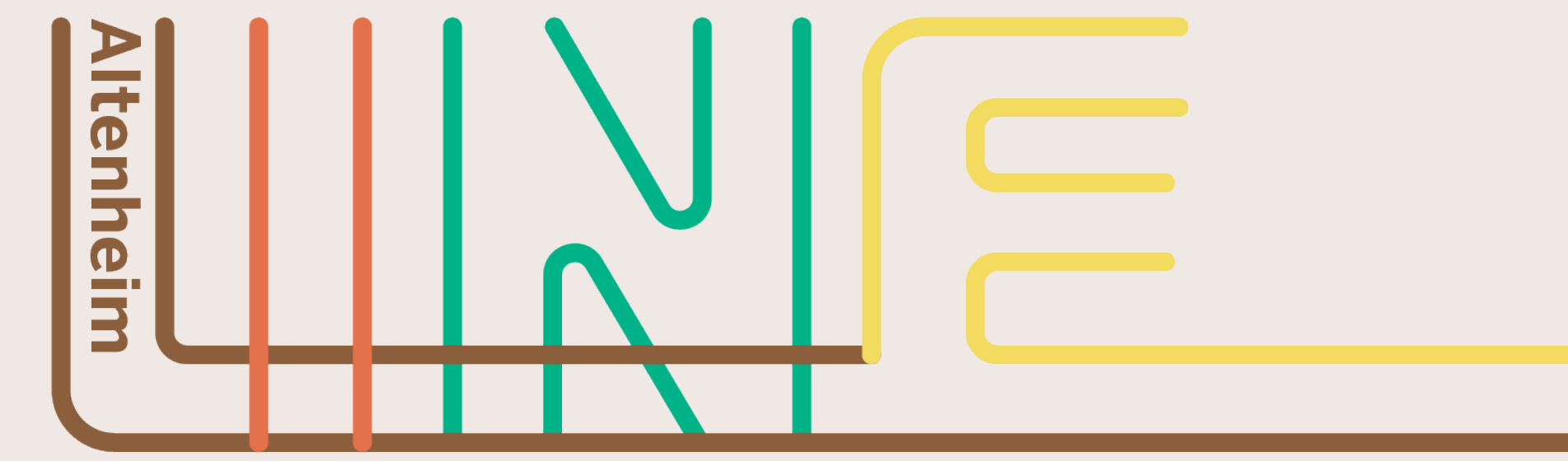


Altenheim Line Development Framework Plan



The Study

This project is exploring recreational opportunities for an over two-mile section of elevated rail that lies between Taylor Street and Filmore Street from Washtenaw Avenue to Cicero Avenue.

Our process is driven by community and is focused on creating equitable growth for residents.

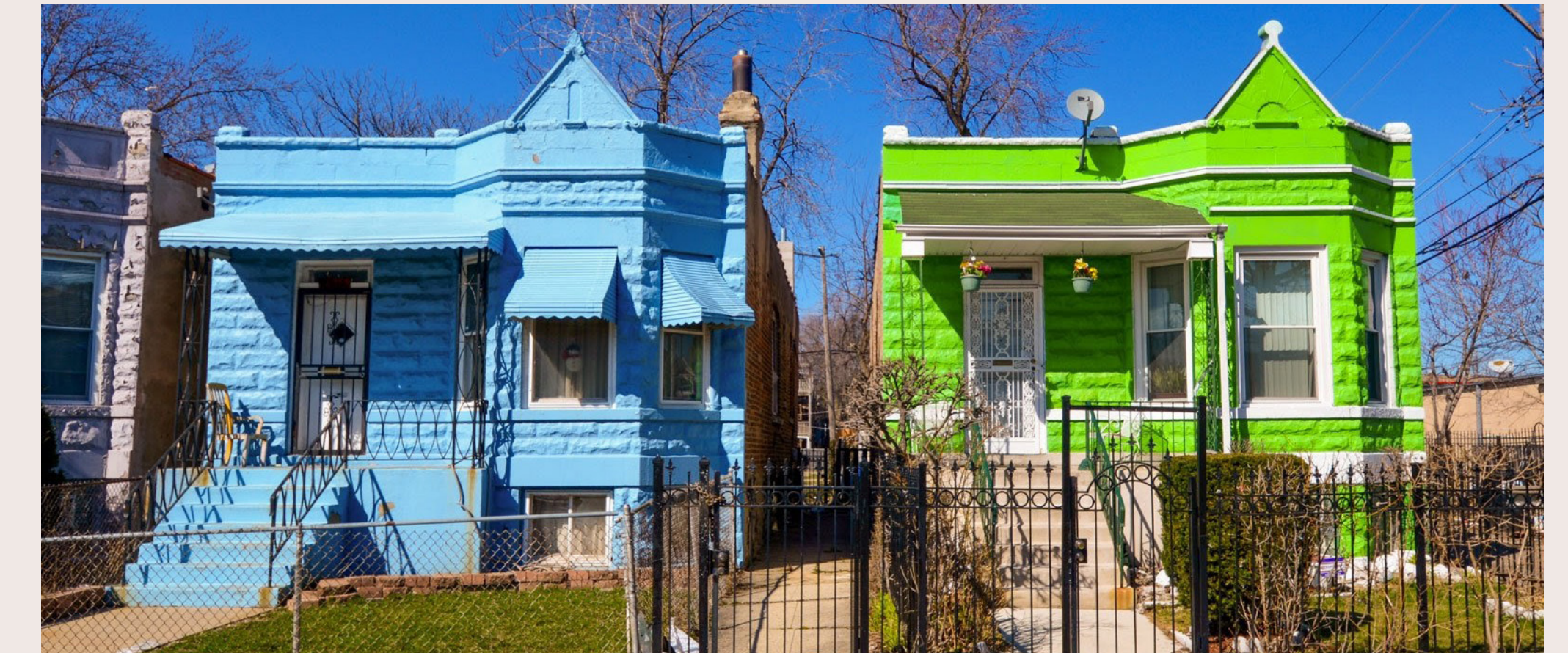
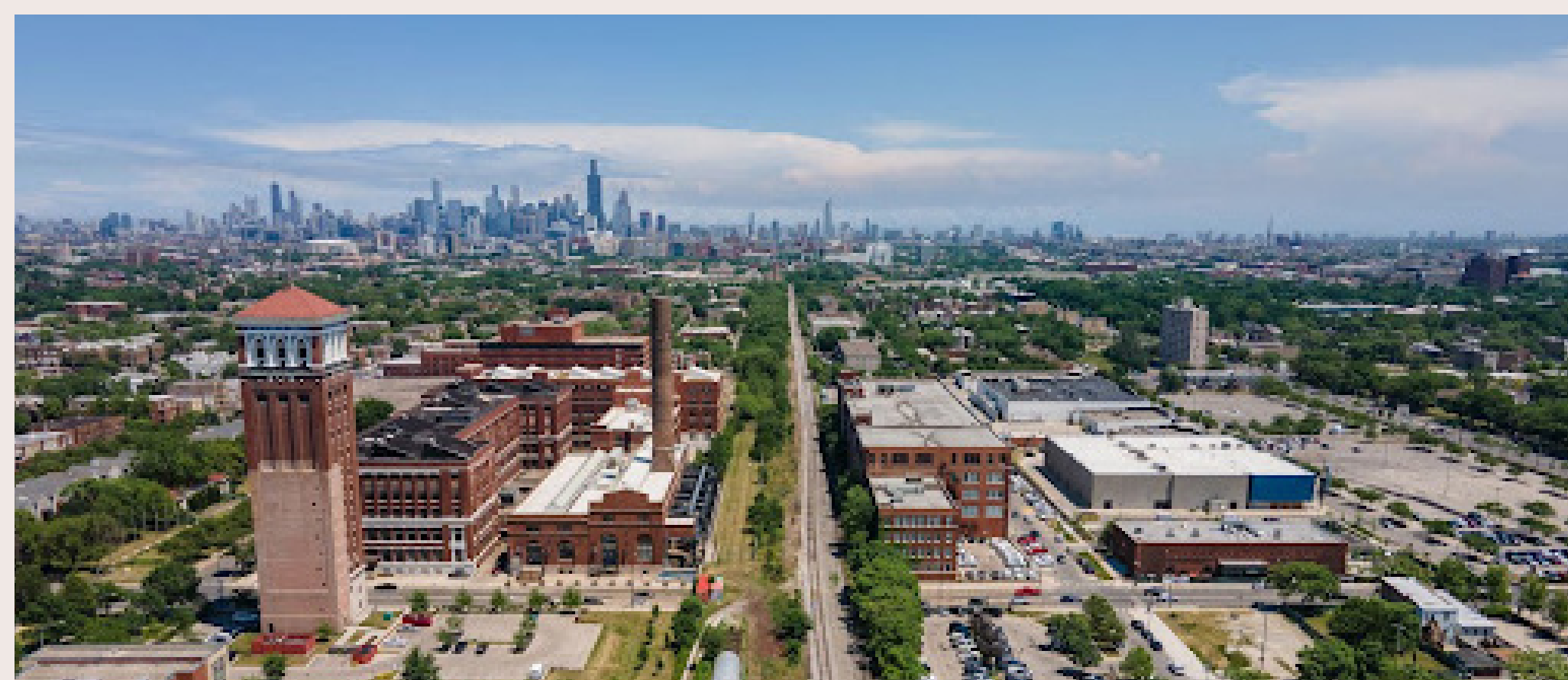
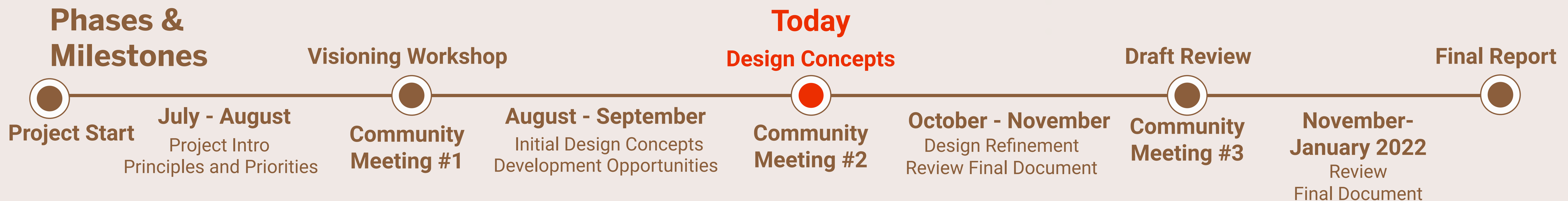
Objectives

- Exploring recreational opportunities for the line itself
- Identifying the highest-and-best-use of industrial and commercial parcels
- Building a sense of community ownership and control
- Supporting local economic growth
- Developing strategies for equitable investment and anti-displacement

Why this Plan is important

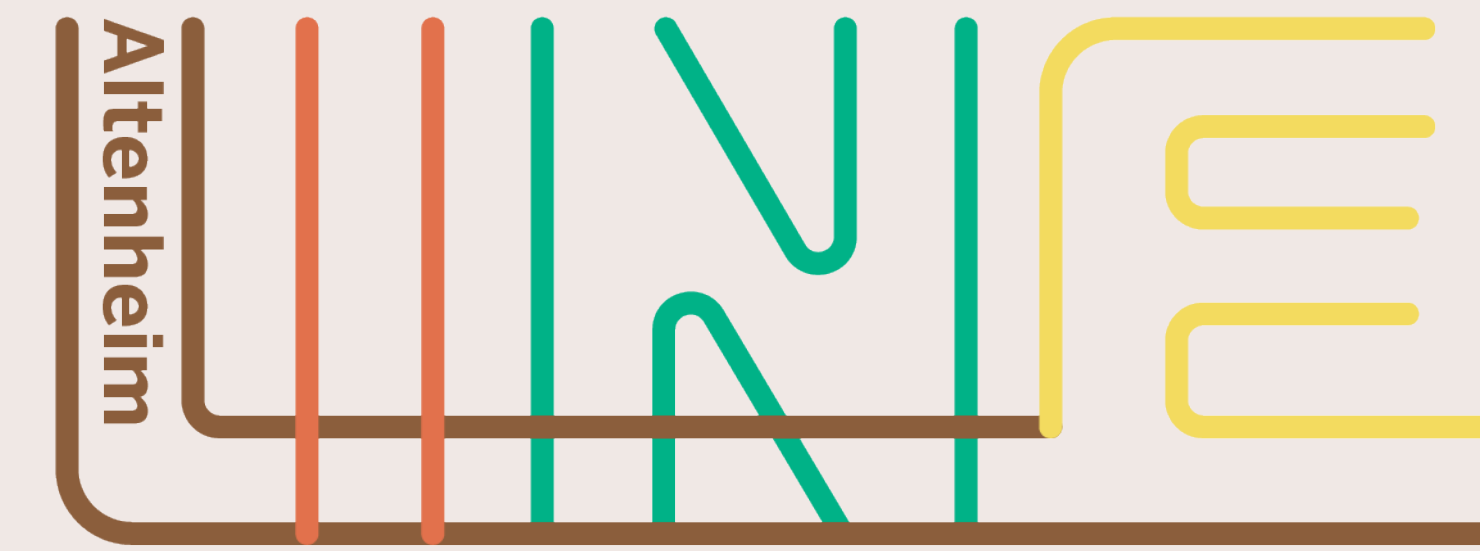
- Developing principles and priorities for how the rail line can be potentially reused
- Leveraging investment in the rail line for community benefit
- Setting direction for future investment in the community
- Building agreement amongst residents, businesses, institutions, the City and other government agencies on future investment in the community

Phases & Milestones



Summary of Session #1

August 12th 2021 at Douglass Park

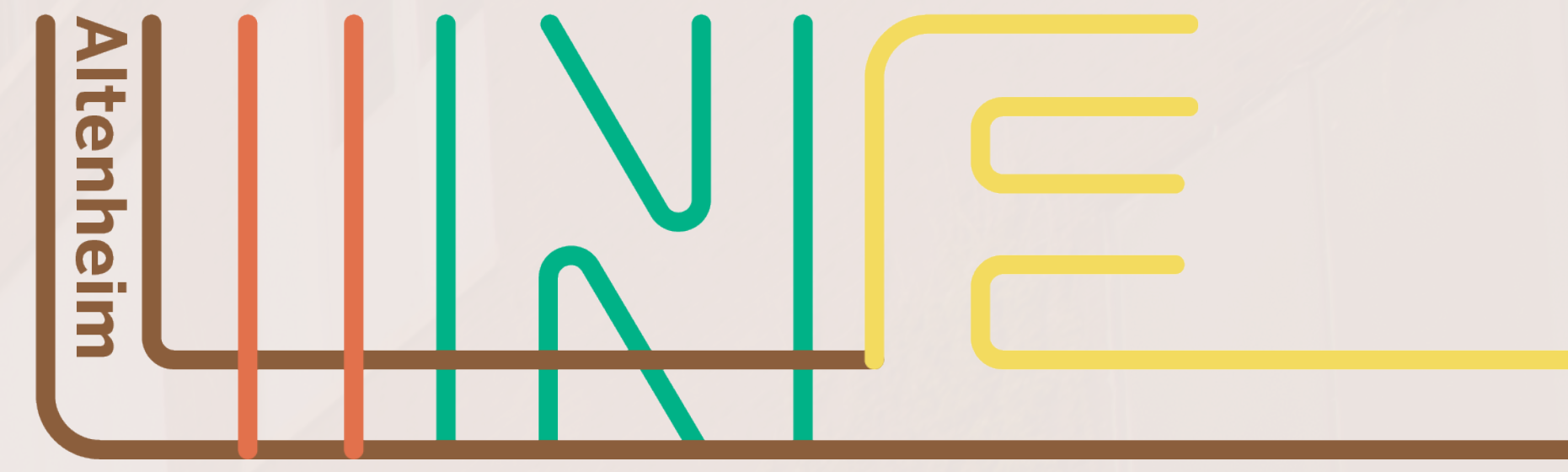


Our first community working session focused on listening and having conversations about what the project is and what are thoughts and guidance to help shape principles and vision for the project.

Focused around both the design of the line itself as a linear recreation space and what the future investment folks would like to see in the community.



Project Principles



reflect the community in
all aspects of design

invite the city to **experience the
community** and the line

celebrate the heritage of the
community

**amplify existing community-
driven efforts** in and around the
study area

facilitate equitable **investment
without displacement**

retain residents
and increase homeownership

promote job generating uses

activate vacant space surrounding
the line with arts and culture

For additional information



project website

chicago.gov/altenheim

For questions or comments please email

dpd@cityofchicago.org



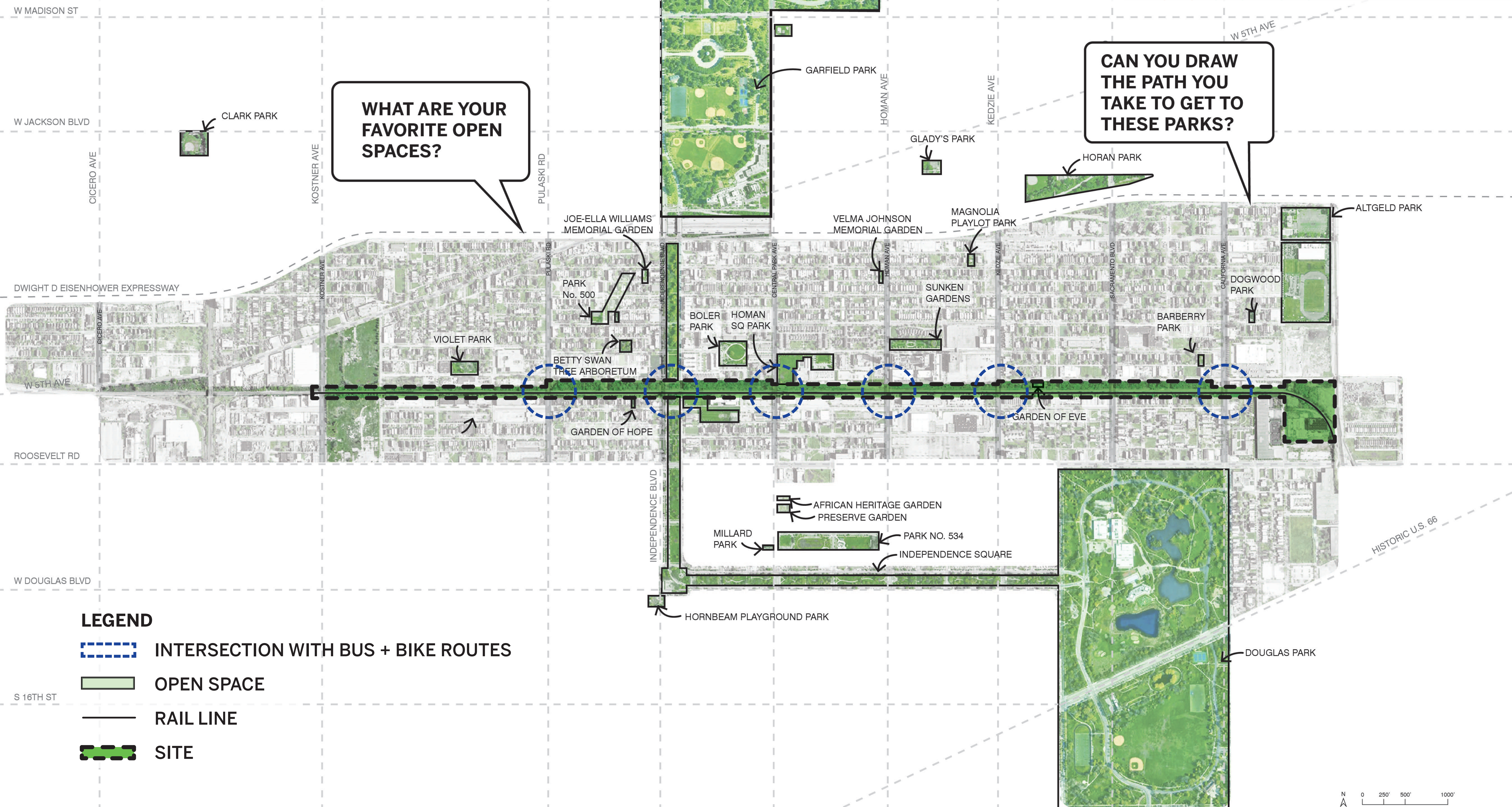
For those who can't make the In-person meeting

October 14th 5-7PM via Zoom Virtual Meeting Link

<https://bit.ly/AltenheimLineWorkshop>

The Line

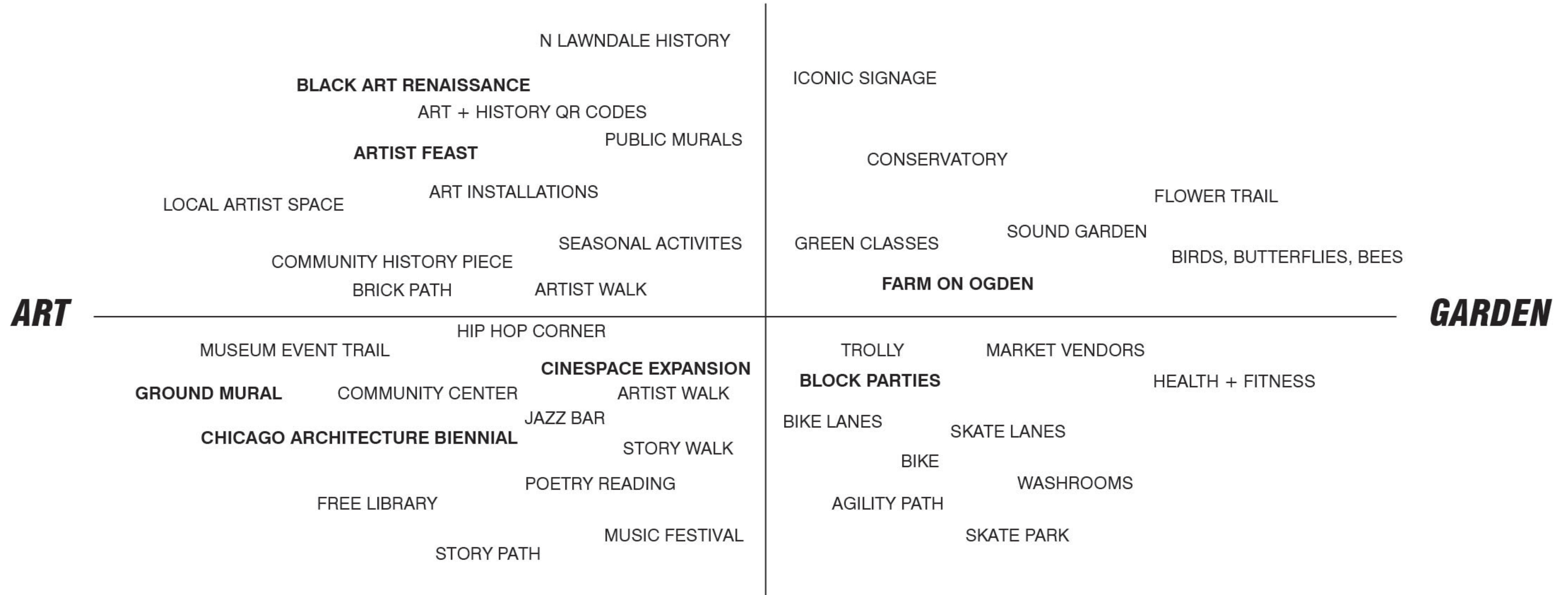
2 Miles + 40 Acres



Community Feedback



HERITAGE



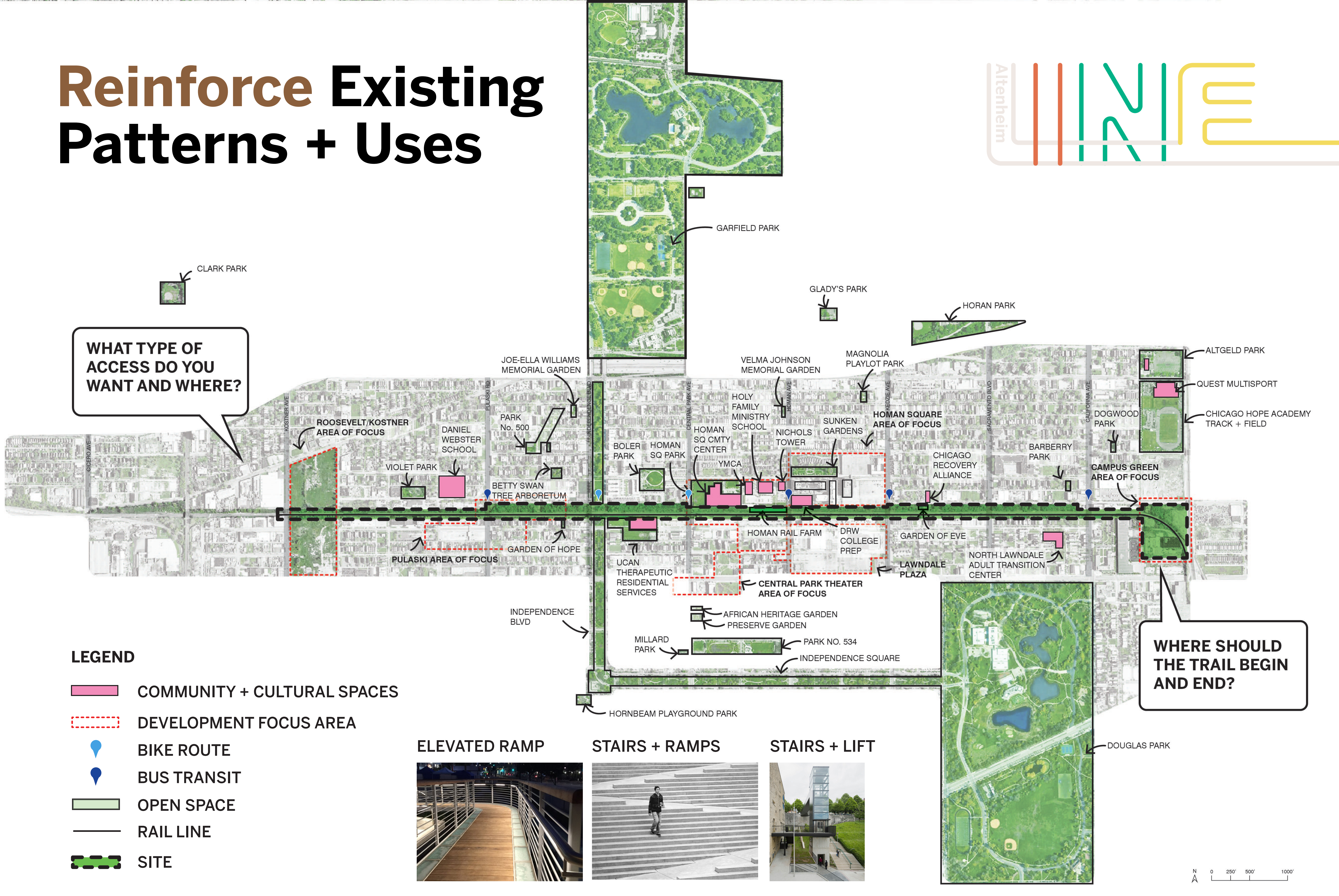
PERFORMANCE

Reinforce Existing Patterns + Uses

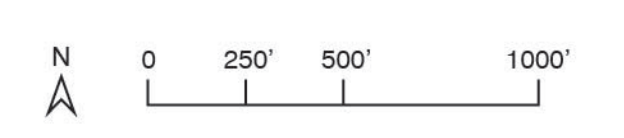
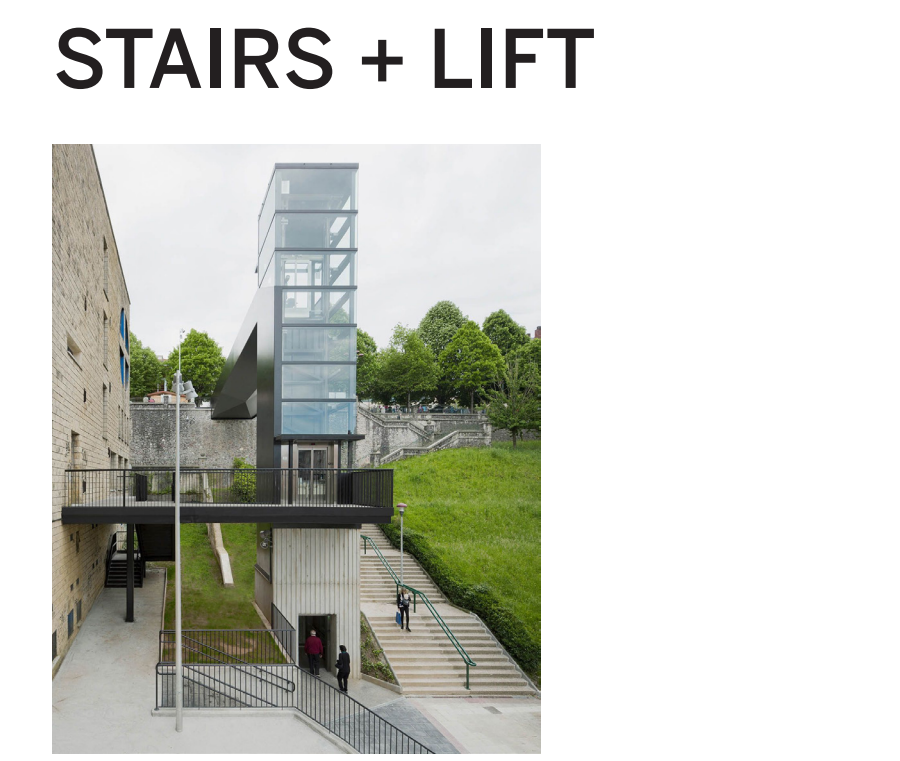
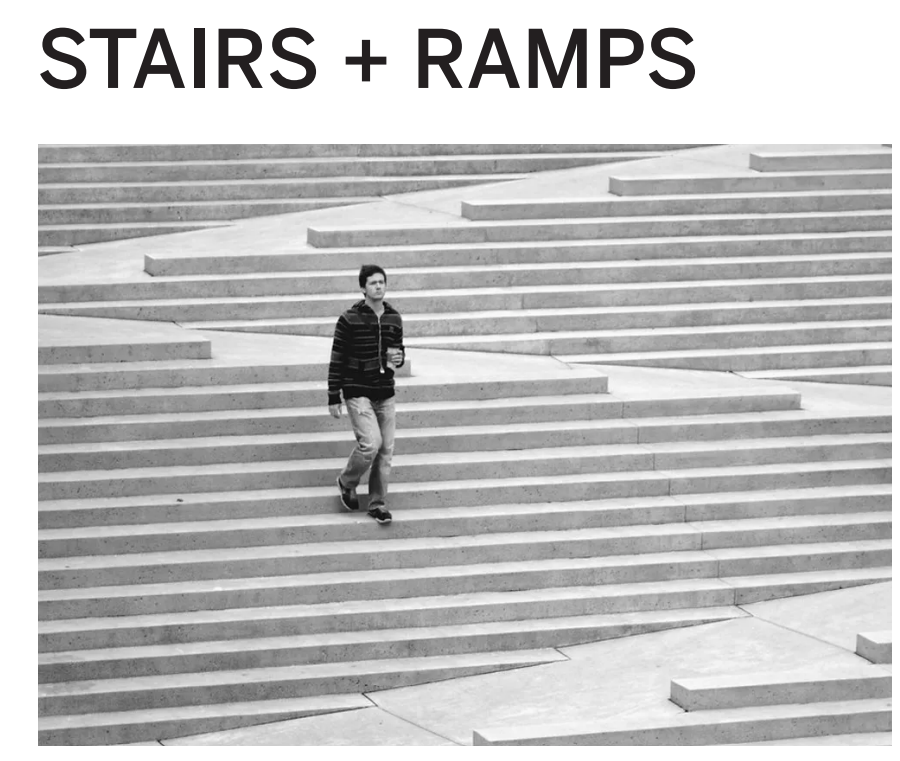


WHAT TYPE OF ACCESS DO YOU WANT AND WHERE?

WHERE SHOULD THE TRAIL BEGIN AND END?



- LEGEND**
- COMMUNITY + CULTURAL SPACES
 - DEVELOPMENT FOCUS AREA
 - BIKE ROUTE
 - BUS TRANSIT
 - OPEN SPACE
 - RAIL LINE
 - SITE

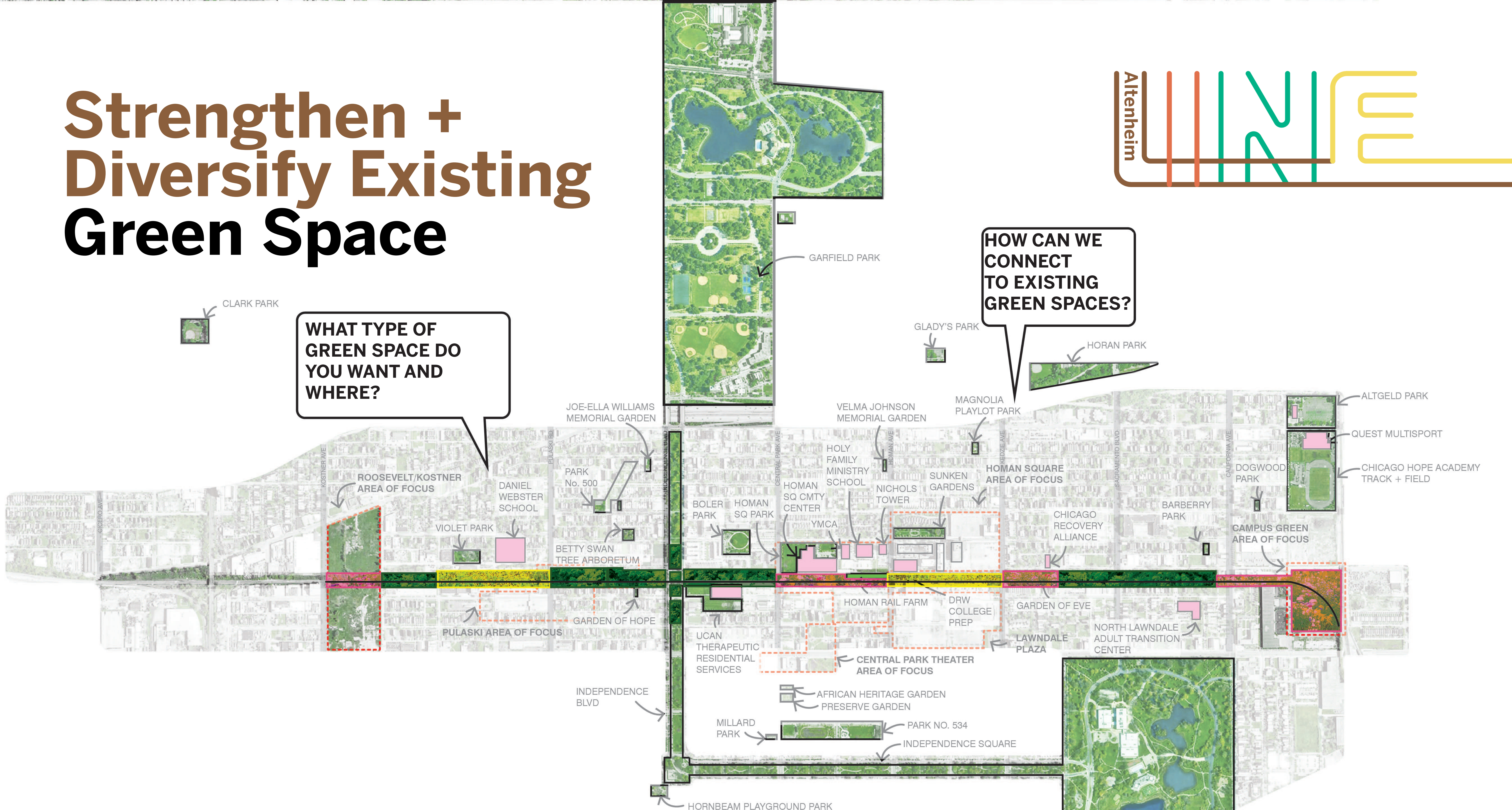


Strengthen + Diversify Existing Green Space

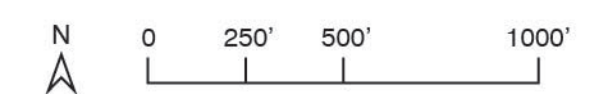


WHAT TYPE OF GREEN SPACE DO YOU WANT AND WHERE?

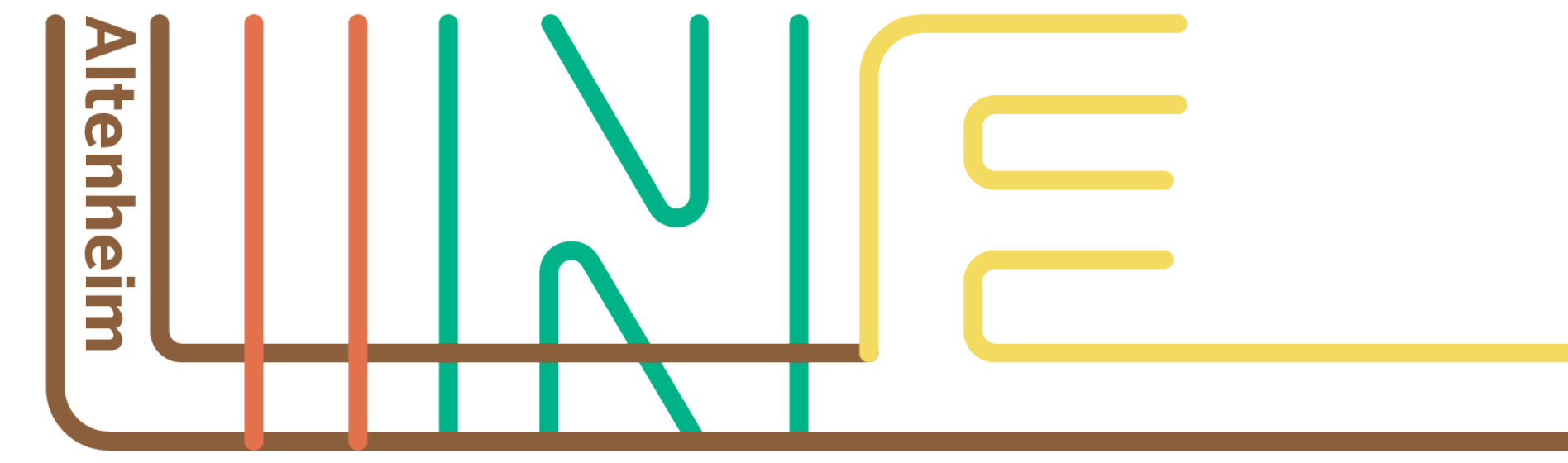
HOW CAN WE CONNECT TO EXISTING GREEN SPACES?



TYPES OF GREEN SPACES



What Type of Green Spaces Would You Like?



FOREST



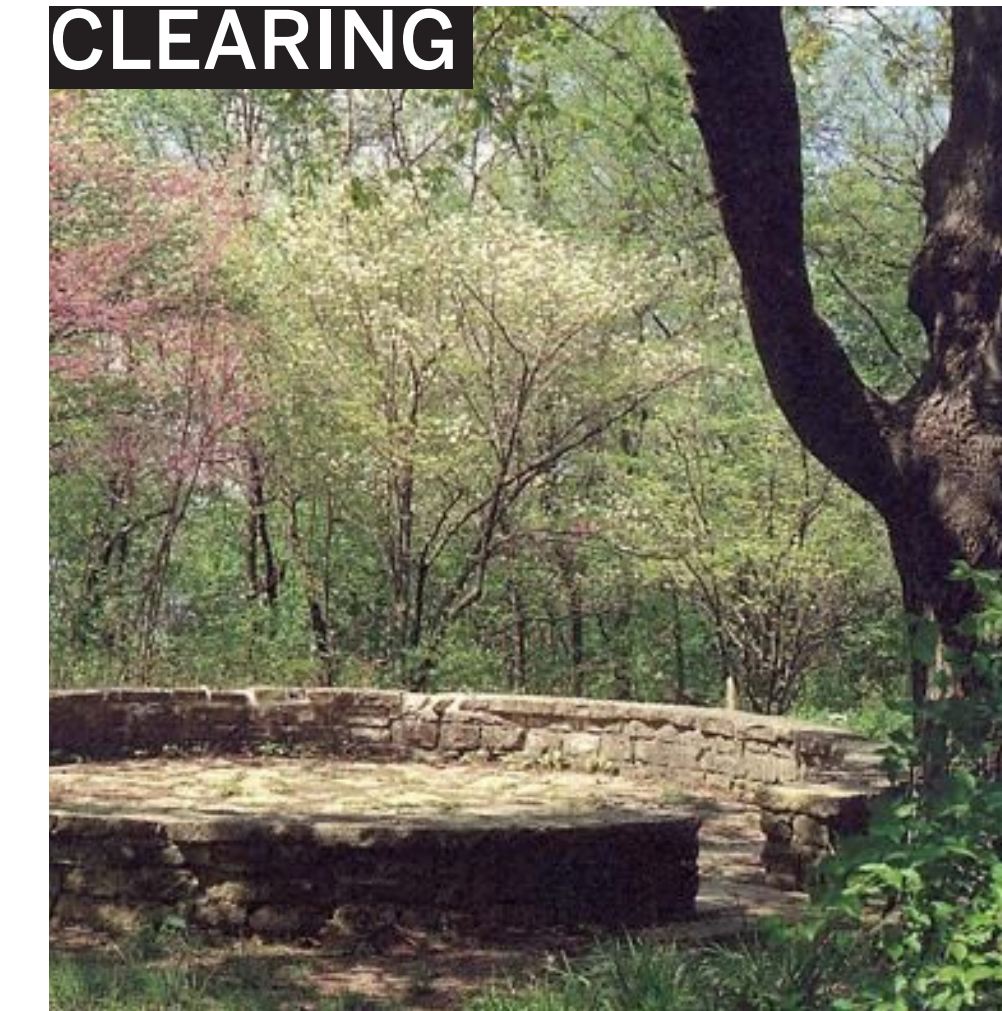
WOODLAND



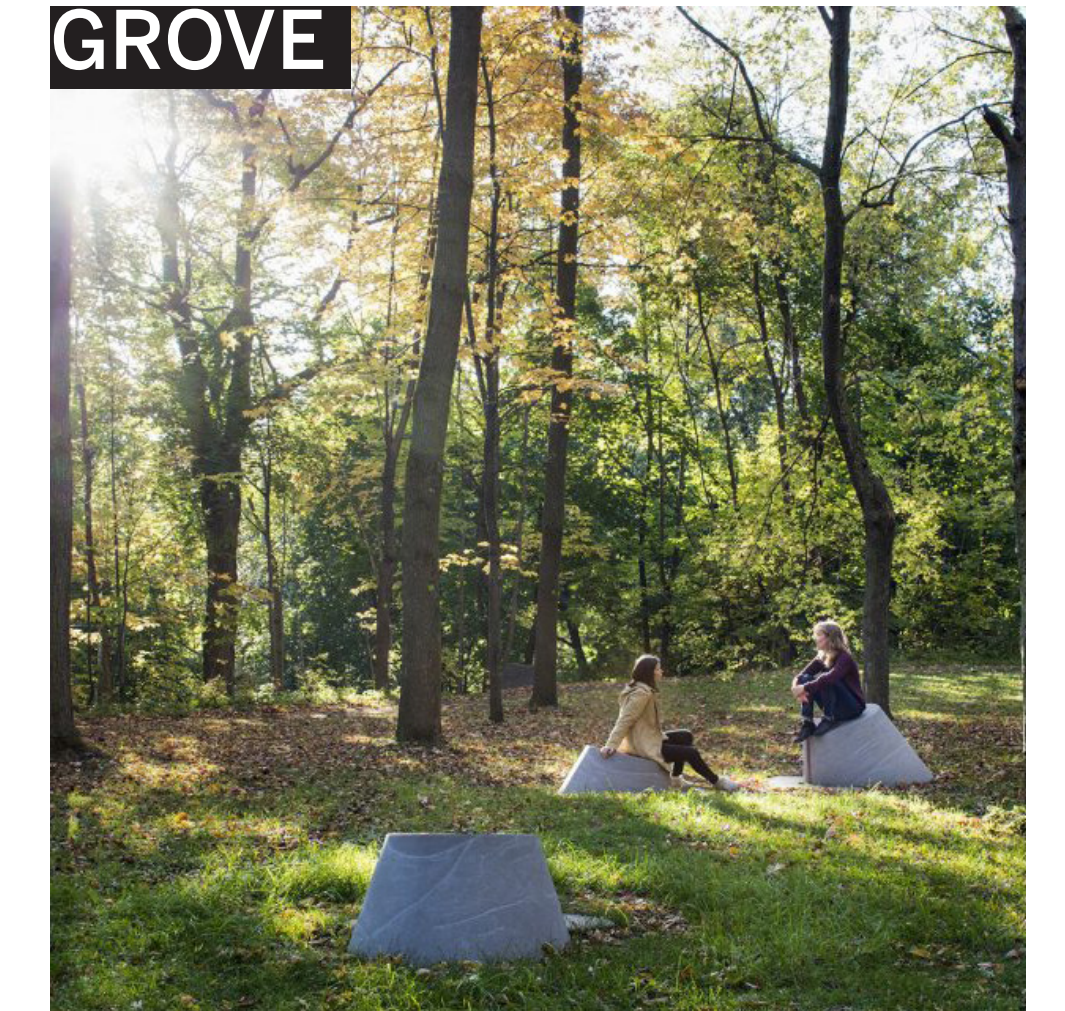
ORCHARD



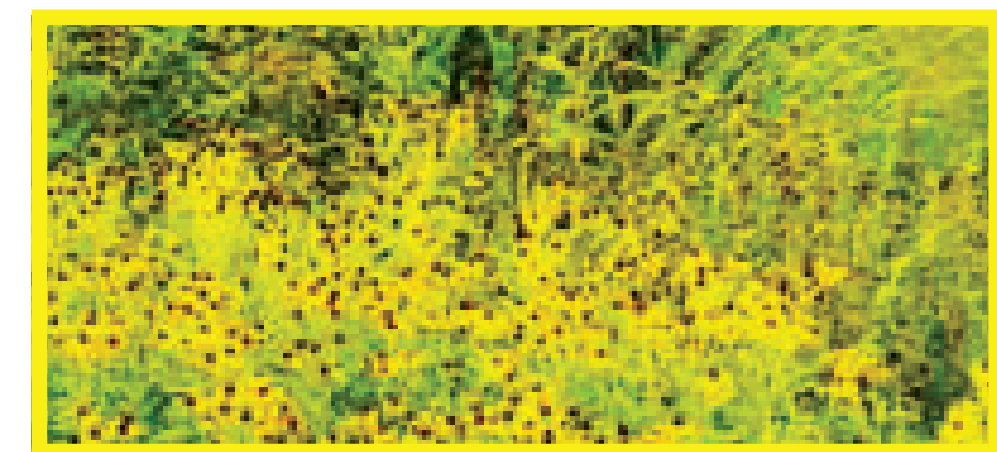
CLEARING



GROVE



MEADOW



PRAIRIE



LAWN (WINTER SLEDDING)



OVERLOOK



LANDFORM



AMPHITHEATER



GARDEN



POLLINATOR GARDEN



STORMWATER GARDEN



BEER GARDEN



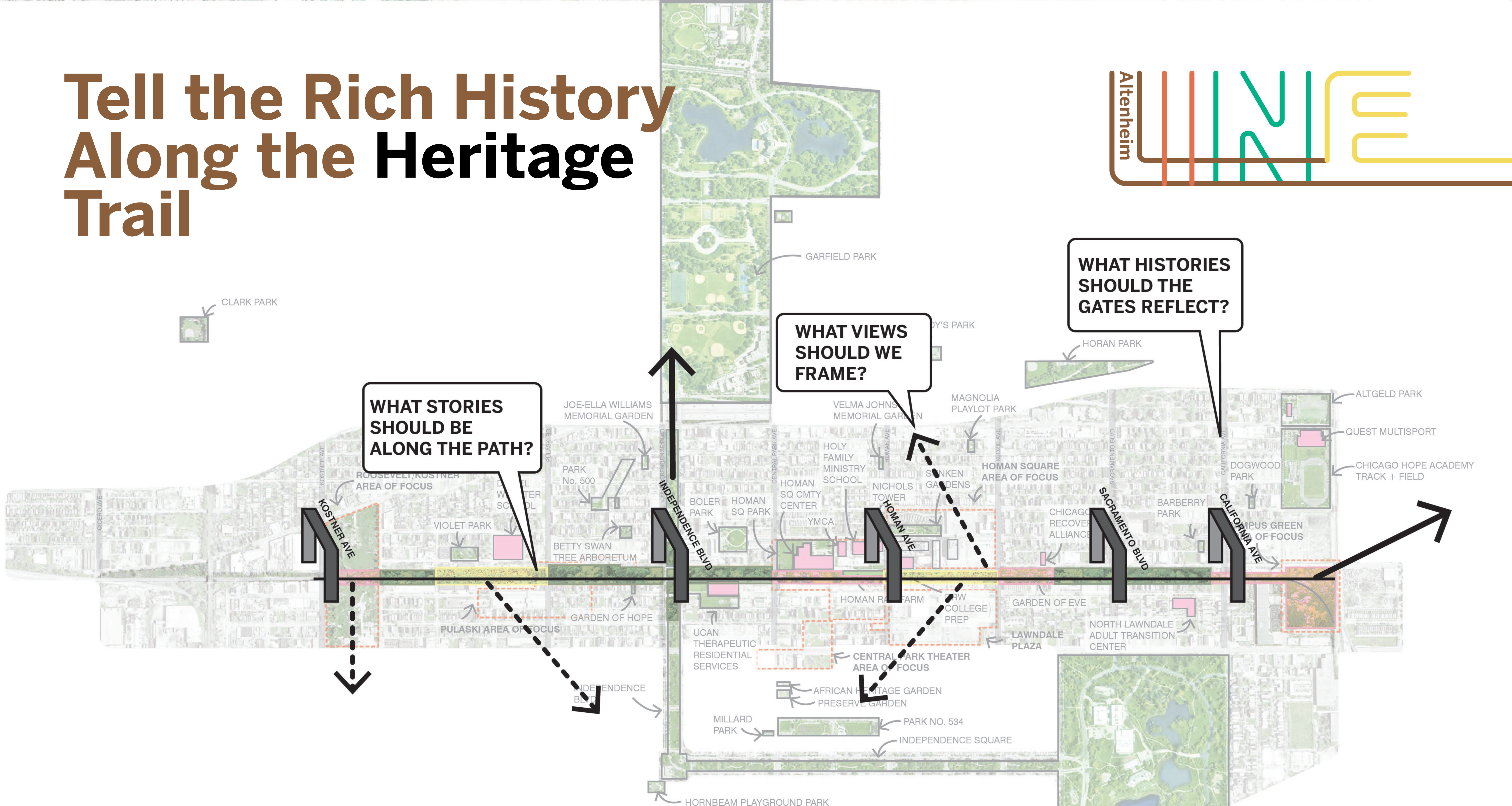
FARM GARDEN



SOLAR GARDEN



Tell the Rich History Along the Heritage Trail



WHAT STORIES SHOULD BE ALONG THE PATH?

WHAT VIEWS SHOULD WE FRAME?

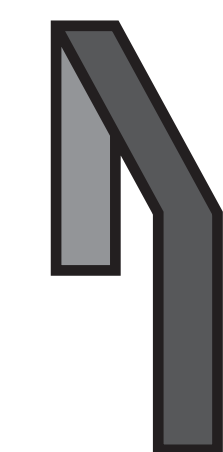
WHAT HISTORIES SHOULD THE GATES REFLECT?

LEGEND

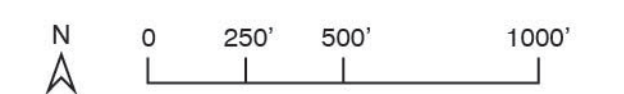
PATH



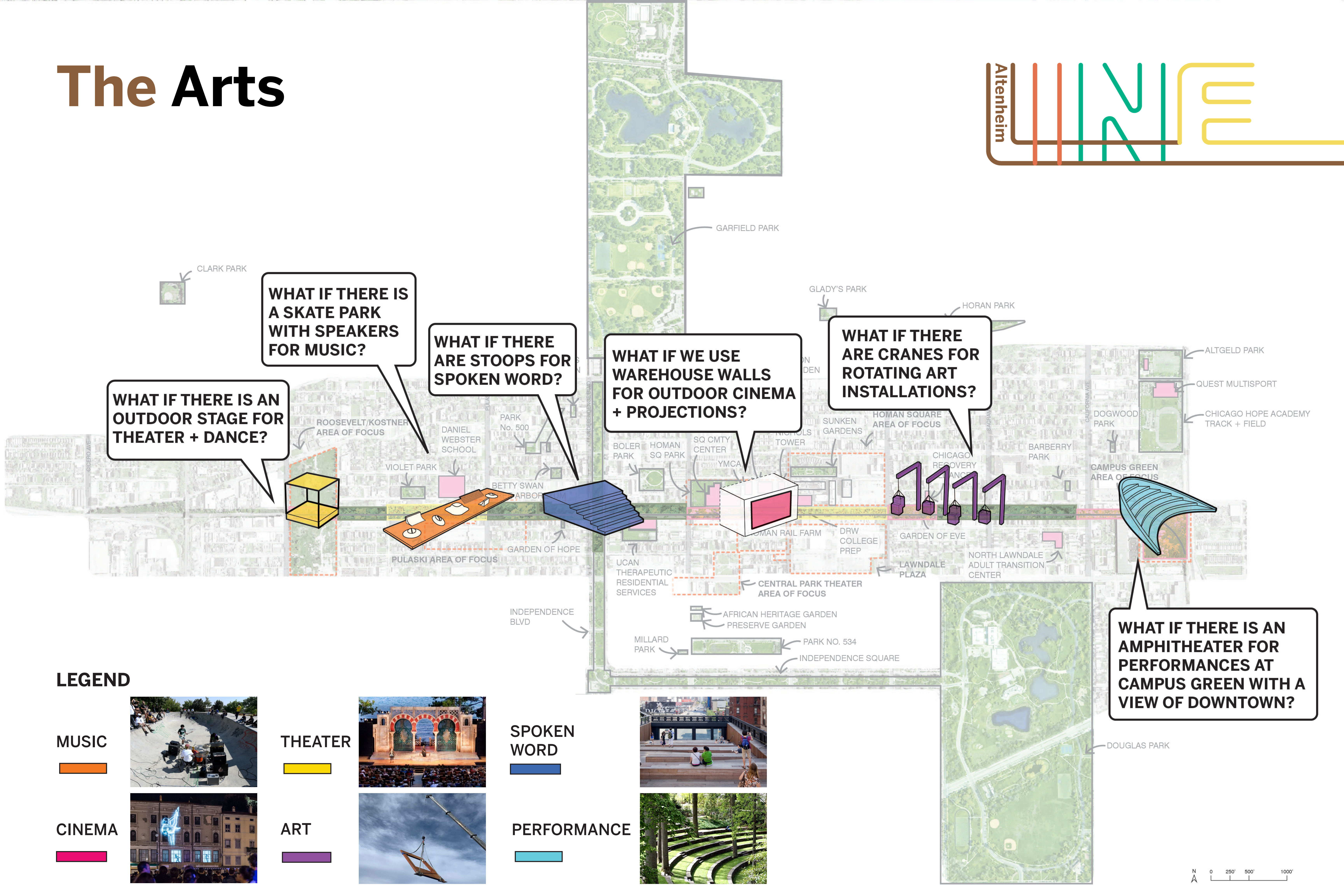
GATE



VIEW



The Arts

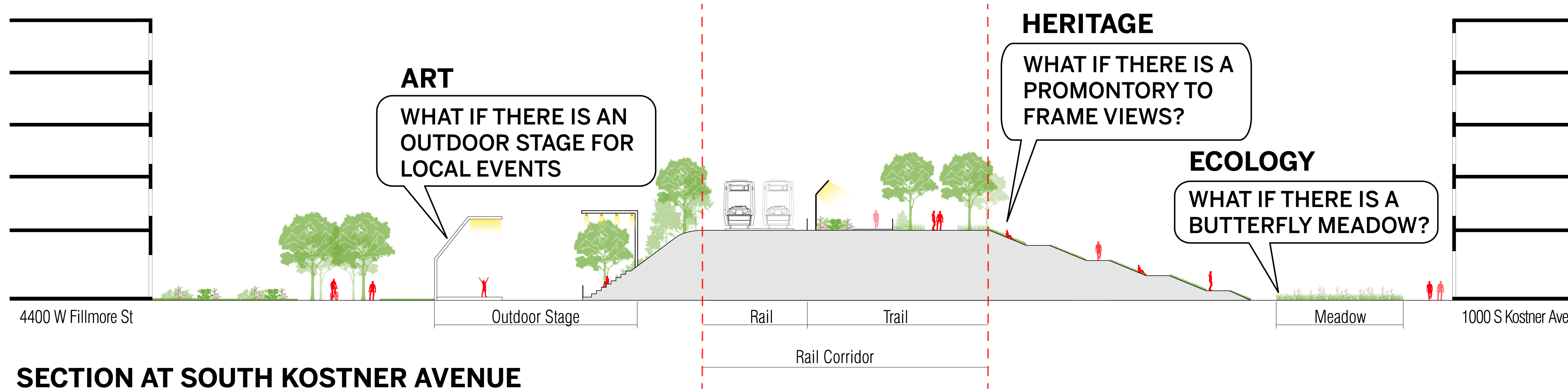
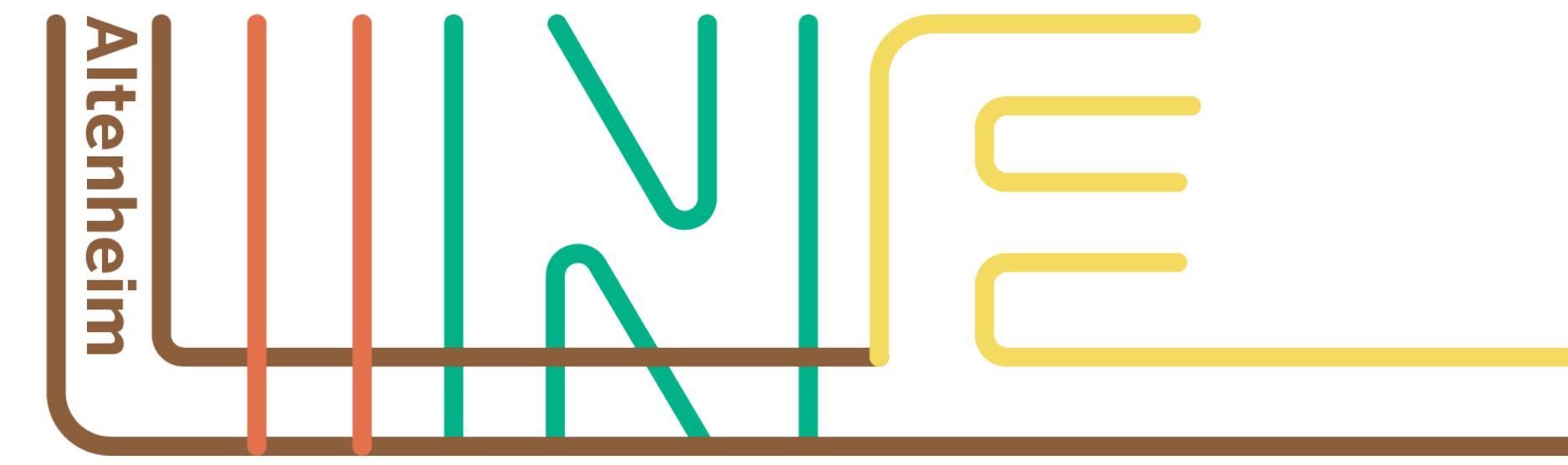


LEGEND

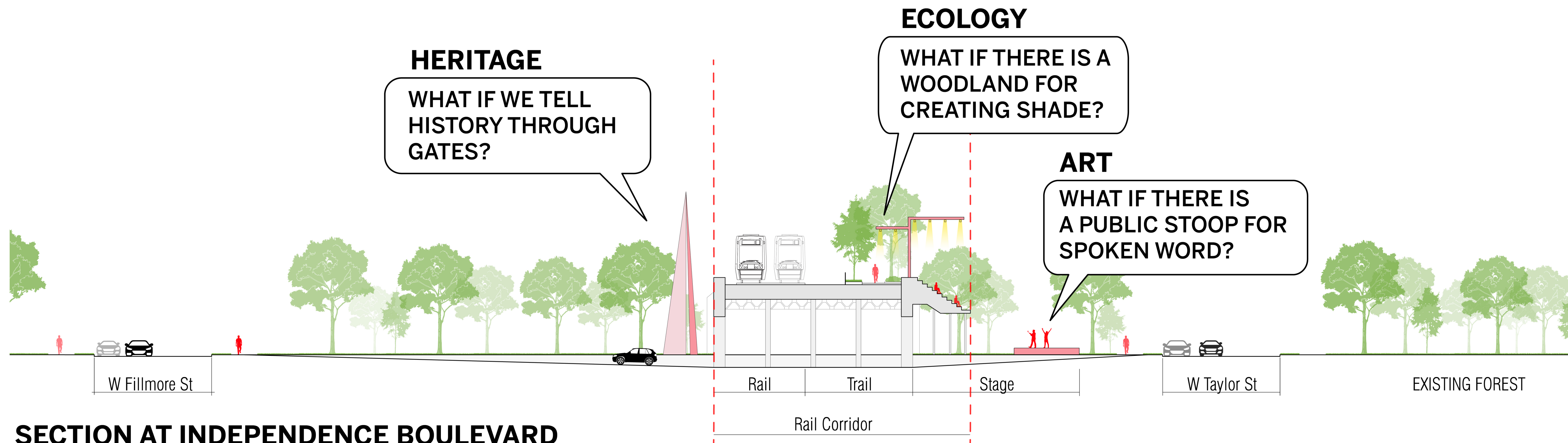


WHAT IF THERE IS AN AMPHITHEATER FOR PERFORMANCES AT CAMPUS GREEN WITH A VIEW OF DOWNTOWN?

Sections of the Line

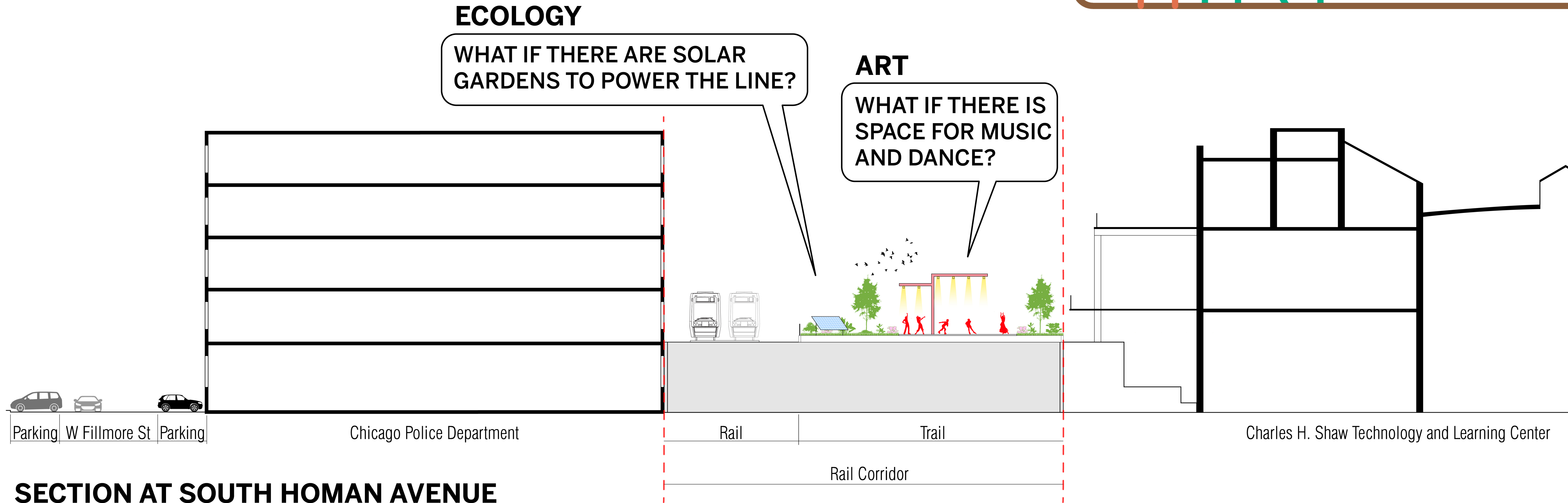
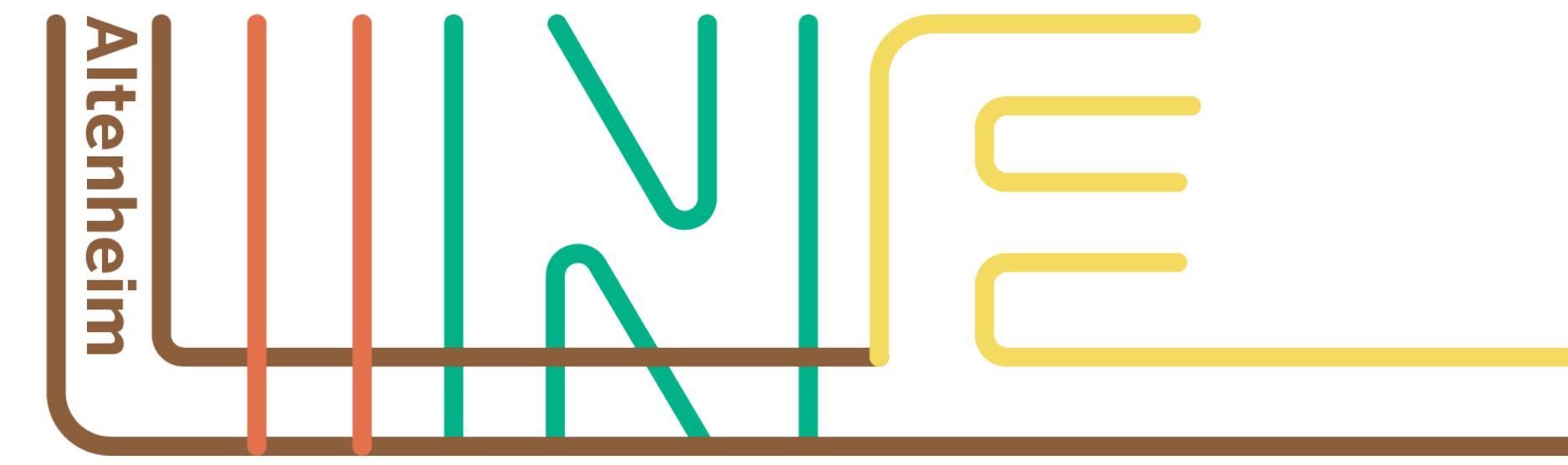


SECTION AT SOUTH KOSTNER AVENUE

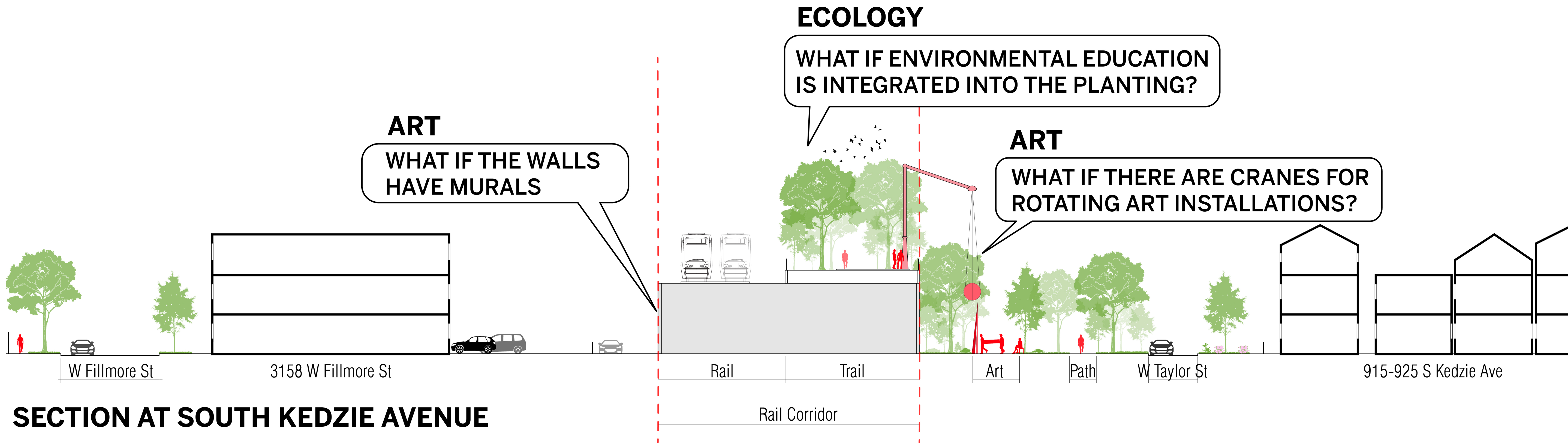


SECTION AT INDEPENDENCE BOULEVARD

Sections of the Line

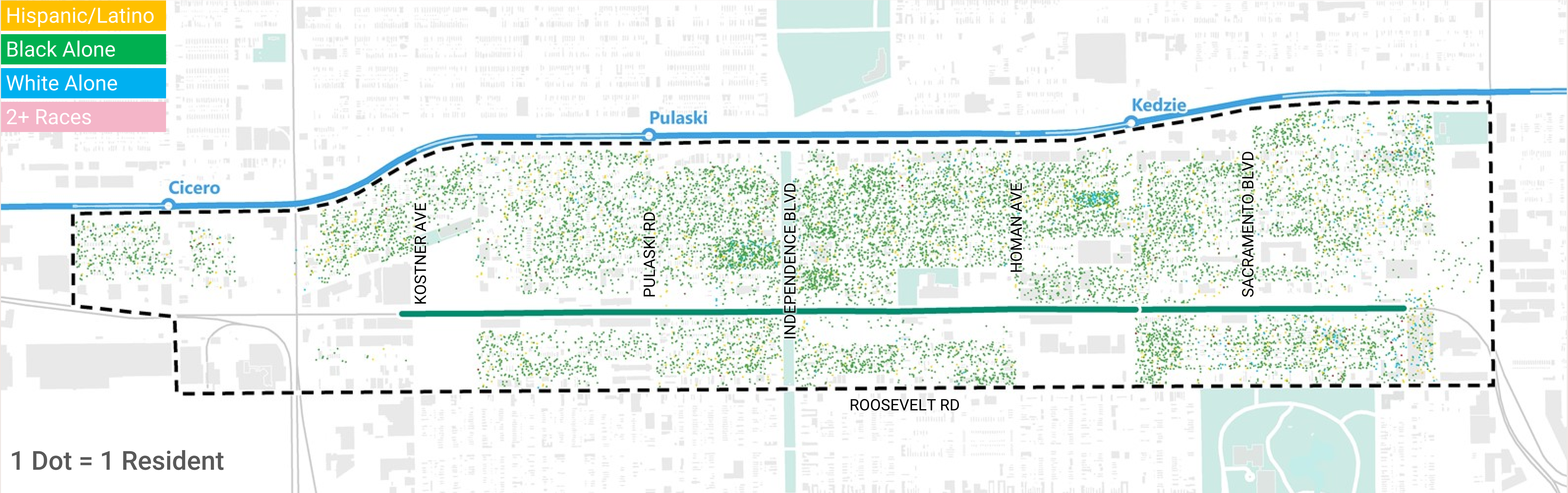


SECTION AT SOUTH HOMAN AVENUE

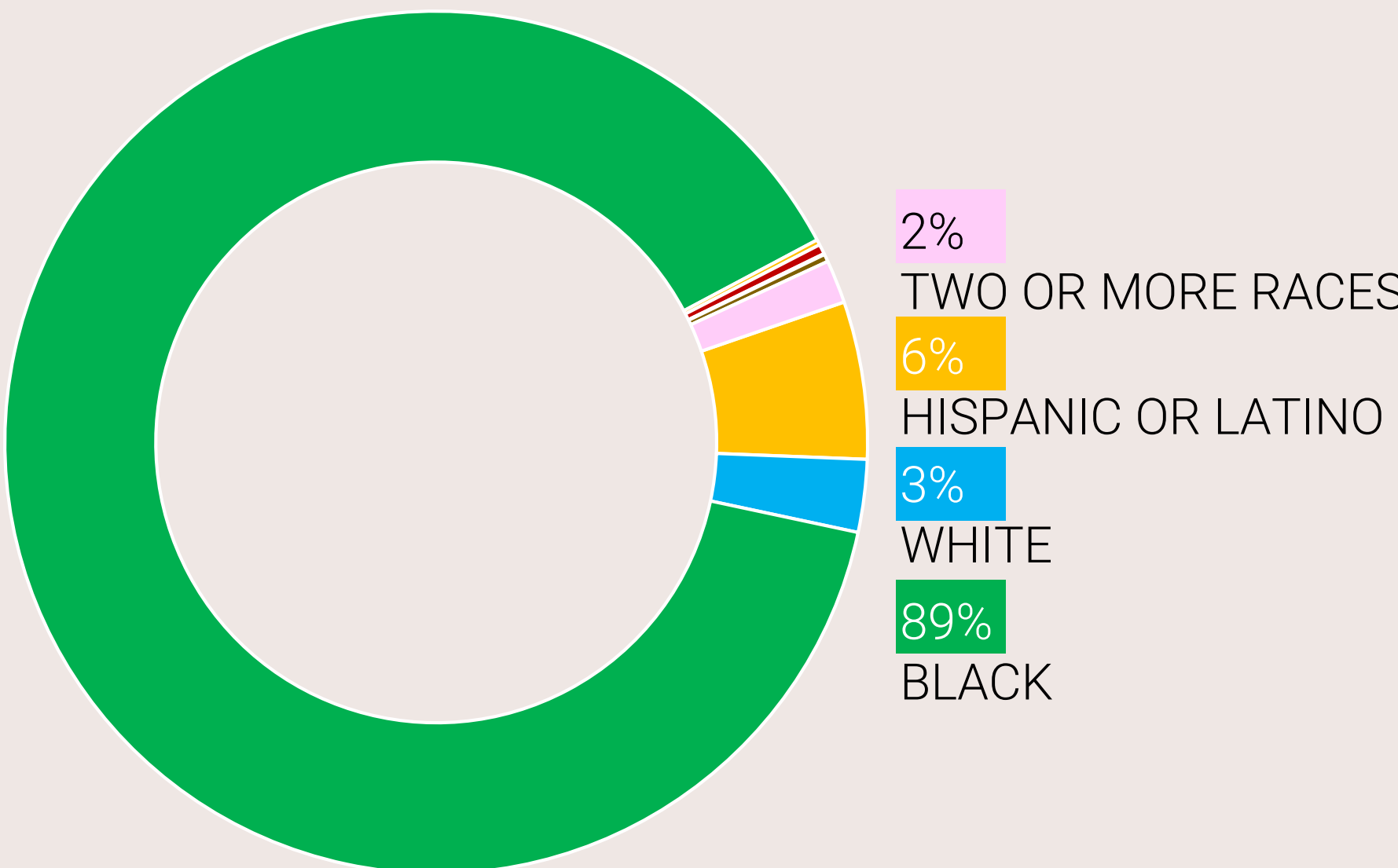


SECTION AT SOUTH KEDZIE AVENUE

Demographics



1 Dot = 1 Resident



5,162
HOUSEHOLDS

\$24,668
MEDIAN HOUSEHOLD INCOME

+ 0.5%
ANNUAL POPULATION CHANGE 2010 – 2020

2.92
AVG. HOUSEHOLD SIZE

Who is currently best served by housing?



Source: ESRI, SB Friedman, U.S. Census Bureau

How Can We Increase Homeownership?



42%

Percent of Residential Parcels received Homeowners Exemption in 2020

22%

Ownership rate in 2019

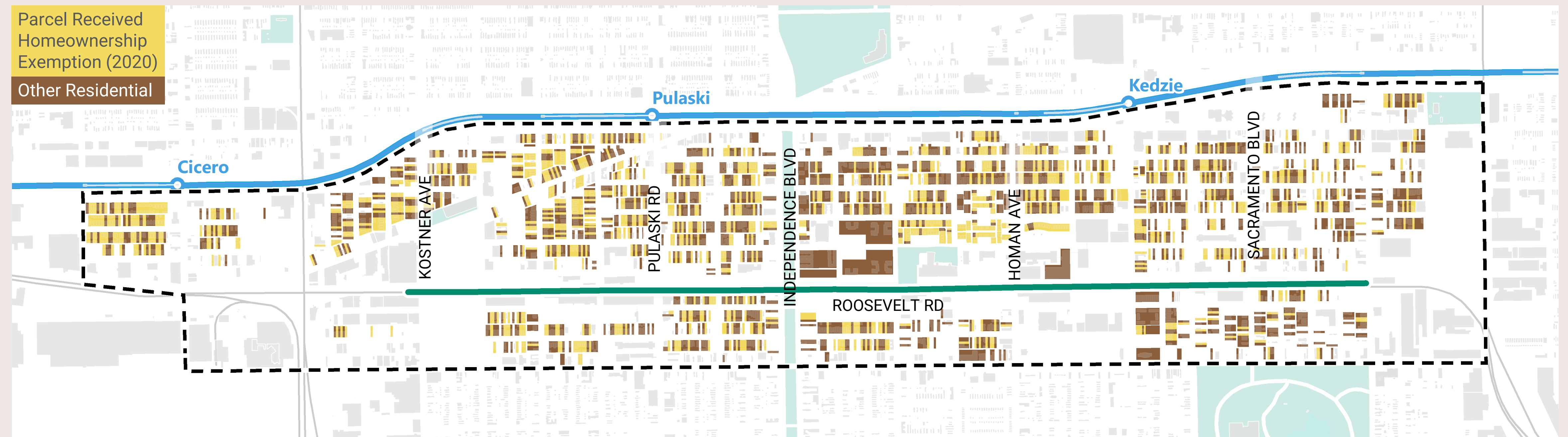
26%

Ownership rate in 2010

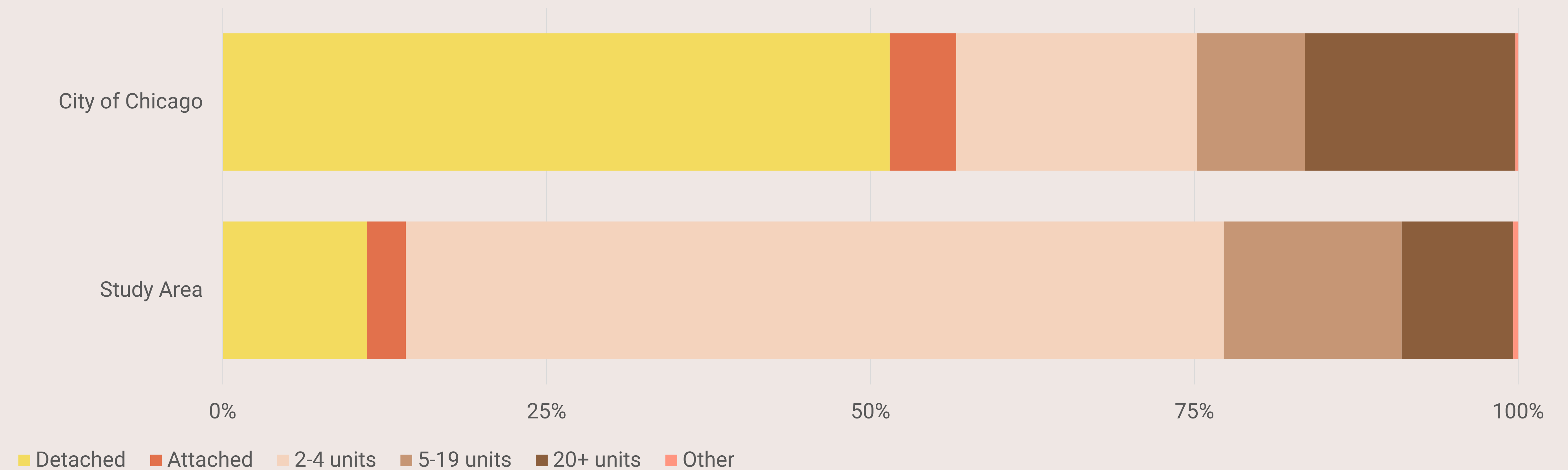
What housing affordability challenges are you facing?

Have you found any housing assistance programs helpful?

HOMEOWNERSHIP



CHICAGO VS STUDY AREA HOUSING UNIT TYPE, 2019 (US CENSUS)



Keeping Lawndale Affordable

Case studies show residential home values increase following rails-to-trails improvements. The City has been engaged in discussions around affordability throughout the planning process, evaluating the potential for additional programs to protect affordability for existing community residents. Some strategies under consideration are included below.



Increasing Affordable homeownership



Shared Ownership/Co-op Housing



Expanding Down Payment Assistance Programs



Preserving Existing Lower-Cost Housing



Building Affordable Rental Housing



Community Land Trust

Which of these affordability strategies would you like to see prioritized?

Are there any other strategies not indicated that you would like to see considered for Lawndale?

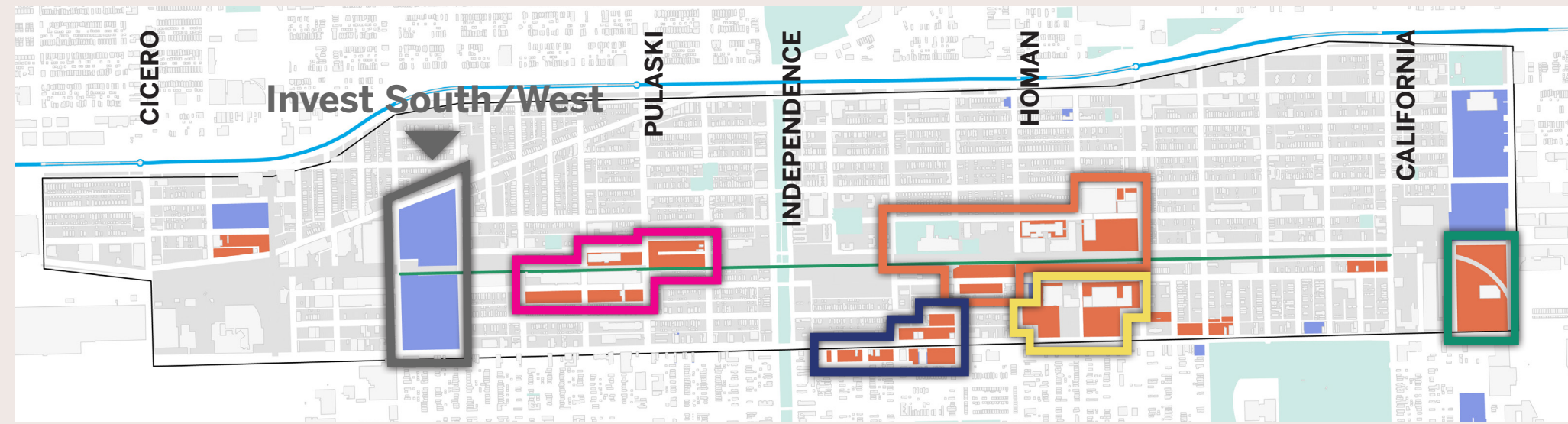
What existing homeownership initiatives have you found to be impactful? (e.g., Reclaiming Communities, Housing Programs & Services Packets)



Want to learn more about existing Housing Programs & Services in Chicago? Check out this resource guide!



Focus Areas



Target investment for employment, retail, recreation, and arts+culture programs in targetted areas to support and enhance existing assets and activity in the neighborhood.



Homan Square

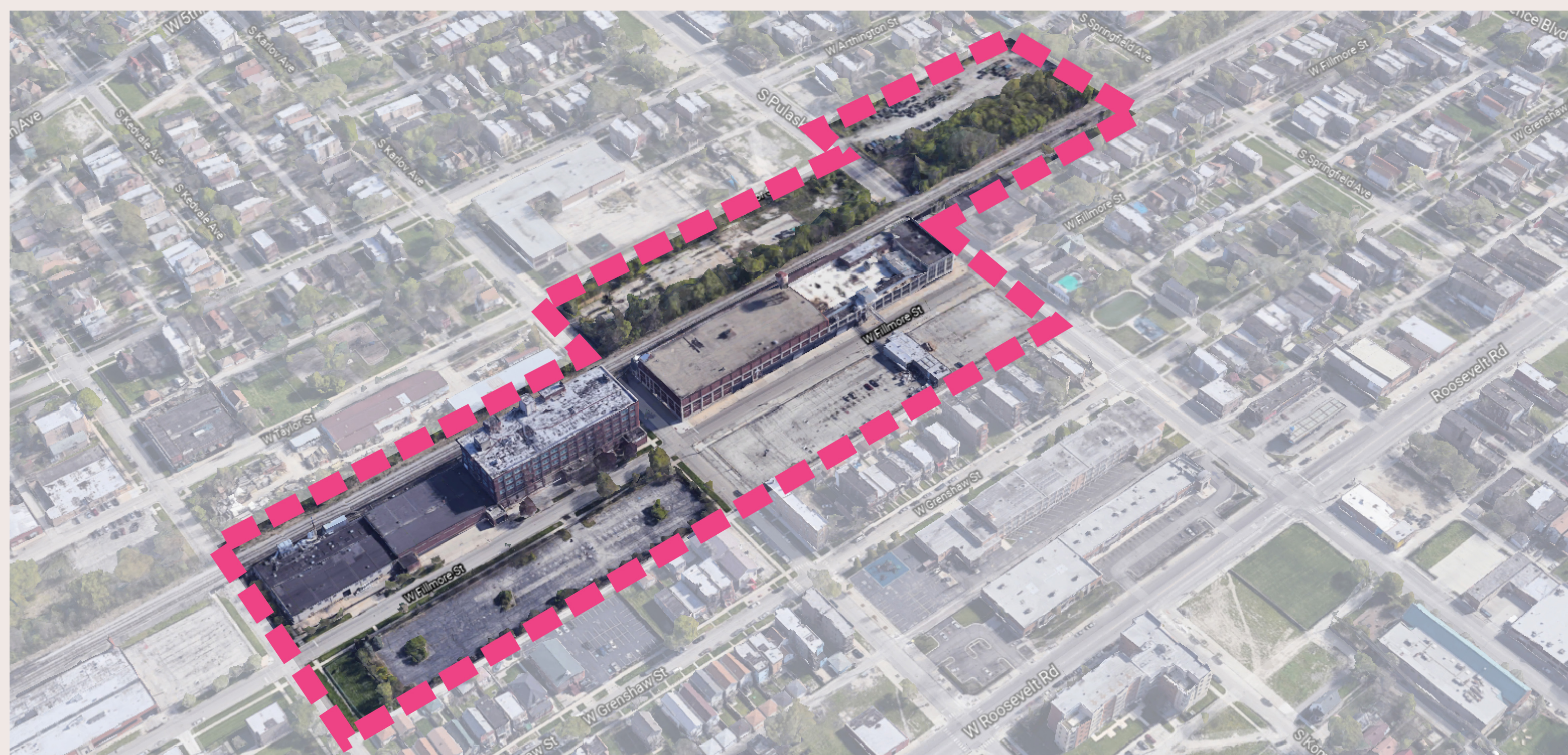
38 acres

Central Park Theater

10 acres

Lawndale Plaza

15 acres



Pulaski

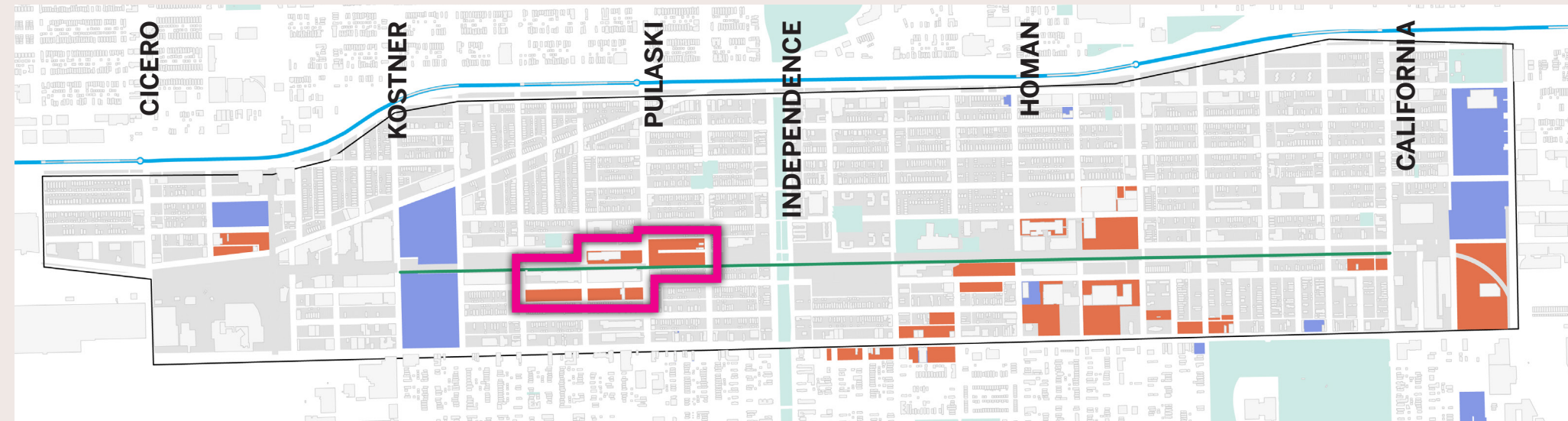
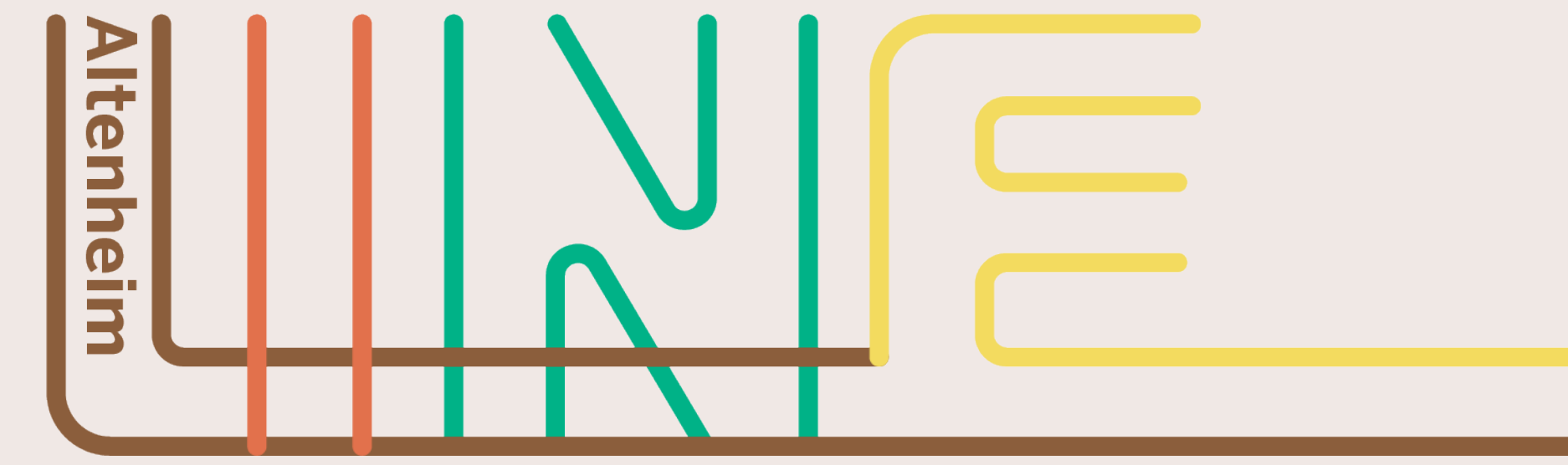
20 acres



Campus Green

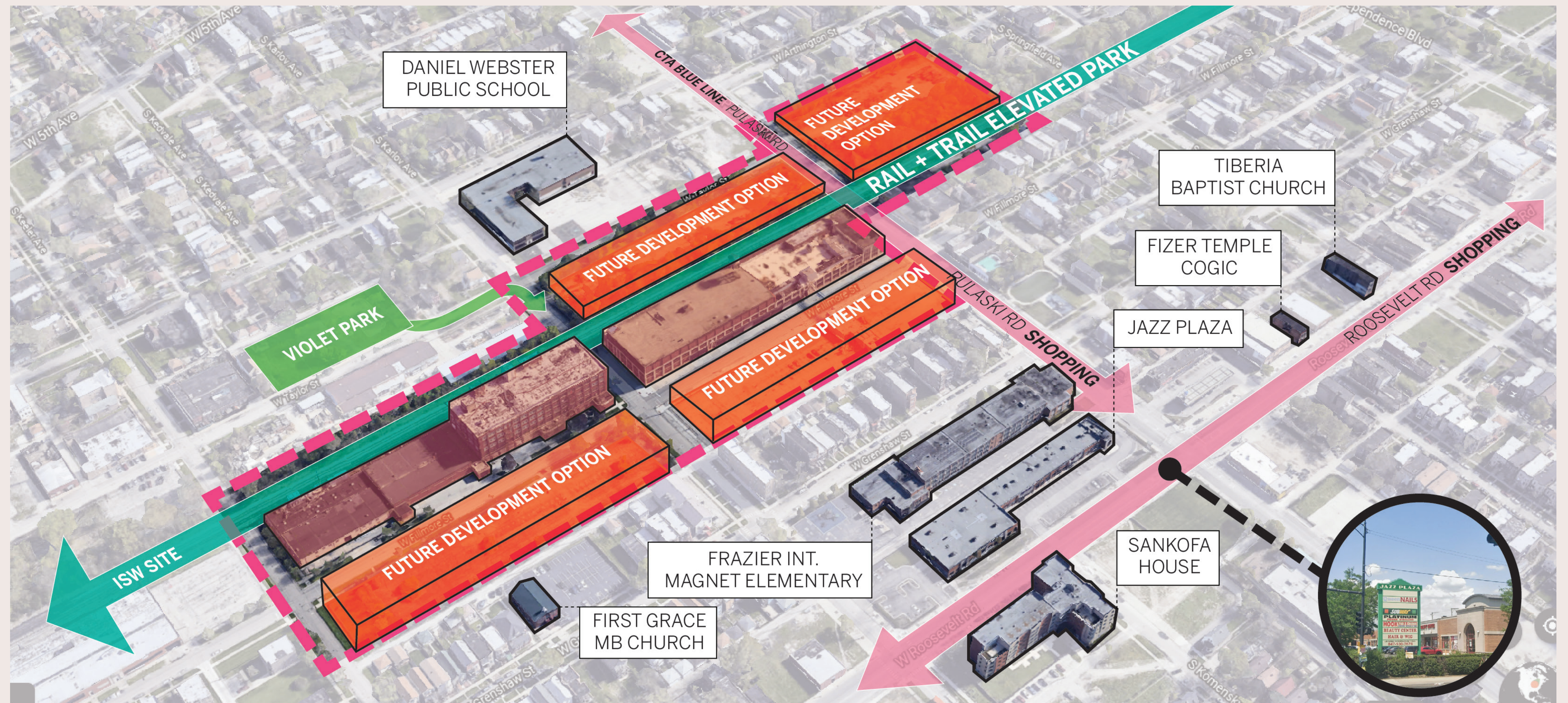
14 acres

Focus Areas Pulaski



Pulaski Focus Area pulls together several manufacturing zoned plots of land that would create a 3-block width of facade along the Rail. Pulaski Rd is a strong retail corridor.

The Pulaski Focus Area spans 20 acres across the rail.



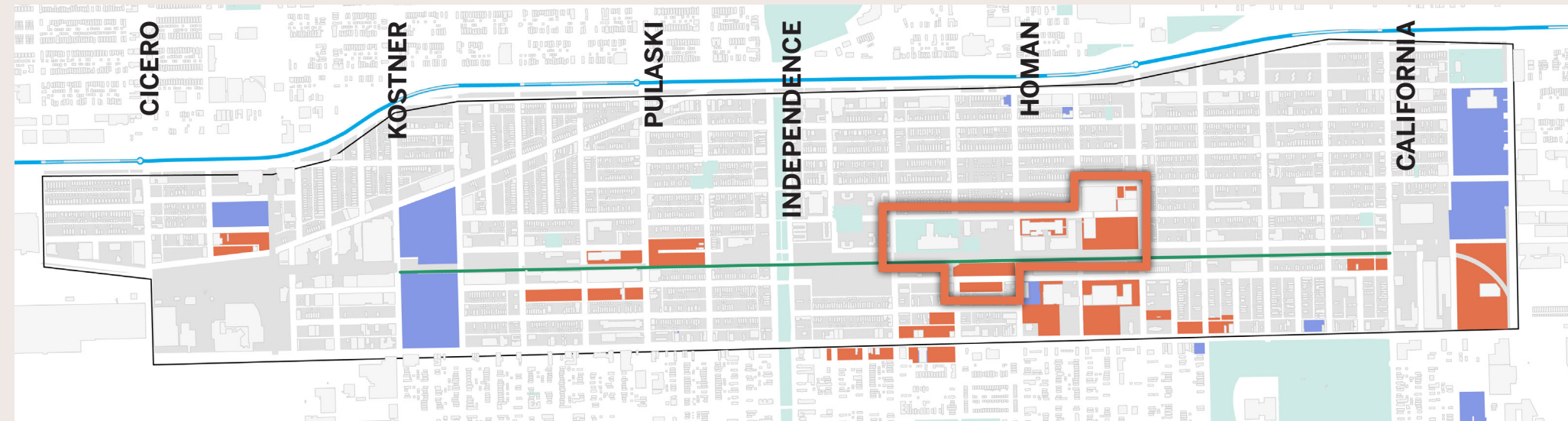
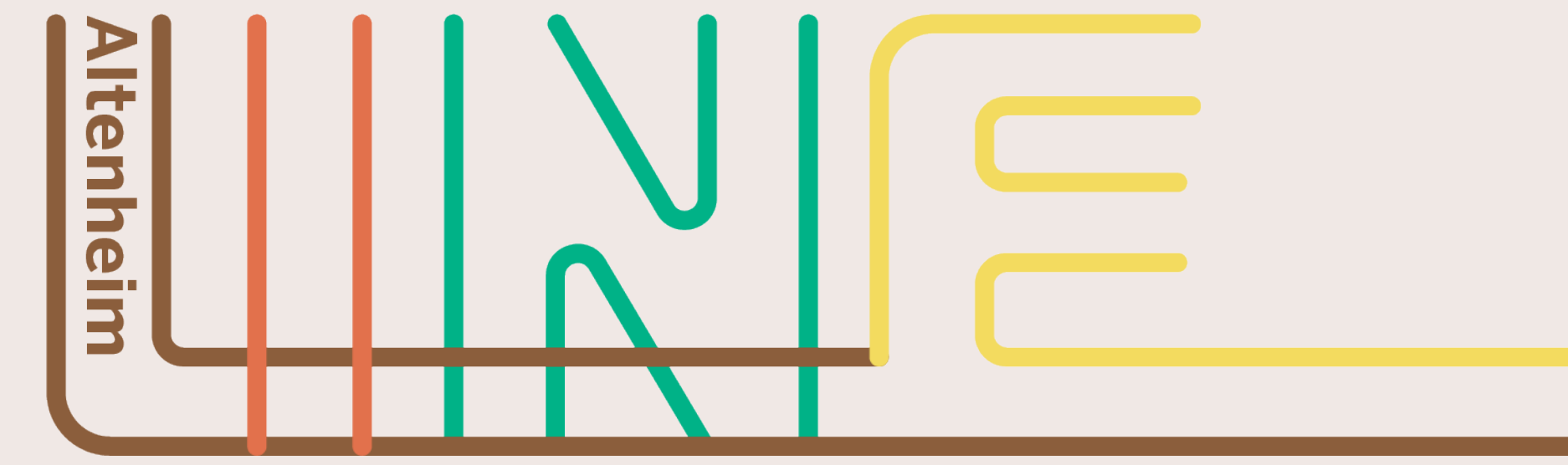
What types of development make sense in this area of focus?

How would you use a building next to an elevated park?

How do you envision this area to feel like in 5-10 years?

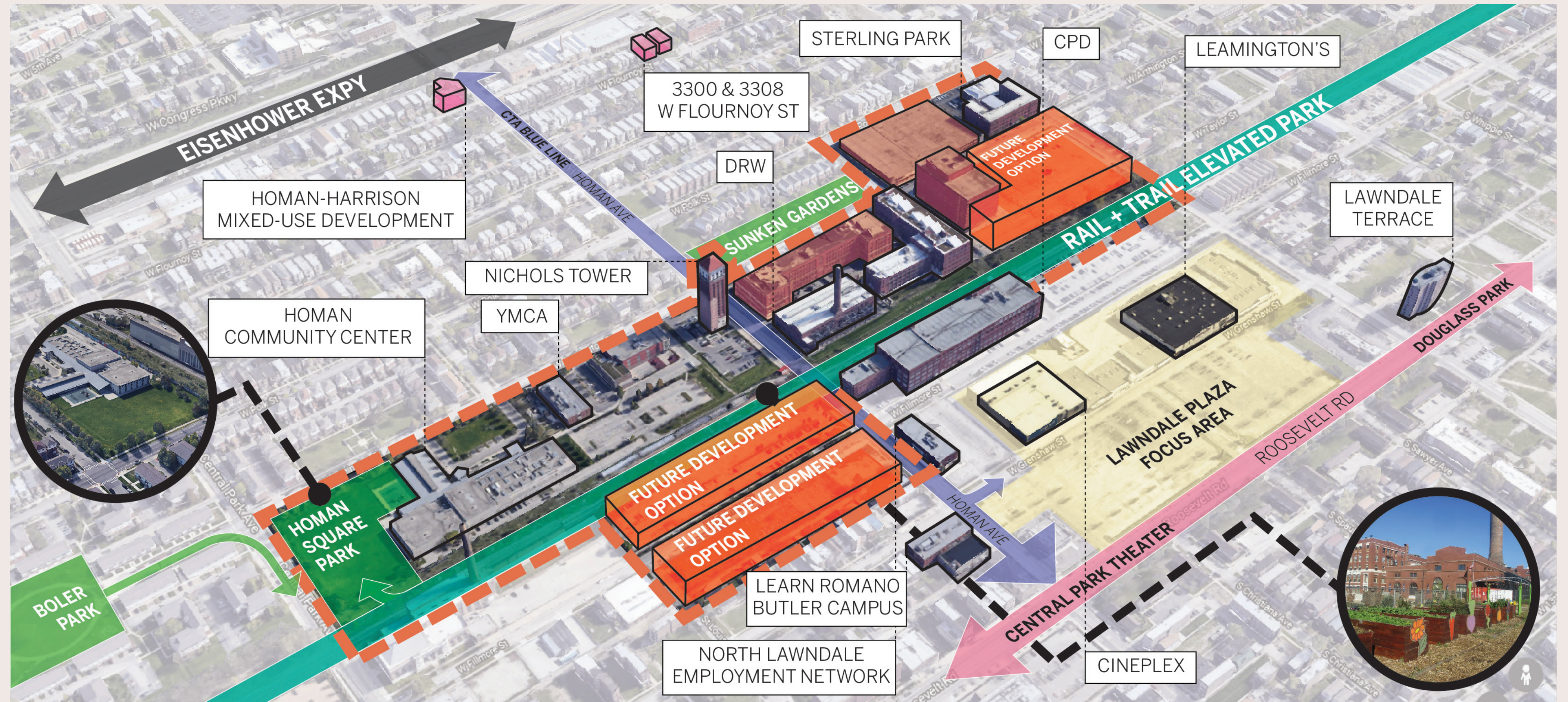


Focus Areas Homan Square



The Homan Square Focus Area is centered around the Homan Square campus and identifies the largest acres of potential development. Namely, an underutilized office building, a parking structure, and two largely underutilized parking lots.

The Homan Square Focus Area spans 38 acres across the rail.

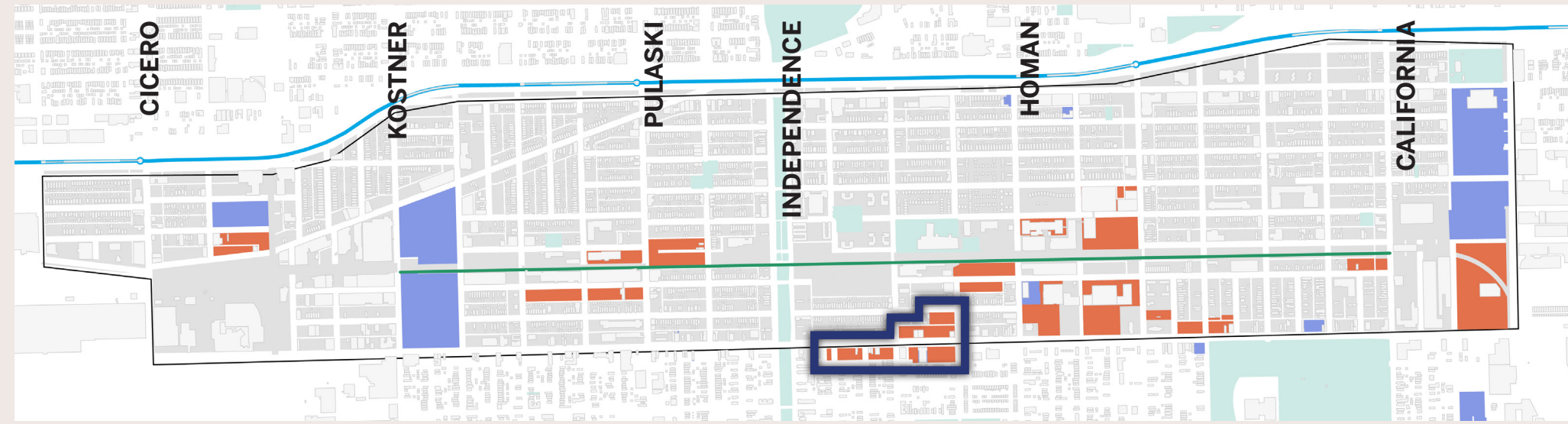


How could these parking lots transform in 5-10+ years?

How would you like to see Homan Square grow?

How do you want the rail and trail to support existing amenities?

Focus Areas Central Park Theater



The Central Park Theater Focus Area centers around the ongoing efforts to preserve the namesake historic building. There are currently several vacant lots surrounding the Theater itself, several active churches, and smaller open green spaces.

The Central Park Theater Focus Area is about 10 acres.

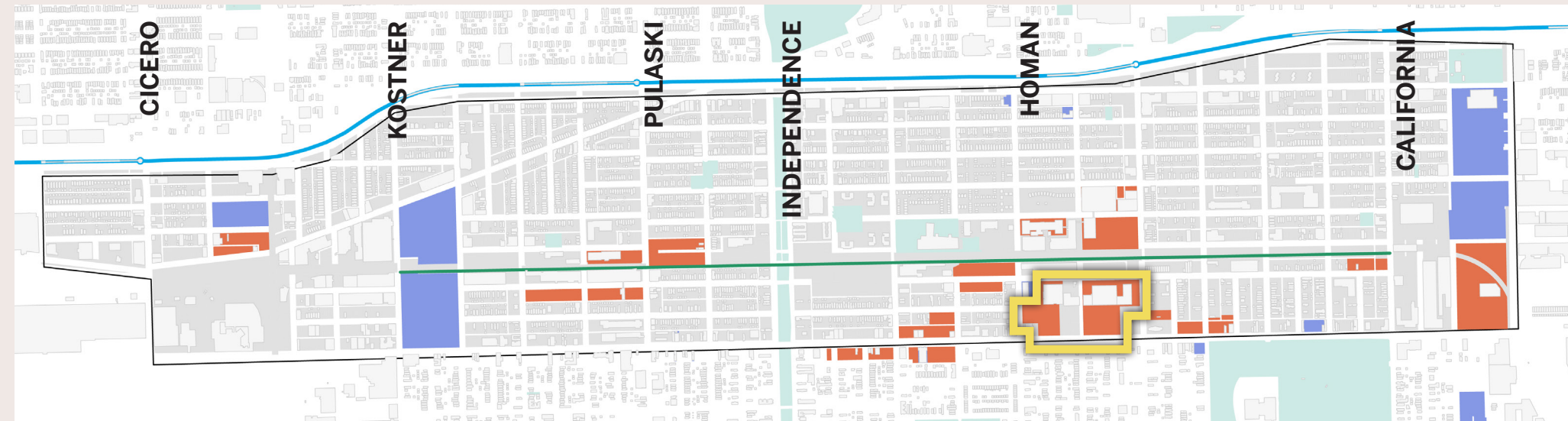
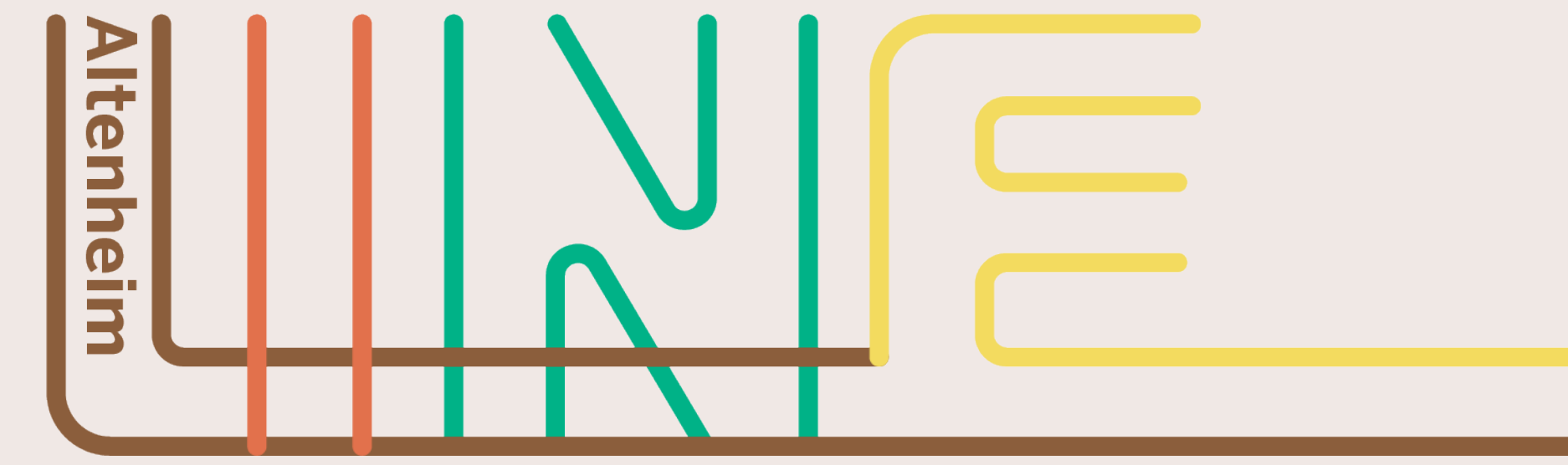


What types of development would you like to see here?

What do you want Roosevelt Road to look like in 5-10+ years?

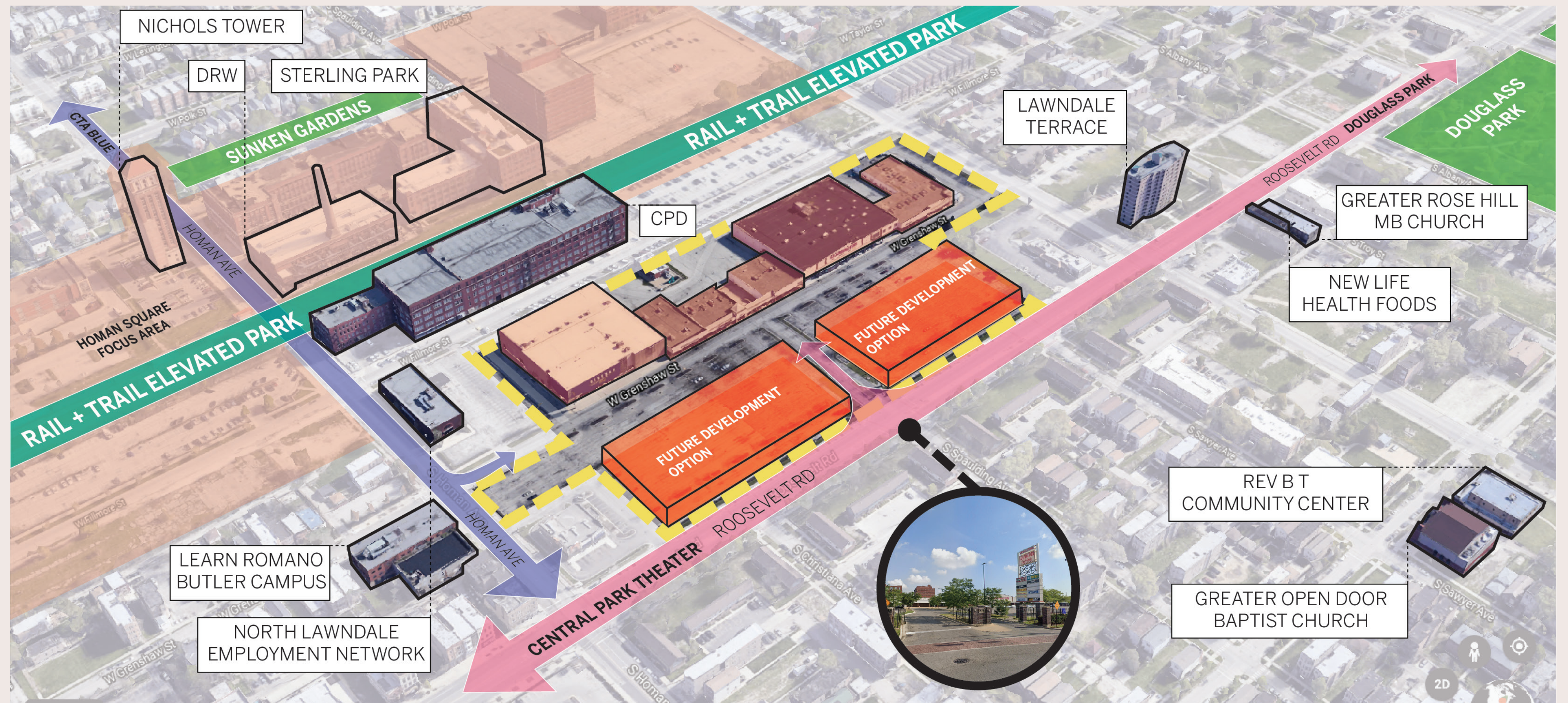
Are there barriers to walking down Roosevelt Road today?

Focus Areas Lawndale Plaza



Lawndale Plaza Focus Area encompasses the vacant Cineplex and newly opened, family-owned Leamington's, several storefronts, and a largely underutilized parking lot.

The Lawndale Plaza Focus Area spans 15 acres.

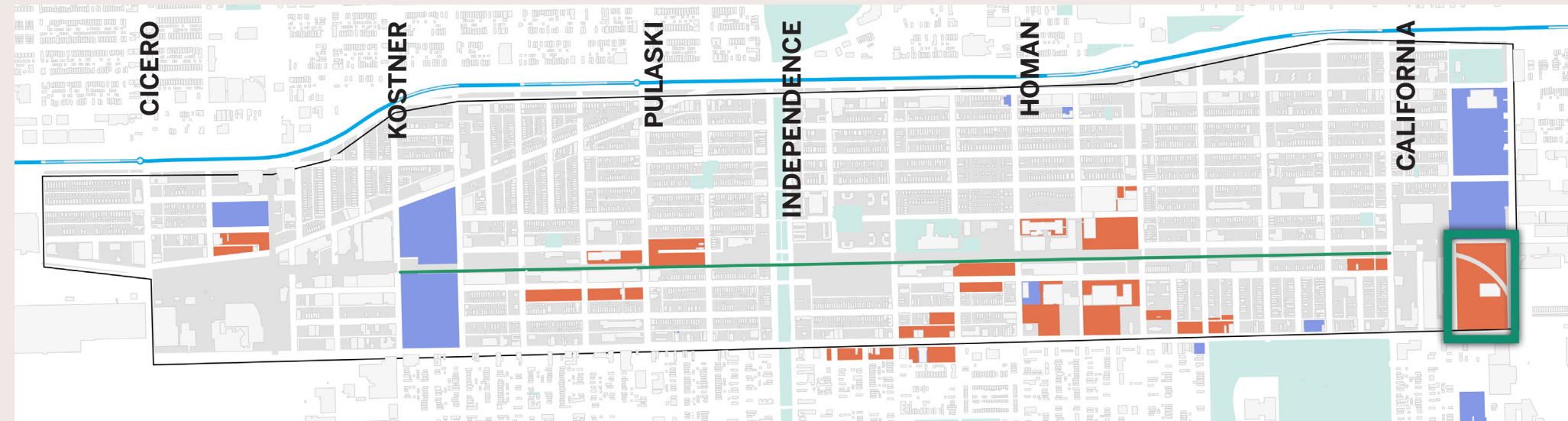


How do you imagine the Cineplex transforming?

Do you shop here today? If not, why?

What kinds of retail would you like to frequent here?

Focus Areas Campus Green



Campus Green Focus Area sits at the far east end of the future rail and trail elevated park, just south of the newly constructed Academy Hope athletic fields. The original warehouse building on this site was only partially demolished, leaving a currently vacant building still standing.

The Campus Green Focus Area spans 14 acres.



What types of development make sense in this area of focus?

How do you envision this area to feel like in 5-10 years?

How do you want the rail and trail to support existing amenities?

Recent Investments

What is missing that you want to see in the neighborhood?



A Safe Haven Foundation, Fauner Family Veteran Studios, Roosevelt & Francisco, 2021



Lawndale Christian Health Center, Farm on Ogden, Central Park & Ogden, 2018



Chicago Hope Academy, Athletic Fields, Polk & Washtenaw, 2021

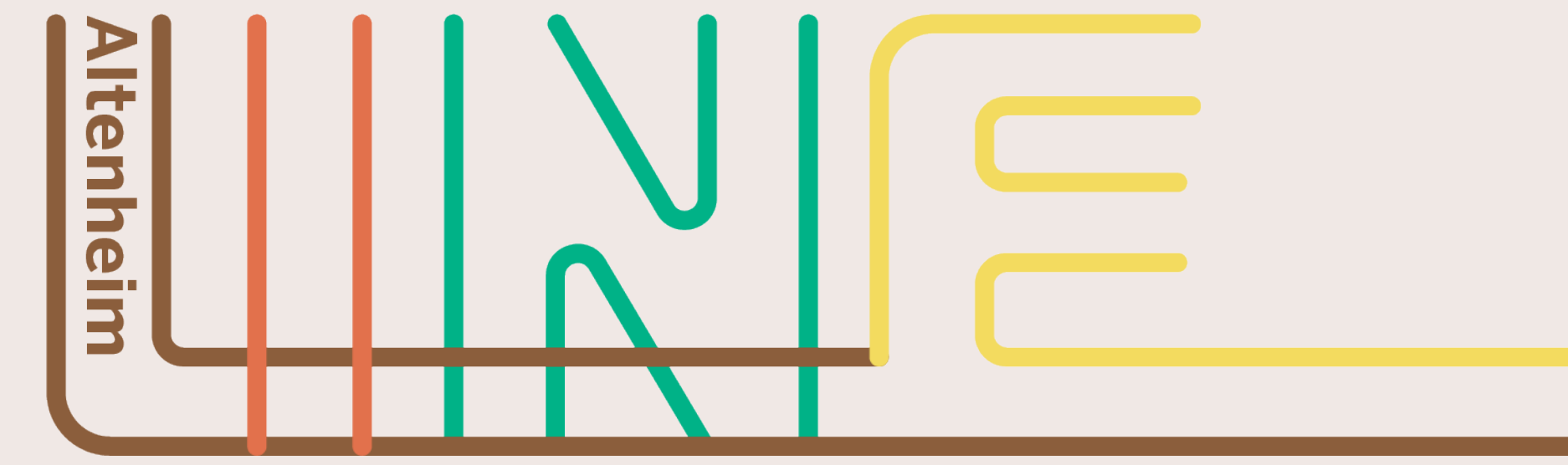


North Lawndale Employment Network, Homan & Filmore, 2021

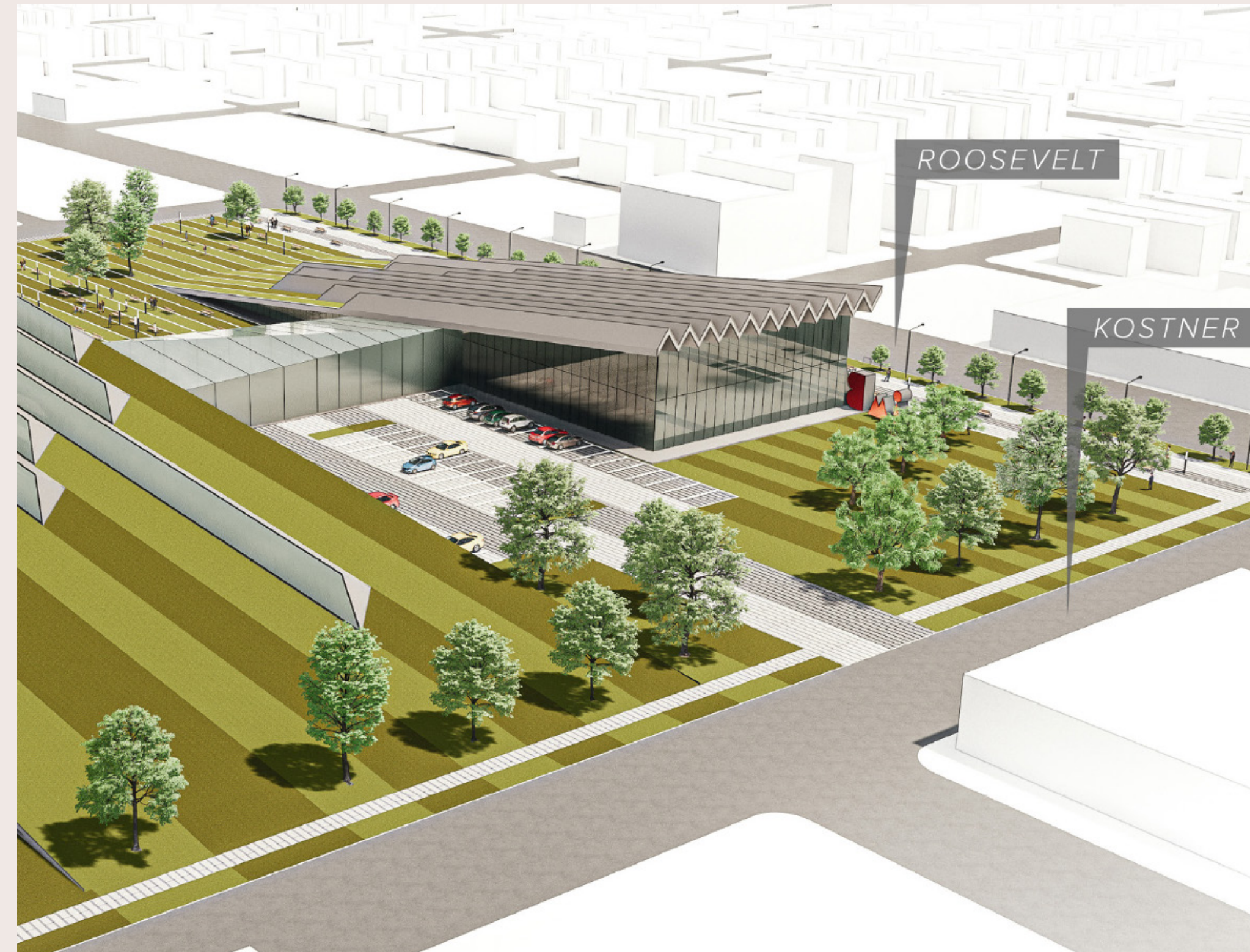


The Will Group, K-Town Business Centre, Polk & Kilpatrick, 2019

Concurrent Projects



Where are there overlooked opportunities in the neighborhood?



Department of Planning and Development, Invest South/West Roosevelt & Kostner



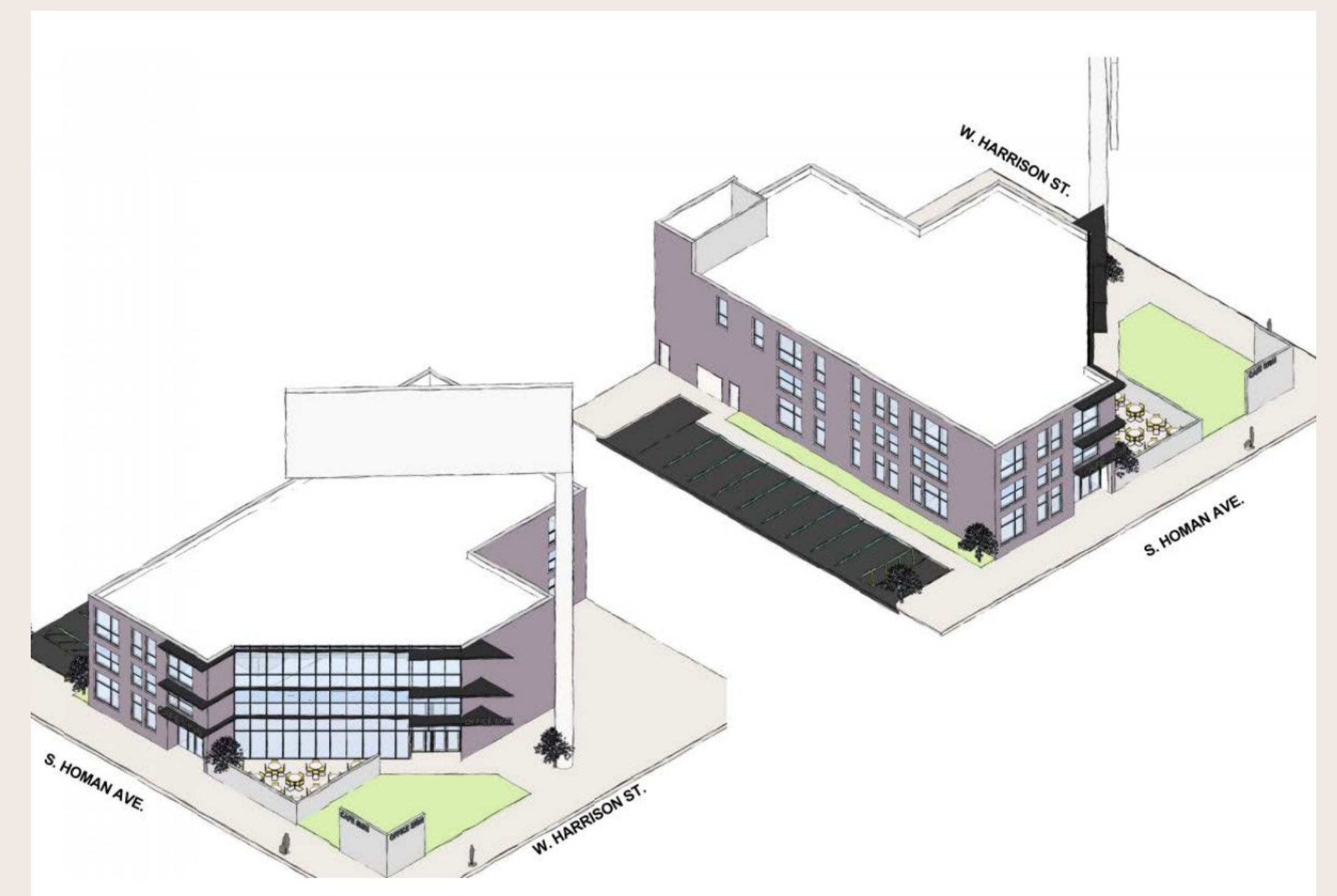
Chicago Housing Authority, Ogden Commons



Homan Square Foundation, 3300 & 3308 W Flournoy St

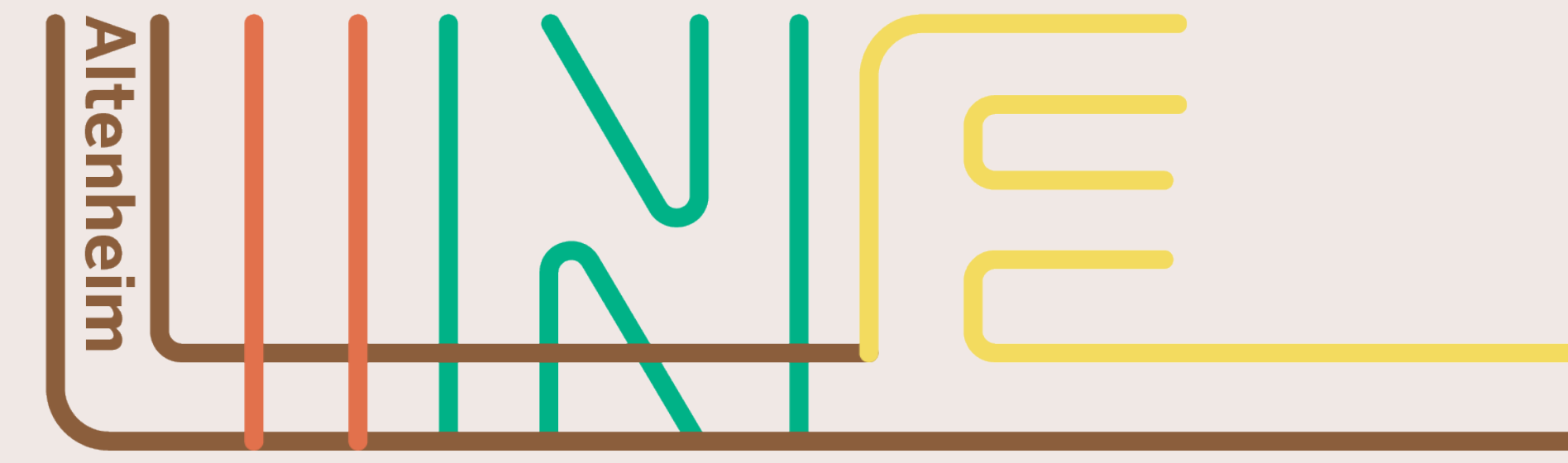


GRE Ventures, Invest South/West Ogden



Homan Square Foundation, Homan-Harrison Mixed-Use Development

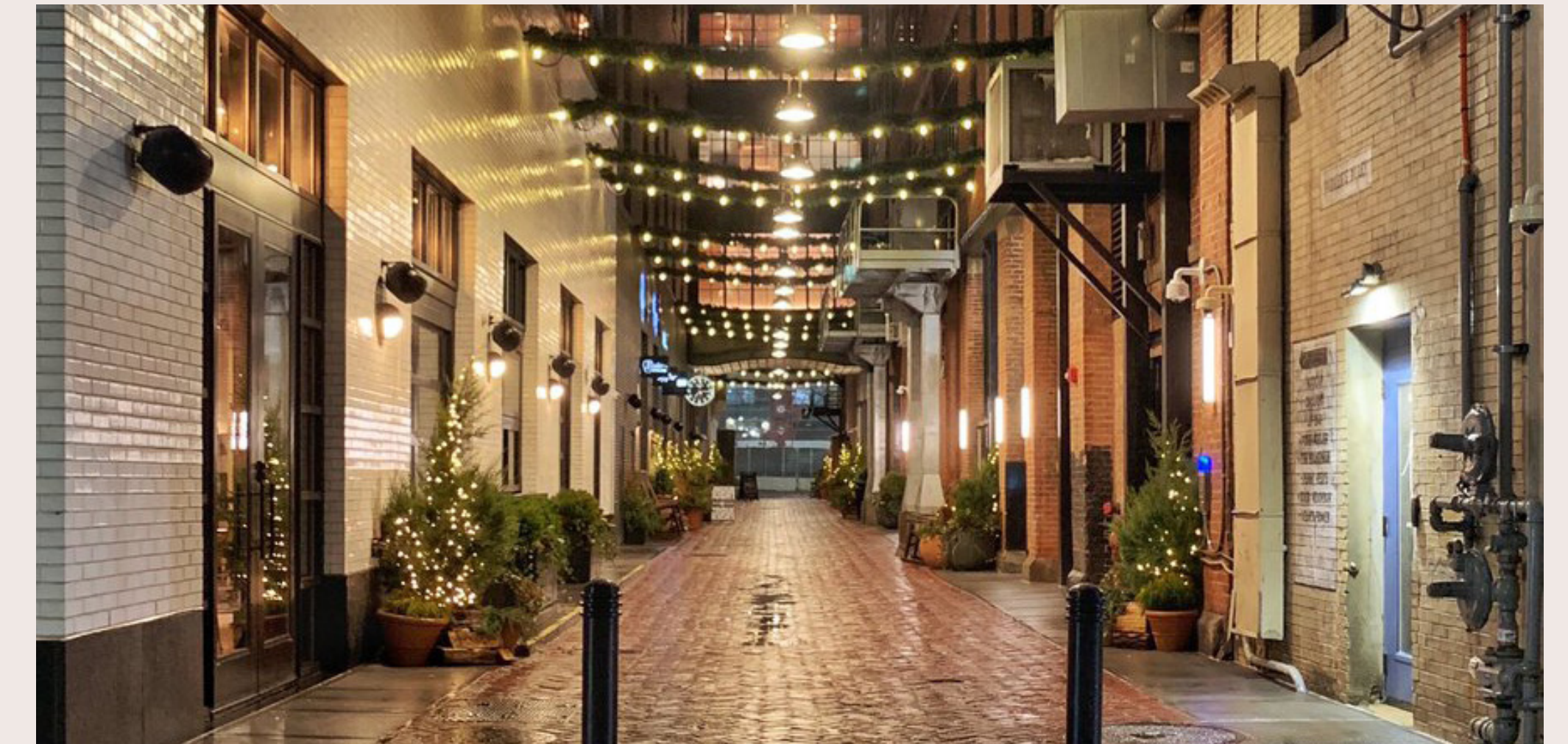
Examples + Ideas Retail-Oriented Public Space



222 Hennepin Mixed Use, Minneapolis, MN



Wynwood Walls, Miami, FL



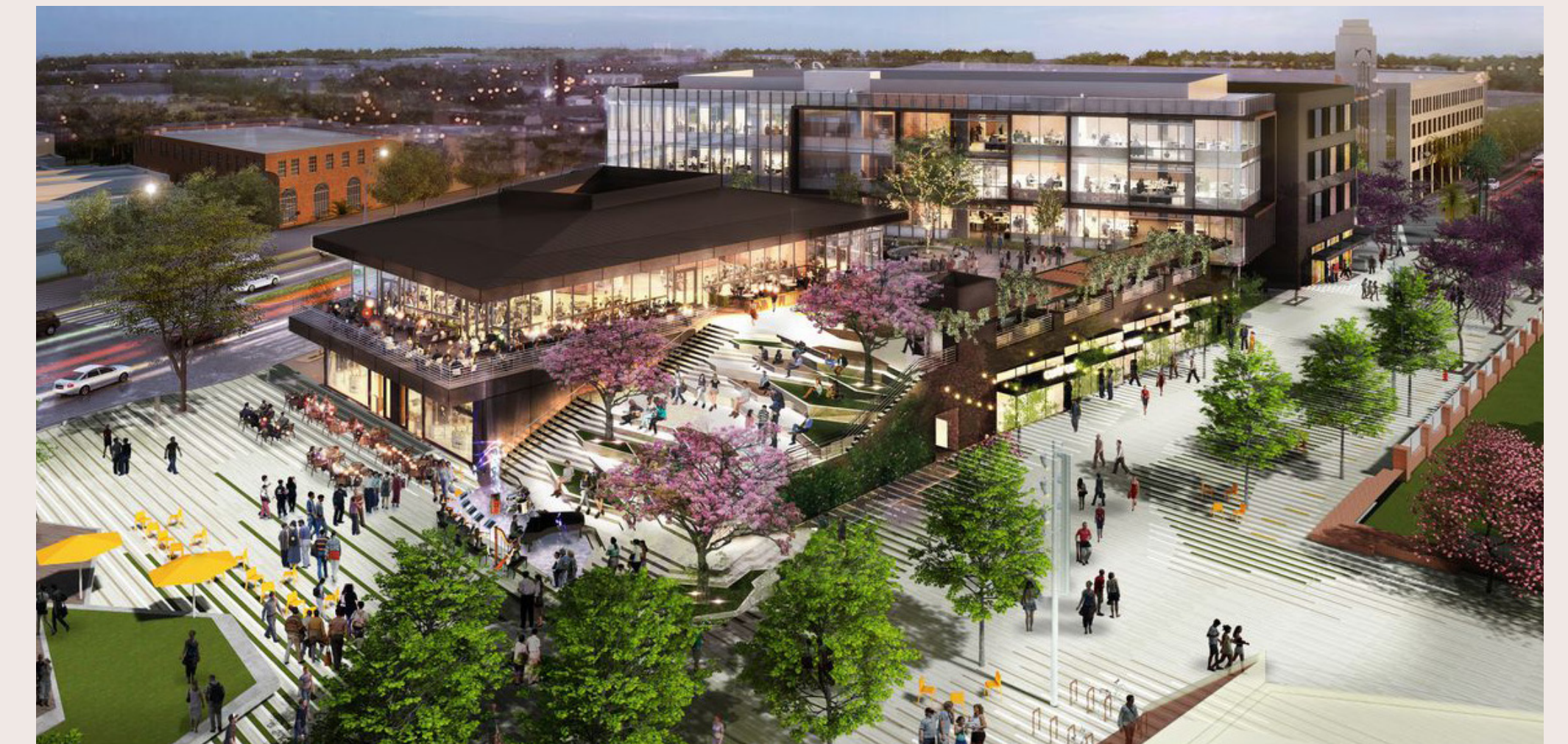
Parker's Alley, Detroit, MI



Ponce City Market, Atlanta, GA



8th Street Market, Bentonville, AK

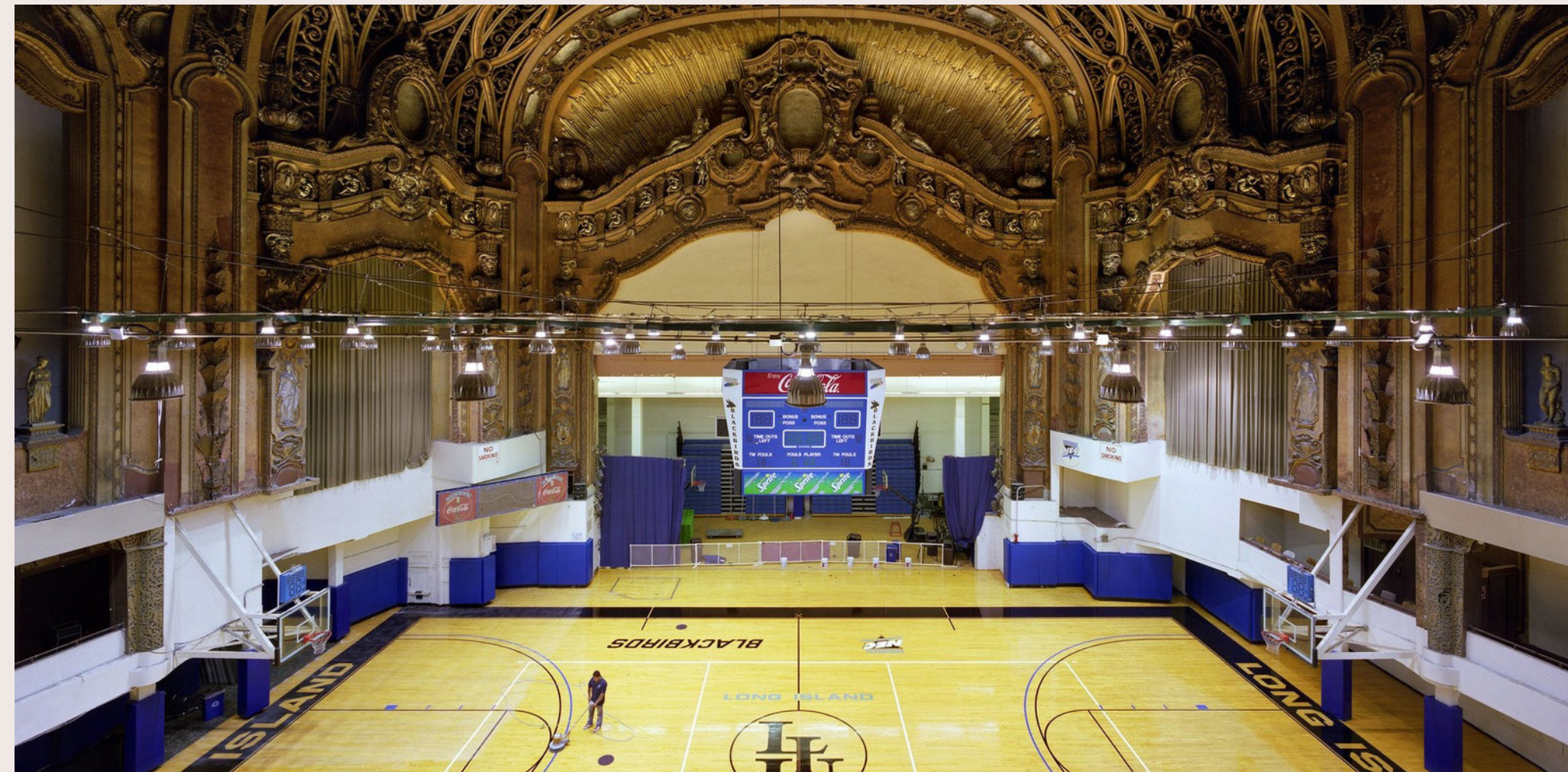


The Culver Steps, Culver City, CA

What kind of retail-oriented public space would you like to frequent and spend time at? How would it feel?

A large, empty white rectangular area intended for user input or a survey response.

Examples + Ideas Cinema Adaptive Reuse



Paramount Theater, Long Island University Gymnasium conversion, Brooklyn, NY



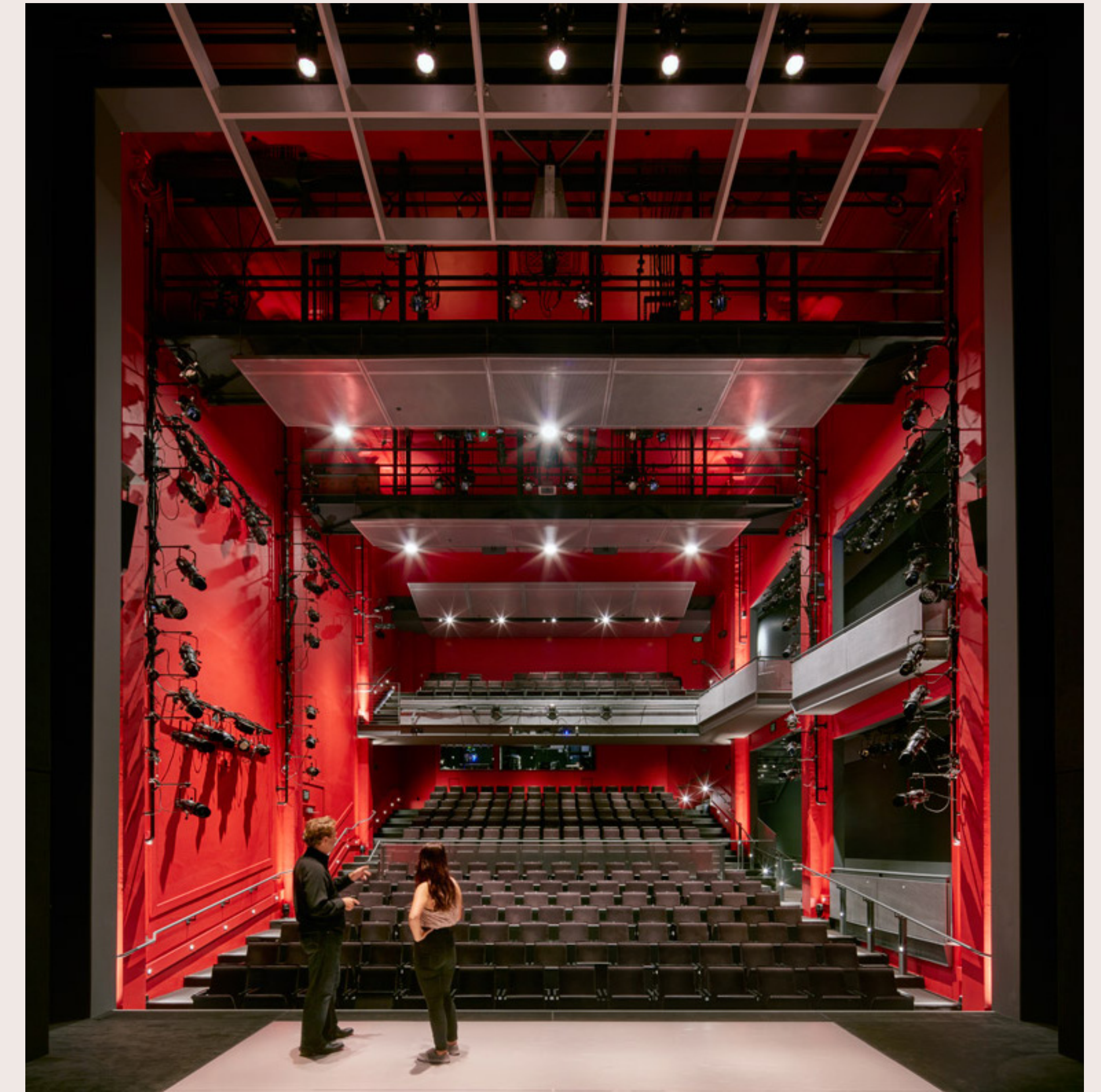
Green Line Performing Arts Center, renovation and addition, Chicago, IL



Movie Theater, Box Office coworking space conversion, Pittsburgh, PA



Palm Valley Cinema, Goodyear Medical Plaza conversion, Goodyear, AZ



The Strand Theater, renovation, San Francisco, CA

How would you transform the Cineplex for the benefit of the neighborhood?

A large, empty white rectangular area intended for a response to the question above.