



Chicago Avenue Corridor Plan

The Chicago Avenue Corridor Plan is a 20-year vision for Chicago Avenue between I-94 and the Midtown Greenway. The draft plan guides future rehabilitation and redevelopment of buildings, and includes proposed zoning changes. It also addresses multimodal transportation, urban design, and community development. Below is a brief summary of the plan.

Land Use

- Encourage rehabilitation of existing structures
- Allow offices and clinics in existing structures, as well as housing
- Support redevelopment into multifamily housing or offices where rehabilitation isn't feasible
- Future hospital expansion is held to existing campuses
- Encourage new mixed-use (housing/office with retail) development north of Franklin Avenue.

Urban Design

- New buildings should be oriented to Chicago Avenue, with prominent front entrances that invite pedestrians.
- Integrate green spaces and landscaping with new and existing development.
- Any new multi-story buildings should step down in height away from Chicago Avenue.
- Encourage hospitals to create more of a presence on Chicago Avenue as remodeling and expansion projects take place.

Transportation

- Support ongoing improvements to streets, pedestrian routes, bicycle facilities, and transit to build on the area's existing multimodal environment.
- Improve Park, Portland, 26th, and 28th for pedestrians.
- Construct a promenade on the edge of the Midtown Greenway.
- Continue to require off-street parking for new development, but minimize new large parking structures and encourage shared parking arrangements.

Community Development

- Build on past successes, with a renewed focus on Chicago Avenue
- Fill vacant housing and office space; redevelop where opportunities arise
- Expand housing options for existing residents and employees
- Brand Chicago Avenue as The Wellness Corridor
- Improve the built environment, starting with Peavey Park

