

# MacARTHUR BOULEVARD REDEVELOPMENT STUDY

Project Start Meeting  
March 8, 2010

THE LAKOTA GROUP  
The CLUE Group  
Gewalt-Hamilton Associates



**PROJECT TEAM**

# PROJECT TEAM

MacArthur Boulevard Redevelopment Study

## ■ The Lakota Group (Chicago)

- Planning, Urban Design, Landscape Architecture, Historic Preservation & Community Relations

## ■ The CLUE Group (Alexandria, VA)

- Economic Analysis, Business Development Planning, Policy & Evaluation Services

## ■ Gewalt Hamilton Associates (Chicago)

- Transportation Planning, Parking & Traffic Engineering

# THE LAKOTA GROUP

Planning, Urban Design, Landscape Architecture,  
Historic Preservation, Community Relations

- Urban, Suburban & Rural Settings
- Completed 700 projects in 220 communities
- 60,000 acres, 50,000 units, 55 million square feet
- Commercial, Residential, Industrial, Office
- Mixed-Use, Transit Oriented Development
- Greenways, Trails, Open Space, Parks
- Corridor Plans

# THE CLUE GROUP

The Community and Land Use Economics Group

- Market analysis for older commercial districts
- Economic impact analysis
- Business development & commercial use strategies
- Commercial district management strategies
- Innovative marketing plans
- Historic & New Markets Tax Credits
- Research in commercial district economics

# GEWALT-HAMILTON ASSOCIATES

Consulting Engineers

- Comprehensive Transportation Plans
- Street & Roadway Corridor Studies
- Traffic Data Collection, Impact & Modeling Studies
- Roadway Design & Lighting
- Intersection Design Studies & Improvements
- Traffic Routing & Drive Time Studies
- Bicycle Path Planning & Design

# **PROJECT APPROACH + PROGRAM**

# PROJECT APPROACH

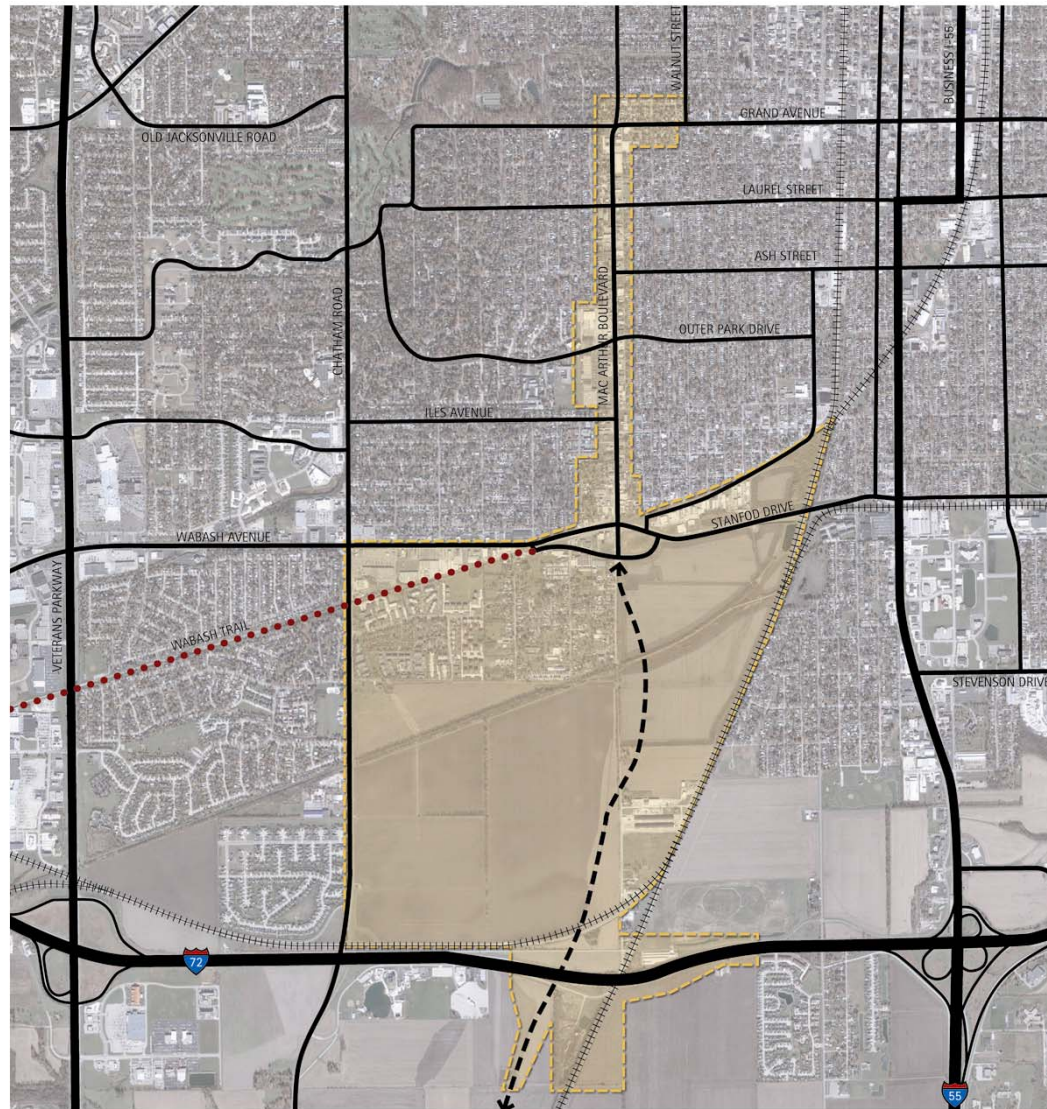
- *“Deliver a tailored, comprehensive & balanced approach that meets development, revitalization & character vision & goals for the corridor”*
- Develop a compelling vision that sets the stage
- Short & long-term land use planning strategies
- Multiple development scenarios with *“Min-Mid-Max Approach”*
- Build critical mass to catalyze further development



# PROJECT APPROACH

- “Assess transportation | parking | traffic impacts
- Analyze market trends & create corridor business development plan
- Promote framework for high quality & sustainable design
- Develop urban design strategies that knits the corridor together
- Maintain & enhance sensitive & character-defining areas
- Determine implementation partners
- Area/site tour(s), participatory visioning workshops, electronic surveys, project review meetings & presentations

# PROJECT STUDY AREA



# PLANNING PROCESS

## ■ Phase 1: Corridor Analysis

- Stakeholder & Focus Group Interviews, Community Workshop
- Land Use, Market, Transportation & Design Analysis
- State of Corridor Report



## ■ Phase 2: Corridor Visioning

- Land Use Strategies & Development Concepts
- Community Visioning Workshop



## ■ Phase 3: Corridor Plan

- Draft Plan & Implementation Strategies
- Community Workshop
- *Final Plan*



# PLANNING SCHEDULE

## ■ Phase 1: Corridor Analysis , March – May, 2010

- Project Start: March 8 & 9, 2010
- Community Workshop: April 14, 2010

## ■ Phase 2: Corridor Visioning, June – July, 2010

- Steering Committee
- Community Visioning Workshop: June 23, 2010

## ■ Phase 3: Corridor Plan, August – September, 2010

- Draft Plan & Implementation Strategies
- Community Workshop : July 28, 2010

# OBSERVATION + OPPORTUNITIES

- “Knitting” the Corridor together with physical improvements and new development
- Improving connections between the neighborhoods and Corridor
- Understanding Corridor “personalities”
- Enhance the competitiveness of existing businesses
- Stakeholder participation in plan implementation



**QUESTIONS OR COMMENTS?**