

WILSON AVE

BROADWAY ST

# Uptown eTOD Site Study

Uptown United

THE  
LAKOTA  
GROUP.

UPTOWN  
Chicago

February 2023

# UPTO WWE

- **Project Overview**
- **Goals of the Study**
- **Study Area**
- **Min-Max Scenarios**
- **Community Speaks**



# Project Overview | *TIMELINE*

**OCT-NOV**

- *Project Start Meeting*
- *Site Base Data Collection*
- *Key Property Owner/  
Stakeholder Discussions*
  - *Fieldwork*

**NOV-DEC**

- *Concept Design Package*
  - *Uptown Development  
Partners Meeting*
- *Virtual Public Presentation*

**DEC-FEB**

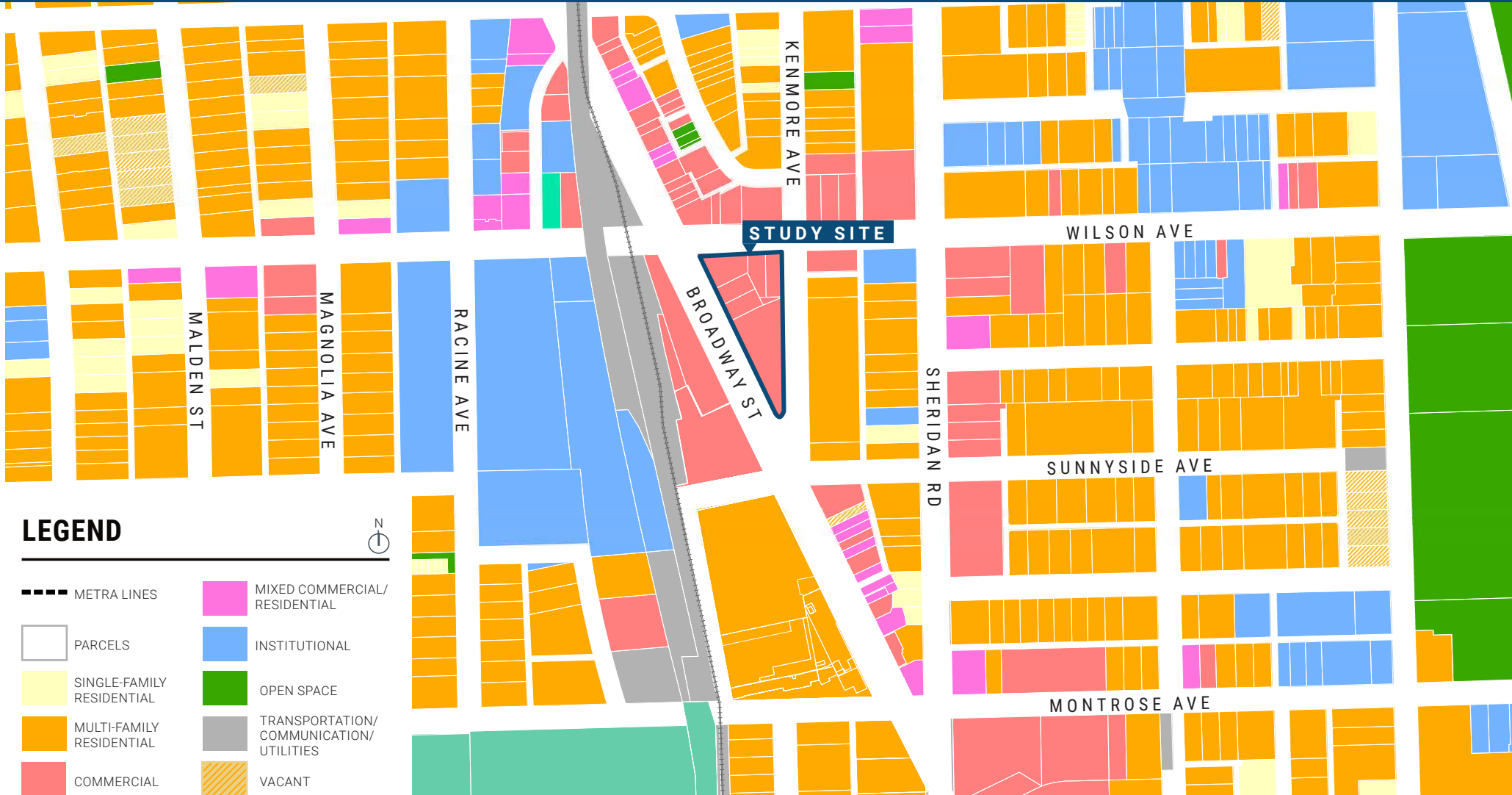
- *Refined Concepts + 3D  
Renderings*
- *Uptown Development  
Partners Meeting*
  - *Final Package*

# Goals of the Study

- You have exciting and viable **concept studies for key parcels** in the heart of Uptown.
- You know the **community's overall vision** for key parcels in the heart of Uptown.
- **Uptown remains at the forefront** of planning for housing availability and affordability and equitable development.
- You have **compelling imagery and ideas to continue the conversation** and advocate for redevelopment.



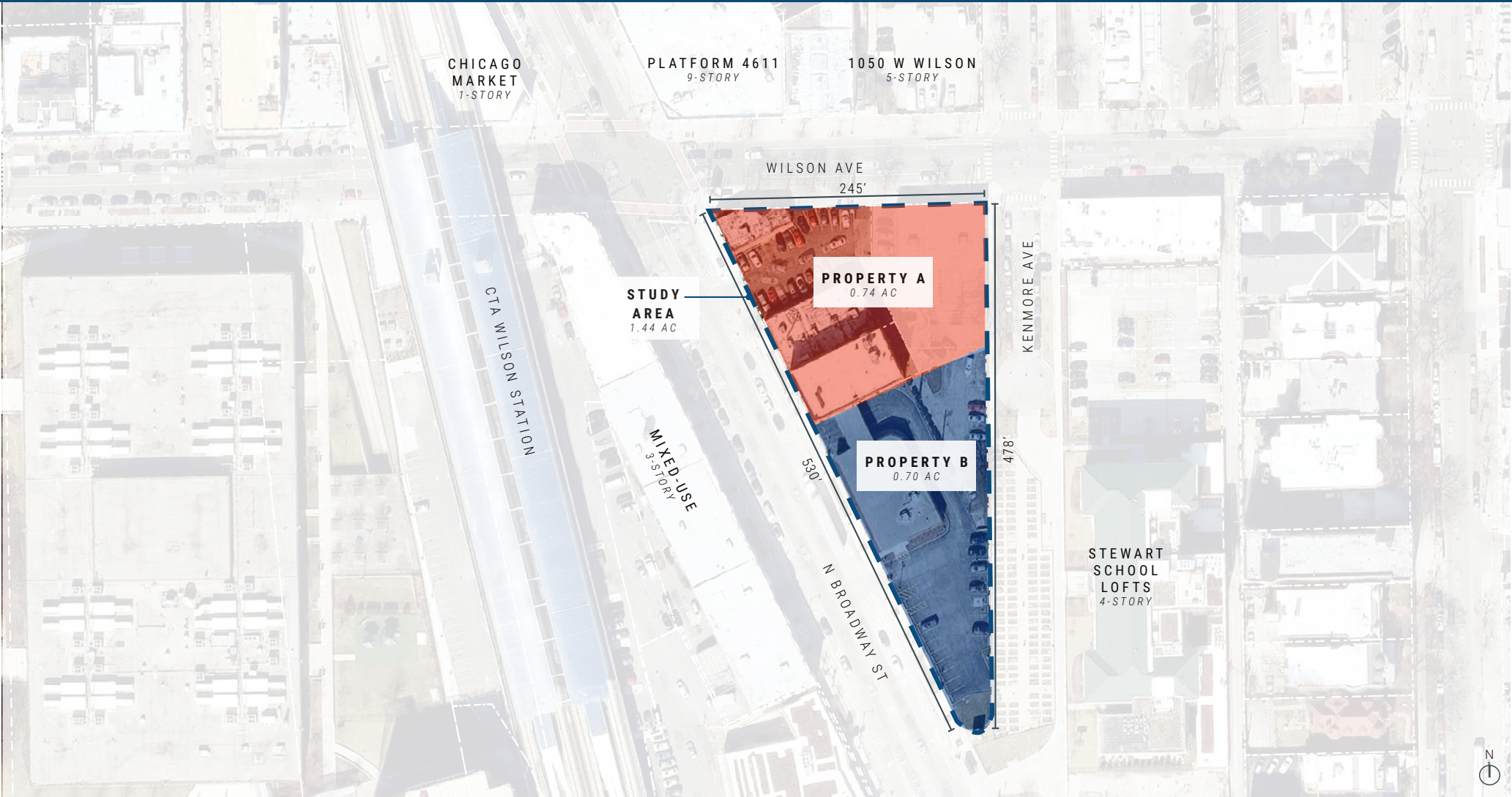
# Study Area | EXISTING LAND USE



## LEGEND


- METRA LINES
- PARCELS
- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- MIXED COMMERCIAL/RESIDENTIAL
- INSTITUTIONAL
- OPEN SPACE
- TRANSPORTATION/COMMUNICATION/UTILITIES
- VACANT

# Study Area | WILSON AND BROADWAY



# Approach | MIN-MAX SCENARIOS

This eTOD study utilized a min to max scenario approach to test different levels of density within the confines of City regulations. The concepts for each scenario visualize and discuss trade offs to determine guidelines for future development. Below are the development parameters for the scenario approach and the concepts follow.

	MIN SCENARIO	MID SCENARIO 	MAX SCENARIO 
PARAMETERS	<p><b>Within the current zoning</b> separate ownership of property A &amp; B</p>	<p><b>Utilize the new eTOD ordinance</b> separate ownership of property A &amp; B</p>	<p><b>Beyond the new eTOD ordinance</b> site assemblage of property A &amp; B</p>
ZONING REQUIREMENTS	<ul style="list-style-type: none"> <li>• <b>Zoning:</b> B3-3 Community Shopping District   ARO Community Preservation Area</li> <li>• <b>Maximum FAR*:</b> 3.0</li> <li>• <b>Maximum Height:</b> 65 feet</li> <li>• <b>Minimum Parking Ratio:</b> 1 space/unit; proximity to transit allows for up to 50% reduction, 50-100% reduction is possible</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Zoning:</b> B3-3 Community Shopping District   ARO Community Preservation Area   eTOD ordinance</li> <li>• <b>Maximum FAR*:</b> 4.0</li> <li>• <b>Maximum Height:</b> 80 feet+</li> <li>• <b>Minimum Parking Ratio:</b> 50-100% reduction of current zoning minimum parking ratio is possible</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Zoning:</b> B3-5 Community Shopping District   ARO Community Preservation Area   eTOD ordinance</li> <li>• <b>Maximum FAR*:</b> 4.0+</li> <li>• <b>Maximum Height:</b> 80 feet+</li> <li>• <b>Minimum Parking Ratio:</b> 50-100% reduction of current zoning minimum parking ratio is possible</li> </ul>

\*Floor Area Ratio (FAR): The ratio of the floor area of all principal buildings to the total area of the lot upon which such buildings are located.

 Community's preferred concept

# Min Scenario | CONCEPT STUDY



## CONCEPT HIGHLIGHTS

### Property A:

- 5-Story Mixed-Use Development
- Residential Units: +/- 90 (~80,200 SF | ~22 units/floor)
- Green Roof Amenity Space: ~4,600 SF
- Active Ground-Floor Retail: ~7,350 SF
- Parking Spaces: up to 90 (1 space/unit)
- FAR: +/- 3.0

### Property B:

- 5-Story Mixed-Use Development
- Residential Units: +/- 60 (~50,520 SF | ~15 units/floor)
- Green Roof Amenity Space: ~4,400 SF
- Active Ground-Floor Retail: ~6,800 SF
- Community Open Space: ~4,700 SF
- Parking Spaces: up to 65 (1 space/unit)
- FAR: +/- 2.0 (maxing out FAR to 3.0 would eliminate the open space)

## PUBLIC BENEFIT



Broadway and Wilson transformed into pedestrian-oriented commercial corridors.



Community gathering space

## WHAT WE HEARD



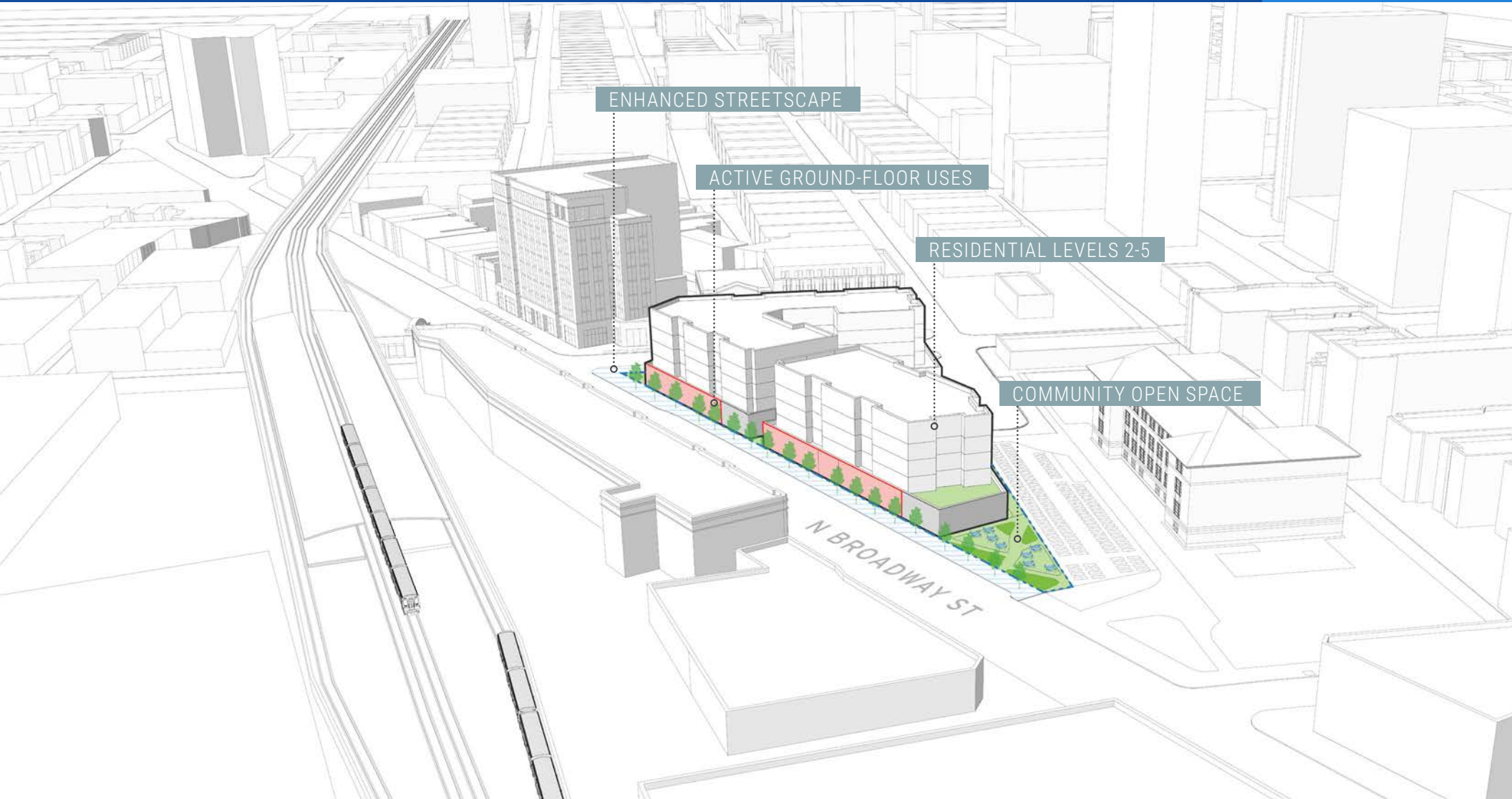
The min scenario was the least preferred concept by the community because of the following:

- Not enough residential units, including affordable units
- Limited open space
- Too much parking



# Min Scenario | MASSING DIAGRAM

LOOKING NORTH



ENHANCED STREETSCAPE

ACTIVE GROUND-FLOOR USES

RESIDENTIAL LEVELS 2-5

COMMUNITY OPEN SPACE

N BROADWAY ST

# Min Scenario | MASSING DIAGRAM

LOOKING SOUTH



ENHANCED STREETScape

ACTIVE GROUND-FLOOR USES

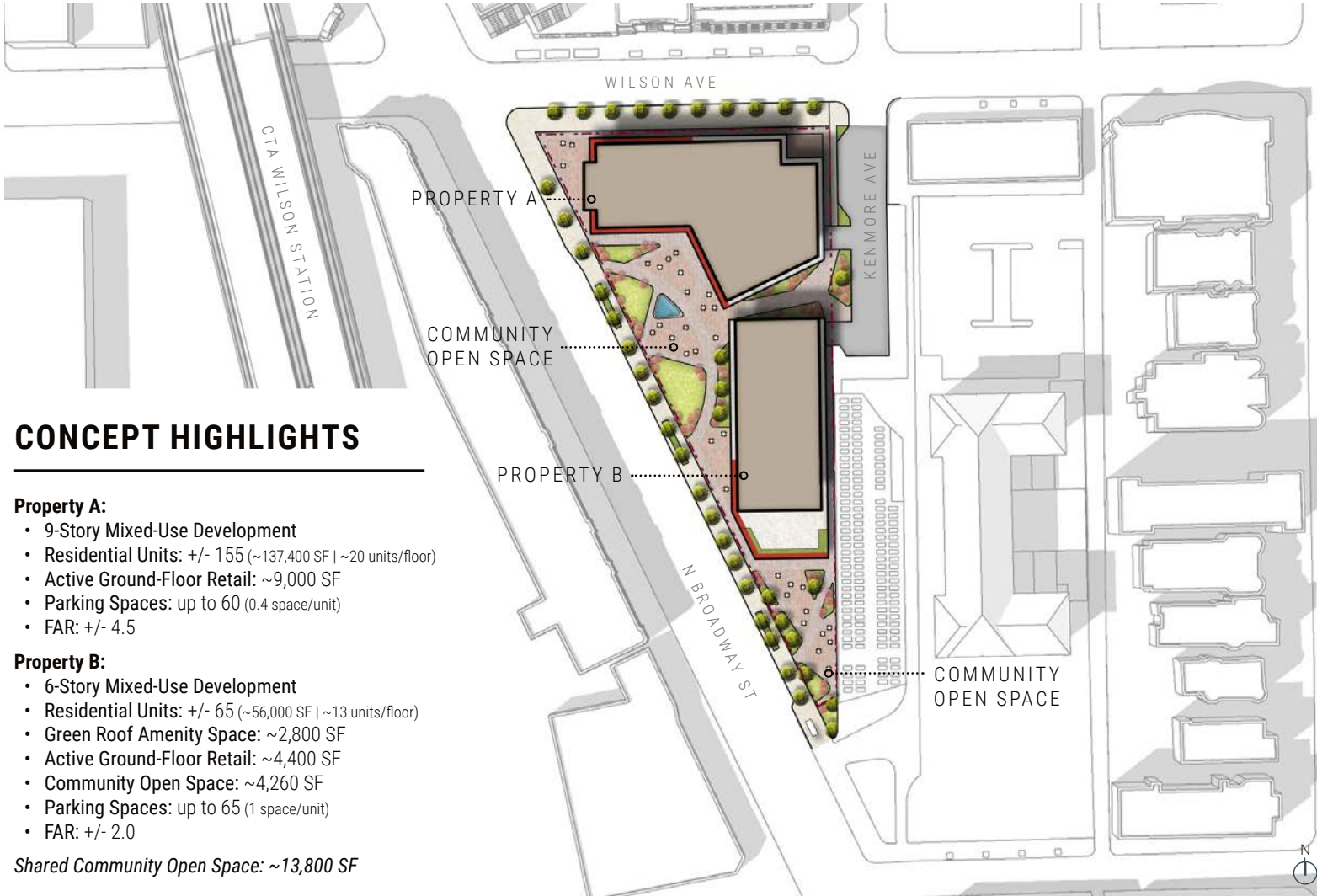
RESIDENTIAL LEVELS 2-5

COMMUNITY OPEN SPACE

WILSON AVE

N BROADWAY ST

# Mid Scenario | CONCEPT STUDY



## CONCEPT HIGHLIGHTS

### Property A:

- 9-Story Mixed-Use Development
- Residential Units: +/- 155 (~137,400 SF | ~20 units/floor)
- Active Ground-Floor Retail: ~9,000 SF
- Parking Spaces: up to 60 (0.4 space/unit)
- FAR: +/- 4.5

### Property B:

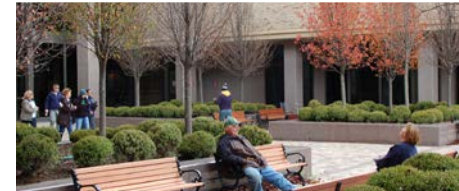
- 6-Story Mixed-Use Development
- Residential Units: +/- 65 (~56,000 SF | ~13 units/floor)
- Green Roof Amenity Space: ~2,800 SF
- Active Ground-Floor Retail: ~4,400 SF
- Community Open Space: ~4,260 SF
- Parking Spaces: up to 65 (1 space/unit)
- FAR: +/- 2.0

Shared Community Open Space: ~13,800 SF

## PUBLIC BENEFIT



Broadway and Wilson transformed into pedestrian-oriented commercial corridors.



Community gathering space



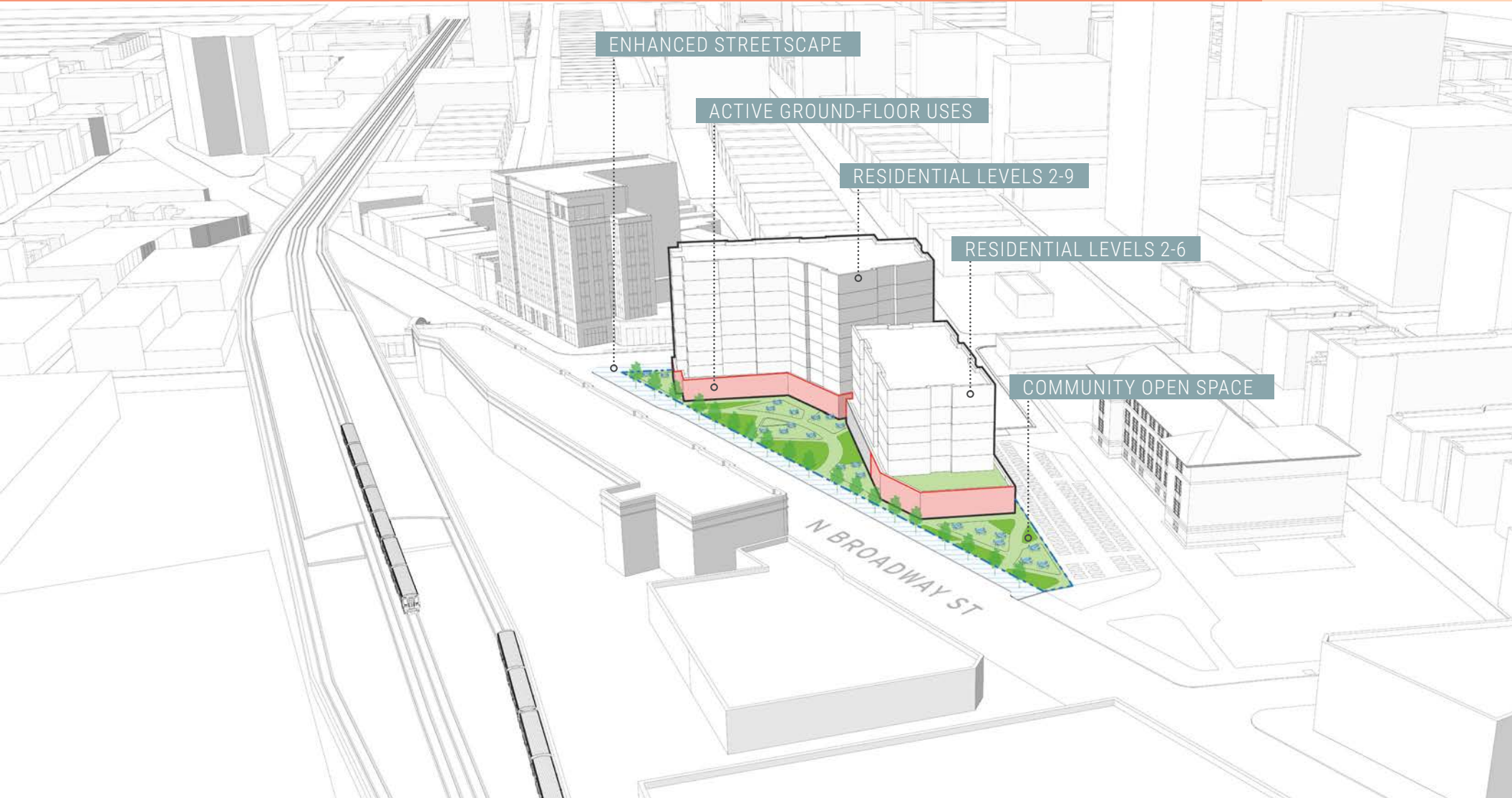
Programmable community open space framed by active retail.



Affordable residential units

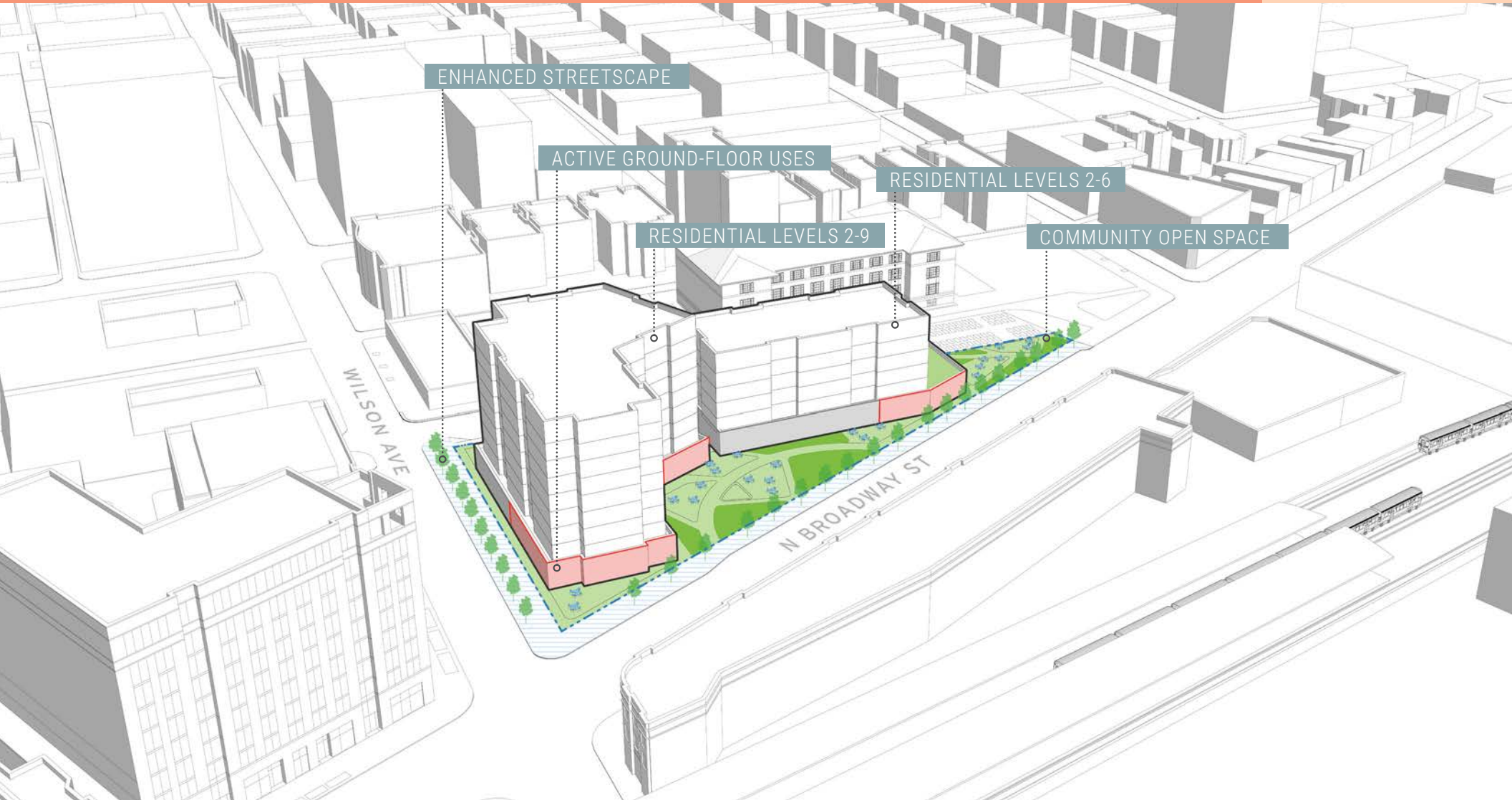
# Mid Scenario | MASSING DIAGRAM

LOOKING NORTH

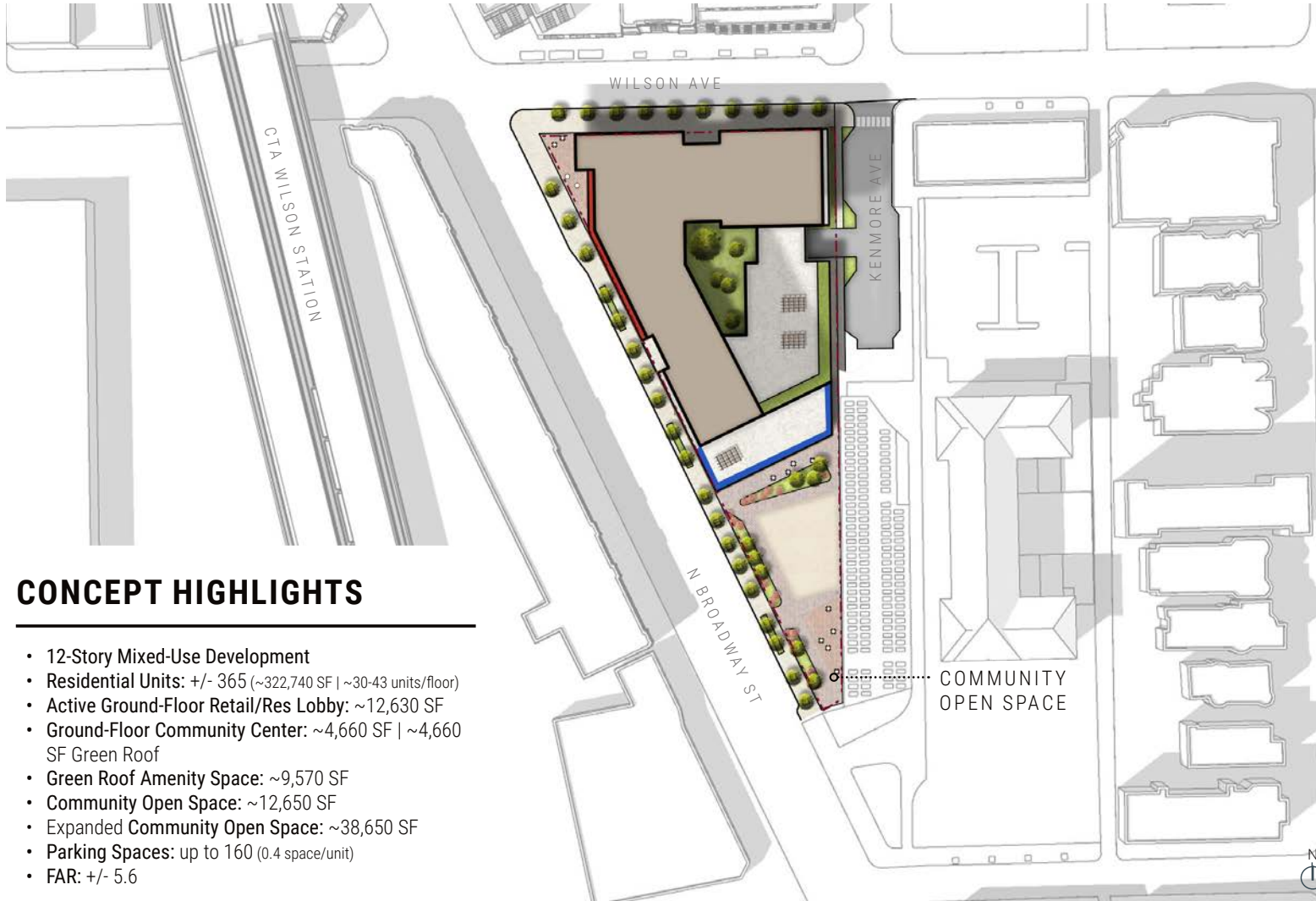


# Mid Scenario | MASSING DIAGRAM

LOOKING SOUTH



# Max Scenario | CONCEPT STUDY



## CONCEPT HIGHLIGHTS

- 12-Story Mixed-Use Development
- Residential Units: +/- 365 (~322,740 SF | ~30-43 units/floor)
- Active Ground-Floor Retail/Res Lobby: ~12,630 SF
- Ground-Floor Community Center: ~4,660 SF | ~4,660 SF Green Roof
- Green Roof Amenity Space: ~9,570 SF
- Community Open Space: ~12,650 SF
- Expanded Community Open Space: ~38,650 SF
- Parking Spaces: up to 160 (0.4 space/unit)
- FAR: +/- 5.6

## PUBLIC BENEFIT



Broadway and Wilson transformed into pedestrian-oriented commercial corridors.



Community gathering space



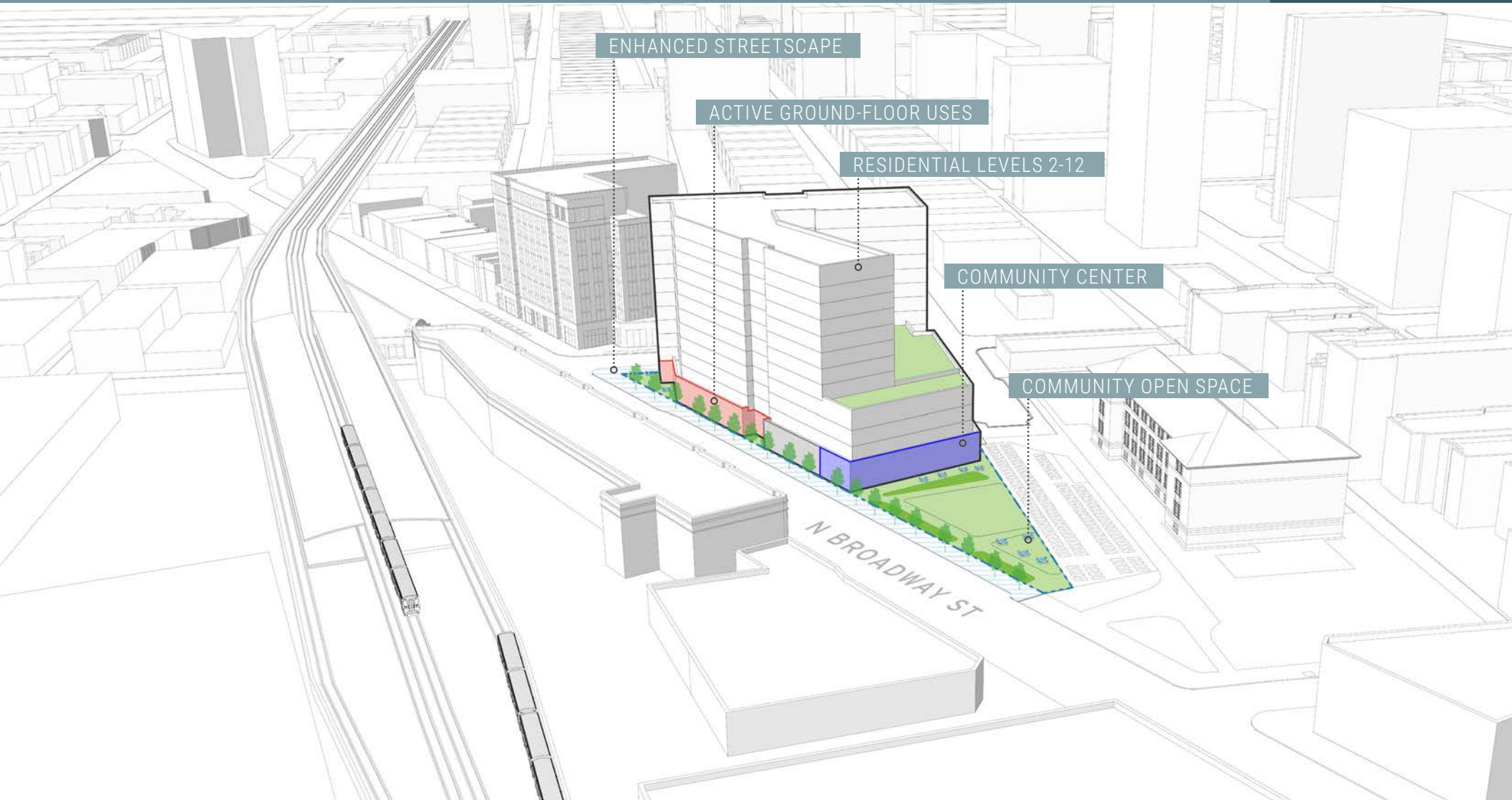
Programmable community open space framed by a new community space.



Maximum number of affordable residential units.

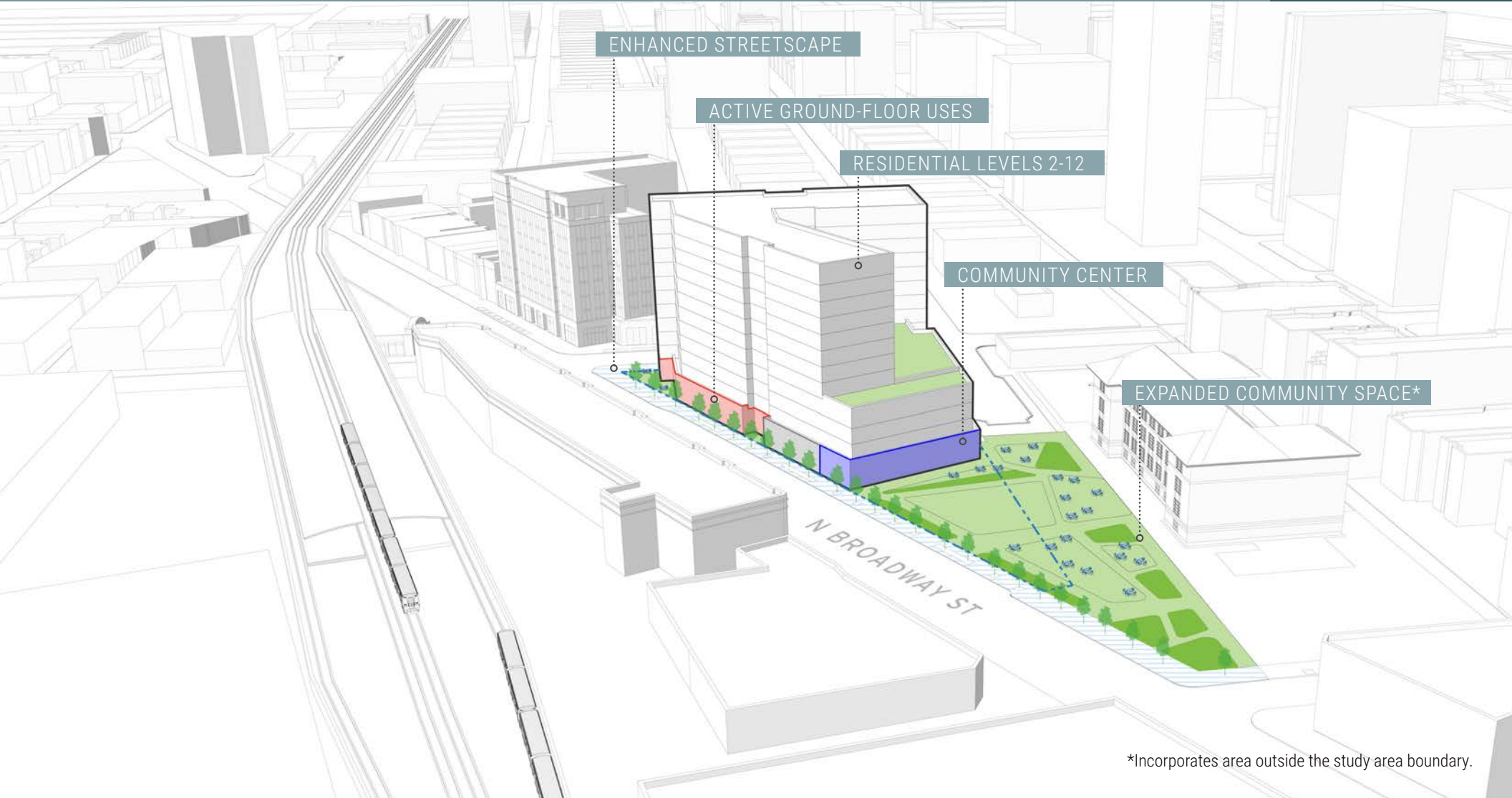
# Max Scenario / MASSING DIAGRAM (A)

LOOKING NORTH



# Max Scenario / MASSING DIAGRAM (B)

LOOKING NORTH



ENHANCED STREETSCAPE

ACTIVE GROUND-FLOOR USES

RESIDENTIAL LEVELS 2-12

COMMUNITY CENTER

EXPANDED COMMUNITY SPACE\*

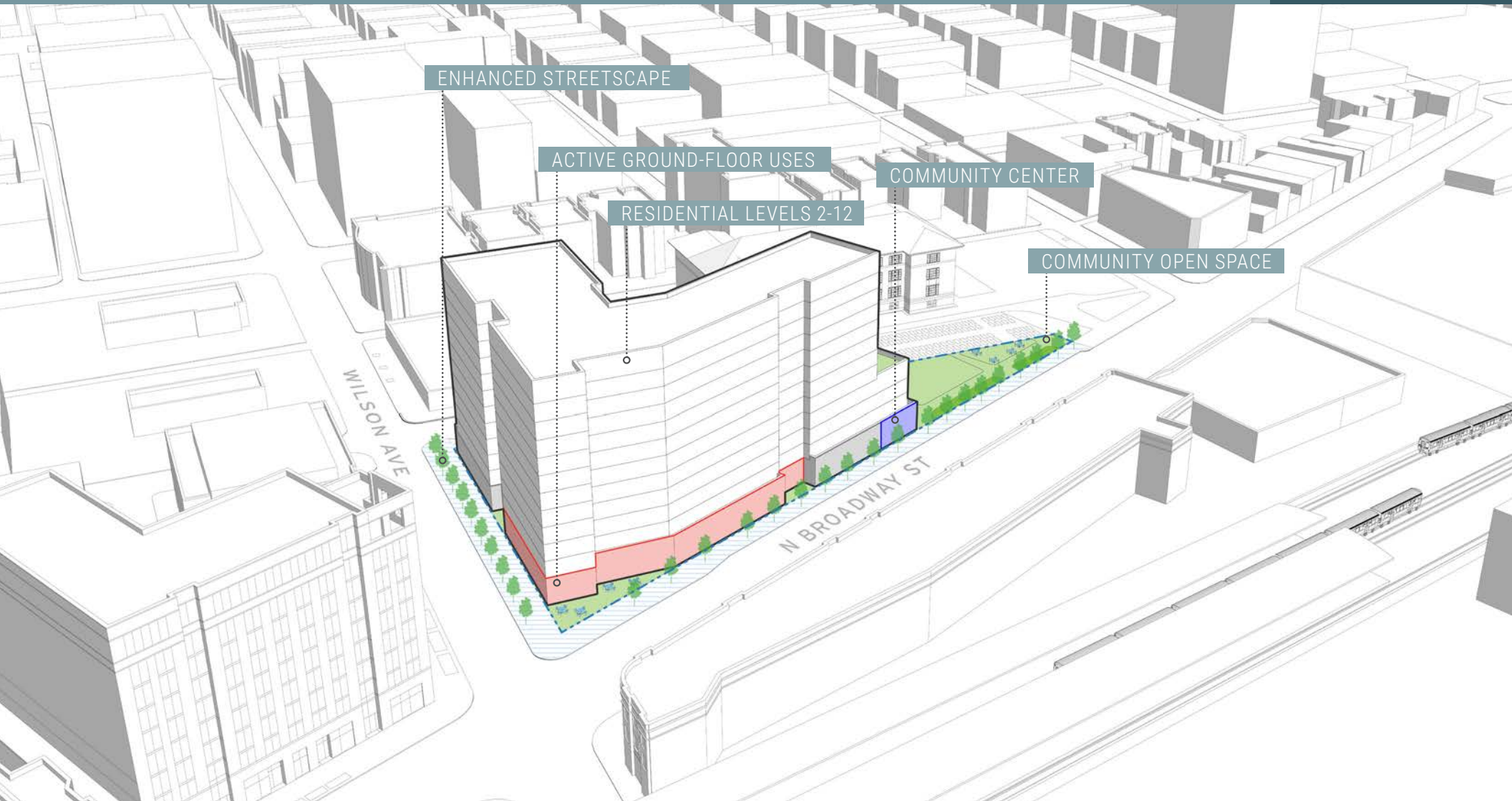
N BROADWAY ST

\*Incorporates area outside the study area boundary.



# Max Scenario / MASSING DIAGRAM (A)

LOOKING SOUTH



ENHANCED STREETSCAPE

ACTIVE GROUND-FLOOR USES

RESIDENTIAL LEVELS 2-12

COMMUNITY CENTER

COMMUNITY OPEN SPACE

WILSON AVE

N BROADWAY ST

# Max Scenario | MASSING DIAGRAM (B)

LOOKING SOUTH



ENHANCED STREETSCAPE

ACTIVE GROUND-FLOOR USES

RESIDENTIAL LEVELS 2-12

COMMUNITY CENTER

EXPANDED COMMUNITY SPACE\*

WILSON AVE

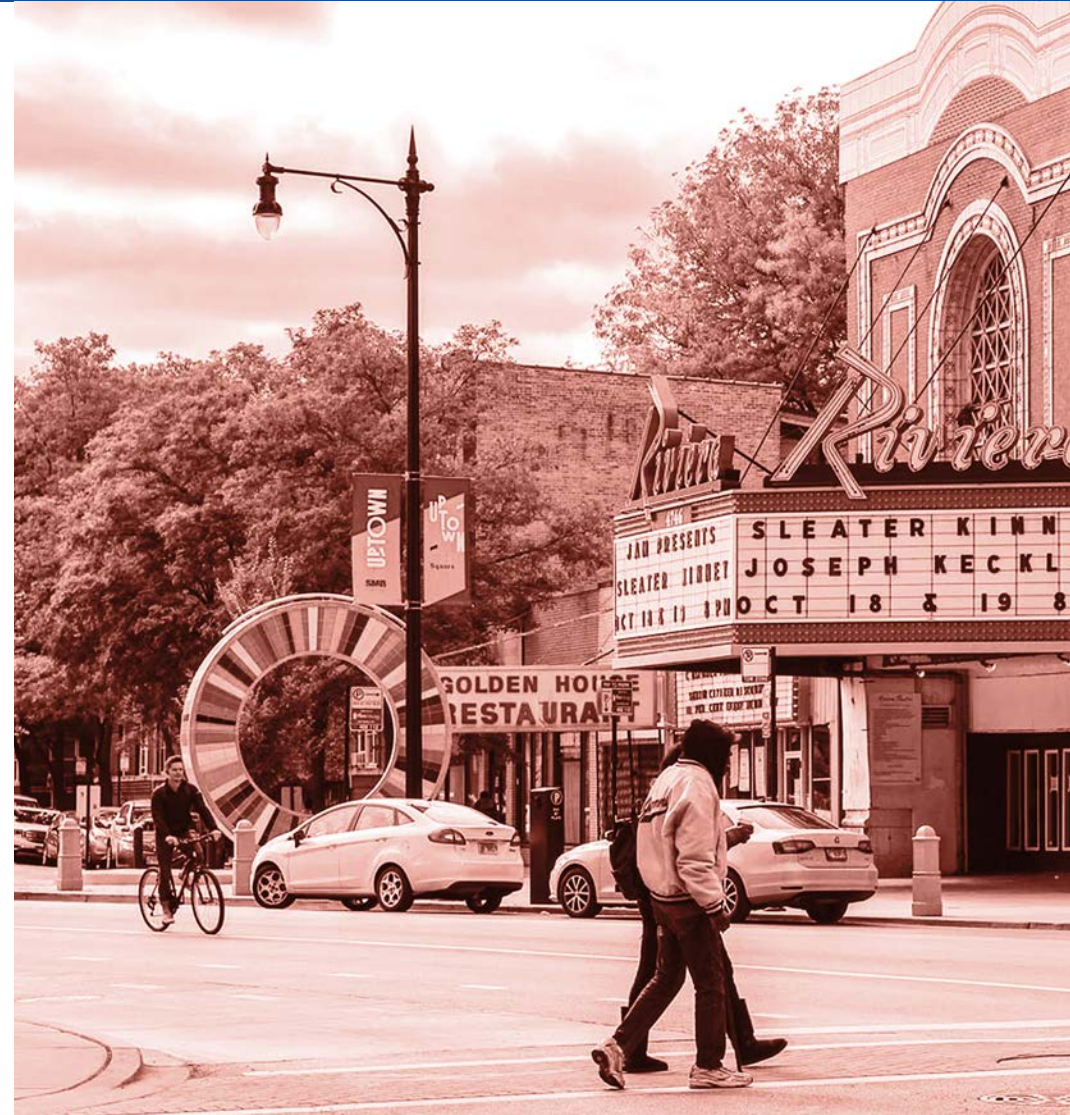
N BROADWAY ST

\*Incorporates area outside the study area boundary.

# Community Speaks | KEY THEMES

## DEVELOPMENT PRINCIPLES & GUIDELINES

- Prioritize **affordable housing**
- **Maximize public spaces** in size and programming
- **Push the limits** on density, height, and number of units
- Support efforts to **keep local businesses**
- Place an emphasis on **street frontages and streetscapes** of Broadway and Wilson
- **Minimize parking** to encourage transit use and mitigate vehicular traffic impacts





# UPTOWN

Chicago