

# Avenues West

## Redevelopment Plan Overview

[www.mkedcd.org/planning/AvesWest](http://www.mkedcd.org/planning/AvesWest)

- Plan Boundary
- Residential Objectives
- Commercial Objectives
- Timeline

## Purposes of the redevelopment plan:

- Create a SoHi Main Street District that will be a focus for the community and a destination for visitors to the area
- Improve the physical character of the commercial district and the surrounding residential neighborhood
- Work with community partners to create investment and employment opportunities

## Actions of the redevelopment plan:

- Assemble, prepare and market sites
- Encourage substantial rehabilitation of basically sound structures
- Foster redevelopment activities in the project area
- Preserve historically significant buildings
- Establish design guidelines for the project area
- Eliminate blighting influences
- Acquire property within the project area
- Take measures to create a district identity

Avenues West  
Boundary



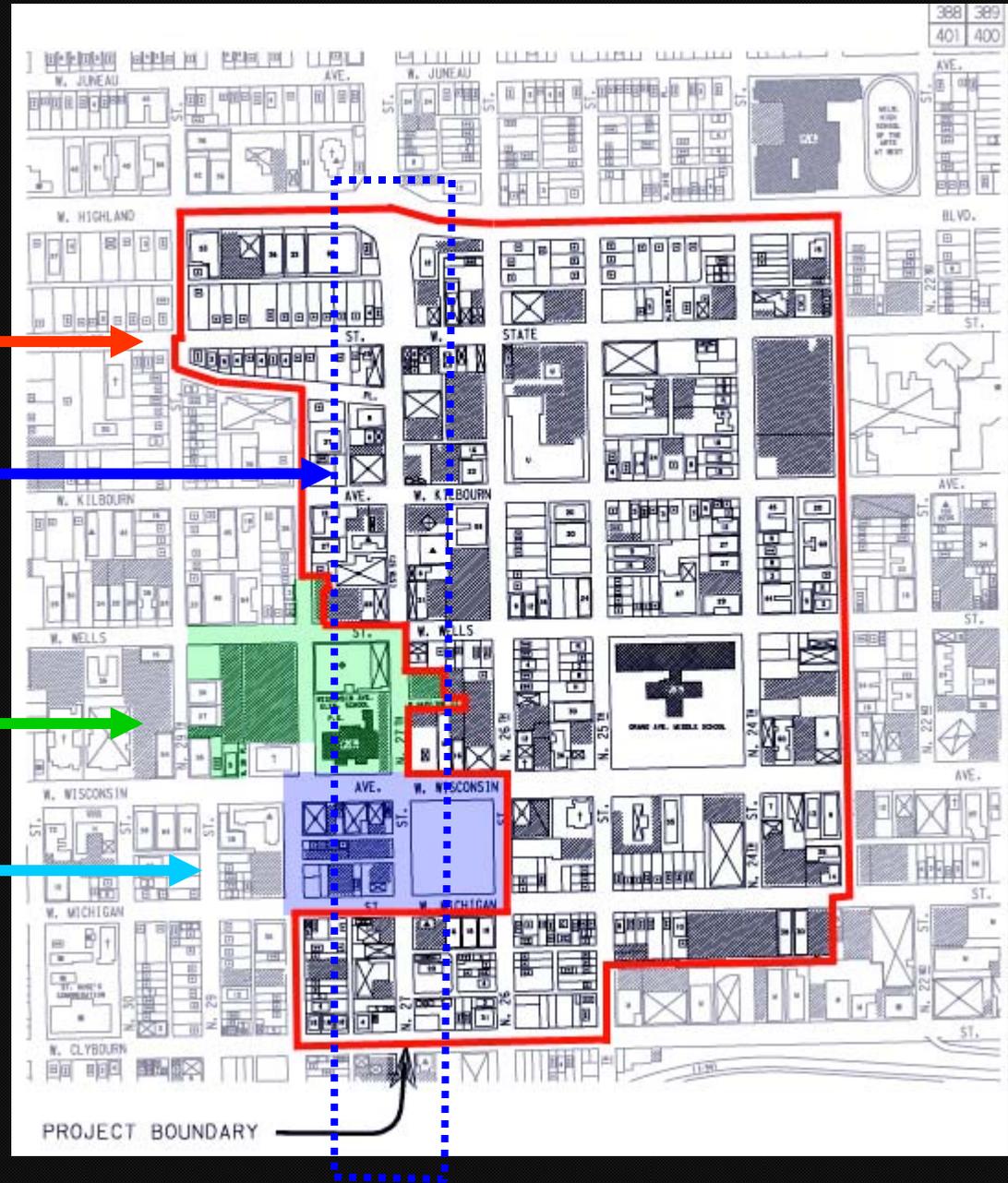
SOHI Boundary



28<sup>th</sup> and Wells  
Boundary



27<sup>th</sup> & Wisconsin  
Boundary



# Residential Objectives

- Single-Family Housing
  - Promote assembly of lands to develop single family clusters
  - Rehabilitate single-family houses to raise the level of investment
  - Develop vacant lots to same high standards and establish a sense of community
  - Strict code enforcement

# Promote Quality Single Family Housing: Recognize efforts of quality home owners



2432 W Kilbourn Ave



1028 N 29<sup>th</sup> St



2815 W State St



2753 W. State St

## Promote Rehabilitation of Sub-Standard Single-Family Housing:



2810 W State Street



2715 W State St

Much of the existing single-family housing stock is need of repair and maintenance. Properties should be targeted for home ownership. Financial incentives for repair are available.

## Residential Objectives

- Multi-Family Housing
  - Combination of small units within high occupancy multi-family buildings to reduce density and create units that are marketable for owner occupancy
  - Preserve multi-family buildings with historic character
  - Zone or Cluster multi-family along major corridors
    - Target multi-family housing that located amidst single family housing clusters
    - Re-enforce commercial corridors with use of multi family where appropriate.

## Promote High Quality Multi-Family Housing:



2536 W Wells St



915 N 24<sup>th</sup>



2632 W Wells St



949 N 27<sup>th</sup> St

Multi-Family housing should be clustered in areas where high density is desirable such as adjacent to commercial nodes, near arterial streets, and in close proximity to transit connections

## Discourage Low Quality Multi-Family Housing:



933 N 24<sup>th</sup> St



2408 W Kilbourn Ave

The following properties are in areas where density reduction is proposed. It would prohibit the expansion of or the creation of high density multi-family housing. Transitional living facilities are also discouraged from expansion and new construction. The intent is to create higher quality units that will provide a transition between single-family housing and commercial corridors.

## Commercial Objectives

- Repair/restore/replace buildings and parking lots along major commercial corridors
- Cluster commercial development at critical commercial nodes
- Infill between nodes with complementary uses
- Strict code enforcement for Commercial properties.
- Support the 27th Street Main Street Initiative

# Encourage preservation/design



Blend the old and new in a continuous streetscape



# Economic restructuring



Add residential to the mix of uses to strengthen the market



## Promote pedestrian-friendly facades



# Promotional Events

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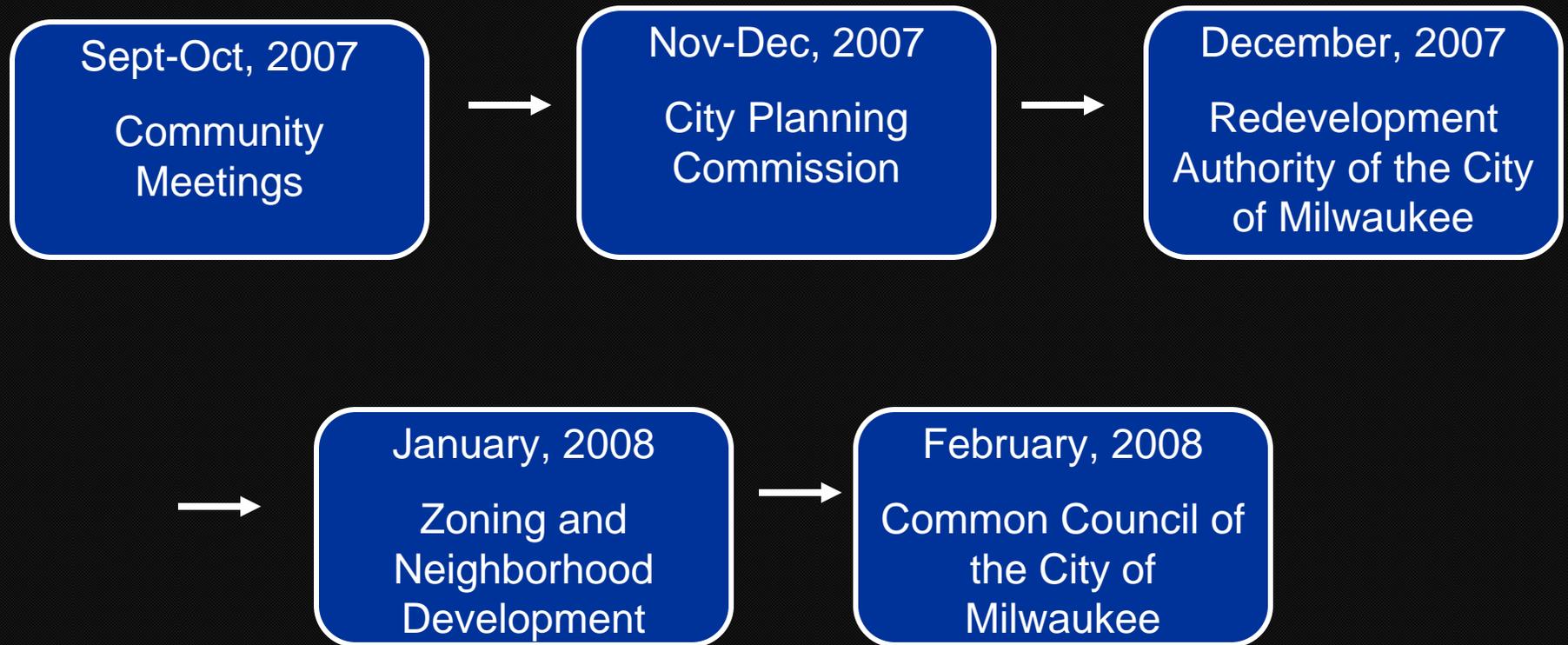
## Discourage automobile-oriented uses



Build momentum one success story at a time



# Approval Process



## Conclusions

- The Avenues West area needs to focus commercial development at key nodes
- High number of multi-family rental units results in a lack of ownership in the neighborhood
- Vacant and under utilized properties bring down appearance of the neighborhood
- Opportunities for a vibrant community exist with strong connection to freeways and public transportation.