

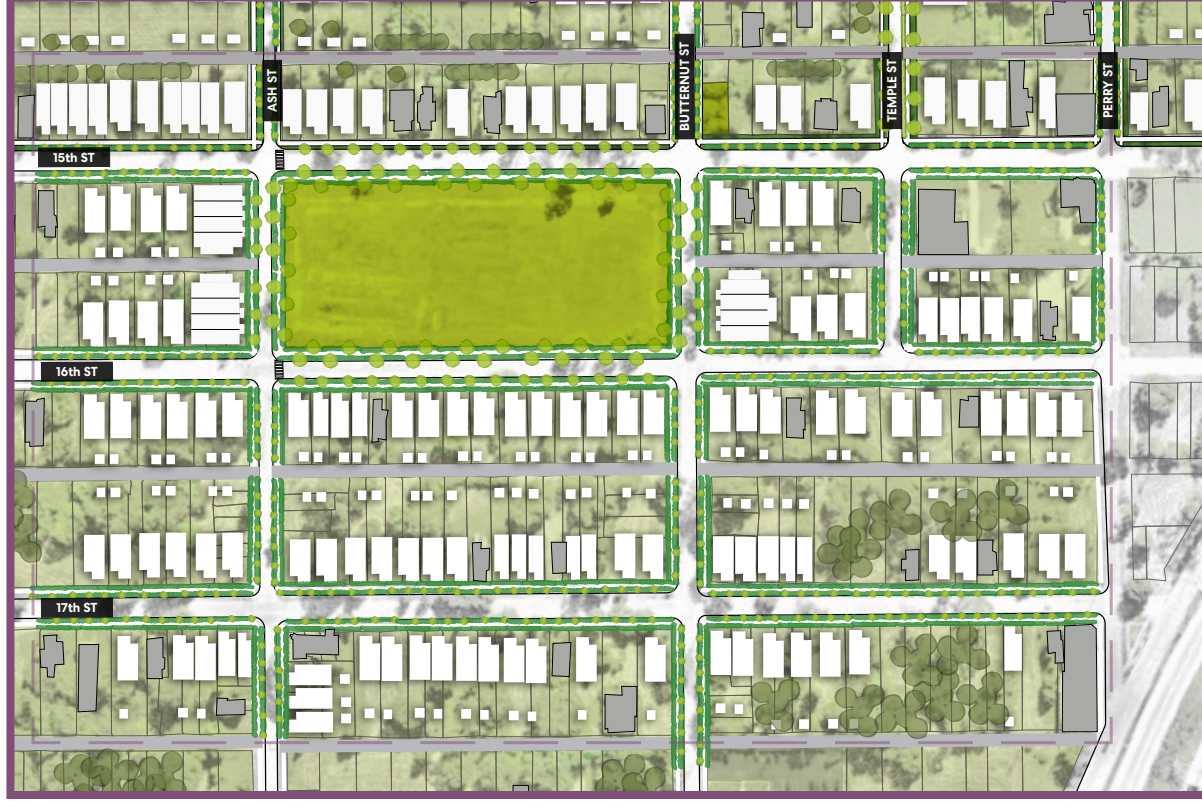
OPTION A - Main St Corridor

OPTION A

- Higher density (townhouses, multi-family) concentrated along 14th St, with lower density (single family) on Wabash St and 15th St
- Public realm improvements along 14th St including lighting and street trees
- Two-way street conversion on 14th St with on-street parking, bike lanes, wide sidewalks and front lawn



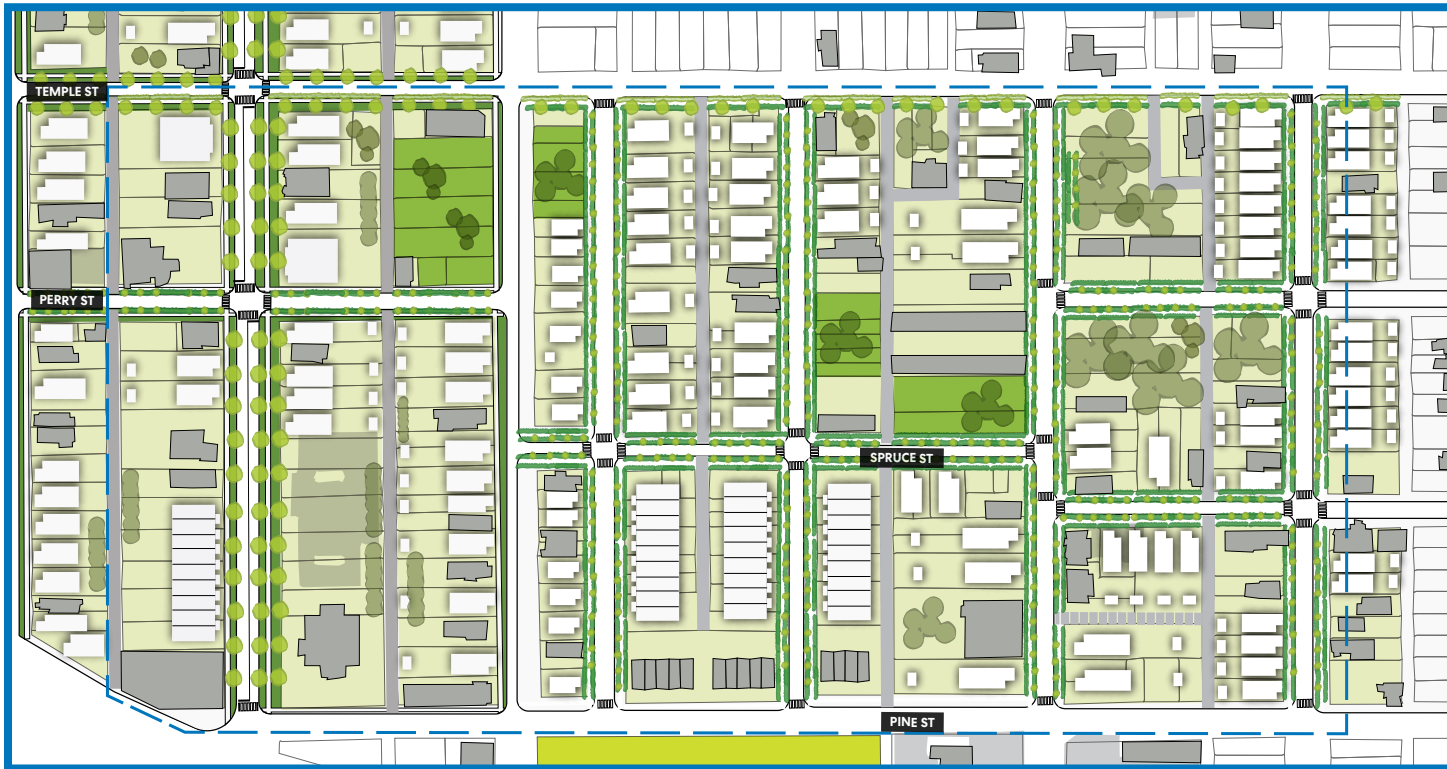
OPTION B - Primary Open Space



OPTION B

- Development concentrated around old Owen School Site
- Fill out vacant lots adjacent to Owen School site, with higher density along 14th St
- Majority of parcels publicly-owned by Land Bank and PDD

OPTION C - Build on Existing Assets



OPTION C

- Proximity to Michigan Ave and Historic Corktown neighborhood
- Builds on current investments and development activity in the area
- Future investment in improved connections across the freeway
- Preservation of existing community gardens as neighborhood develops

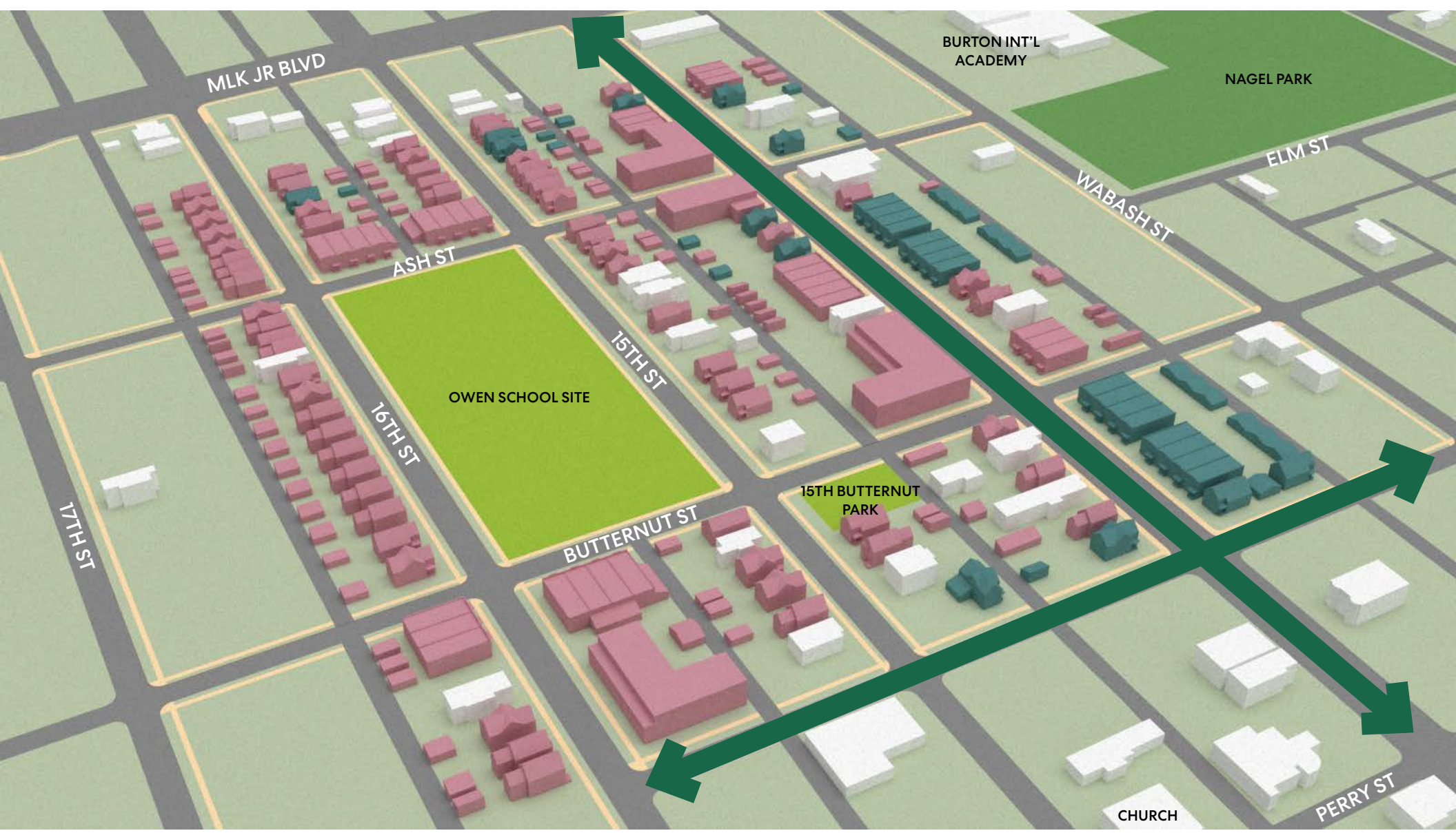
North Corktown Today



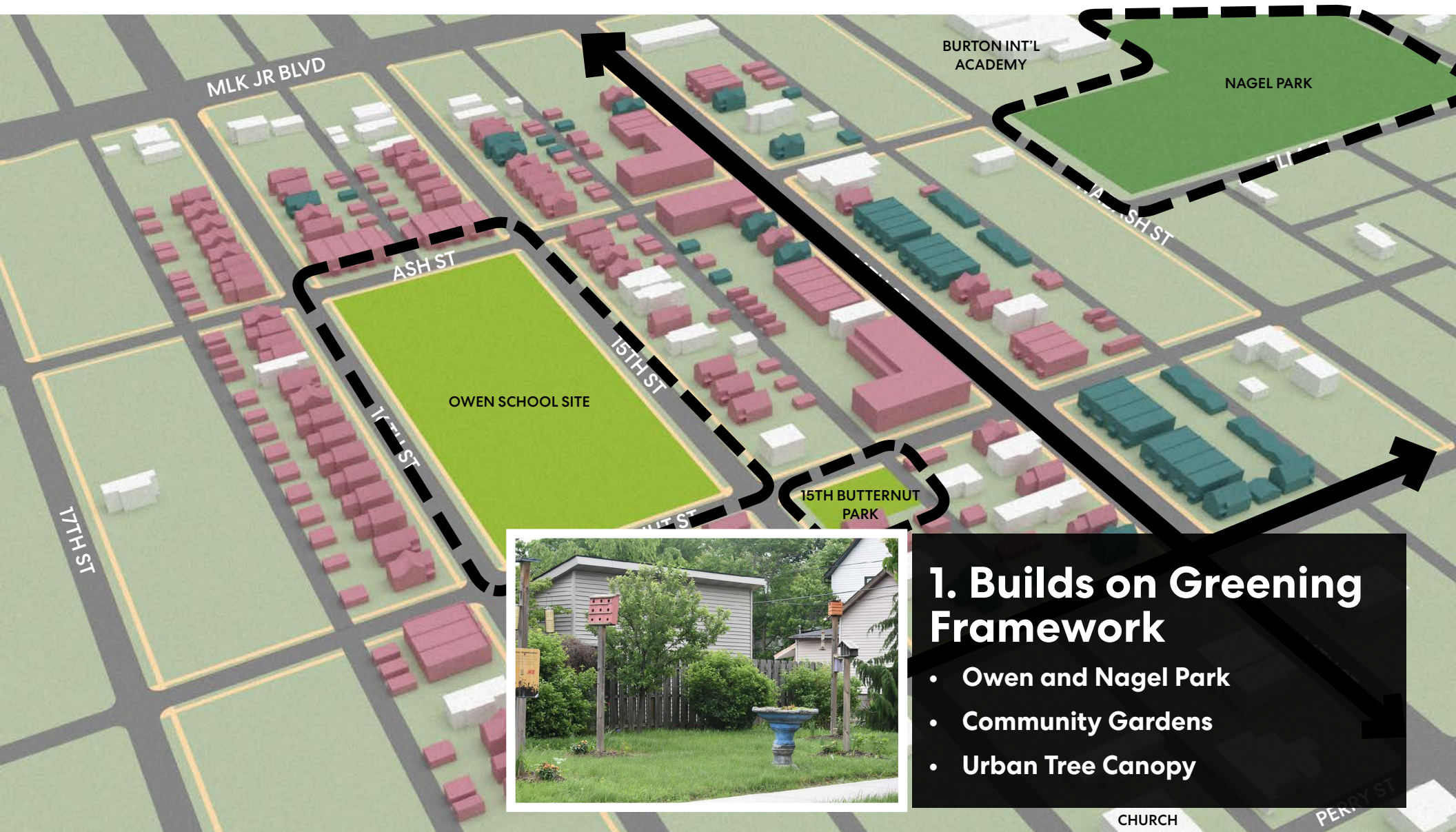
North Corktown Today



North Corktown: Long Term



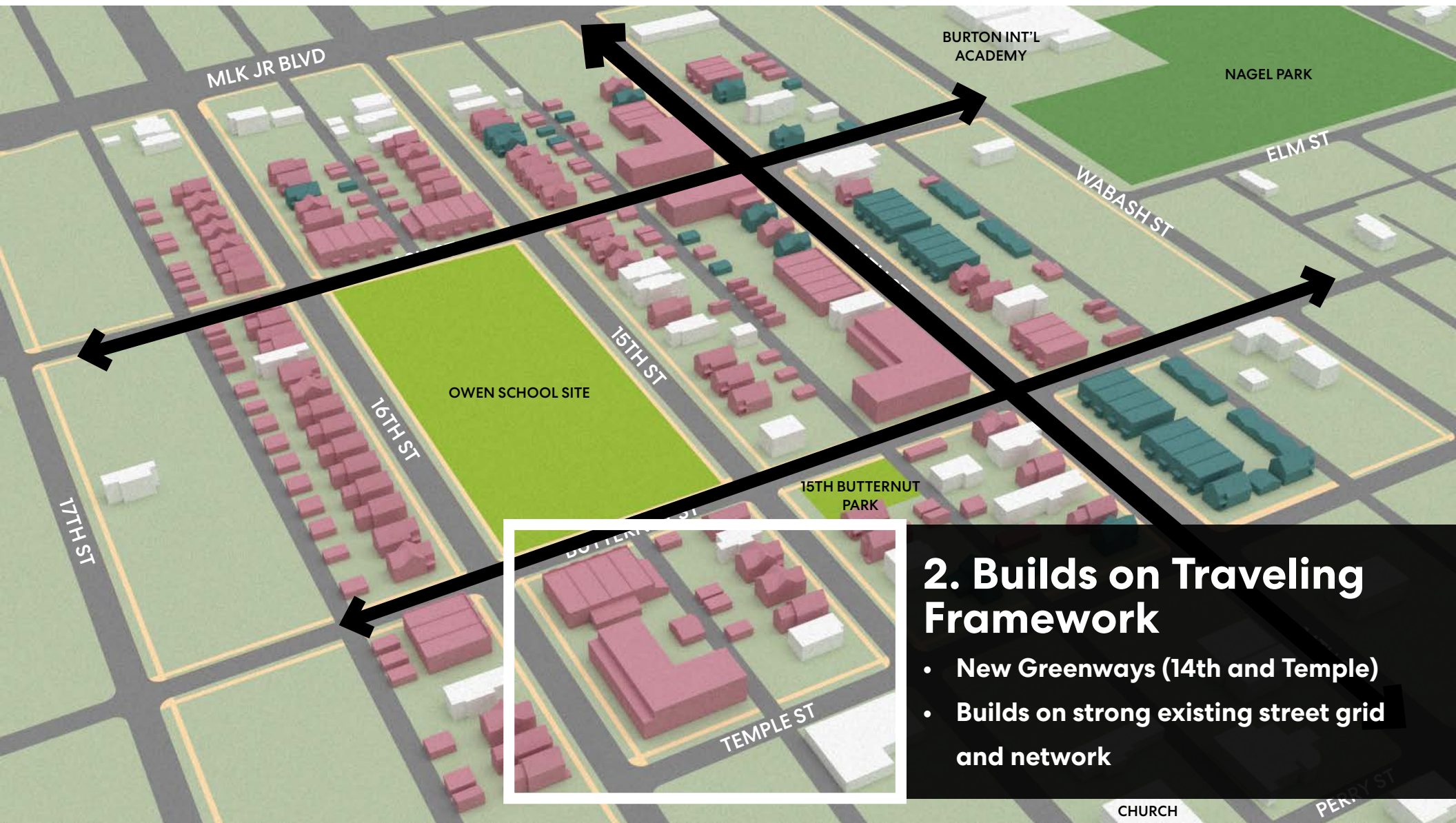
North Corktown



1. Builds on Greening Framework

- Owen and Nagel Park
- Community Gardens
- Urban Tree Canopy

North Corktown



2. Builds on Traveling Framework

- New Greenways (14th and Temple)
- Builds on strong existing street grid and network

North Corktown



3. Allows for Incremental Growth (Public & Private)



- Development responds to context
- Creates homes for new residents
- Preserves and protects for affordability

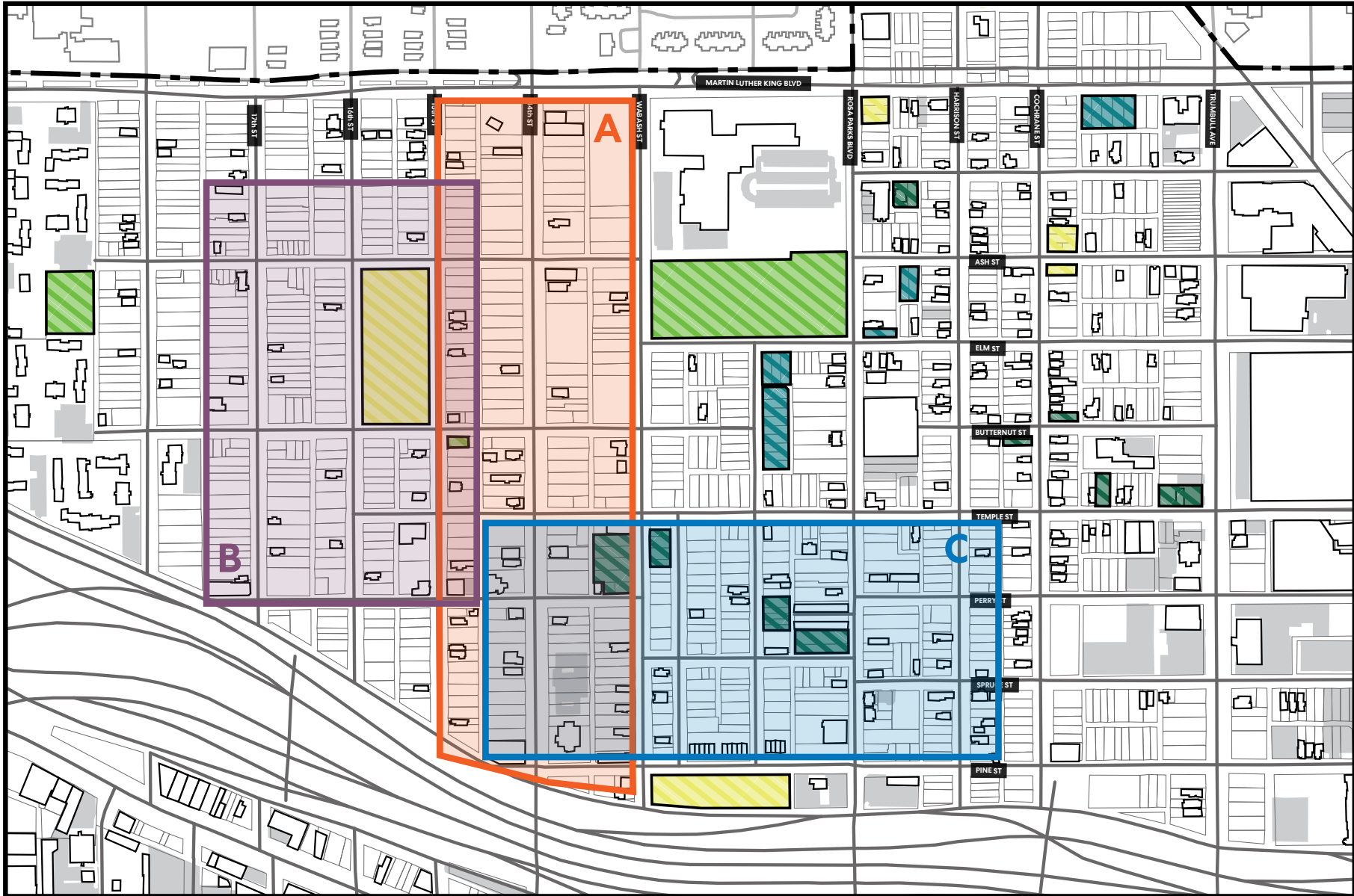
Development Summary

NORTH CORKTOWN
Single family
Multi-family
Total

(units)
80-160
50-100
130-260

Assumptions:
*15% single family, and 85% multi family split
*total 700-1100 new and rehabbed market-rate units (from year 2020-2030) across Greater Corktown, ~70-110 new units/year
*townhouses included in multi-family count

-  City-owned Parks (9 locations, ~24.3 acres)
-  Other Open Spaces (7 locations, ~6 acres)
-  Urban Agriculture (4 locations, ~1.6 acres)
-  Community Gardens (9 locations, ~2 acres)



Questions to Consider

1. Where should growth be concentrated?

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2. What form/shape should the growth take?

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3. How do we protect for affordability?

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4. What type of open spaces are desirable?

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