

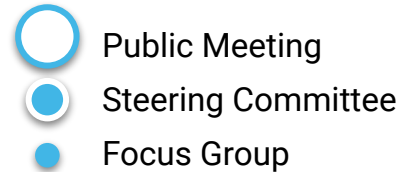


Focus Group Meetings

WESTERN CORRIDOR STUDY 03/2022

Study Deliverable: Documented Long-Term Vision

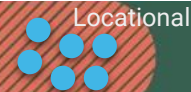
- + Policy recommendations for:
 - + **Land use**
 - + **Zoning**
 - + **Infrastructure**
 - + **Development**
- + Identification of opportunity areas for:
 - + **Public realm** improvements
 - + **Transit & mobility** improvements
 - + Future **neighborhood development**
- + **Implementation strategy**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



2020

2021

2022



Phase 1:
Review and Analysis

Phase 2:
Principles, Strategies, and Concepts

Phase 3:
Refinement and Documentation

15-minute Neighborhoods

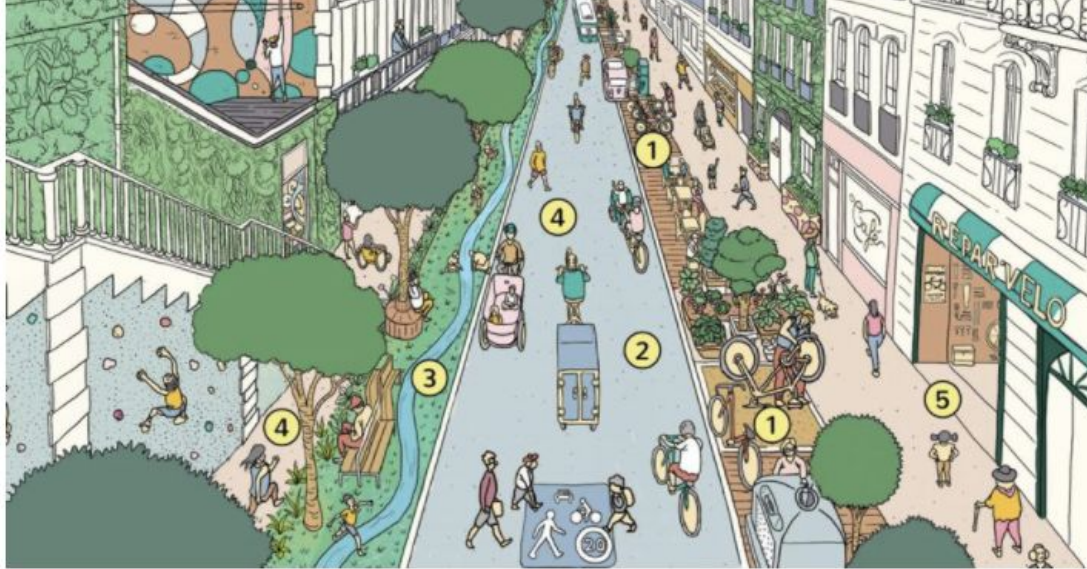


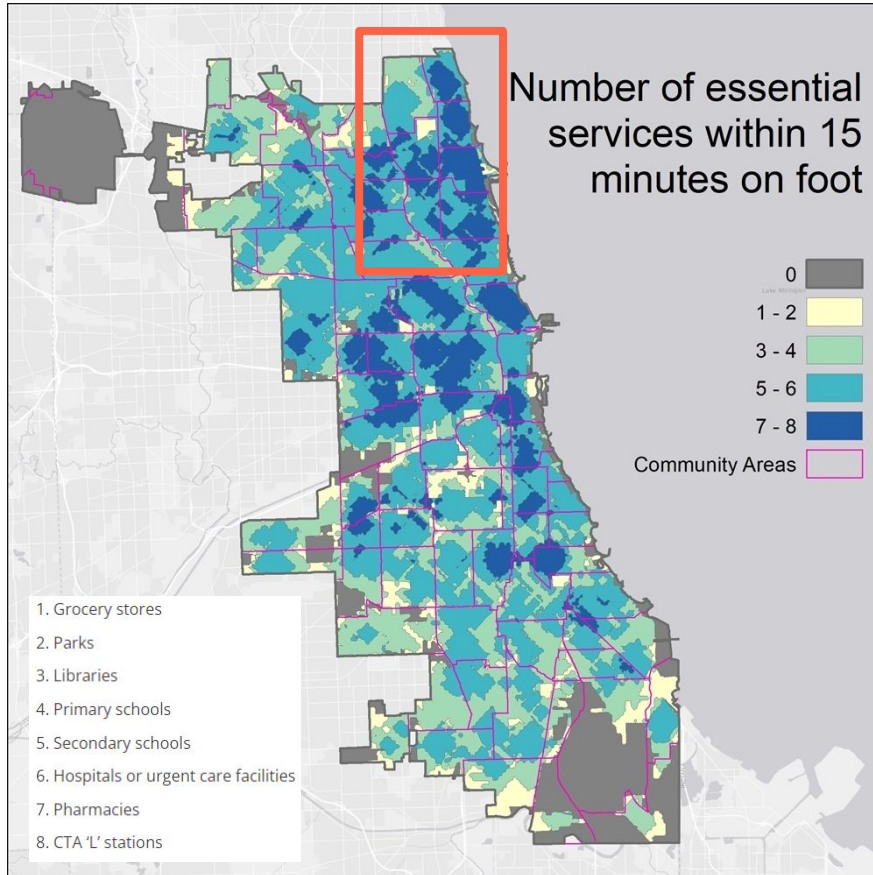
Image courtesy Paris En Commun

An illustration of the 15-minute city from Paris.

DEFINITION:

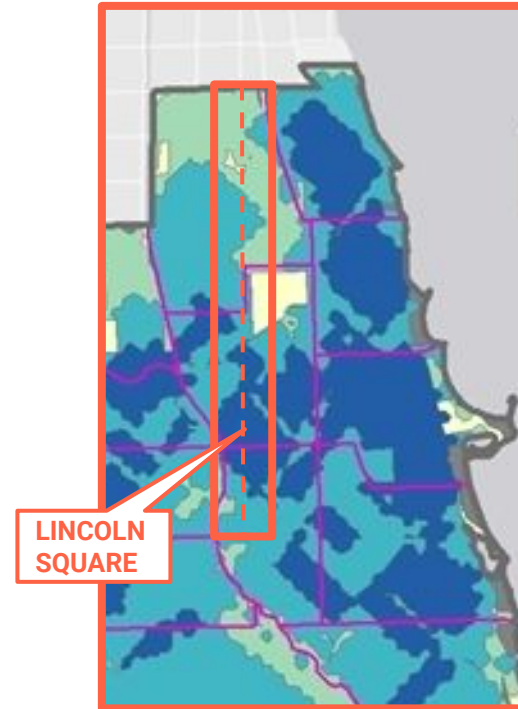
Resident can access most of their daily needs within a 15-minute walk from home

15-minute Neighborhoods

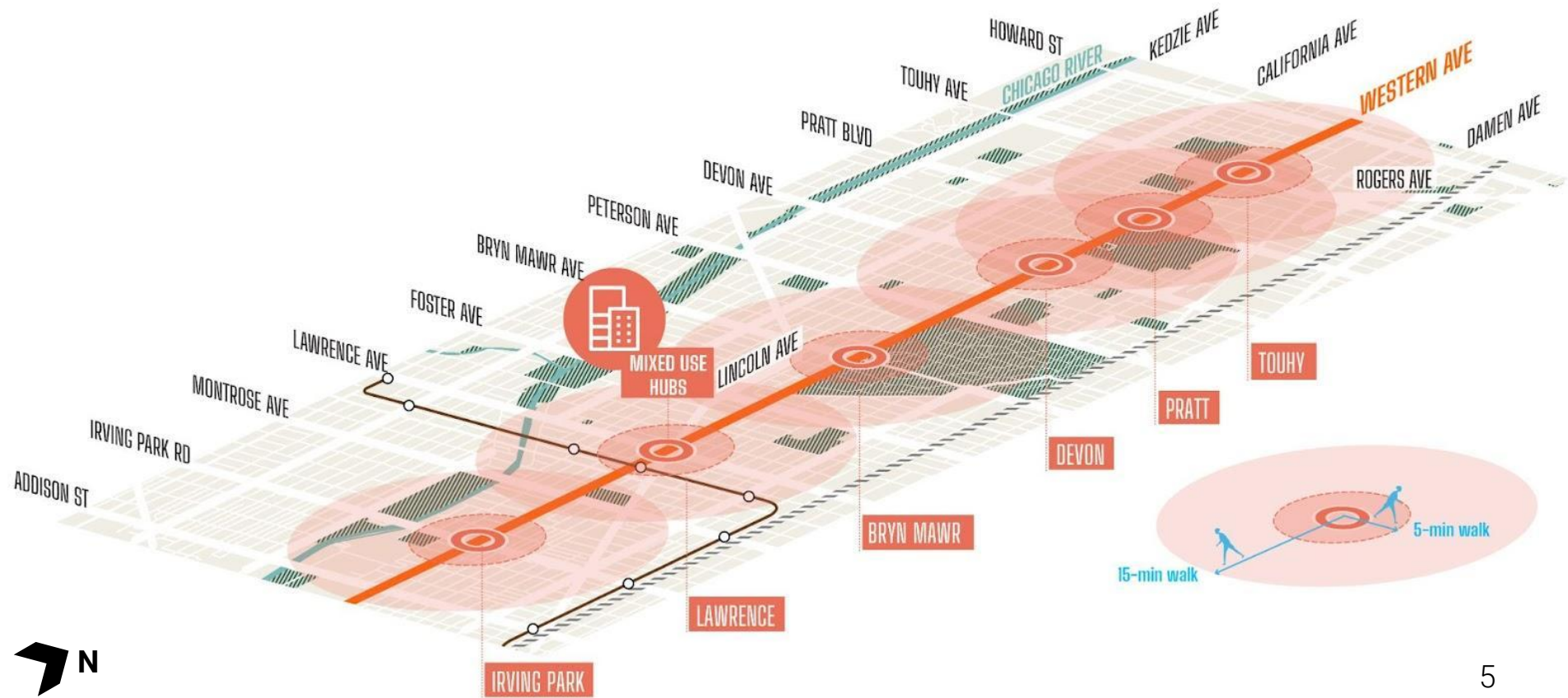


Map and Analysis by Metropolitan Planning Council, 2020

Western Avenue Corridor Study Area



Proposed Mixed-Use Neighborhood Centers



Western Corridor Study

Development

Opportunity Sites

DEFINITION

A site that may be redeveloped within the next 20 years.

May be (1) near-term or (2) long-term

CRITERIA (meets at least one of the following):

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.)

Western Corridor Study Development Guidelines

URBAN DESIGN RECOMMENDATIONS

Residential



Mixed Use



Commercial



Western Corridor Study

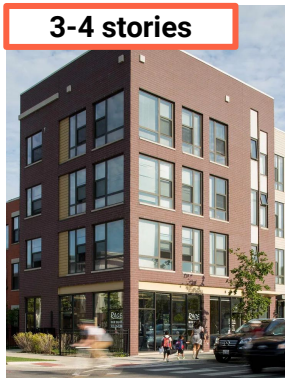
Mixed-Use Guidelines

Location: Near high pedestrian intersections (corner and larger sites) and mixed-use neighborhood centers

Uses: Multi-family residential and active ground floor uses

Ground Floor: Transparent glass, active program up against the sidewalk, welcoming entries, public realm improvements, parking access from side streets or alleys, balconies and windows above

3-4 stories



4-5 stories



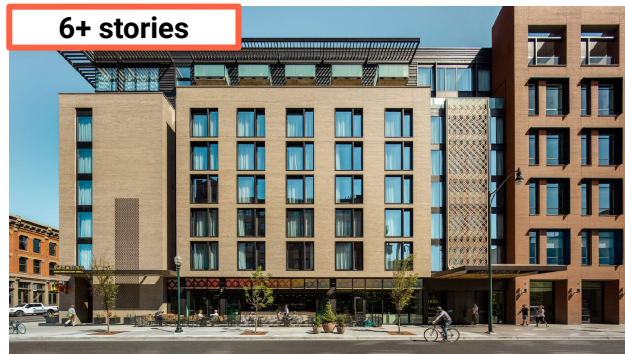
Design Precedents



5-6 stories



6+ stories



Western Corridor Study

Residential Guidelines

Location: Mid-block and smaller sites, away from high pedestrian intersections and mixed-use neighborhood centers

Uses: Residential only

Avg Height: 3-5 stories

Ground Floor: Setback slightly with a lush landscape buffer for privacy and a contribution to the public realm



Western Corridor Study

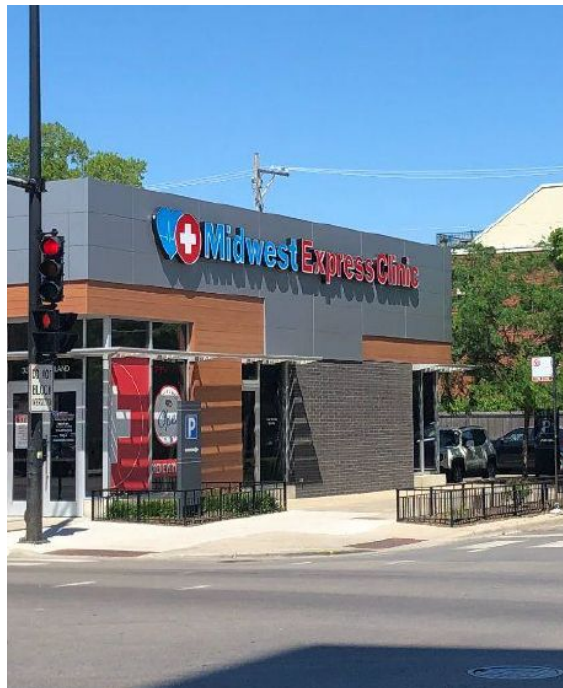
Commercial Guidelines

Location: Clustered together in commercial nodes where mixed-use housing isn't supported

Uses: Neighborhood-serving commercial, office, institutional

Avg Height: 1-4 stories

Ground Floor: Transparent glass, active program up against the sidewalk, welcoming entries, public realm improvements, parking access from side streets or alleys (parking located behind the building)



Design Precedents

Western Corridor Study

Renovation/Reuse Tool Kit

Type 1: Full building activation / reuse

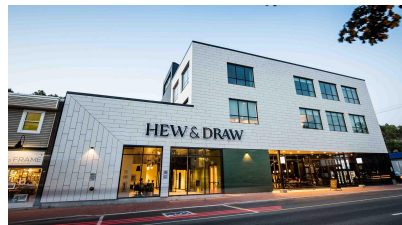
Type 2: Sites for ground floor activation

- **Design**

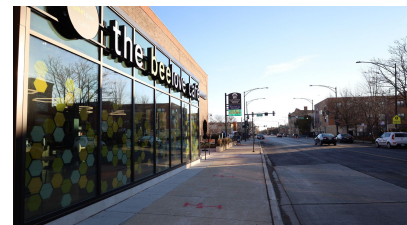
- Façade improvements- materials, lighting, awnings, windows/doors, signage, etc.
- Public realm improvements- landscape, accessibility, art, street furniture, outdoor dining/display space, etc.

- **Re-Use**

- Attract active uses to locate in underutilized storefronts in mixed-use hubs
- Install temporary uses—pop-ups and art displays
- Allow live/work or housing on ground floors



Refresh outdated facades & entryways



Increase storefront visibility & modernize signage



Attract active uses



Install temporary uses



Allow live/work on ground floor



Increase building footprint or height

Western Corridor Study

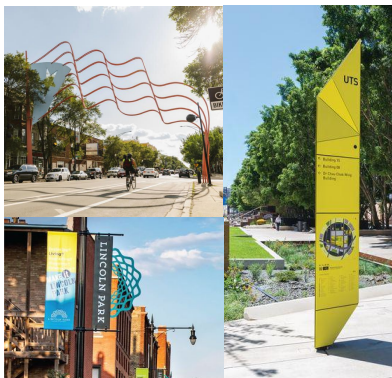
Improved Public Realm Opportunities



Enhanced Streetscape with
Shade Trees and Seating



Activated Public Space with
Outdoor Dining & Pop-up



Community Identifiers or
Gateways



Murals and Public Art



Artistic Painted Crosswalks



Outdoor Dining

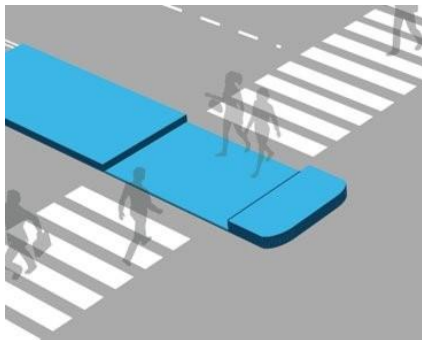


Plazas and Placemaking

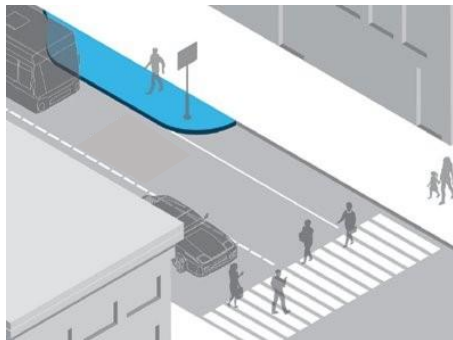


Specialty Paving

Mobility + Safety Interventions



Pedestrian refuge islands are protected spaces in the center of the street to facilitate pedestrian crossings.



Use of **bus bulbs** on Western to allow for reduced **bus dwell times**, **more space** for amenities, and **shortened pedestrian crossing distances**.



Leading Pedestrian Interval (LPI) gives pedestrians a head start when crossing an intersection before traffic.

Image credit FHWA



Enhanced Transit Stops provide shade/shelter, seating, and transit arrival/departure information.

Western Corridor Study

Near-Term & Long-Term Activation Opportunities



Outdoor Seating



Bikeway Facility



Bump Outs

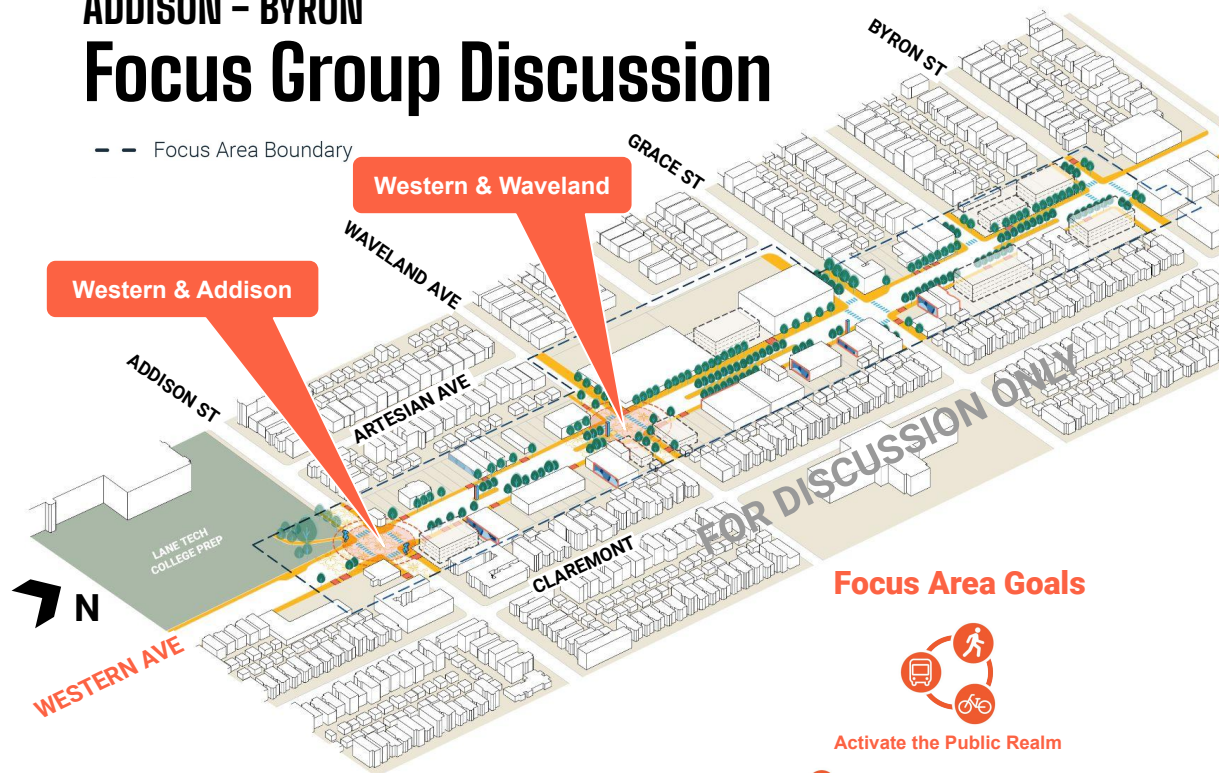


Bus Lane and/or Bus Priority

ADDISON – BYRON

Focus Group Discussion

-- Focus Area Boundary



Key Feedback

Attendees expressed concerns about...

- Pedestrian connectivity and safety
- Lack of bike infrastructure

Attendees expressed support for...

- Improving transit and pedestrian connections at from Lane Tech
- Bike infrastructure solutions along Western in this segment
- Providing more visual interest and beautification of the public realm

Suggested opportunities for improvement...

- Robust pedestrian safety interventions in the near term
- Identify more small community spaces (plazas, seating, gathering)

Focus Area Goals



Activate the Public Realm



Strengthen connections between assets/destinations, the Irving Park mixed-use Hub, and nearby neighborhoods



Promoting a more neighborhood scale development pattern

EASTWOOD – AINSLIE

Focus Group Discussion

-- Focus Area Boundary



Focus Area Goals



Reinforce identity as a vibrant commercial & cultural hub



Support role as the corridor's primary eTOD district



Extend the energy and success of Lincoln Square to the burgeoning arts district north of Lawrence

Key Feedback

Attendees expressed concerns about...

- Poor pedestrian experience and connectivity on the west side of Western in this segment

Attendees expressed support for...

- Increasing density, connectivity, and activation beyond the 4700 block of Lincoln
- Reinforcing northbound bus movements on the east side of Western with a bus priority zone to address bus slow down (which could eliminate ~11 street spaces part or full time)

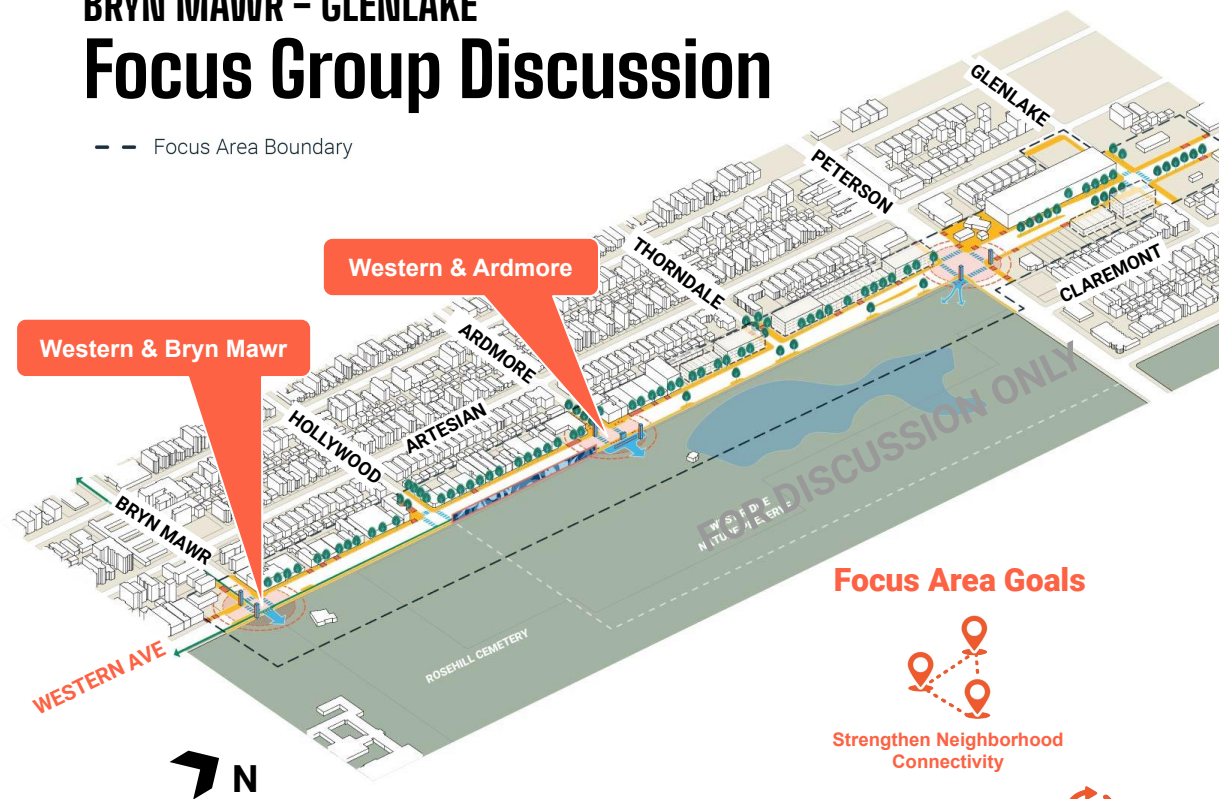
Suggested opportunities for improvement...

- Facilitate easier transfers between buses and trains with a new entrance to the CTA and safer pedestrian amenities
- Encourage family-owned or local businesses and small, affordable coworking or office spaces. Affordable commercial space is as important as affordable housing
- Increased density of future developments (up to 6-10 stories) could be appropriate, especially at the large Lawrence/Western intersection

BRYN MAWR – GLENLAKE

Focus Group Discussion

-- Focus Area Boundary



Focus Area Goals



Strengthen Neighborhood Connectivity



Create Diverse Housing Opportunities



Reactivate Ground Floors and the Street Wall

Key Feedback

Attendees expressed concerns about...

- Access to the West Ridge Nature Park
- Walking and biking conditions in the area
- Car storage on Western and sidewalks

Attendees expressed support for...

- Improved pedestrian experience and sidewalk conditions near West Ridge Nature Park
- Street parking management strategy along Western for this segment
- Walkable, locally owned commercial clusters, especially near Bryn Mawr

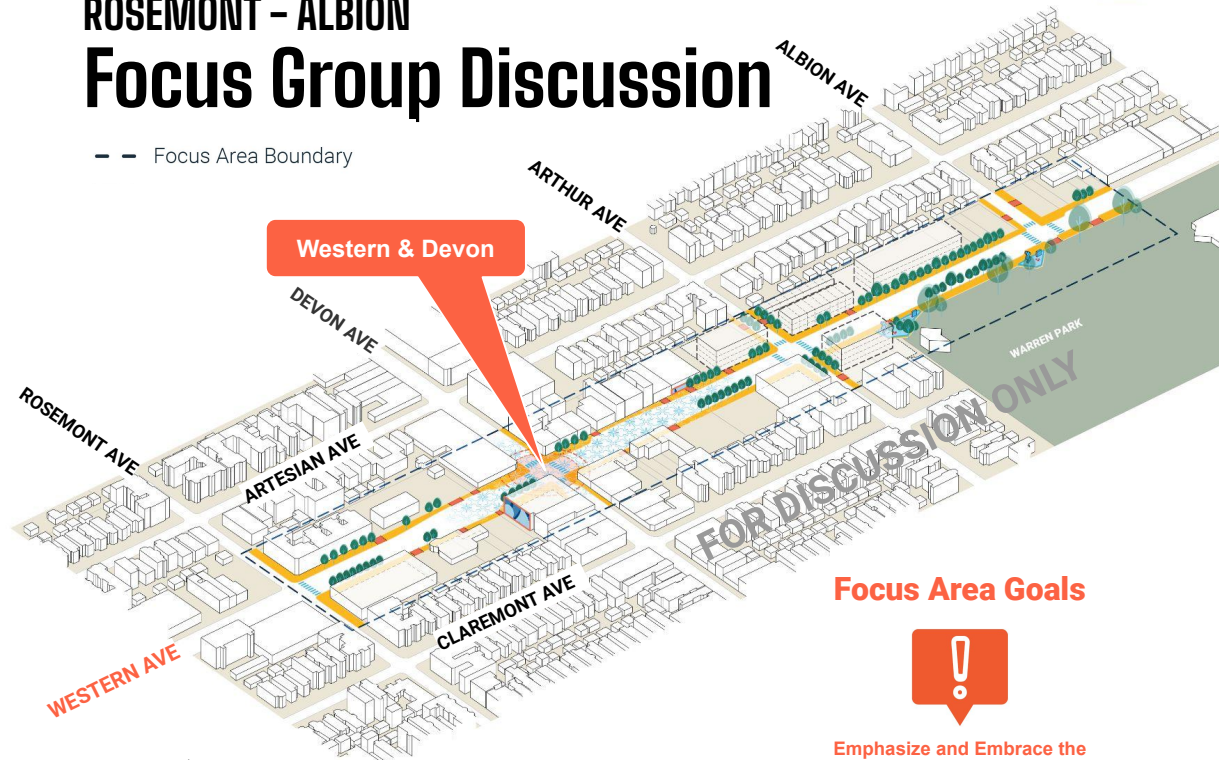
Suggested opportunities for improvement...

- More affordable options for mixed-use and housing developments

ROSEMONT – ALBION

Focus Group Discussion

-- Focus Area Boundary



Focus Area Goals



Emphasize and Embrace the
Devon Avenue Cultural Identity



Extend the Energy and
Success of West Devon
to Western



Activate the Corridor Through
Reactivation of Vacant Spaces
and Development of
Opportunity Sites

Key Feedback

Attendees expressed concerns about...

- Congestion and safety at Western and Devon intersection
- Lack of pleasant public realm and active frontage on Western

Attendees expressed support for...

- Increasing tree canopy and other plantings
- Long-term shift from auto-oriented uses to multi-family residential along Western near Warren Park
- Active ground floor renovations, especially near Devon Avenue

Suggested opportunities for improvement...

- Public realm beautification strategies along Western Avenue—similar to what's happened on Devon
- Celebrate the local culture and history

PRATT – BIRCHWOOD

Focus Group Discussion

Focus Area Goals

Pratt-Lunt



Emphasize Existing and New Civic Amenities



Reactivate Ground Floors and the Street Wall



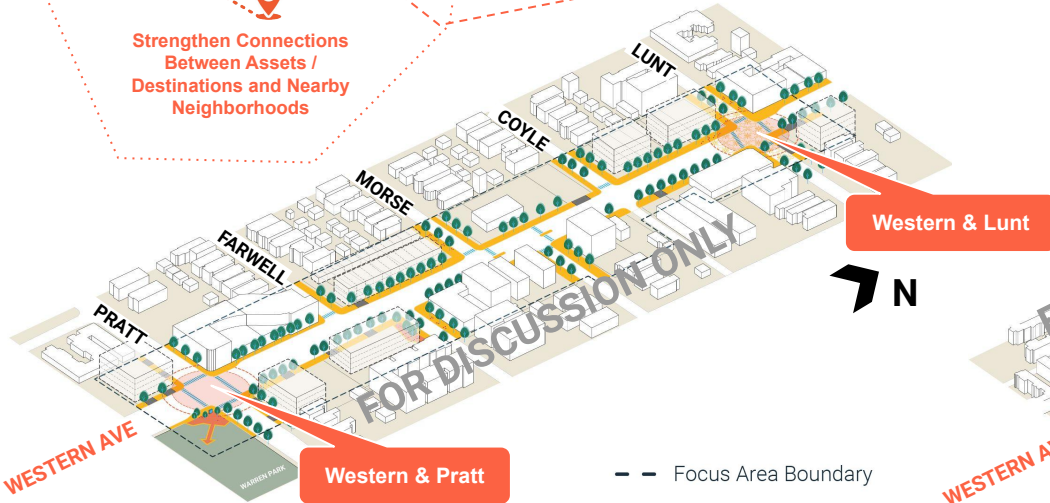
Incentivize adaptive reuse and renovation of existing building stock for new creative office/retail



Fitch to Birchwood

Establish a distinct sense of arrival into the City

Strengthen Connections Between Assets / Destinations and Nearby Neighborhoods



Key Feedback

Attendees expressed concerns about...

- Large truck storage in street parking areas
- Speeding private vehicles and pedestrian safety

Attendees expressed support for...

- Safer pedestrian crossings and enhancements across Western
- Better bike and pedestrian connections to nearby open spaces

Suggested opportunities for improvement...

- Activate underutilized sites with temporary program to enliven the corridor
- Promote more incentives for small businesses and property owners to improve their properties and better contribute to the public realm
- Encourage redevelopment of vacant sites and renovation/redevelopment of vacant buildings