

WELCOME

CABRINI

»»»» **NOW**

**MEETING #2 OF THREE IN A
PLANNING & DESIGN PROCESS TO:**

- DOCUMENT THE LATEST COMMUNITY VISION**
- IMPROVE THE QUALITY OF LIFE**
- CREATE DEVELOPMENT OPPORTUNITIES**

AREA OF INTEREST



SCB
Architecture, Planning,
Interior and Urban Design



MEETING AGENDA

***PRESENTATION OF
DESIGN SCENARIOS***

4:50 - 5:20

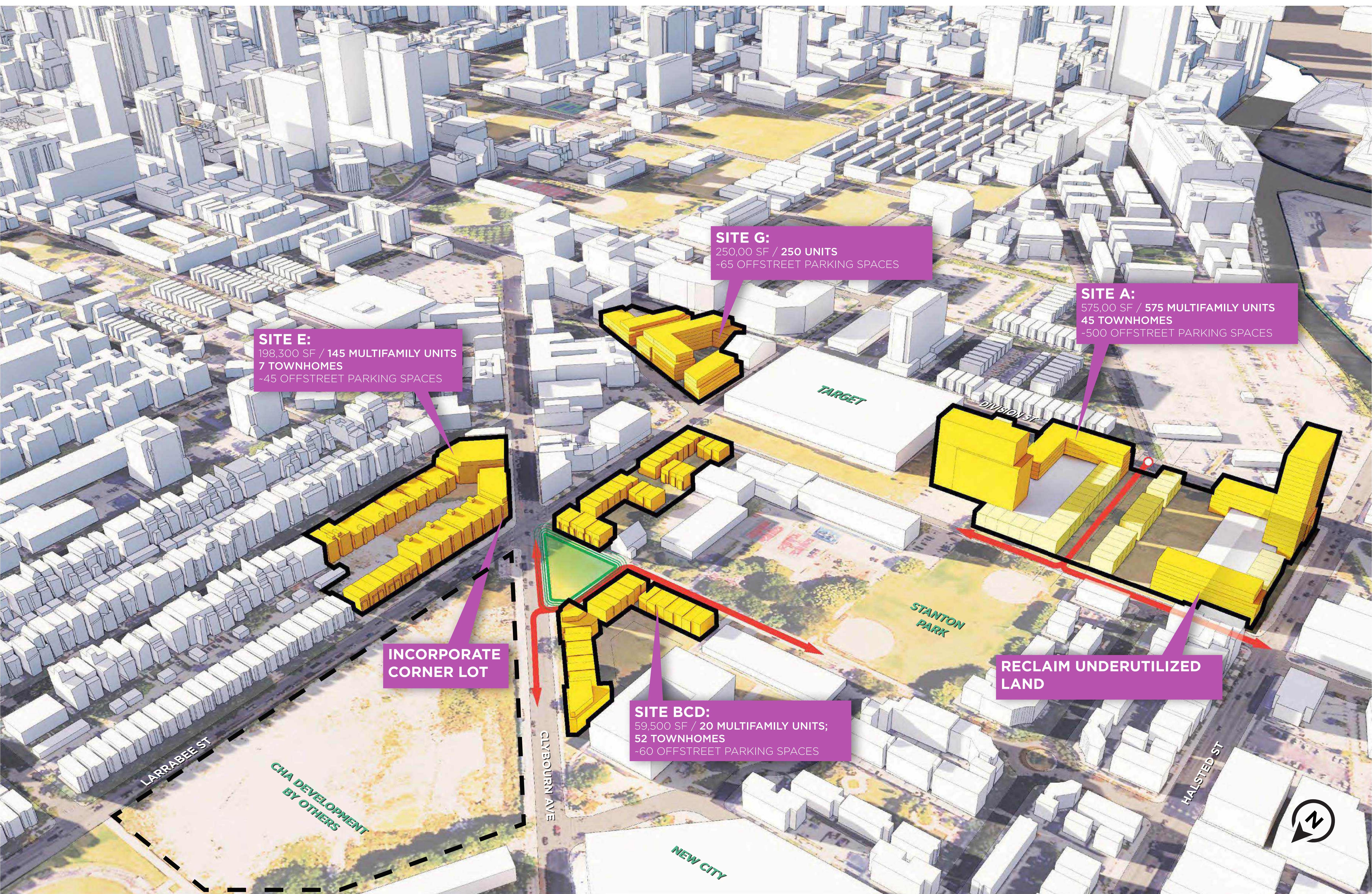
ICE CREAM

5:20 -

STATION ACTIVITIES

5:30 - 6:30

- **STATION 2: NORTH SITES**
- **STATION 3: SOUTH SITES**
 - **STATION 3A: CABRINI ROWHOMES**
- **STATION 4: IMAGE PREFERENCE**



STRATEGY 1

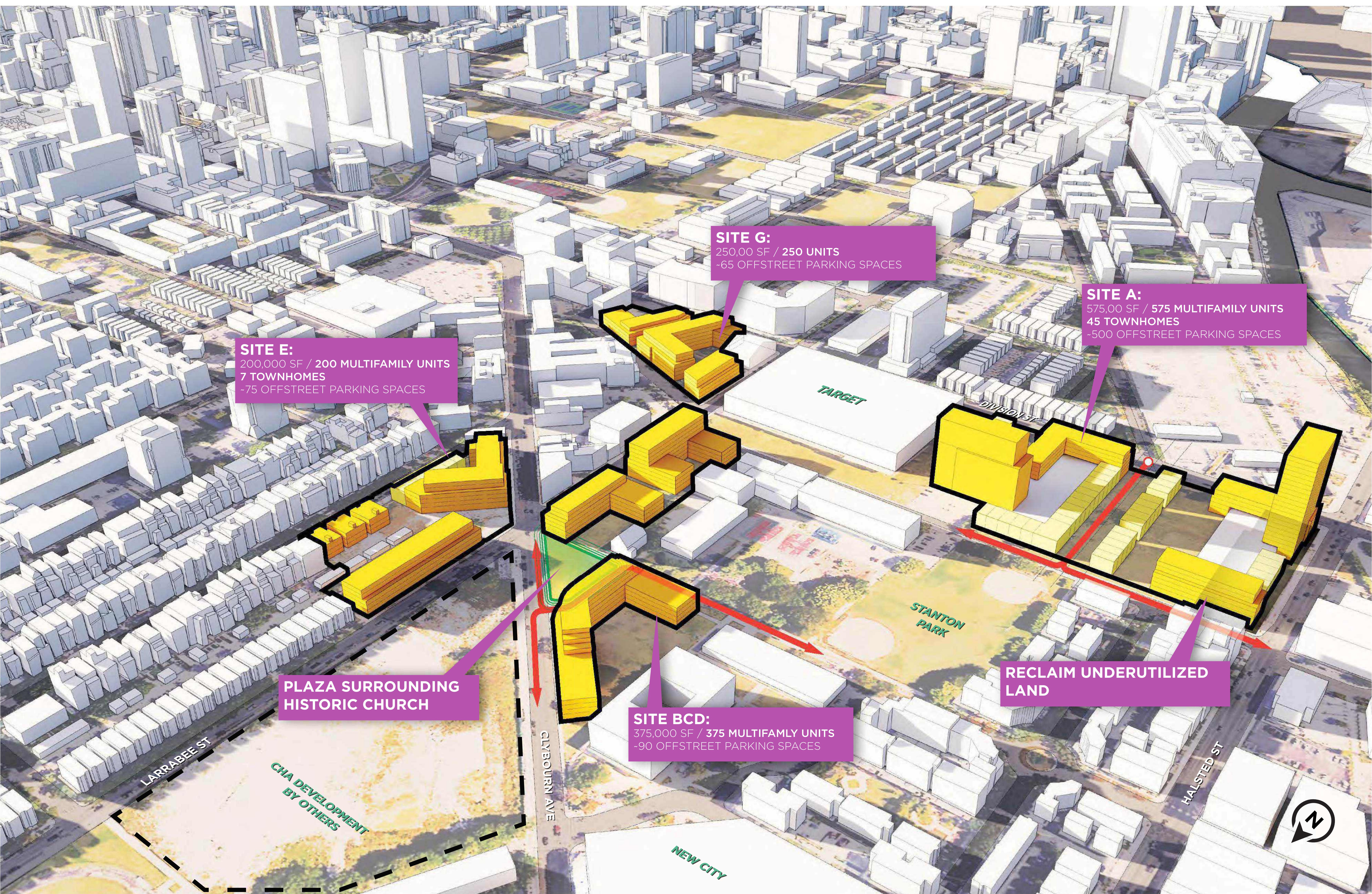
TOTAL :	NEW TOWNHOMES	MULTIFAMILY UNITS	OFF-STREET PARKING	NEW OPEN SPACE	SQUARE FEET
±1,050 UNITS	= 104	946	±565 SPACES	0.3 ACRES	1,200,000

ADVANTAGES

- Complements scale of existing development along Larrabee St & Clybourn Ave corridors.
- Potential to highlight historic Strangers Home Missionary Baptist Church.
- Larger buildings concentrated at Division / Halsted intersection.

DISADVANTAGES

- Less housing provided than the market would suggest, potentially leading to difficulty financing development efforts.



STRATEGY 2

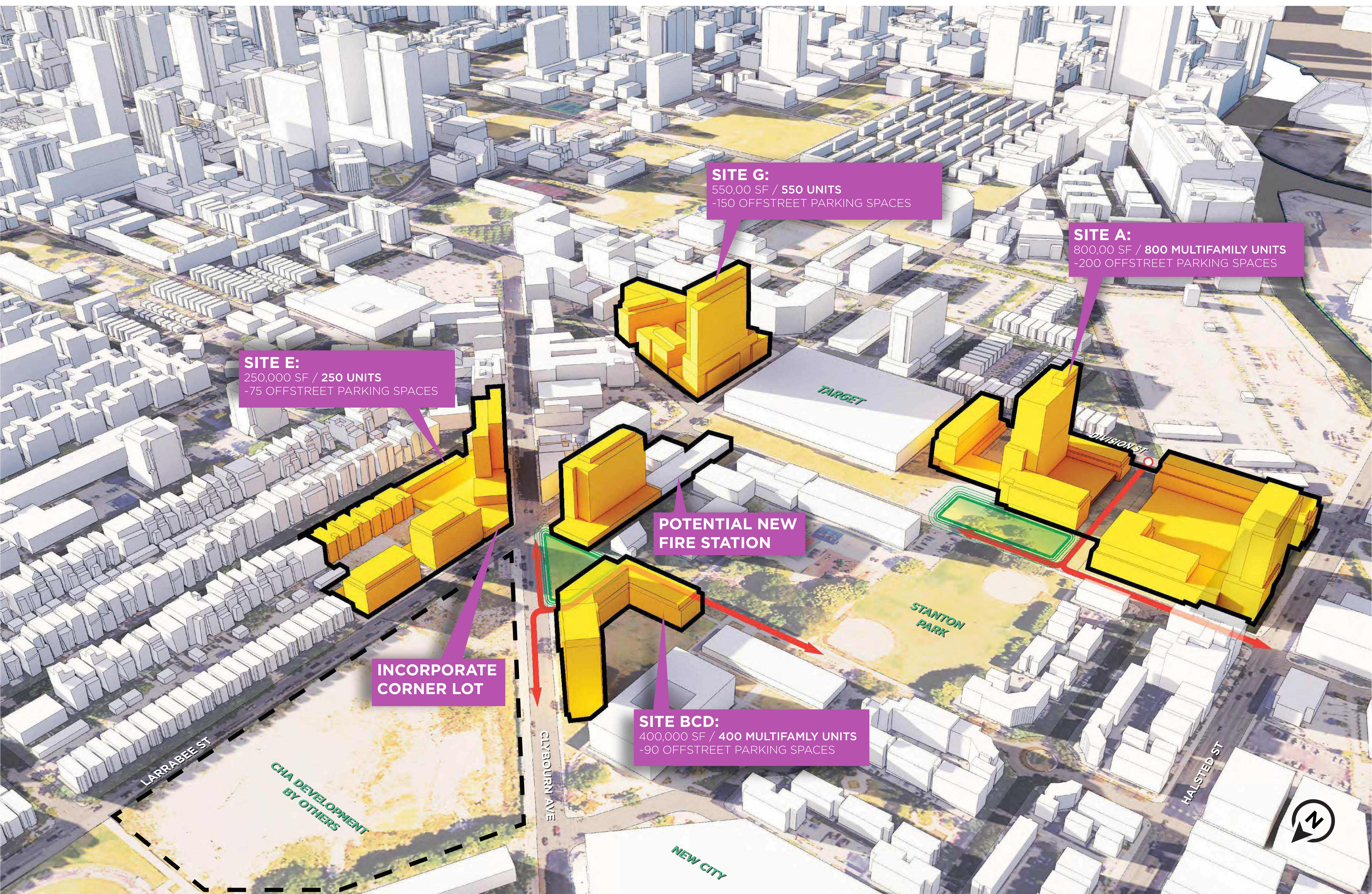
TOTAL :	NEW TOWNHOMES	MULTIFAMILY UNITS	OFF-STREET PARKING	NEW OPEN SPACE	SQUARE FEET
±1,450 UNITS	= 50	1,400	±730 SPACES	0.3 ACRES	1,500,000

ADVANTAGES

- Matches mid-rise scale of CHA Near North development to date.
- Potential to highlight historic Strangers Home Missionary Baptist Church.
- Largest buildings concentrated at Division / Halsted intersection.

DISADVANTAGES

- Fewer low-rise buildings.



STRATEGY 3

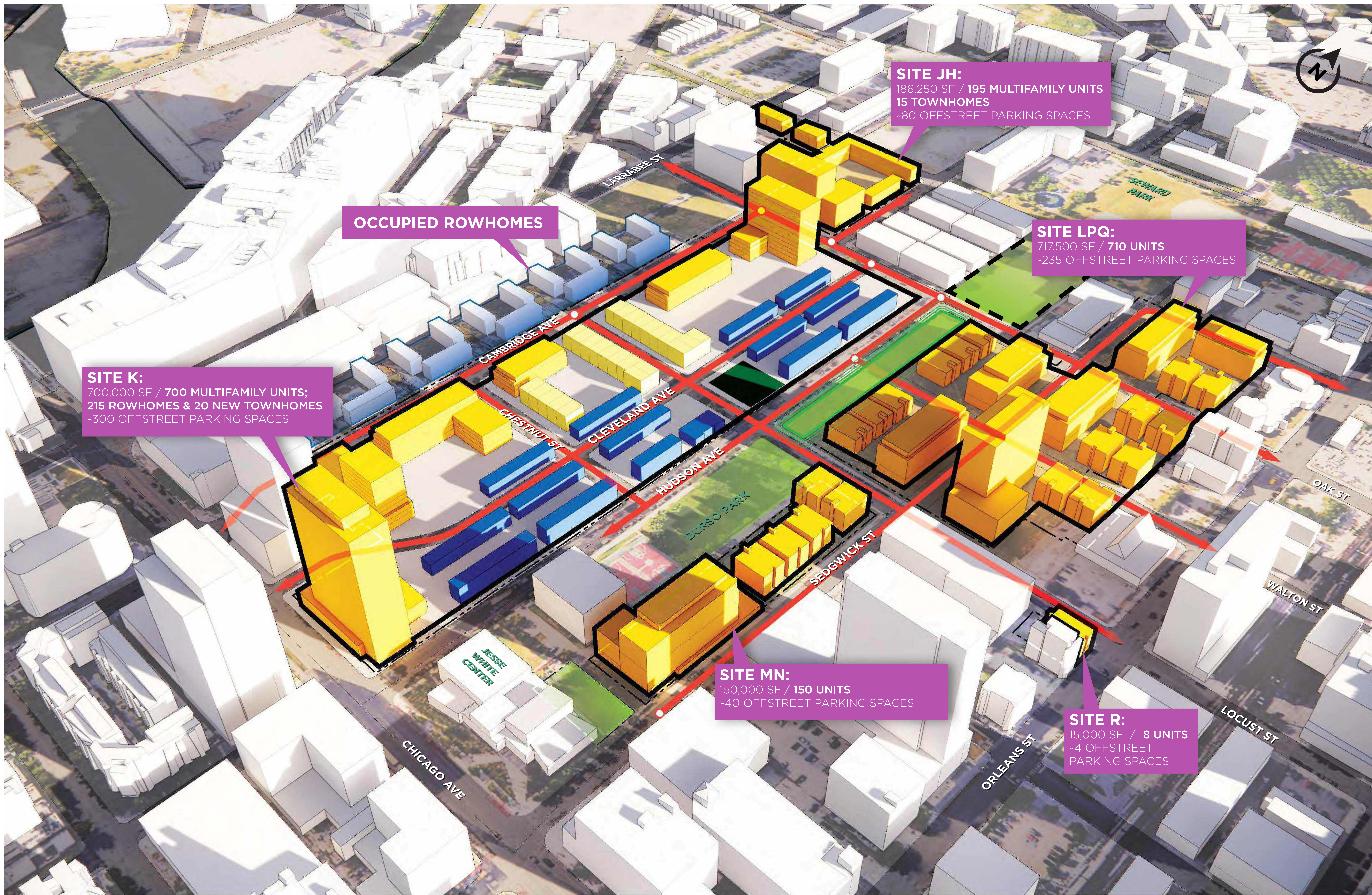
TOTAL :	NEW TOWNHOMES	MULTIFAMILY UNITS	OFF-STREET PARKING	NEW OPEN SPACE	SQUARE FEET
±2,000 UNITS	0	2,000	±665 SPACES	1 ACRE	1,900,000

ADVANTAGES

- Provide greatest amount of housing, and greater chance of successful development financing.
- Most new open space.
- Potential to highlight historic Strangers Home Missionary Baptist Church.
- Potential for new fire station on Larrabee St.

DISADVANTAGES

- Least amount of low-scale development.
- Taller buildings spread evenly across all sites.
- Potential new fire station could complicate development.



STRATEGY 1

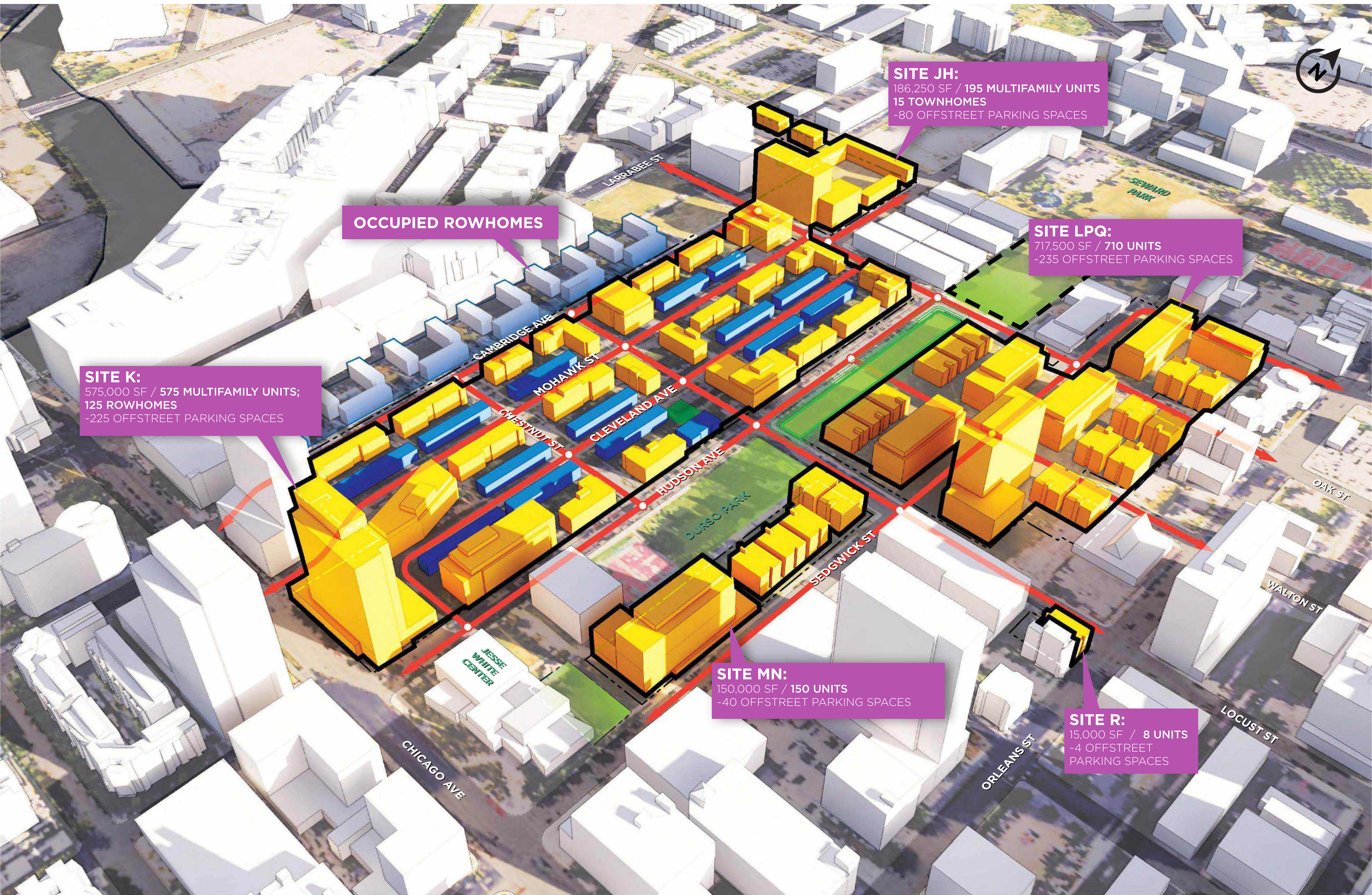
TOTAL :	RENOVATED ROWHOME UNITS	NEW TOWNHOMES	MULTIFAMILY UNITS	OFF-STREET PARKING	NEW OPEN SPACE	SQUARE FEET
±2,000 UNITS	215 <small>(14 BUILDINGS)</small>	35	1,940	±650 SPACES	1 ACRE	2,000,000

ADVANTAGES

- Improved pedestrian environment and vehicular connectivity.
- Most historic preservation on Site K.
- New medium-scale development on Cambridge Ave allows for more housing on Site K.
- Seward & Durso Park connected via dedicated open space for commemorative walk.

DISADVANTAGES

- Costly renovation of large number of historic buildings, yielding few units.
- Limited historic character on Cambridge Ave.
- Historic structures are isolated from new neighborhood development.
- Less than optimal roadway width for Cleveland Ave.



STRATEGY 2

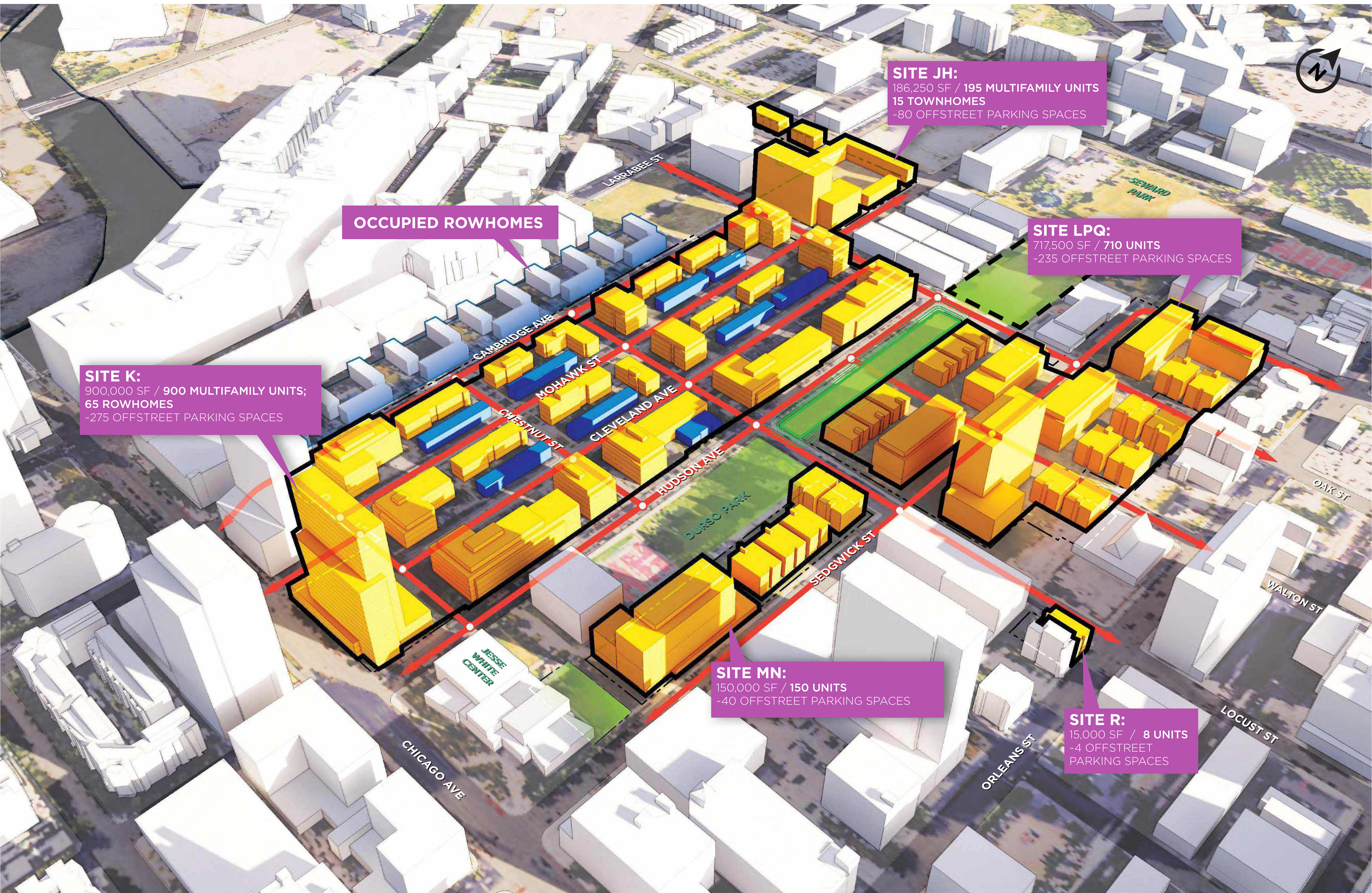
TOTAL :	RENOVATED ROWHOME UNITS	NEW TOWNHOMES	MULTIFAMILY UNITS	OFF-STREET PARKING	NEW OPEN SPACE	SQUARE FEET
±1,800 UNITS	125 <small>(14 BUILDINGS)</small>	15	1,985	±600 SPACES	1 ACRE	1,700,000

ADVANTAGES

- Improved pedestrian environment and vehicular connectivity.
- Moderate historic preservation, but less cost associated with renovation of historic units.
- Historic structures are less isolated from new neighborhood development.
- Seward & Durso Park connected via dedicated open space for commemorative walk.

DISADVANTAGES

- Costly renovation of large number of historic buildings, yielding fewest units.
- Preservation of Mohawk Ave & Cleveland Ave limits block sizes and the amount of housing this site can accommodate.
- Less than optimal roadway width for Cleveland Ave.



STRATEGY 3

TOTAL :	RENOVATED ROWHOME UNITS	NEW TOWNHOMES	MULTIFAMILY UNITS	OFF-STREET PARKING	NEW OPEN SPACE	SQUARE FEET
±2,050 UNITS	65 <small>(8 BUILDINGS)</small>	15	1,970	±650 SPACES	1 ACRE	2,000,000

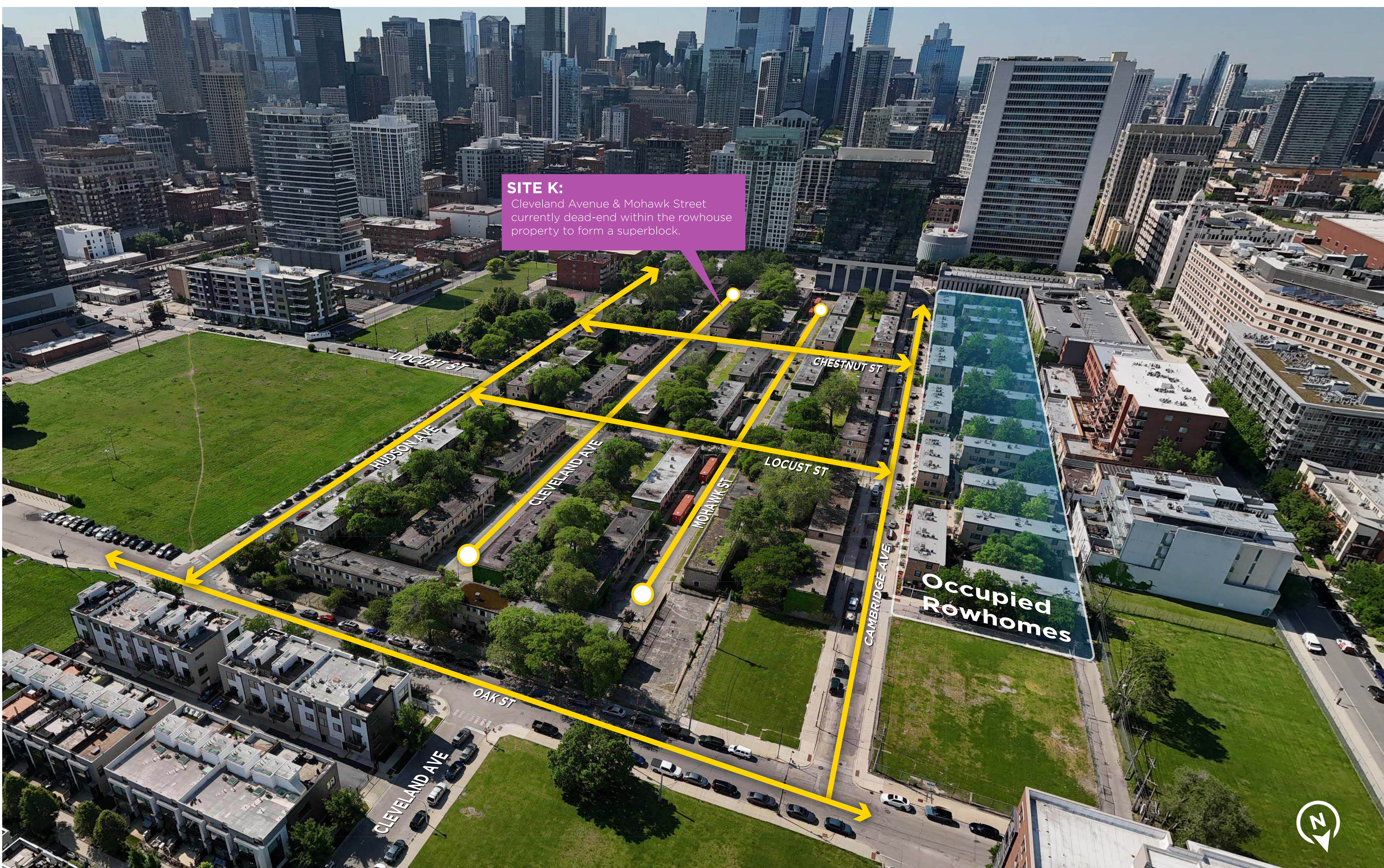
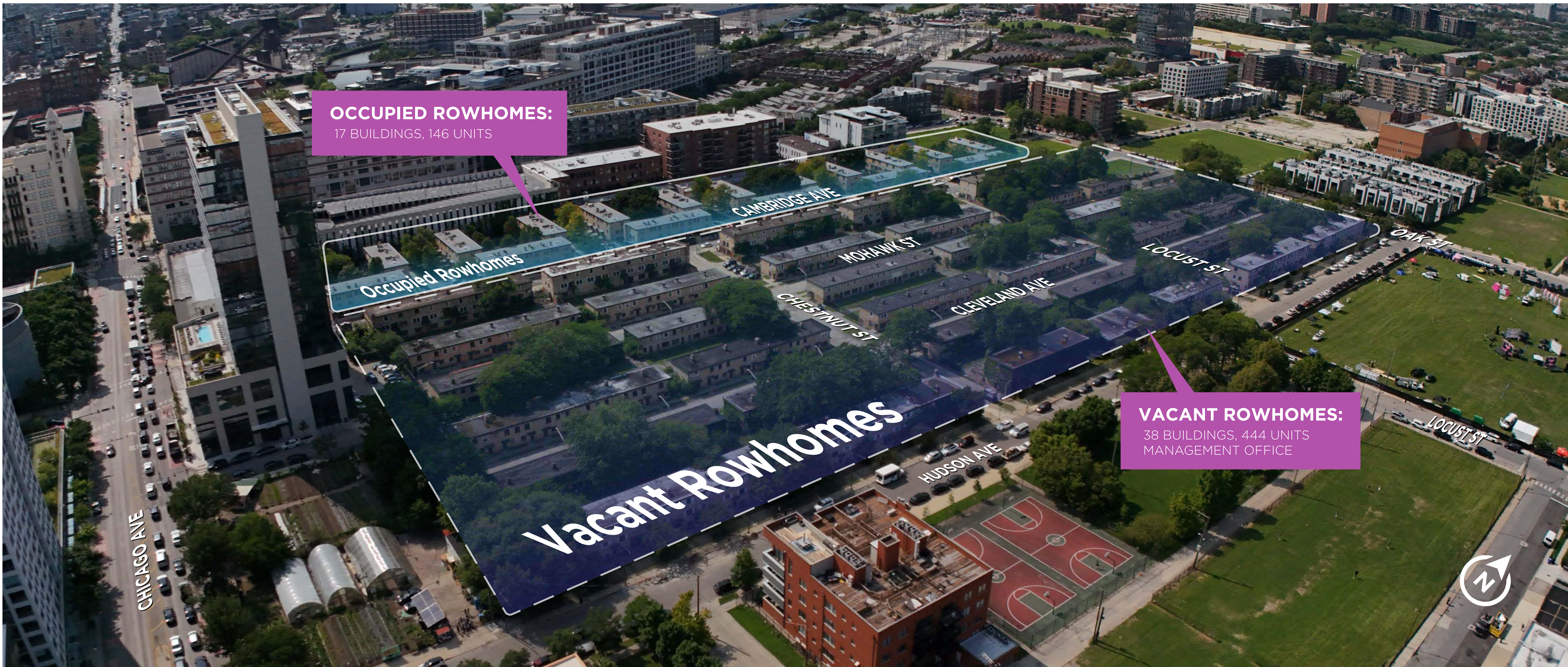
ADVANTAGES

- Improved pedestrian environment and vehicular connectivity.
- Provides most new housing.
- Limited historic preservation and more efficient allocation of financial resources.
- Historic structures incorporated into new neighborhood development.
- Seward & Durso Park connected via new open space for commemorative walk.

DISADVANTAGES

- Less historic preservation and limited of historic street and neighborhood character.
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FRANCIS CABRINI ROWHOMES



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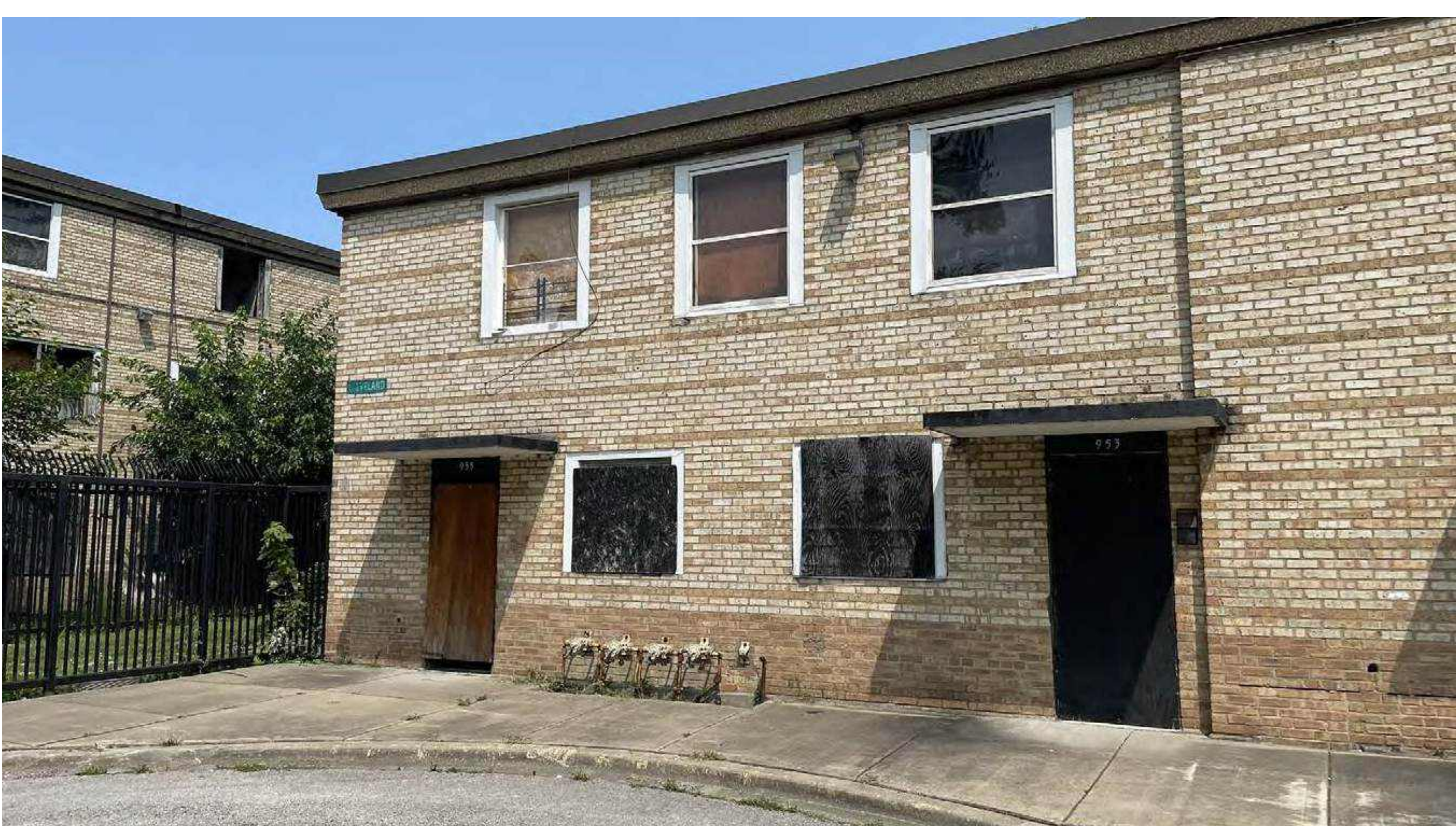
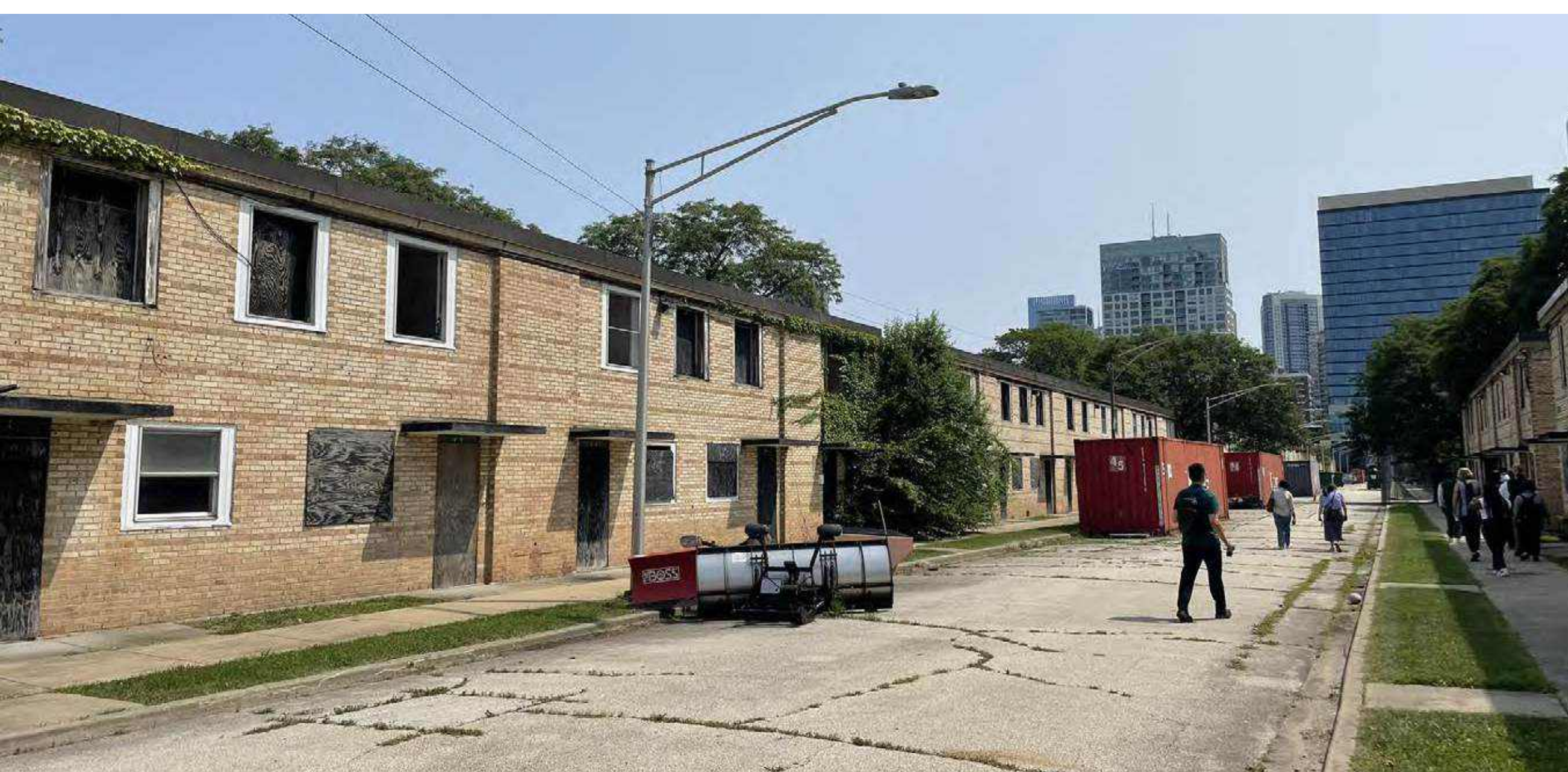


FRANCIS CABRINI ROWHOMES

THEN



NOW



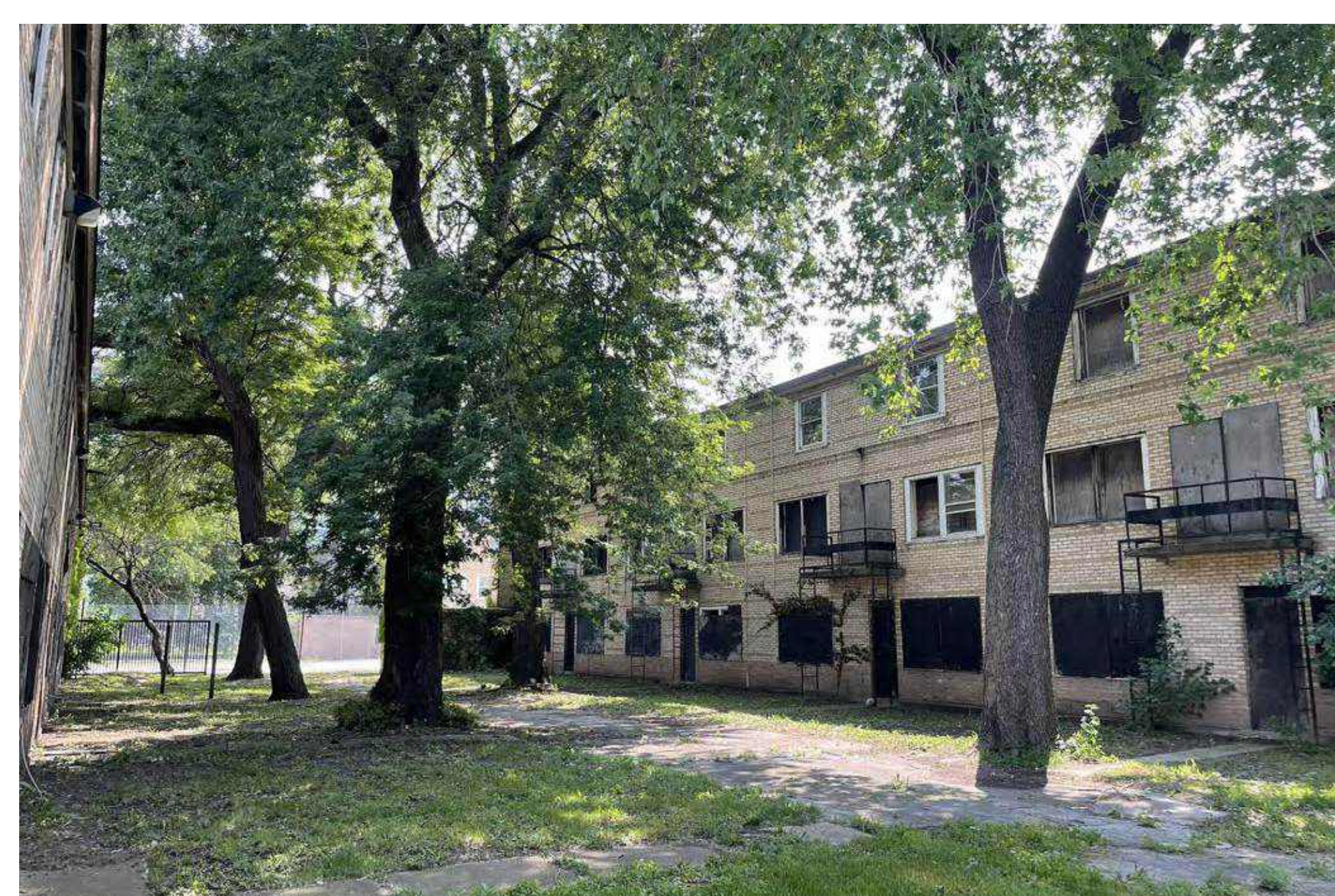
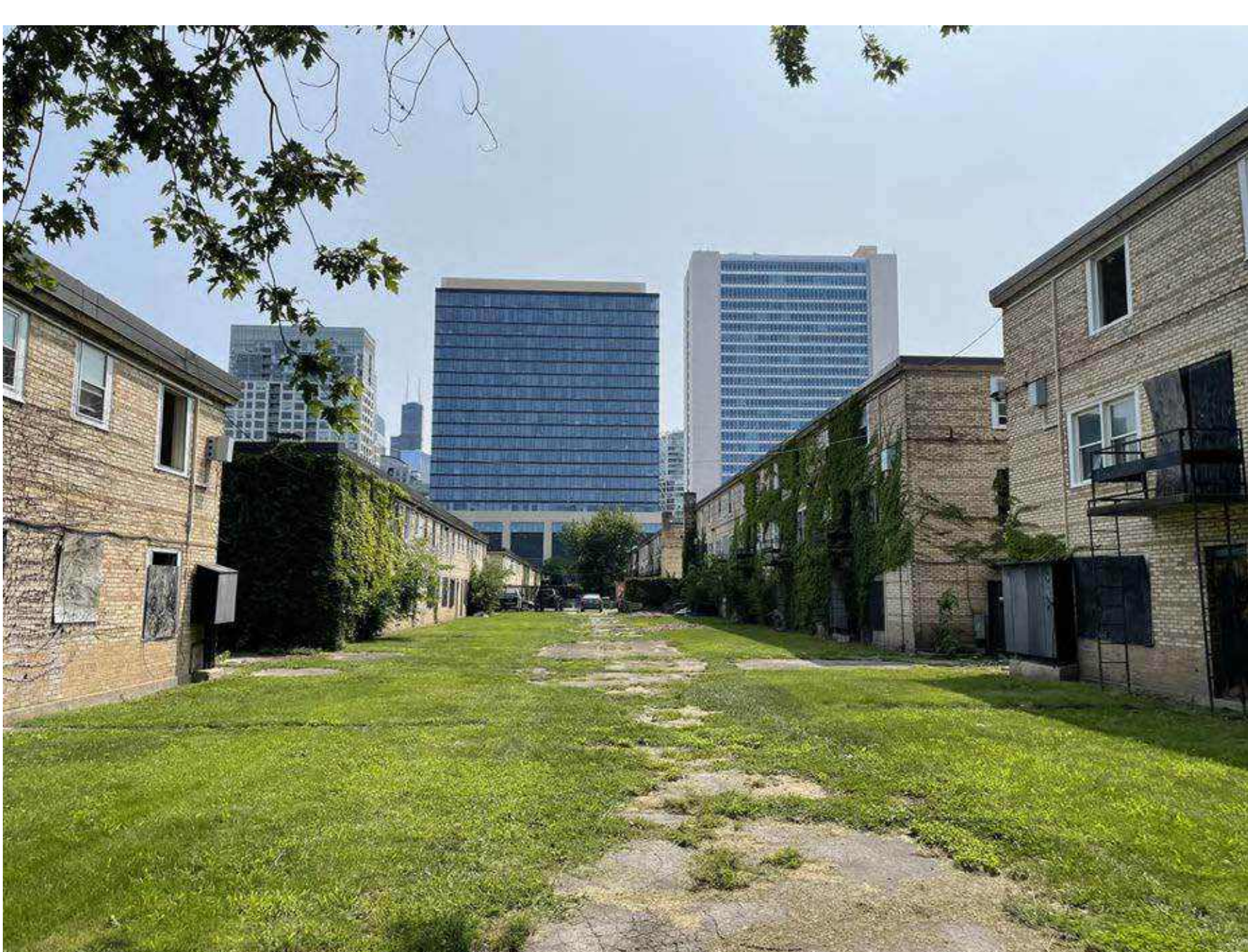
Sidewalk
11'-0"

Parking
7'-0"

One-Way Travel Lane
11'-0"

Parking
7'-0"

Sidewalk
7'-0"

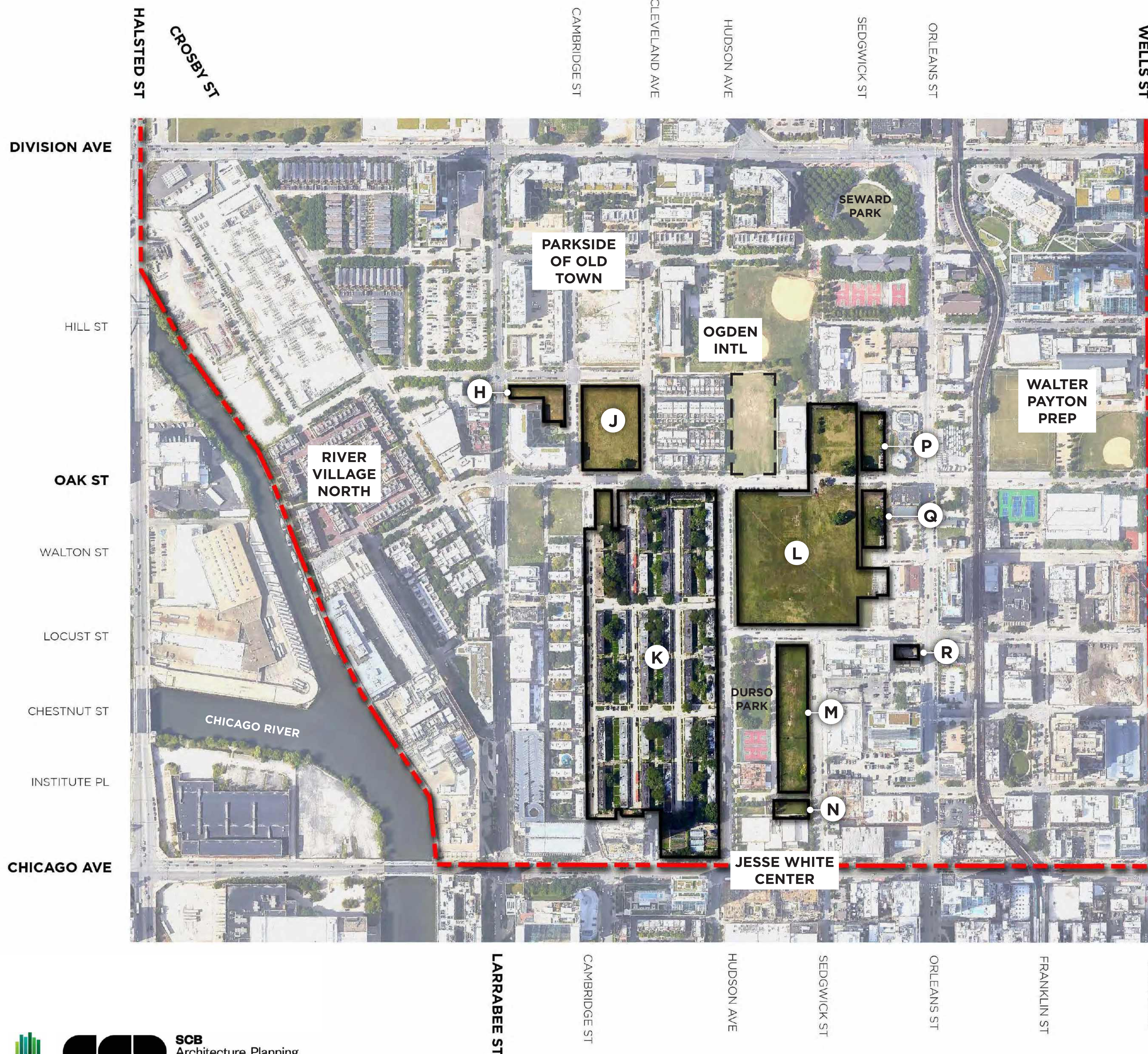


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CABRINI
NOW

AREA OF INTEREST SOUTH SITES

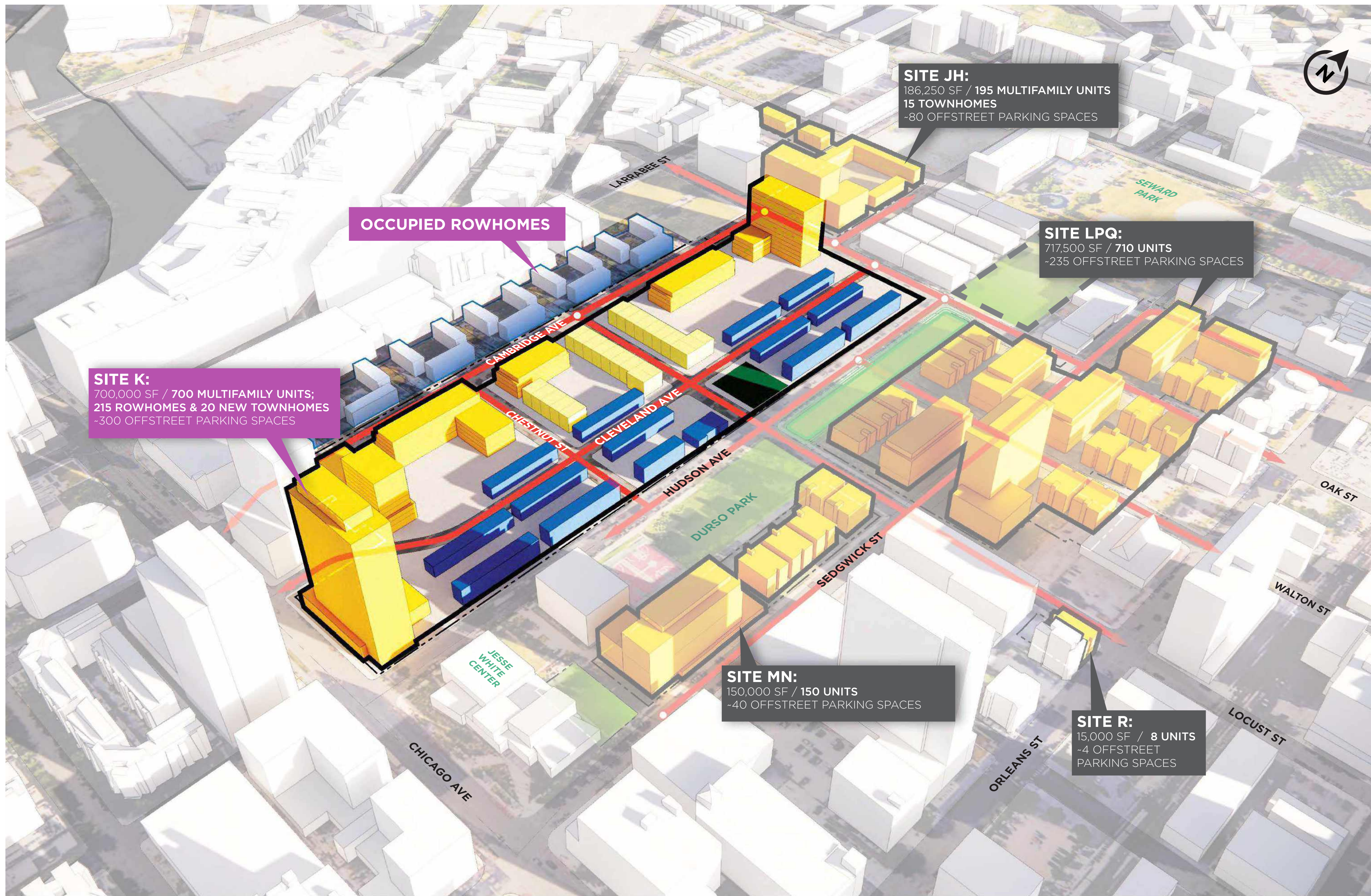
- Total 27 acres of land available for development



SOUTH SITES	
SITE	ACRES
H	± 0.4
J	± 2.6
K	± 14.2
L	± 6.9
M	± 1.5
N	± 0.2
P	± 0.5
Q	± 0.5
R	± 0.1

LEGEND

- CHA Focus Parcels
- Cabrini Now Area of Interest



SITE JH:
186,250 SF / 195 MULTIFAMILY UNITS
15 TOWNHOMES
-80 OFFSTREET PARKING SPACES

SITE LPQ:
717,500 SF / 710 UNITS
-235 OFFSTREET PARKING SPACES

SITE K:
700,000 SF / 700 MULTIFAMILY UNITS;
215 ROWHOMES & 20 NEW TOWNHOMES
-300 OFFSTREET PARKING SPACES

SITE MN:
150,000 SF / 150 UNITS
-40 OFFSTREET PARKING SPACES

SITE R:
15,000 SF / 8 UNITS
-4 OFFSTREET PARKING SPACES

OCCUPIED ROWHOMES

ADVANTAGES

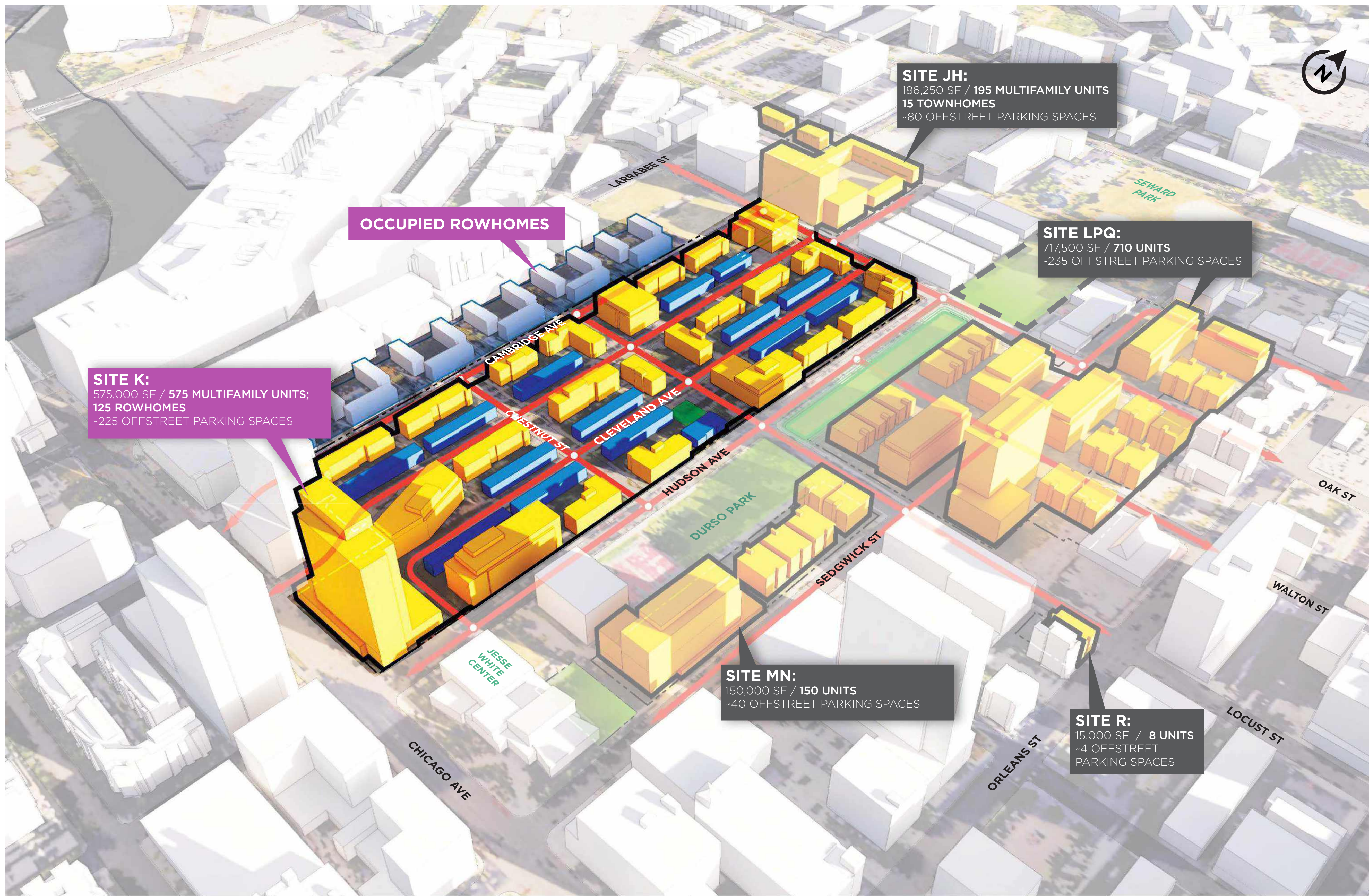
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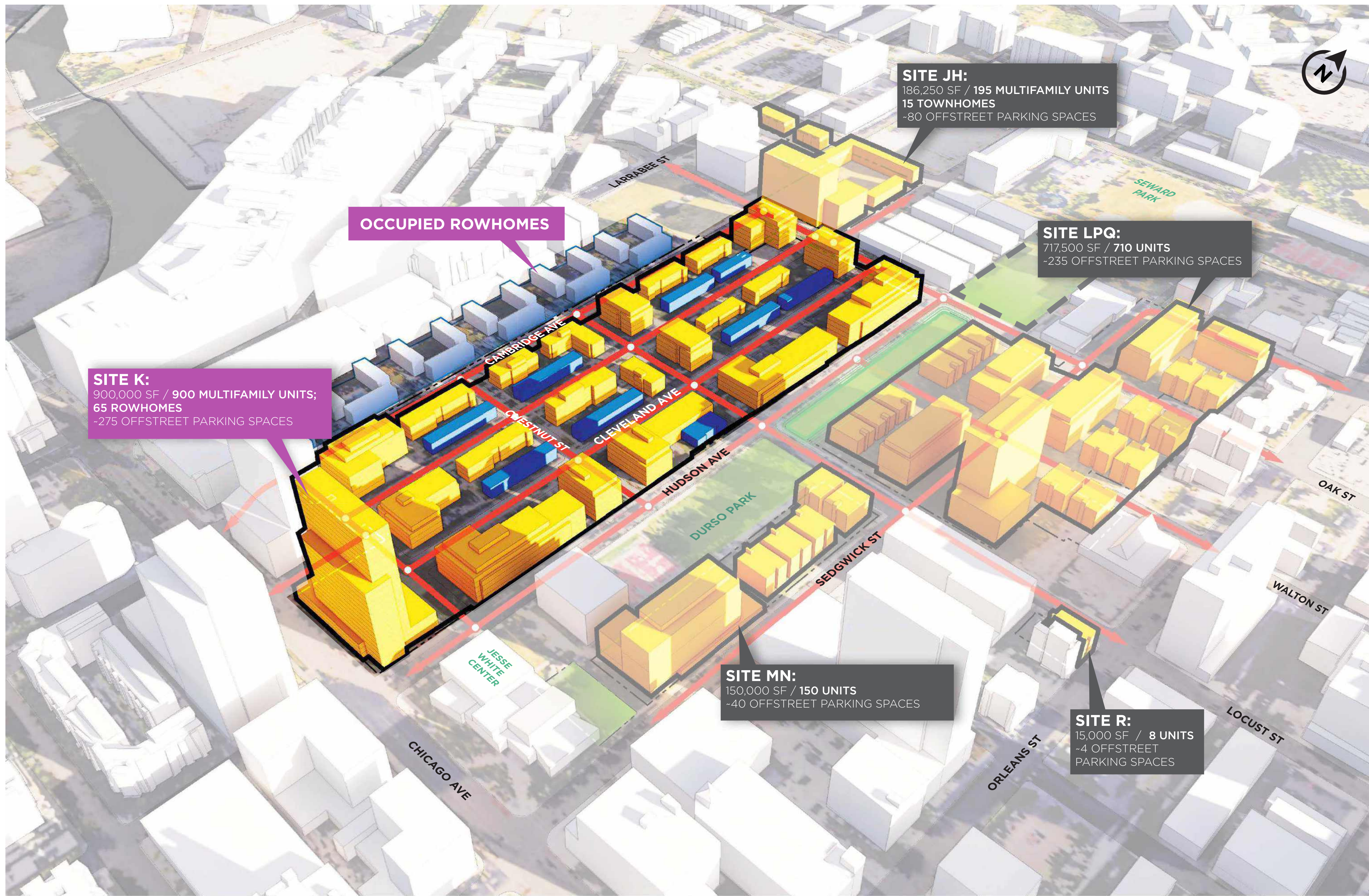
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