

Rogers Park Corridor Development Initiative Kick-Off Meeting

October 1, 2020

metroplanning.org/rogerspark

metroplanning.org @metroplanners

Housekeeping



ZOOM CHAT

Found at the bottom of your Zoom window. Use add a comment, share links, or request troubleshooting help.



MENTIMETER

For live polling and ideating throughout the workshops. The link and code to submit feedback will be provided on the slides. Feedback can be send via smartphone or laptop.



Q&A

Found at the bottom of your Zoom window. Please send specific questions through the Q&A box. Any questions sent via Facebook live will also be captured.



RAISE HAND

Found at the bottom of your Zoom window. We will be calling on people with their hand raised to speak to comments submitted via Menti, and to ask questions during the Q&A portion of the evening.

Community Agreement

- We are guided by respect for one another
- We act with best intentions knowing they may still impact others in ways that are triggering
- We listen deeply and challenge with care
- We honor lived experience as data
- We commit to be stewards of this space together

Welcome

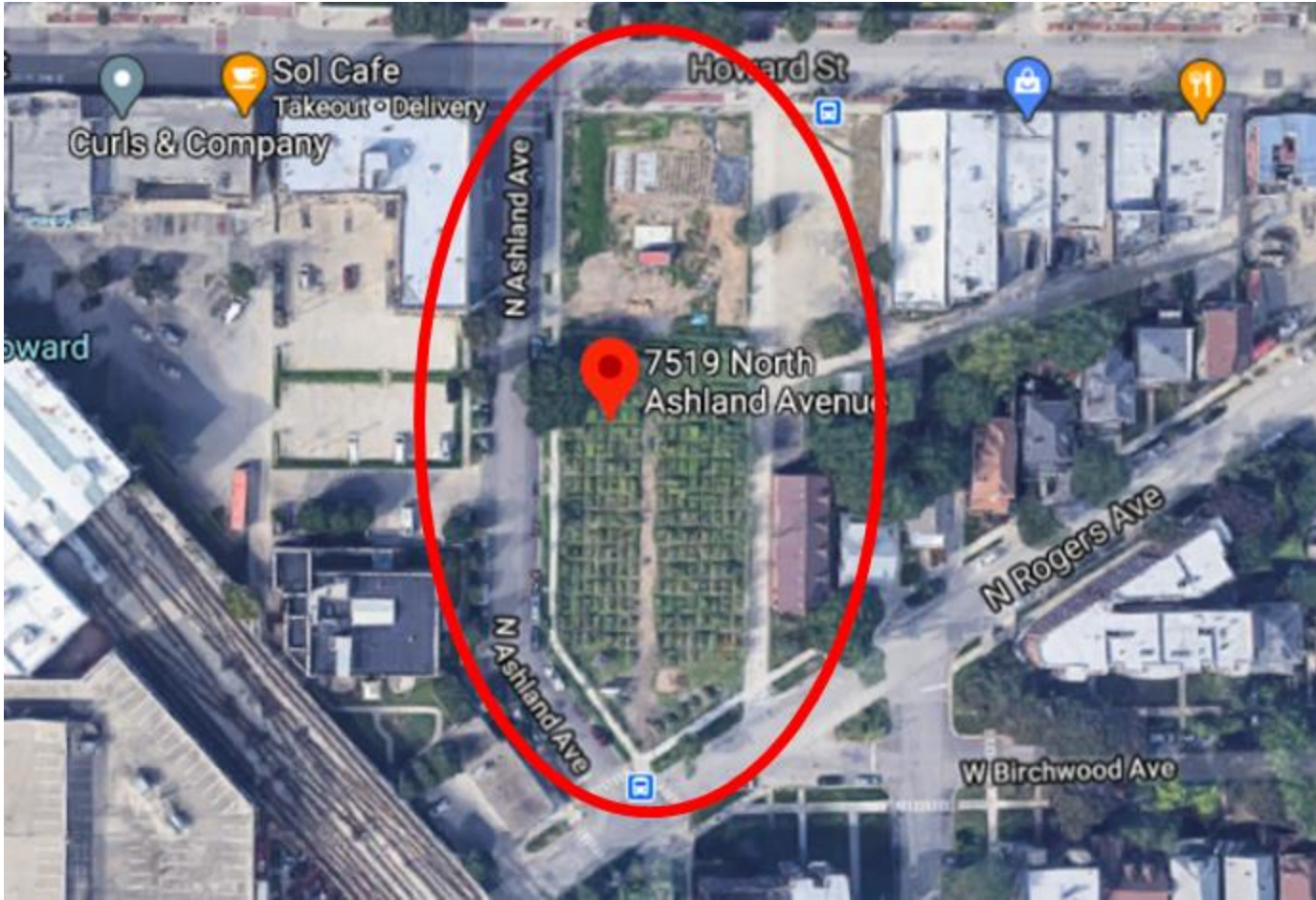
Maria Hadden
Aldерwoman, 49th Ward

Torrence Gardner
Director of Economic &
Community Development
49th Ward



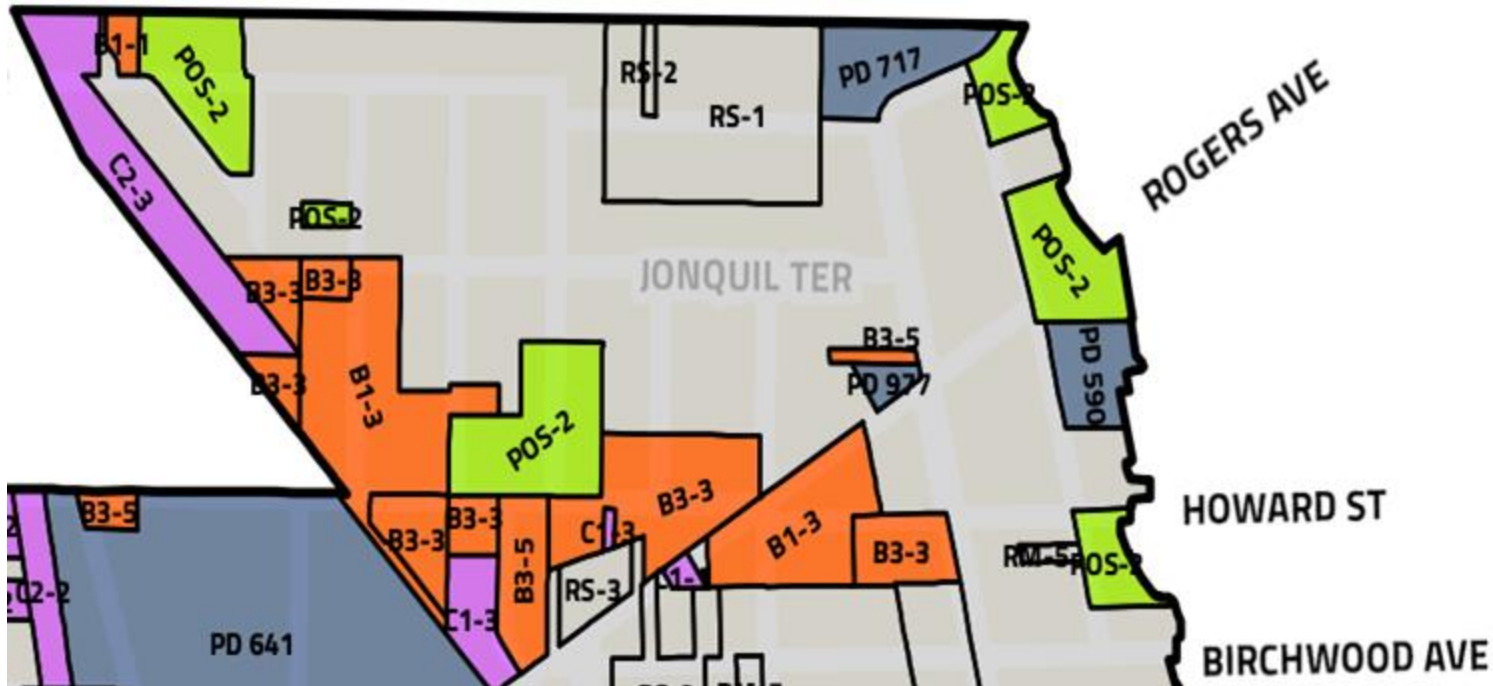


Development Opportunity



- 1.05 Acre (Around Size of Football Field)
- City-Owned Lots
- Utilized by Peterson Garden Project

Current Zoning



- Intended for large sites on main streets
- Permits residential living above ground floor
- Max Height: 81 Feet
- Zoning change is possible


Why Howard & Ashland?



- Only city owed undeveloped lot in ward
- Location on Howard corridor, proximity to transit
- Attracting interest from developers

Previous Planning Efforts

**COMMERCIAL CORRIDOR PLAN
FOR
HOWARD STREET & MORSE AVENUE**



DEVELOPED BY:
DEVCORP NORTH

WITH ASSISTANCE FROM:
THE UNIVERSITY OF ILLINOIS AT CHICAGO'S CITY DESIGN CENTER
THE UNIVERSITY OF ILLINOIS AT CHICAGO'S VOORHEES CENTER
NORTHEASTERN ILLINOIS PLANNING COMMISSION

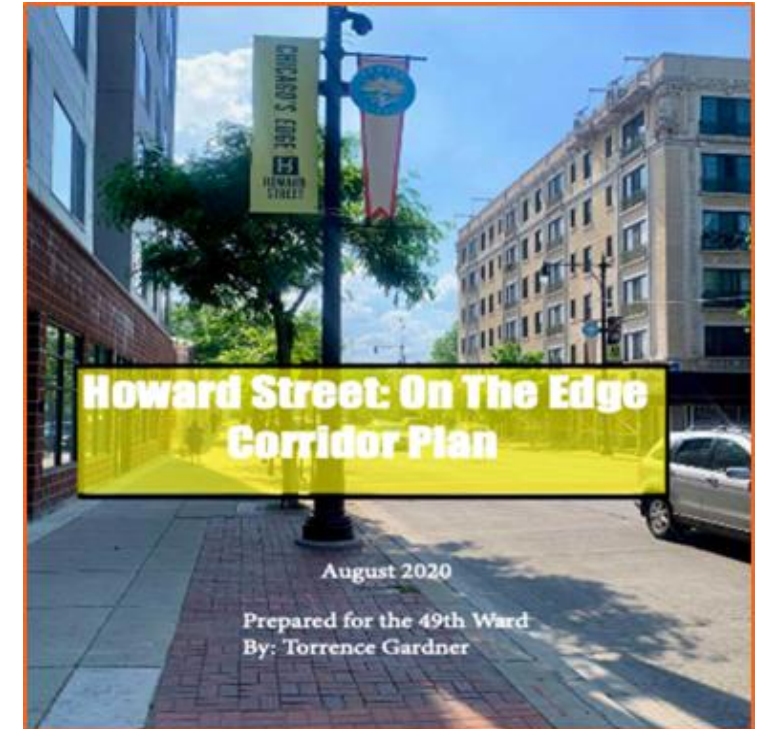
DECEMBER, 2006



**VISION
CLARK STREET**

**CORRIDOR
MASTER PLAN**

DECEMBER 12, 2017



**Howard Street: On The Edge
Corridor Plan**

August 2020

Prepared for the 49th Ward
By: Torrence Gardner

MPC'S EQUITABLE DEVELOPMENT INITIATIVE

Principles of Equitable Transit-Oriented Development (eTOD)



AFFORDABILITY: Equity-focused policy ensures affordable housing options near transit, low-cost transit fares and tenant protection.



DENSITY: Compact development connects people to jobs and commerce, and supports transit infrastructure.



TRANSIT: Transit contributes to equitable development by expanding access to opportunities and providing convenient, reliable transportation services.



WALKABILITY: Pedestrian-friendly elements create vibrant and active spaces, which lead to health, environmental and economic benefits.



MIXED USE: A mix of land uses within a building, block or neighborhood encourages fewer car trips and creates dynamic spaces.

Corridor Development Initiative (CDI)

A series of interactive, public workshops designed to plan proactively in the context of market realities.



Local advisors

- 49TH WARD OFFICE
- A JUST HARVEST
- GALE COMMUNITY ACADEMY
- GOOD NEWS PARTNERS
- HOUSING OPPORTUNITIES FOR WOMEN
- HOWARD AREA COMMUNITY CENTER
- JAMES SCHNEIDER APARTMENTS
- ONE NORTHSIDE
- PETERSON GARDEN PROJECT
- ROGERS PARK BUILDER GROUP
- ROGERS PARK BUSINESS ALLIANCE

Technical
Advisor



Three Meetings

- Tonight: Kick off meeting
 - Overview of existing conditions
 - Group discussions on community needs and goals
- October 8, 10, 14: Design workshops
 - Creation of hypothetical options for development sites, including design and financial characteristics
- Thursday, Oct 29: Community Design Review
 - Review design scenarios
 - Discussion of community proposals with development experts
 - Consensus voting

Meeting 1: Setting the Stage



Polling

Tell us about yourself and your community!

- Helps us know who is in the room
- Votes are anonymous
- Allows greater participation

Go to: **menti.com**



Please enter the code

Submit

The code is found on the screen in front of you

Paul Reise, AICP

North Region Planner

Dept. Planning & Development City of Chicago



Emily Laflamme

Senior Epidemiologist

Chicago Department of Public Health



CURRENT CONDITIONS AND PUBLIC INVESTMENT

Howard Street

CTA Howard
Station

Site of
CDI

Rogers Ave

Howard & Ashland

- Owned by city, garden in temporary use
- TOD eligible – can build with higher density and have less parking
- Zoned for business use
- If developed as housing must include 10% affordable housing



RFP Process - NEW in 2020

- Goals/ Principals
- Community & Stakeholder Input
- Design Guidelines
- Market Analysis
- eTOD
- ARO
- MBE/WBE

Guiding Principles - THEMES

To achieve the goals of Design Excellence, 10 Guiding Principles have been developed, spanning five key themes aimed at a comprehensive and robust response to the impact of the city's built environment on the people of Chicago:

EQUITY - Fair treatment, targeted support, and prosperity for all citizens

INNOVATION - Creative approaches to design and problem-solving

SENSE OF PLACE - Celebrating and strengthening the culture of our communities

SUSTAINABILITY - Committing to environmental, cultural, and financial longevity

COMMUNICATION - Fostering design appreciation and responding to community needs

Public Investment

- CTA Station renovation
- Howard Streetscape
- Park expansion & fieldhouse

Housing Market Conditions

Housing Market Conditions

- Rogers Park is a largely affordable community, but recent price increases raise concerns that house prices and rents might become unaffordable to low- or moderate-income residents
- Area has seen a growth in higher income households, but remains primarily low- and moderate-income
- Although the area remains generally affordable compared to the city average, there has been a steep loss of lower-cost rental units
- The housing stock is largely made up of larger 5+ unit rental buildings which is where much of the area's naturally occurring affordable rental housing is likely found

Rogers Park Health Data

Health Outcomes

Indicator	Rogers Park	Year	Chicago	Year
▼ Chronic Disease				
Child obesity	21.7 %	2012-2013	--	--
Adult obesity	33.5 %	2016-2018	30.8 %	2018
Asthma	9.6 %	2016-2018	9.5 %	2018
Diabetes	11.2 %	2016-2018	9.9 %	2018
Hypertension	26.5 %	2016-2018	27.7 %	2018

Chicago Department of Public Health

Rogers Park Health Data

Health worksheet

- Summarizes priority health data
- Offers design strategies that have health benefits

Understanding

How new development can impact health

Health refers to our physical, emotional, mental and social wellbeing. Whether it's exercise, stress levels or safety, the neighborhood where we live can impact our health depending on how it's designed. For this Corridor Development Initiative, we focus on ways that a development at Howard & Ashland can be designed to improve health equity for residents of Rogers Park.

Howard & Ashland Site

Transportation

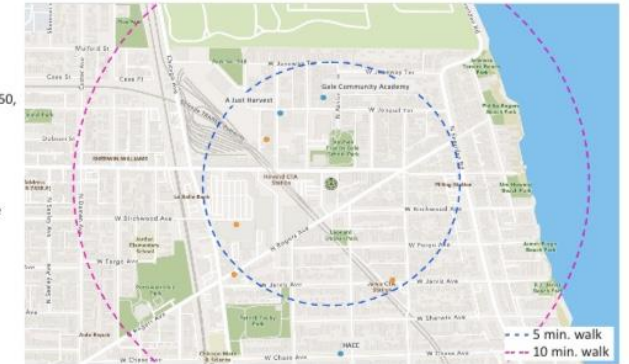
Walkscore: 83 (very walkable)
Howard El Station: 0.2 mile
Bus service: 147, 151, 422, 215, 250, 290, 201, 97, 22, 205

Nearby Grocery Stores (🛒)

Jewel Osco: 0.3 mile
Paulina Super Market: 0.2 mile
Rogers Park Fruit Market: 0.3 mile
East View Grocery: 0.3 mile

Nearest Parks

Willye B. White: 0.1 mile
Dubkin Playlot: 0.1 mile
Rogers Beach: 0.4 mile
Touhy Park: 0.3 mile
Triangle Park: 0.4 mile



ACCESS TO HEALTHY FOODS

5+ Daily Servings of Fruits and Vegetables

Rogers Park: 37.3%
Chicago: 25.6%

Easy Access to Fruits and Vegetables

Rogers Park: 68.3%
Chicago: 67.8%

Food stamps/SNAP

Rogers Park: 19.8%
Chicago: 18.9%



HEALTHY ENVIRONMENTS

Tree Canopy Coverage

Rogers Park: 24%
Chicago: 19%

Asthma

Rogers Park: 9.6%
Chicago: 9.5%



MENTAL & SOCIAL WELLBEING

Psychological Distress

Rogers Park: 25.8%
Chicago: 19.6%

Strong Sense of Community Belonging

Rogers Park: 63.1%
Chicago: 62.6%

Unemployment Rate (as of June 2020)

Rogers Park: 15%

COVID-19 Mortality (as of Sept 2020)

Rogers Park: 121 (1 in 411)
Chicago: 2,937 (1 in 944)



SAFE GATHERING PLACES

% Who Feel Neighborhood is Safe

Rogers Park: 73.0%
Chicago: 75.9%

Violent Crime Rate

Rogers Park: 516.4 per 10,000
Chicago: 888.5 per 10,000

Q & A



Polling

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menti.com



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Submit

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Next Meeting

- Please join us **October 8, 10, or 14**, for the next meeting, which will be a block exercise, a hands-on opportunity to sketch out a future for the neighborhood
- Sign up for an **in-person or online** session
- Sign up to pick up a **DIY kit**
- Go to metroplanning.org/rogerspark for more information



Text Howard to 33339 to receive updates