrounding buildings

# NORTH PARK STUDY | DRAFT DESIGN GUIDELINES



# COMMERCIAL CORRIDORS

## BUILDING SETBACKS + PUBLIC SPACES



Buildings should be located at a consistent build-to line close to the front lot line; consider additional space for landscaping or outdoor amenities, if compliant with zoning



Identify opportunities to include public spaces and plazas as part of redevelopment projects



Set back taller stories of buildings to allow for sunlight and a comfortable experience for pedestrians and neighboring properties

# CORRIDOR CHARACTERISTICS

## BRYN MAWR AVENUE

### Existing Street Environment

- Distinctive variety of architecture
- Character and orange-rated buildings
- Pedestrian-scaled
- Low-traffic volume
- Some blank walls
- Some active ground floor storefronts, but high vacancies
- Some segments of wide sidewalks

### Applying the Guidelines

- Respect integrity and unique nature of existing architecture
- Parking should be located to the rear of buildings
- Limit curb cuts
- Seek opportunities for outdoor seating and other street activation



Retain and rehab unique character buildings



Contemporary and compatible new construction

## BUILDING ORIENTATION



Facades and building entrances should face the primary street



Buildings facades and entrances should be clearly defined and articulated



Corner buildings should have entrances located on the primary corridor or corner with facades that wrap around the side street

## FOSTER AVENUE

### Existing Street Environment

- West of Kedzie:
  - South side of street is NPU campus and buildings
  - North side of street has more active ground floor treatment
  - One- to four- story buildings
- East of Kedzie:
  - More auto-oriented
  - Several curb cuts
  - Few active ground floor uses

### Applying the Guidelines

- New uses/redevelopment should be consistent with existing surrounding street character and uses
- Seek opportunities for outdoor seating and other street activation

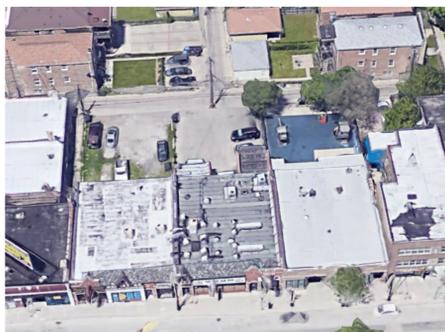


Foster, east of Kedzie



Foster, west of Kedzie

## PARKING + CURB CUTS



Parking should be located to the rear or along the side of buildings rather than in front



Screen side parking lots using attractive landscaping and fencing, per landscape code requirements



Limit and consolidate curb cuts and driveways from primary streets

## KEDZIE AVENUE

### Existing Street Environment

- East side of street has Northside Prep campus, CTA North Park Garage + auto-focused uses
- West side of street has a variety of uses including institutional (religious and educational), critical service facilities, commercial + limited residential
- Curb cuts + parking lots
- Non-transparent windows
- Blank walls
- Narrow sidewalks

### Applying the Guidelines

- Encourage service businesses (such as fitness, salons and health care) and/or institutional uses
- Concentrate new active uses near intersections



Kedzie, east side of street



Kedzie, west side of street

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