

# 18TH PEORIA

DEVELOPMENT FRAMEWORK PLAN

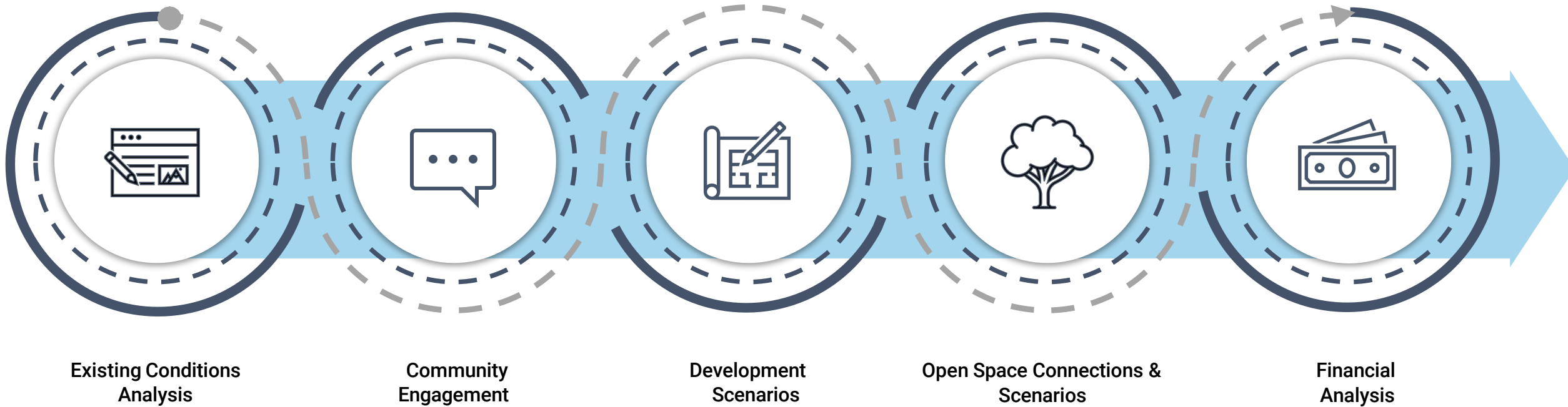
March 13, 2023





Community Engagement

# Planning Process



# Community Engagement



**11**  
Meetings Conducted



**529**  
Participants



**5,000**  
Flyers Distributed



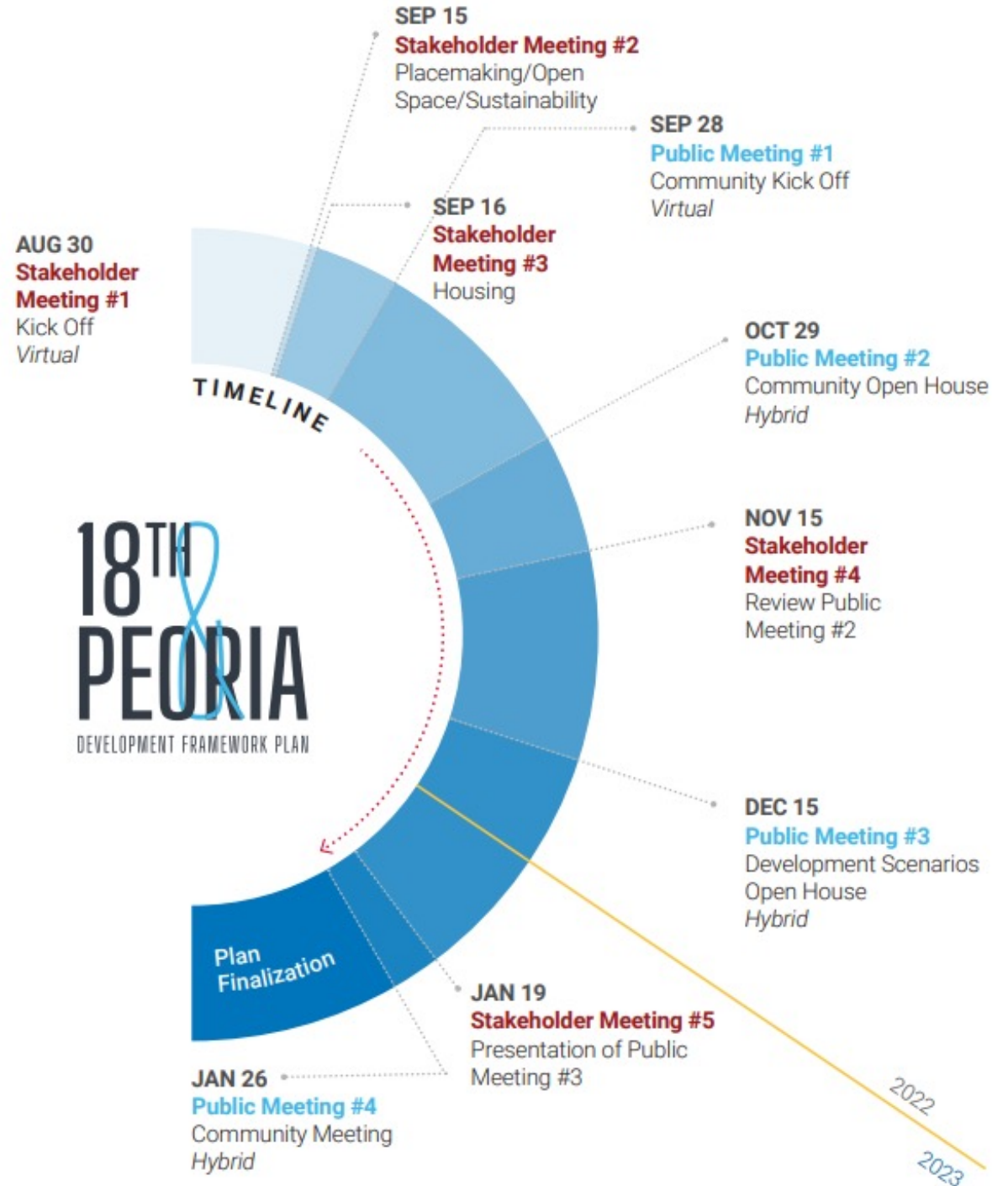
**1,626**  
Comments Received  
& Questions Answered



**45**  
Engagement  
Boards Developed



**2,736**  
LEGOs Built With



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# What We Heard



# Development & Open Space Iterations



**TRAILHEAD -**



**POCKET -**



**LINEAR -**





# Key Recommendations

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# Housing Recommendations

The Housing Needs Assessment suggests that the 18th & Peoria site has potential to play a large role in meeting Pilsen's current and future housing needs, meeting demand for new owner and renter-occupied housing units at a variety of income levels.

## TENURE



The housing program for the 18th and Peoria site should be primarily renter-occupied but should include owner-occupied housing as well.

## TYPOLOGIES



The 18th and Peoria site should include a variety of housing types on the site in order to appeal to the broad preferences of future residents and create a more authentic neighborhood feel.

## UNIT SIZE



Owner-occupied housing demand should focus primarily on households with two people or more and should therefore consist of units with at least two bedrooms

## PRICING



The majority of units in the project should be income-restricted.



# Development Recommendations



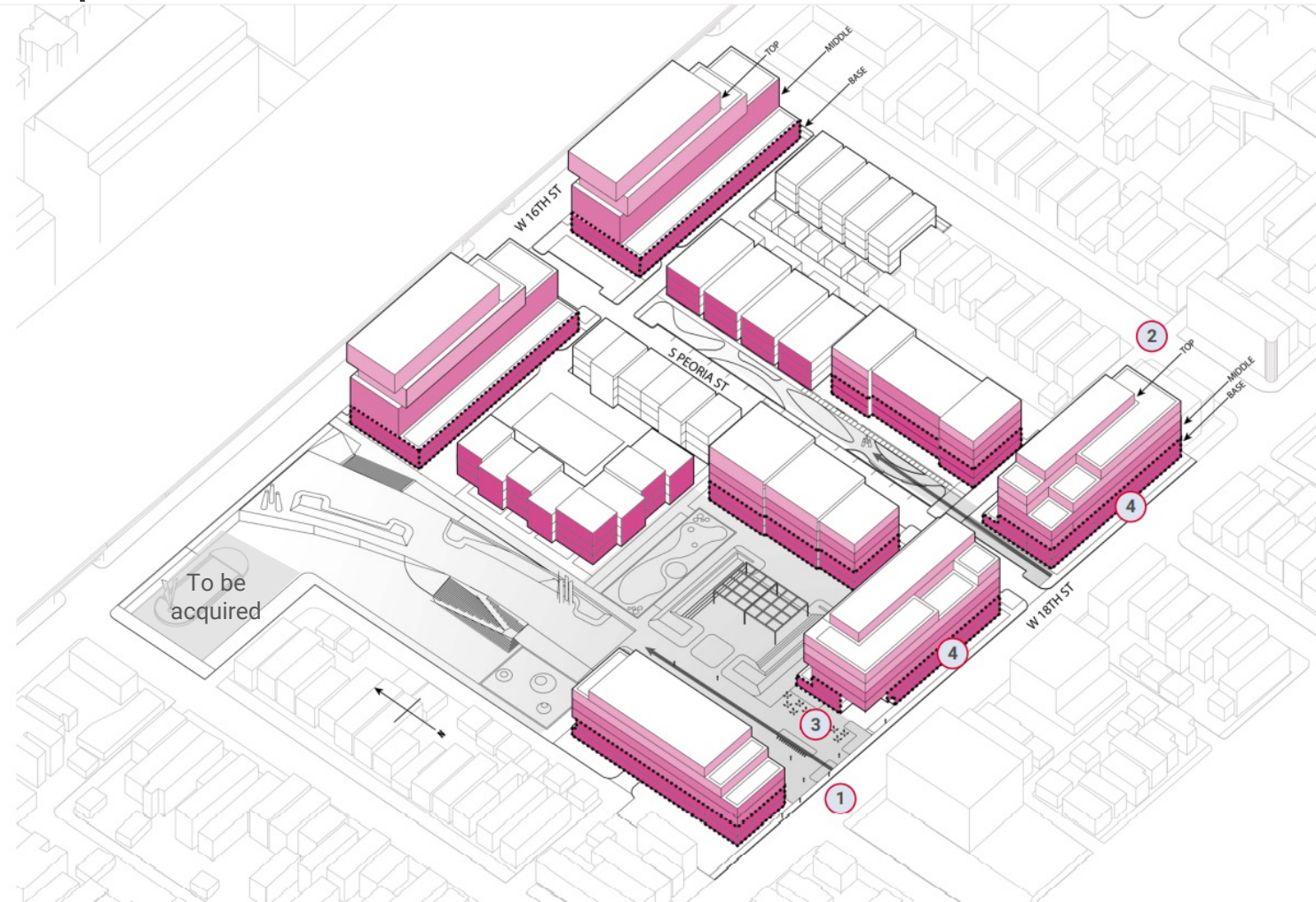
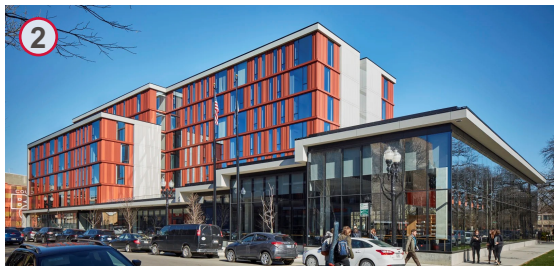
# Site Plan

- **M1-3:** Mixed Use
- **R1-R2:** Mid-rise residential
- **T1-T2:** Townhomes
- **3F-6F:** Multi-Family Housing
- **HR1 & HR2:** High-rise residential



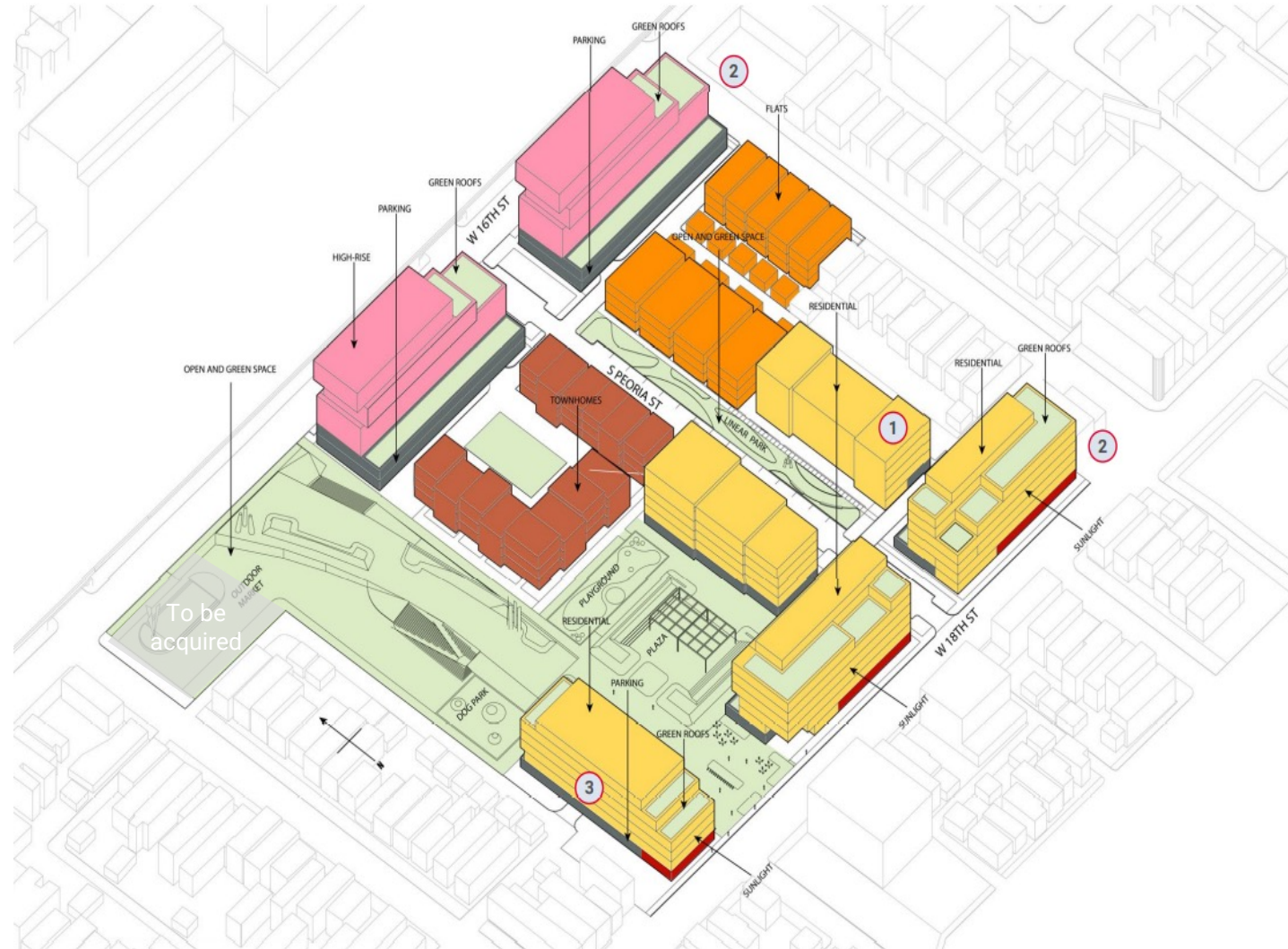
# Design Excellence: Massing & Facade

1. Continue the commercial from western 18<sup>th</sup> Street along the southern edge of the site.
2. Clear distinction among the base, middle, and top of the buildings.
3. Create ground floor rhythm through the arrangement of windows and doors.
4. Integrate signage attached to buildings into the overall building design



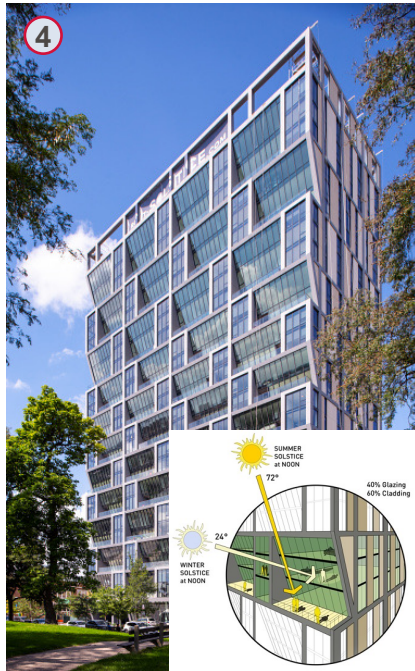
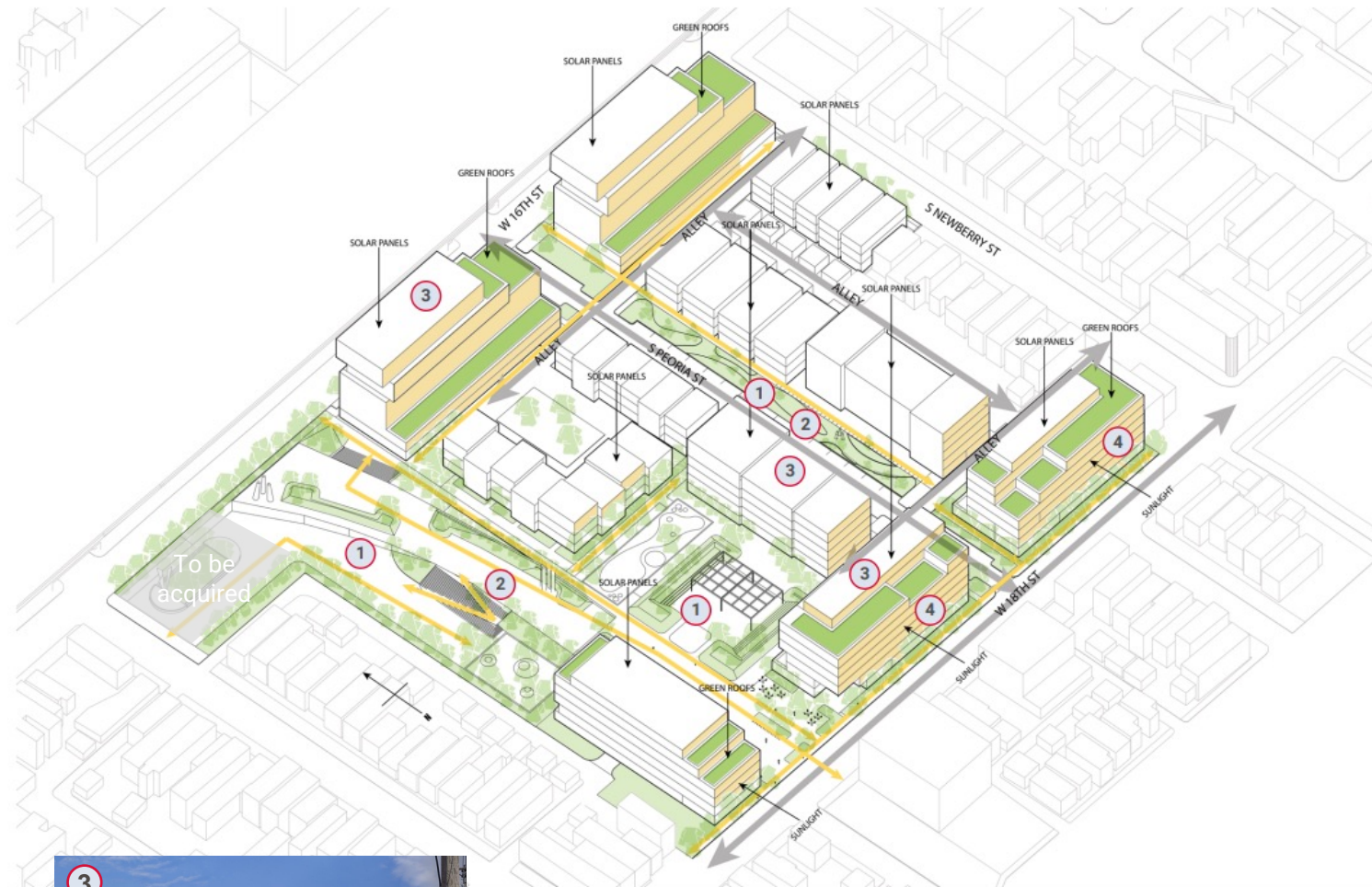
# Design Excellence: Program, Site Design & Massing

1. Program includes commercial, low- to high-density residential, and public and private open space
2. Massing aligns with those of buildings adjacent to the site
3. Massing considers access to light and air



# Design Excellence: Public Realm, Sustainability & Site Design

1. Public Realm
2. Sustainable landscaping
3. Self-sustainable buildings
4. Orient glazing to take advantage southern exposure for energy and lighting efficiency



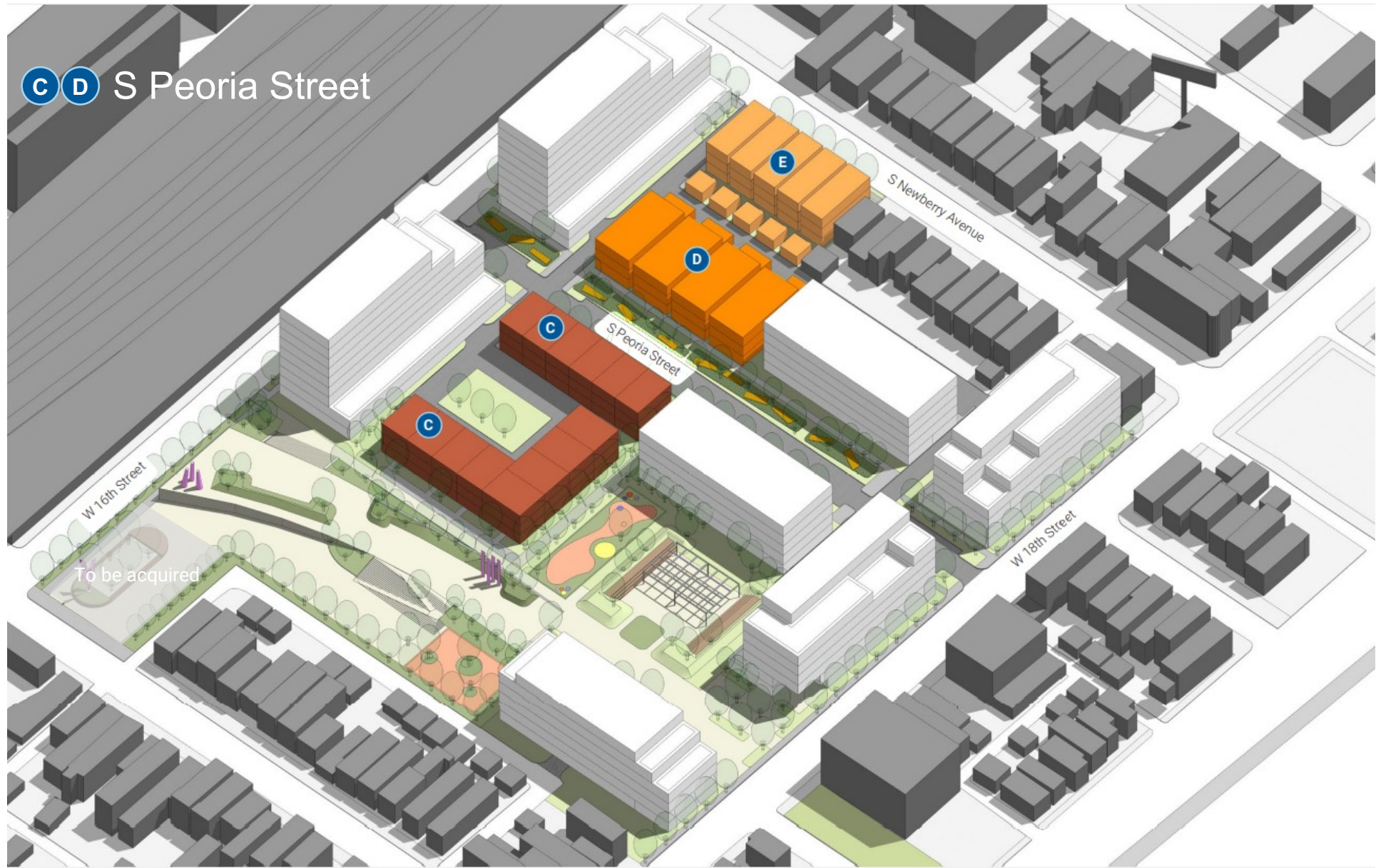
# Bulk and Density Recommendations: Phase 1



# Bulk and Density Recommendations: Phase 2



# Bulk and Density Recommendations: Phase 3





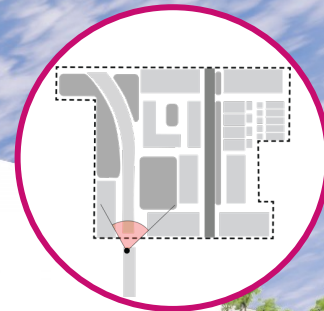
# Bulk and Density Recommendations: Phase 4

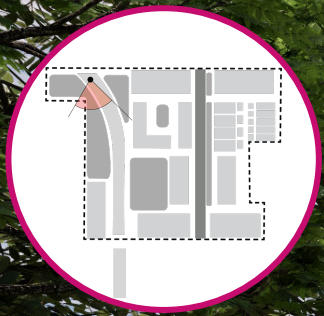


# Public Open Space

1. Programmable Outdoor Rooms
2. Sangamon Trail Connection
3. Gathering Plazas
4. Performance Pavilion
5. Mercado
6. Playlot
7. Dog Park
8. Ramped Steps
9. Bike Path
10. Expanded Parkway
11. Linear park
12. Artist Space



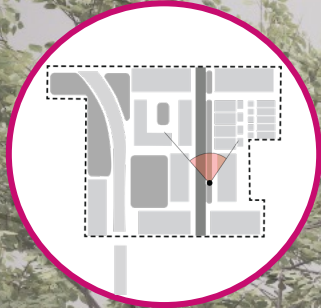




# Private Open Space

1. Green Roofs
2. Private Parking Lot
3. Mural Opportunities





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# Broader Design Recommendations

## Sustainability



## Open Space



## Landscape



## Public Realm



## Site Amenities



## Public Art



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# Public Comments