

Chicago Avenue Corridor Plan

Final Open House
November 15, 2011



I-94

Midtown Greenway

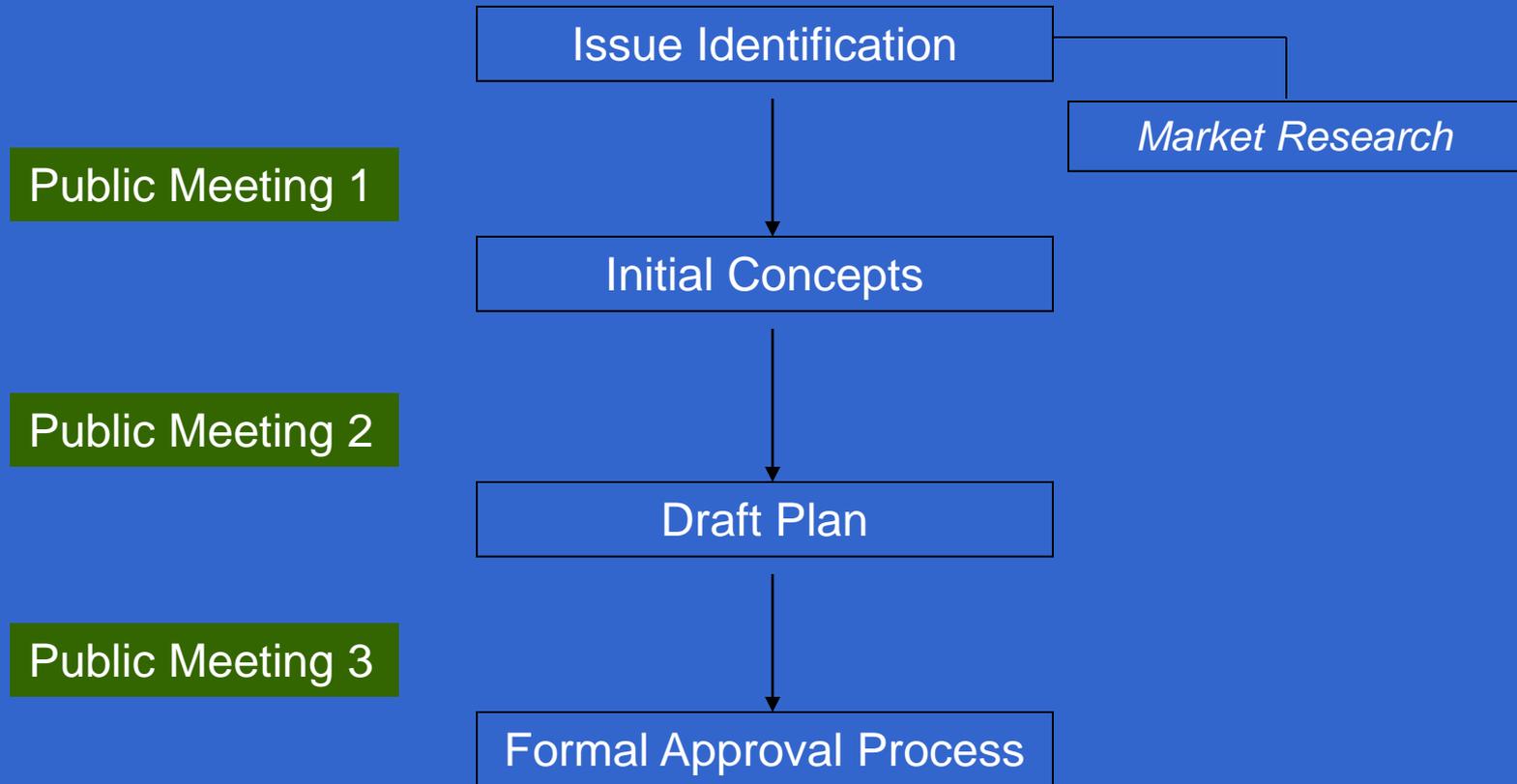
Chicago Avenue

Purpose of the Plan

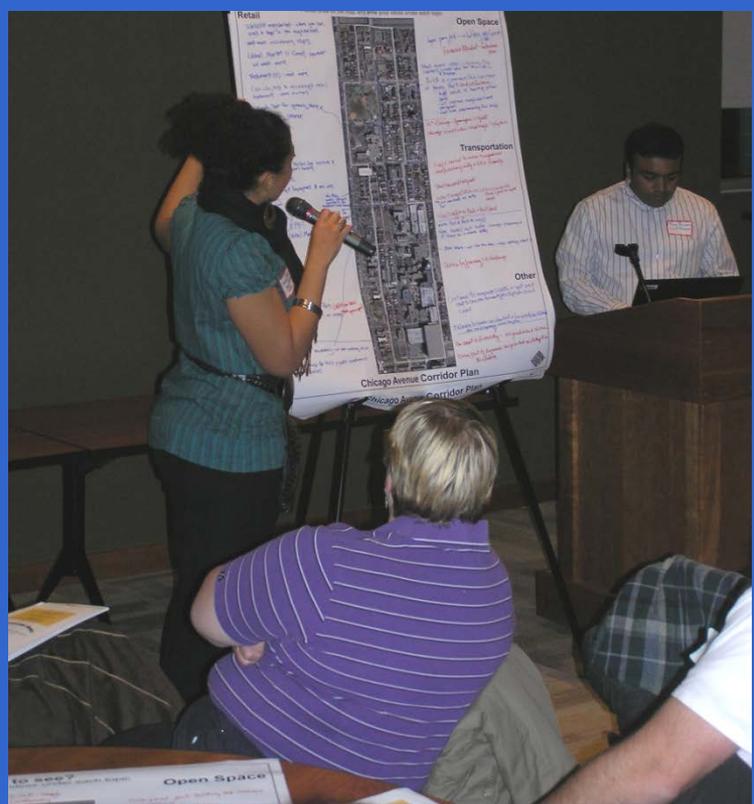
- Guide land use changes over the next 10 to 20 years
- Identify specific actions that will support land use changes and make the corridor more livable, vibrant, and sustainable



Planning Process







Vision

Chicago Avenue is a vibrant corridor characterized by a commitment to diversity, history, health and wellness, housing equity, and economic and environmental sustainability. The corridor is home to high-quality hospitals, housing, neighborhood retail, open spaces, and jobs serving the neighborhood and the region. People travel to and around the corridor on foot, bicycles, wheelchairs, buses, cars, taxis, and streetcars. The street is welcoming, attractive, active, safe, and comfortable for residents, workers, and visitors.

From Vision to Reality

Vision

```
graph TD; Vision[Vision] --> Policy[Policy]; Policy --> Actions[Actions];
```

The diagram illustrates a three-stage process. The first stage is 'Vision', represented by a light blue rectangular box. A downward-pointing arrow connects this box to the second stage, 'Policy'. The 'Policy' stage is represented by a light blue rectangular box divided into three horizontal sections: 'Land Use' on the left, 'Urban Design' in the center, and 'Transportation' on the right. A second downward-pointing arrow connects the 'Policy' box to the final stage, 'Actions', which is represented by a light blue rectangular box.

Policy

Land Use

Urban Design

Transportation

Actions

From Vision to Reality

Vision

```
graph TD; Vision[Vision] --> Policy[Policy]; Policy --> Actions[Actions]; subgraph Policy; direction LR; LandUse[Land Use]; UrbanDesign[Urban Design]; Transportation[Transportation]; end
```

Policy

Land Use

Urban Design

Transportation

Actions

Land Use: “Where Stuff Goes”

Vision: “The corridor is home to high-quality **hospitals**, **housing**, neighborhood **retail**, **open spaces**, and **jobs** serving the neighborhood and the region.”

Land Use: Hospitals



Land Use: Housing

Rehabilitation



Redevelopment



Land Use: Retail

Support and improve existing retail



Make hospital retail accessible



**With new Housing/
Office development**



Land Use: Parks and Open Space

Improvements to Peavey Park



**Public Spaces Associated with
New Development**



Land Use: Jobs

Vacancies in existing buildings



Adaptive re-use

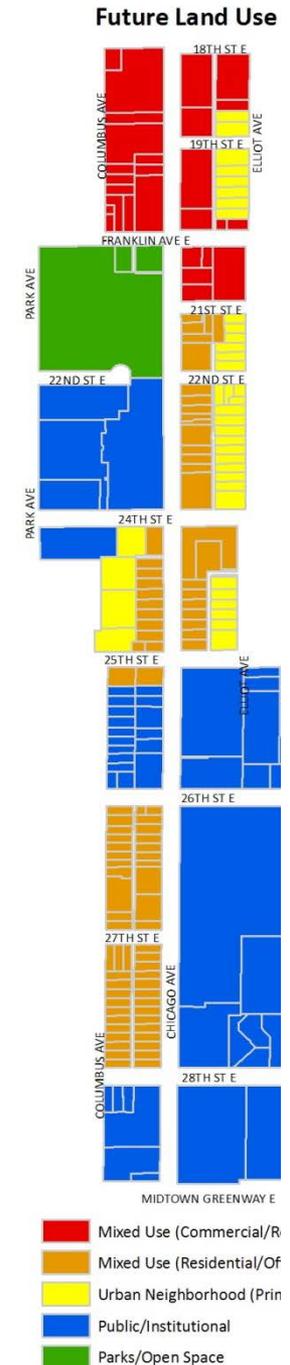


New development or redevelopment



Land Use Policy

- Encourage rehabilitation of existing structures
- Allow offices and clinics in existing structures, as well as housing
- Support redevelopment into multifamily housing or offices where rehabilitation isn't feasible
- Future hospital expansion is held to existing campuses
- Encourage new mixed-use (housing/office with retail) development north of Franklin Avenue.



From Vision to Reality

Vision

```
graph TD; Vision[Vision] --> Policy[Policy]; Policy --> Actions[Actions]; subgraph Policy; direction LR; LandUse[Land Use]; UrbanDesign[Urban Design]; Transportation[Transportation]; end
```

Policy

Land Use

Urban Design

Transportation

Actions

Policy: Urban Design



New buildings should be oriented to Chicago Avenue, with prominent front entrances that invite pedestrians.

Policy: Urban Design



Integrate green spaces and landscaping with new and existing development.

Policy: Urban Design



Encourage hospitals to create more of a presence on Chicago Avenue as remodeling and expansion projects take place.

From Vision to Reality

Vision

```
graph TD; Vision[Vision] --> Policy[Policy]; Policy --> Actions[Actions]; subgraph Policy; direction LR; LandUse[Land Use]; UrbanDesign[Urban Design]; Transportation[Transportation]; end
```

Policy

Land Use

Urban Design

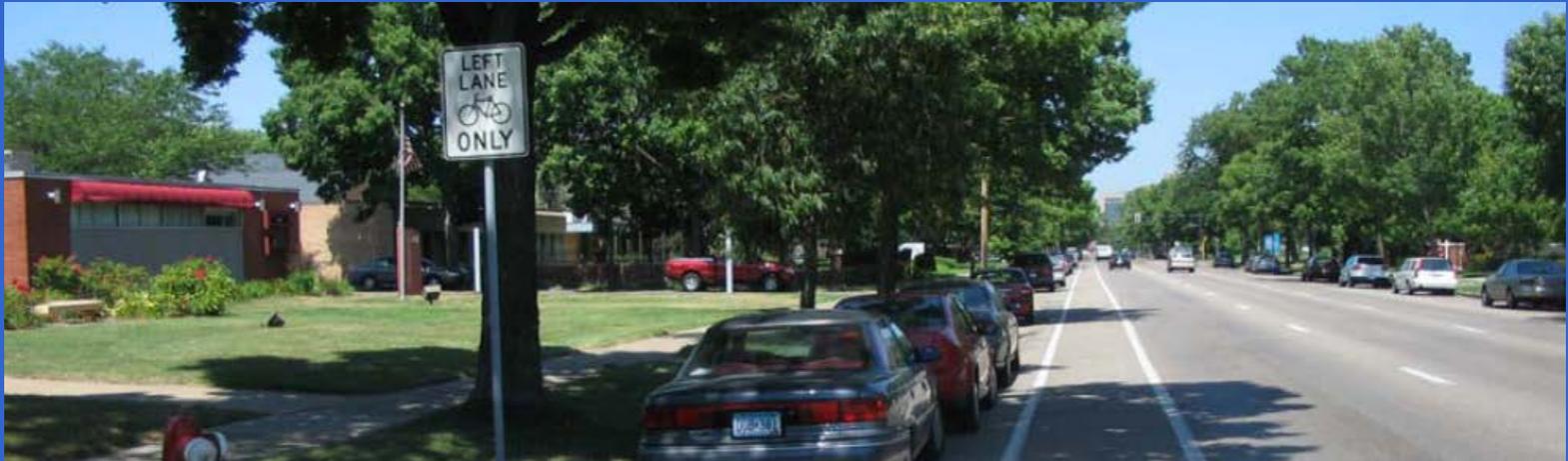
Transportation

Actions

What's Happening: Transportation

- Potential Streetcar or Arterial Bus Rapid Transit (Chicago Ave, Lake Street, Midtown Greenway)
- 35W/Lake Street Transit Access Project
- 24th Street Bikeway

Policy: Transportation



Complete study of one-way/two-way operations on
Park and Portland Avenues

Policy: Transportation



Identify and implement pedestrian improvements on Park, Portland, 26th, and 28th

Policy: Transportation



Construct a promenade on the northern edge of the Midtown Greenway.

From Vision to Reality

Vision



Policy

Land Use

Urban Design

Transportation



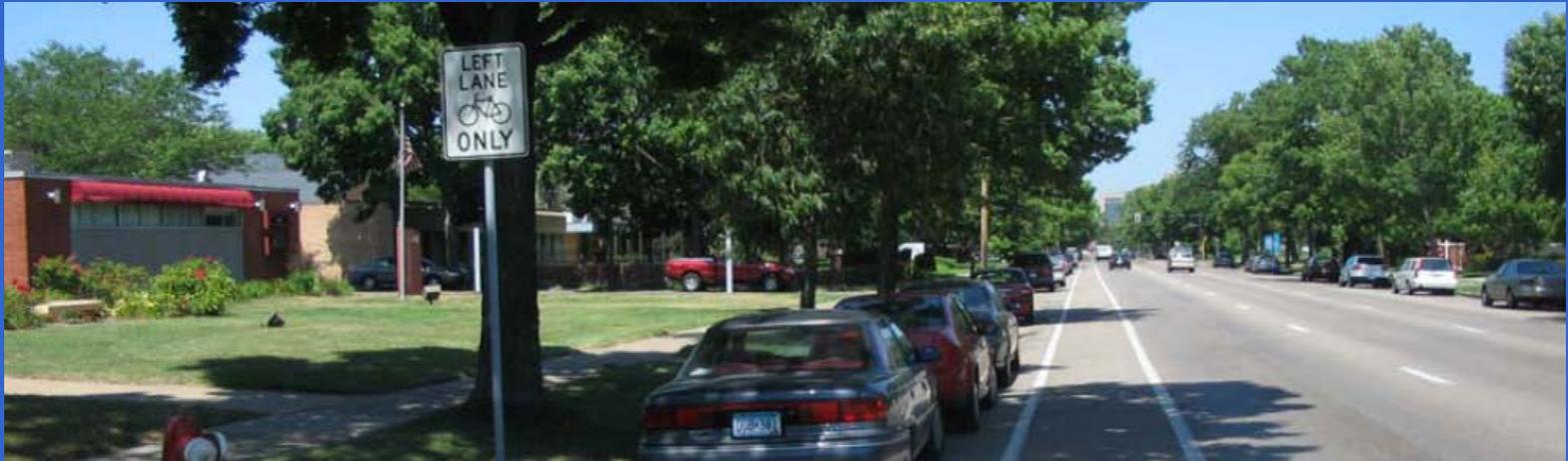
Actions

Community Development: Action Steps



Property: Fill vacant space and redevelop where opportunities arise

Community Development: Action Steps



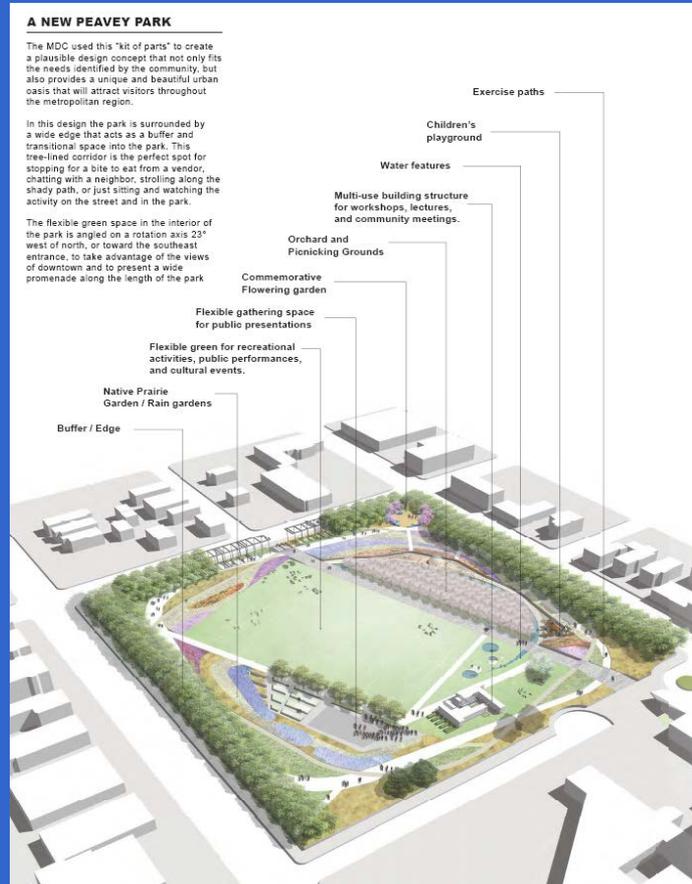
Improve Access and Mobility

Community Development: Action Steps



Create Brand Identity: The Wellness Corridor

Community Development: Action Steps



Improve the Built Environment

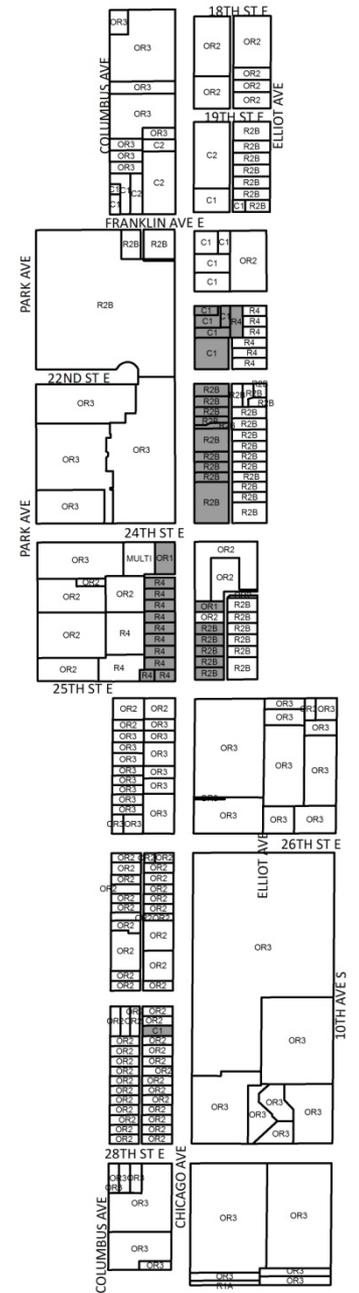
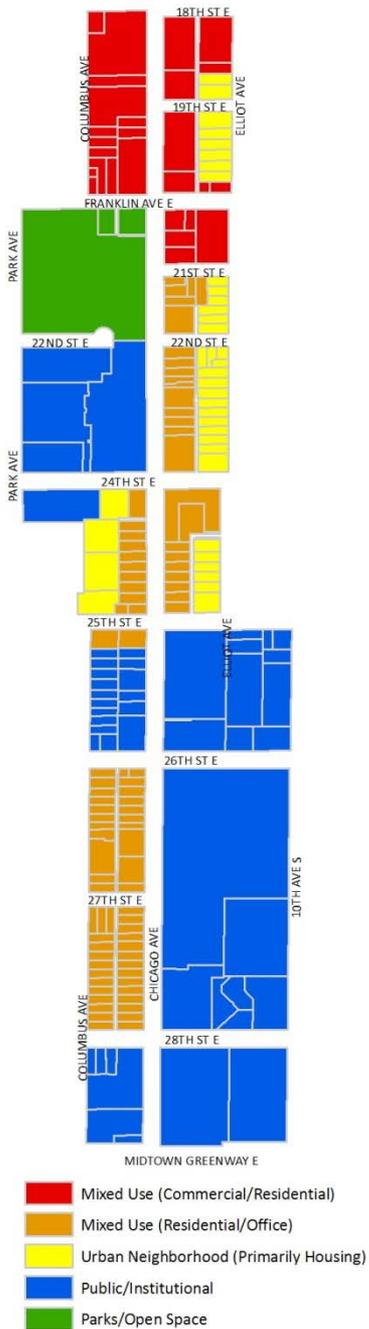
Community Development: Action Steps



Partnering: Refocus on Chicago Avenue

Rezoning

Future Land Use



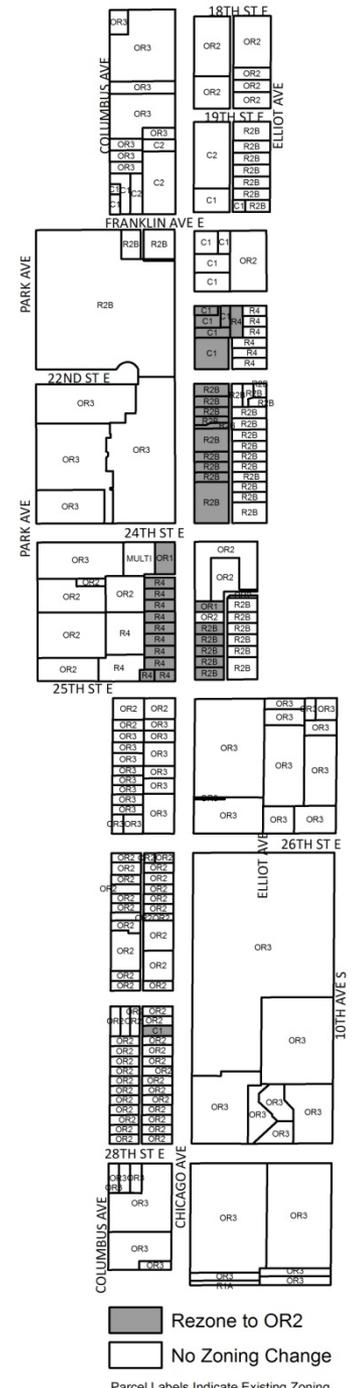
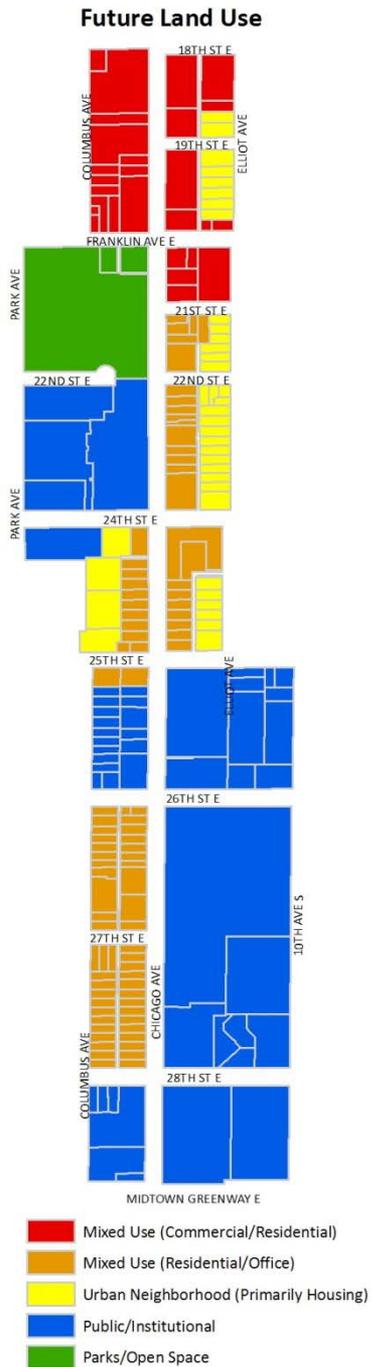
- Rezone to OR2
- No Zoning Change

Parcel Labels Indicate Existing Zoning

Rezoning

OR2 Zoning District:

- Allows single-family homes, duplexes, and multifamily housing
- Allows offices, clinics, and birth centers, but not hospitals
- New offices and residences can include retail, but retail-only buildings are not allowed
- New development can be 1-4 stories without a conditional use permit



Next Steps

- Please submit comments by December 6
- December 12: Public Hearing at City Planning Commission (4:30 PM, City Hall Room 317)
- January: Consideration by Zoning and Planning Committee, followed by full City Council