



# Halsted Triangle Plan

## DRAFT CHAPTER UPDATE

**COMMUNITY WEBINAR**

JUNE 10, 2020, 6 P.M.



# Welcome and Introductions

## AGENDA:

1. Introductions
2. 2010 HTP Plan Summary
3. City Initiatives Since 2010
4. HTP Chapter Update
5. Q+A
6. Next Steps

### 27<sup>th</sup> WARD

Alderman Walter Burnett Jr.

### 2<sup>nd</sup> WARD

Alderman Brian Hopkins

### DEPARTMENT OF PLANNING AND DEVELOPMENT

Kathy Dickhut, Managing Deputy Commissioner

Cindy Roubik, Assistant Commissioner

Noah Szafraniec, Manages Chicago Plan Commission

Josh Son, Central Region Planner

### DEPARTMENT OF TRANSPORTATION

Bill Higgins, Project Manager



## **Why Update the 2010 Halsted Triangle Plan?**

Since 2010, there have been significant planning initiatives and land use changes that have impacted this area. During the North Branch Framework Plan planning process, DPD received multiple requests to update this plan.

### **INCLUDED IN UPDATE**

**Summary of Initiatives Since 2010**

**Summary of Recent Trends**

**Guidance for Future Development**

### **NOT INCLUDED IN UPDATE**

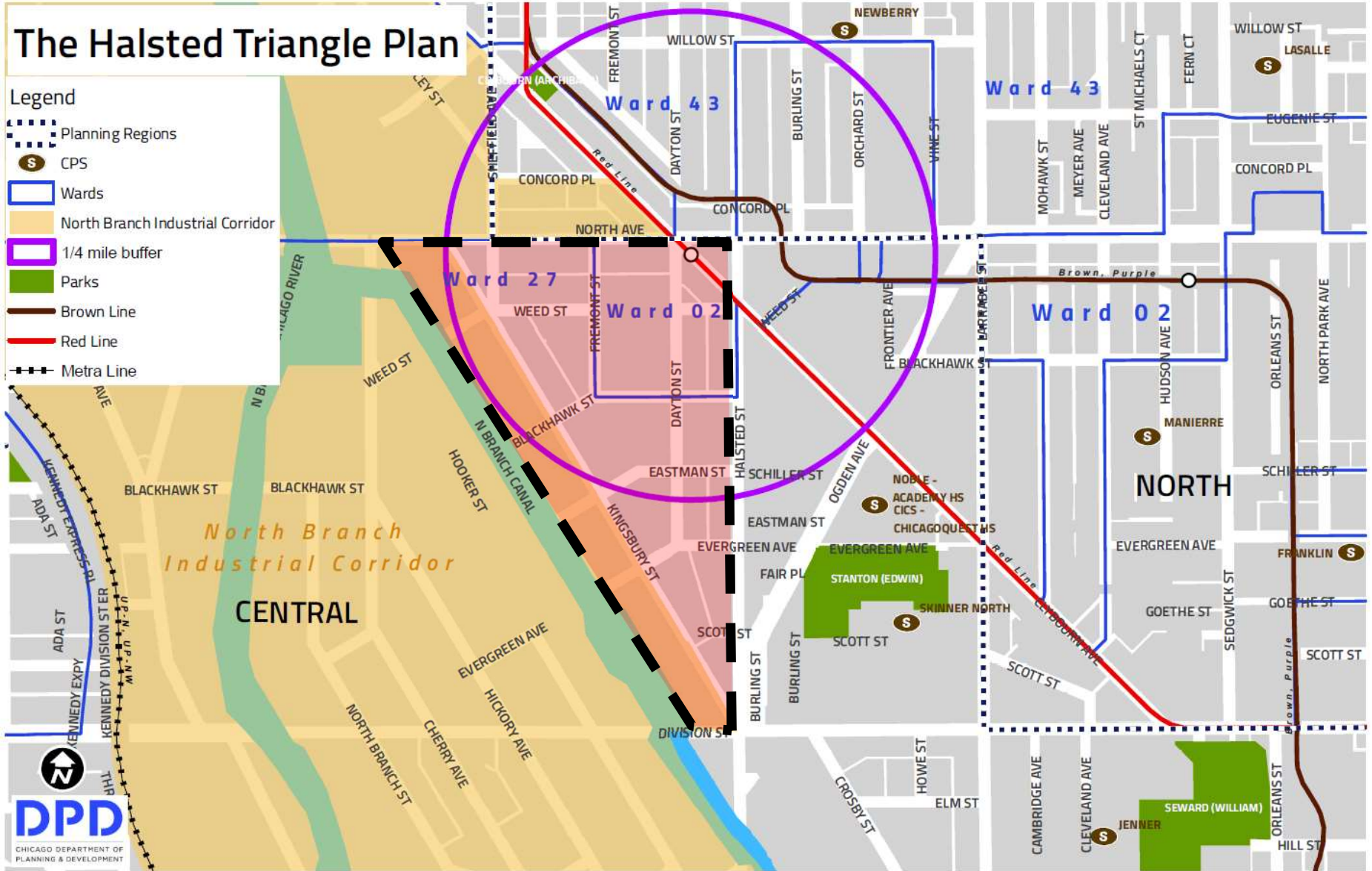
**No Change in Process for Public Review of Future Development**

**No Specific Zoning Ordinance or Map Changes**

# The Halsted Triangle Plan

## Legend

- Planning Regions
- CPS
- Wards
- North Branch Industrial Corridor
- 1/4 mile buffer
- Parks
- Brown Line
- Red Line
- Metra Line



CITY OF



DEPARTMENT OF TRANSPORTATION  
DEPARTMENT OF ZONING  
AND LAND USE PLANNING  
*Halsted Triangle Plan*



CHICAGO

## 2010 Halsted Triangle Plan

### Existing Conditions:

- Large surface parking lots
- Lack of pedestrian activity
- Lack of open spaces
- Streets + sidewalks not pedestrian-friendly

Area is predominantly zoned C3-5, residential uses not allowed and zoning changes are discouraged.

Guidance for riverwalk and street improvements.

Prepared by:  
 Kimley-Horn  
and Associates, Inc.

GOODMAN WILLIAMS  
GROUP  
REAL ESTATE RESEARCH

 r\_barc



## EXISTING CONDITIONS: RETAIL + PARKING LOTS



**5% of HTP land has residential uses**



SoNo started before C3 zoning, 324 apts + 197 condos

**EXISTING CONDITIONS: RESIDENTIAL**

# City-led Initiatives Since 2010

## **North Branch Framework Plan**

Reduced PMD Area + Allows Mixed-Uses outside of PMD

## **CDOT Plans + Guidelines**

Complete Streets Design Guidelines

Vision Zero Action Plan

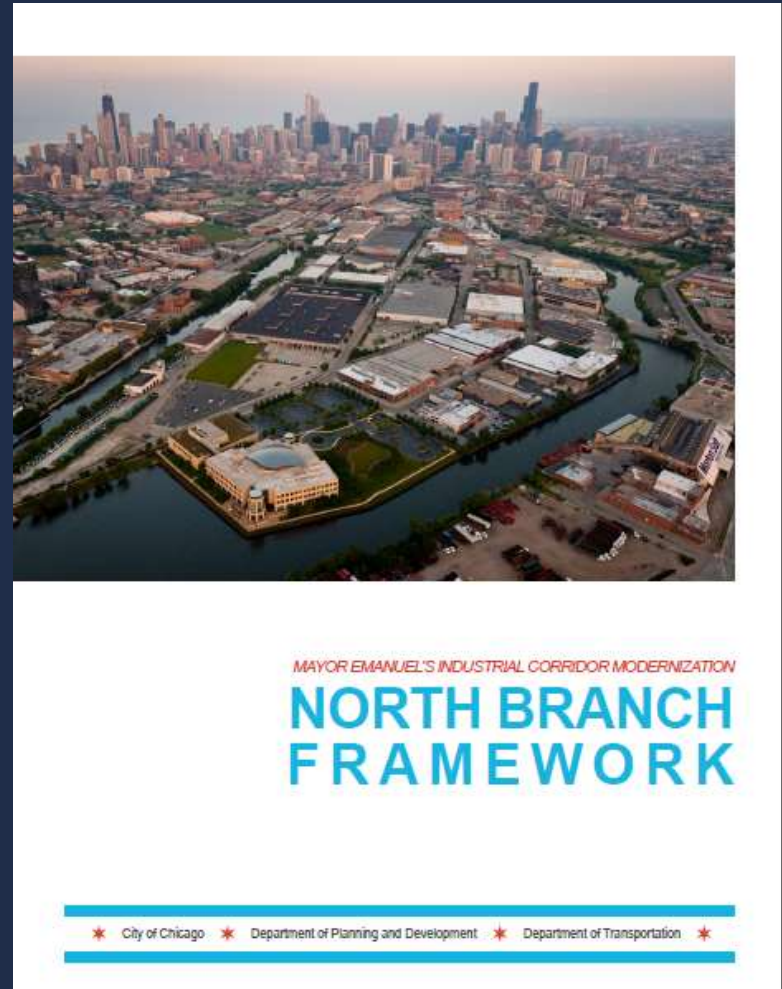
## **Affordable Housing Ordinance**

Near North ARO Pilot

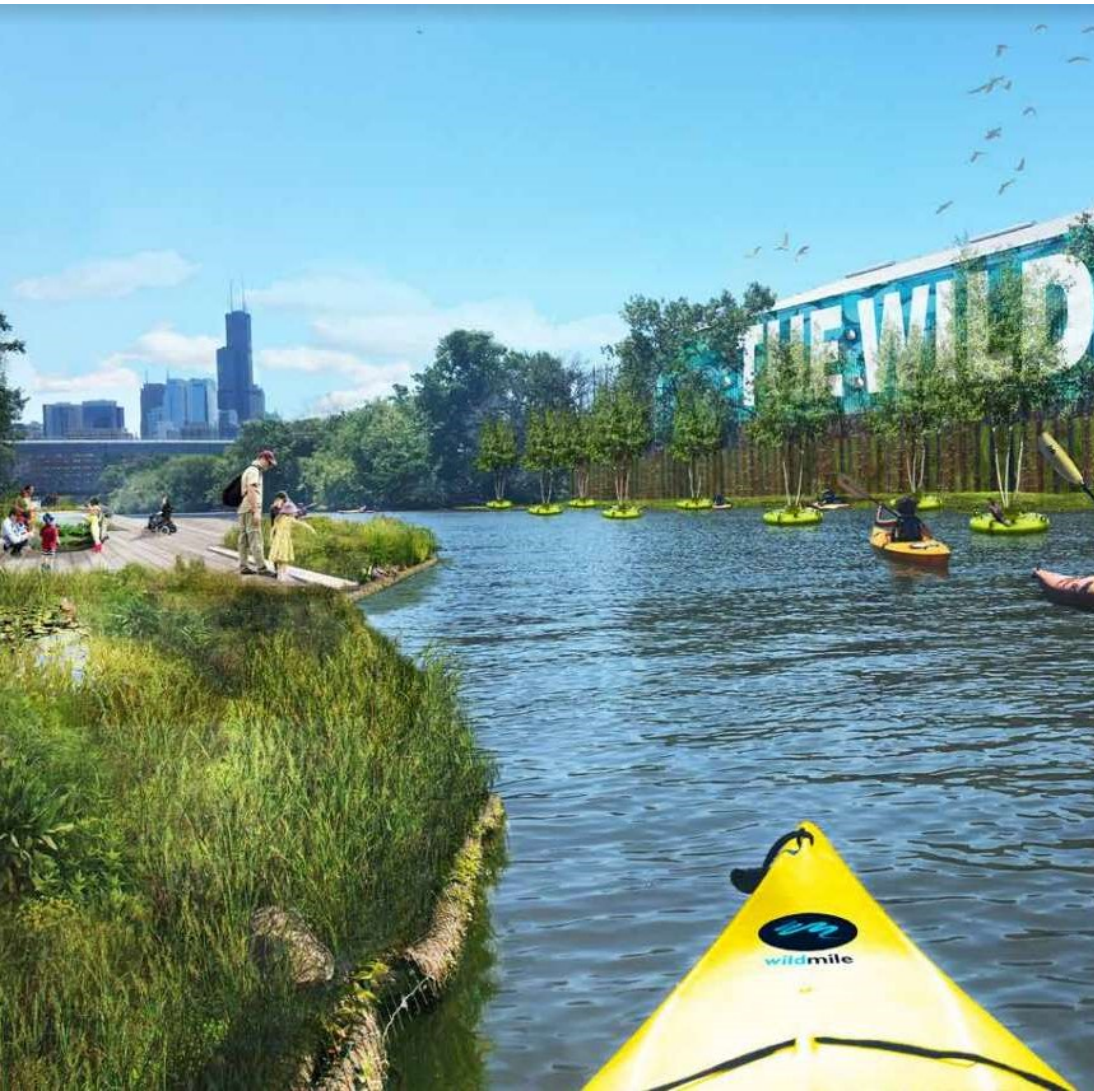
## **Wild Mile Vision + Implementation**

## **Transit Served Location Ordinance**

## **Divvy + Rideshare Ordinance**







**WILD MILE VISION: [www.wildmilechicago.org](http://www.wildmilechicago.org)**

**RENOVATED IN 2010**  
**4% RIDERSHIP REDUCTION FROM 2017-2018**



**NORTH/CLYBOURN CTA STATION**

## CURRENT DATA + TRENDS

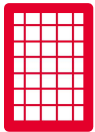
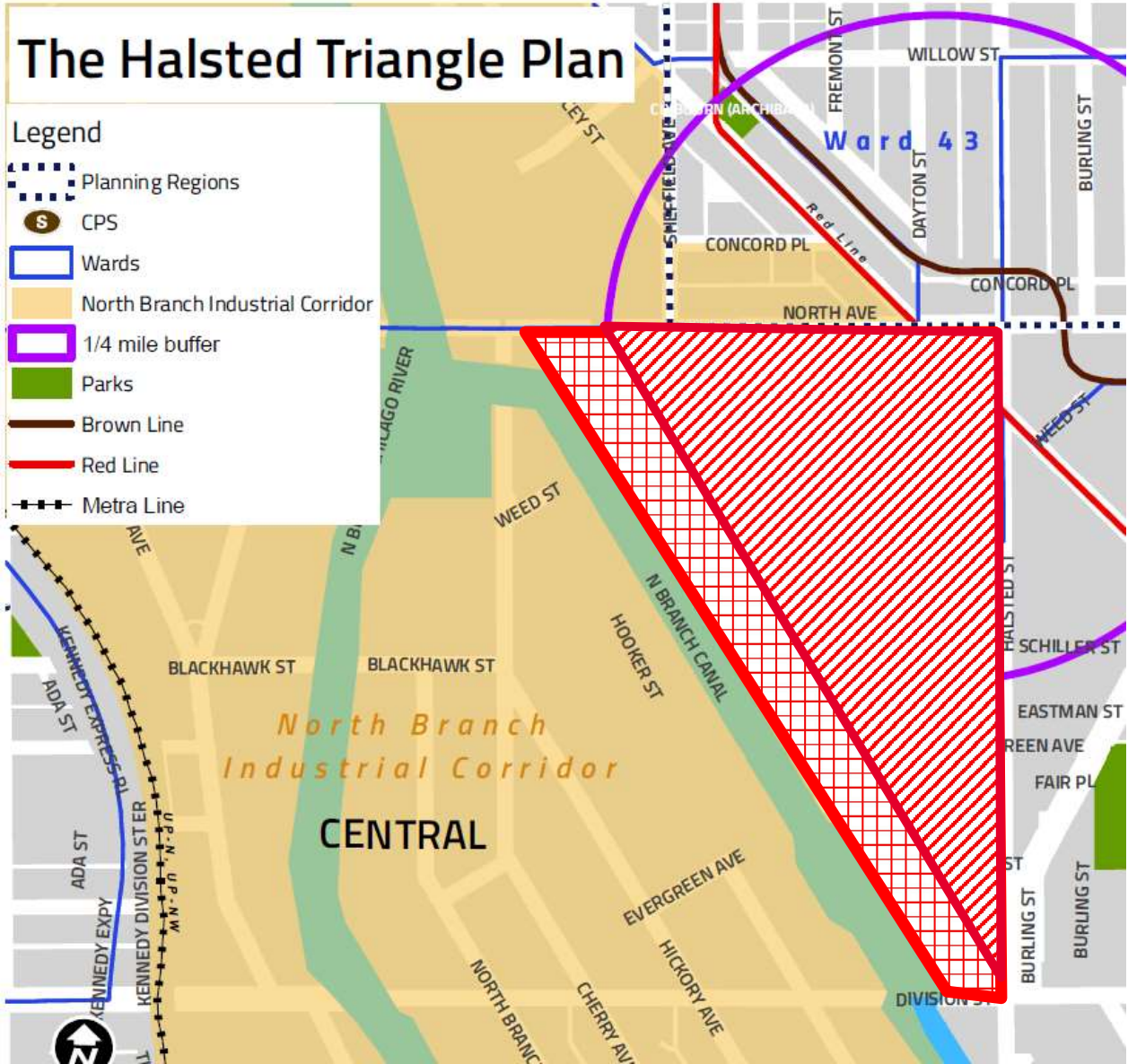
- **10% population growth in Near North Community Area** (from 2010-2017)
- **60% households are 1 person, 32% are families** (CMAP)
- **63% residents in Near North take transit, bike, and/or walk to work; 35% residents own a car** (CMAP)
- **Retail vacancy increasing along Clybourn Retail Corridor, from 6.4% in 2014 to 12.8% in 2018** (Survey by Stone Real Estate)
- **Residential uses have significantly lower vehicular trip generation rates than retail uses** (Institute of Transportation Engineers)
- **Neighborhood CPS school enrollment is “efficient”** (2019-2020 Status)



**COMPLETED + APPROVED DEVELOPMENT**

# REVISED HALSTED TRIANGLE PLAN OBJECTIVES (in red)

1. Promote connectivity between modes, between uses, and between the natural and built environments
2. Support and create opportunities for development that is compatible with and enhances the neighborhood.
3. Promote and support non-residential uses along the river, given existing intensity of industrial uses on the eastern side of Goose Island
4. Provide the opportunity for a continuous riverwalk and a connecting non-vehicular path system.
5. Manage traffic congestion on primary streets in the study area by focusing on a multimodal transportation solution.
6. Develop a parking strategy that balances anticipated demand with minimizing traffic congestion.
7. Create pedestrian-friendly streetscapes that connect neighborhoods.
8. Create strong connections to and from the riverwalk.
9. Encourage development compatible with the adjacent Goose Island Planned Manufacturing District (PMD) in the buffer zone between the river and Kingsbury Street.
10. Promote design excellence consistent with urban design best practices and department policies.
11. Promote sustainable development practices.
12. Develop a neighborhood way-finding system



**BUFFER ZONE: Compatible development in consideration of industrial uses on Goose Island**

- No residential
- No outdoor dining or entertainment



**MIXED-USE ZONE: Consider future zoning changes to promote a mix of uses including residential**

**FOR NEW PD PROJECTS::**

- Prioritize alternate modes of transportation
- Improve pedestrian experience
- High-quality design
- School impact study, if warranted



## **Benefits of Allowing Residential Uses**

- **Increases development potential, which should lead to fewer parking lots and 1-story buildings**
- **Encourages increased density and walkability near Red Line CTA Station, consistent with TSL Ordinance and goals**
- **New residential units require Open Space Impact Fees, which can be used for Wild Mile or other new open space improvements**
- **New residential units will trigger ARO requirements**



## **Relevant Planned Development Triggers C3-5**

- **New Construction Within 100' of Chicago River**
- **Retail Over 75,000 SF or More**
- **More Than 4 Acres of Net Site Area**
- **Building Heights Above 70'-80' (depends on lot frontage)**
- **More than 100 Residential Units**

**\* Other triggers may apply pursuant to 17-8-0500**





## Questions + Answers

### Next Steps:

- Post Webinar Recording on DPD webpage
- Continue to Gather Public Feedback
- Finalize HTP Chapter Update
- Present to Chicago Plan Commission for Adoption

  **Thank you and stay safe!**

A recording of this webinar will be made available at  
[www.chicago.gov/halstedtriangle](http://www.chicago.gov/halstedtriangle)

Follow up comments and questions can be emailed to  
[DPD@cityofchicago.org](mailto:DPD@cityofchicago.org)