

Industrial Corridor Modernization

Ravenswood

Public Meeting
November 13, 2018
5:30pm - 7pm

Ravenswood Elementary School
4332 N Paulina St



OPEN

Industrial Corridor Modernization Ravenswood

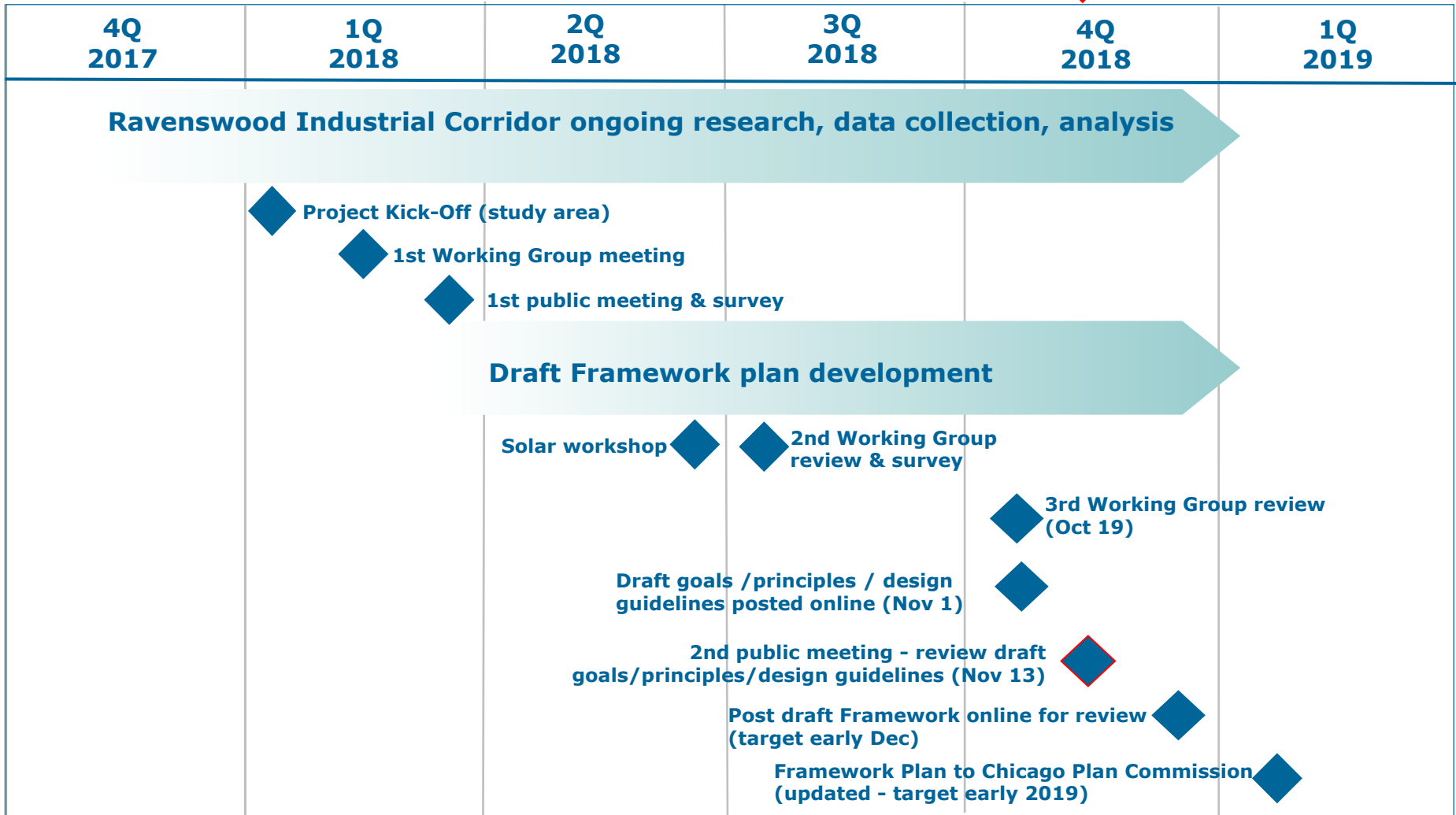
Tonight's Agenda:

1. Background
2. Existing Conditions Highlights & Input Themes
3. Review Draft Goals, Principles and Guidelines
4. Questions / Comments
5. Next Steps
6. Review Boards & Provide Feedback



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Schedule



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Purpose of Tonight's Meeting:

The project team has reviewed data and input received from the working group and public, and has developed goals and principles to guide future growth on the Ravenswood Industrial Corridor.

The project team is seeking your input on these draft goals, principles, and guidelines, which will be used to create the Framework Plan. After this presentation, please visit the boards to provide input, complete a comment card, or email your comments to DPD@cityofchicago.org by Friday, November 16, 2018.

This presentation, the informational boards and previously distributed materials along with other information on the Industrial Corridor Modernization initiative can be found here: www.tinyURL.com/RavenswoodIC

Existing Conditions Highlights:

Zoning

Primarily M and C:

- Allows light manufacturing (including breweries with accessory restaurants & bars), and offices.
- Limits residential and retail (unless manufactured on site).

Land Use Trends

Over 28 years:

- Overall, industrial decreased from 63% to 36%
- The south portion is transitioning to an active hub for light industrial and commercial uses.
- The north portion remains industrial with commercial providing a buffer from residential areas.

Employment

4,375 total jobs in the RIC:

- 775 jobs in North portion (mostly manufacturing).
- 3600 jobs in the south portion (mostly office).



Existing Conditions Highlights:

Transportation

Well served by transit:

- 3 CTA Brown-line stations
- 1 Metra station

Historic Character

Many buildings in the southern portion display distinctive industrial characteristics:

- National Register District
- Orange-rated buildings
- Brick/stone facades
- Brick street



Working Group & Community Input Themes:

Land Use

- Maintain manufacturing jobs.
- Limit new residential.
- Accommodate new appropriately-scaled commercial uses in south portion.

Transportation

- Abundant transportation options (walkable, bicycle, auto, rail, bus).
- Many users share the road and conflicts exist between trucks and bicycles.
- Expand / improve safety of bike lane infrastructure.
- Evaluate parking and update regulations to accommodate all uses.

Sustainability

- Re-use unique historic buildings to maintain the area's unique charm, while accommodating new uses, and encourage use of existing incentives.
- Encourage sustainable development practices.
- Evaluate opportunities to provide additional accessible open space, including pathways, landscaped areas, and community gardens.

1

MAINTAIN THE RAVENSWOOD INDUSTRIAL CORRIDOR AS AN ECONOMIC ENGINE AND VITAL JOB CENTER

Proposed principles to support this goal:

- 1.1 Maintain the existing Industrial Corridor boundary designation to support the continuation of the Ravenswood Industrial Corridor as a job center. *(Implemented by DPD)*
- 1.2 Encourage residential uses to locate in areas outside of the industrial corridor boundary. *(Implemented through zoning process)*
- 1.3 Encourage light manufacturing, office and retail uses compatible with the scale and character of the study area to locate within existing buildings, and larger retail uses to locate in the adjacent arterial corridors including Irving Park Rd and Lawrence Ave. *(Implemented through zoning process)*
- 1.4 Encourage preservation and reuse of industrial buildings into office and light manufacturing through the use of financial incentives and programs. *(Implemented by DPD & stakeholders)*



2

IMPROVE ACCESS AND SAFETY FOR ALL TRANSPORTATION MODES IN THE RAVENSWOOD INDUSTRIAL CORRIDOR

Proposed principles to support this goal:

- 2.1 Determine the need for appropriate parking policies and regulations for the use of the public right of way that supports the changing needs of existing and new businesses and transit users. *(Implemented by GRCC/SSA #31, RCC, Stakeholders, CDOT coordination)*
- 2.2 Support the safe and efficient use of the right-of-way by providing best practice examples in the design guidelines of the Framework plan, including:
 - 2.2.1 Identify opportunities to improve the existing bike infrastructure on Ravenswood Ave and connect to the city-wide bicycle network.
 - 2.2.2 Address conflicts between truck loading and other transportation modes with particular attention to bicycles and pedestrians, and determine if safety enhancements can be made. *(Implemented by GRCC/SSA #31, RCC, Stakeholders, CDOT coordination)*



3

BUILD UPON UNIQUE NATURAL AND BUILT ASSETS IN THE RAVENSWOOD INDUSTRIAL CORRIDOR

Proposed principles to support this goal:

- 3.1 Support the authentic industrial heritage of the area through the use of design guidelines. *(DPD and community stakeholders)*
- 3.2 Pursue a future National Register District nomination. *(DPD, stakeholders)*
- 3.3 Encourage multiple uses of the parking areas along Ravenswood Avenue to provide outdoor activities for businesses and the community. *(GRCC, stakeholders, with CDOT coordination)*
- 3.4 Encourage enhancement and management of the areas near the rail embankments through existing and new partnerships. *(GRCC, interested stakeholders)*
- 3.5 Encourage sustainable development practices within the corridor through the use of solar power and green building techniques and promote available incentives. *(DPD, stakeholders)*



Best Practice Guidelines for Public Realm



TRANSPORTATION



PLACEMAKING



SUSTAINABILITY

- 1. Transportation and Mobility for Pedestrians, Bicyclists, Parking, and Emerging Technology**
 - Walkways, signs, routes & markings, bike racks, parking regulations, efficient ROW design, Transportation Network Provider integration, evolving technologies.
- 2. Placemaking & Sustainability**
 - Use of rail embankment areas, under tracks, storm water management, reclaiming public realm for shared use

Design Guidelines for Buildings



REPAIR



REFRESH



NEW

1. **Rehabilitation of Existing Buildings**
 - Masonry, windows, doors, exterior features
2. **Additions to Existing Buildings**
 - Side, rear, rooftop additions
3. **New Construction**
 - Complementary design, scale, materials
4. **Sustainable Solutions**
 - Green roofs, storm water management

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Questions / Comments?

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Next Steps:

- 1. Review each topic area station and provide your comments via post-it note, comment card, or email to DPD@cityofchicago.org.**
- 2. DPD will create a draft Framework Plan to be posted on our website for public review. DPD will also send email notification when the draft is posted.**
- 3. The draft Ravenswood Framework Plan is targeted for the Chicago Plan Commission (CPC) December 20, 2018 agenda for adoption.**