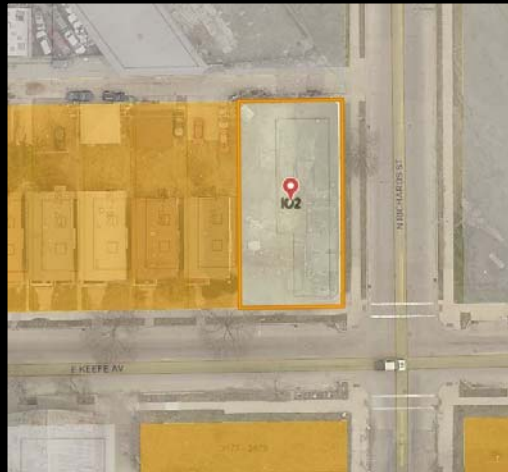
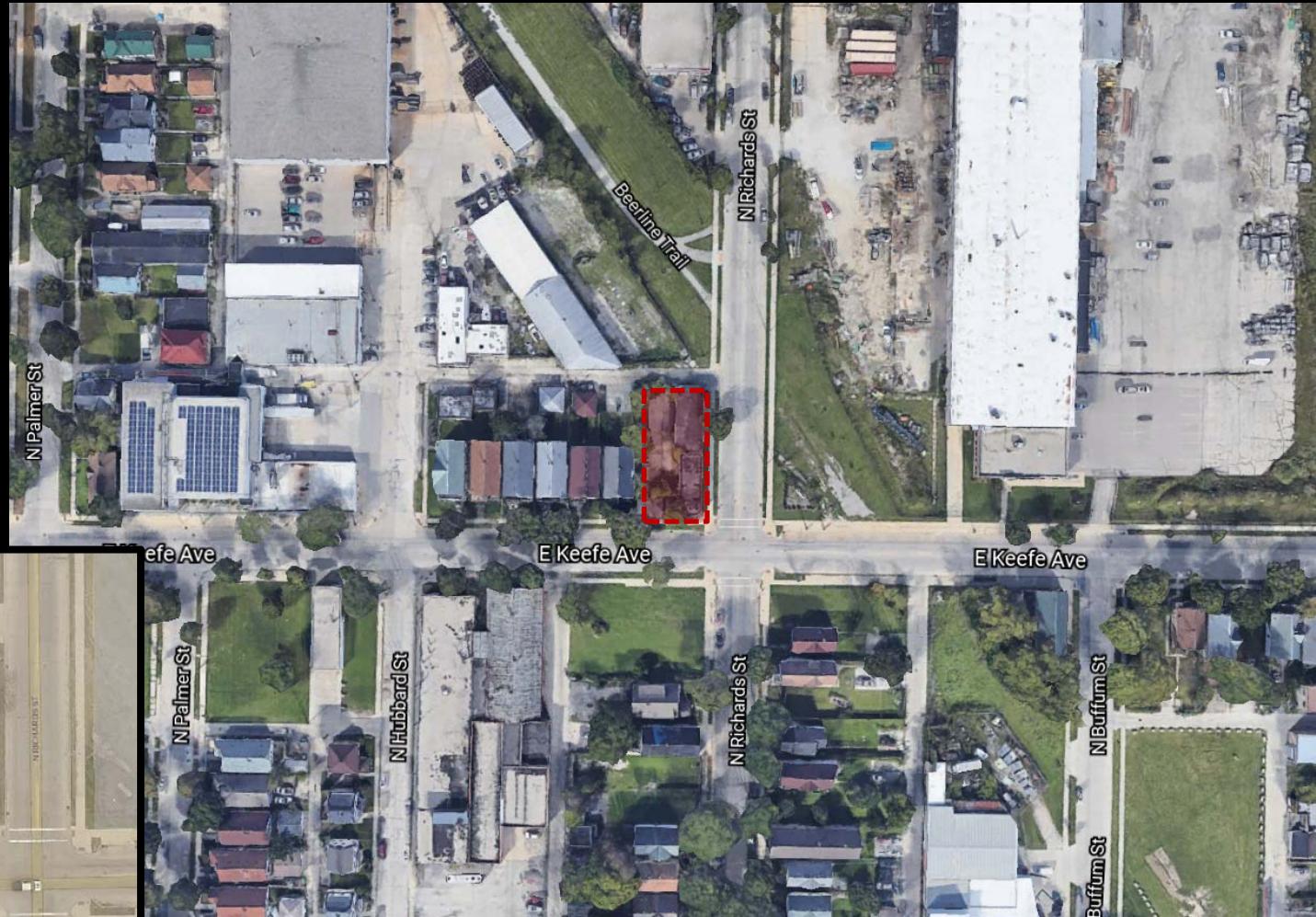
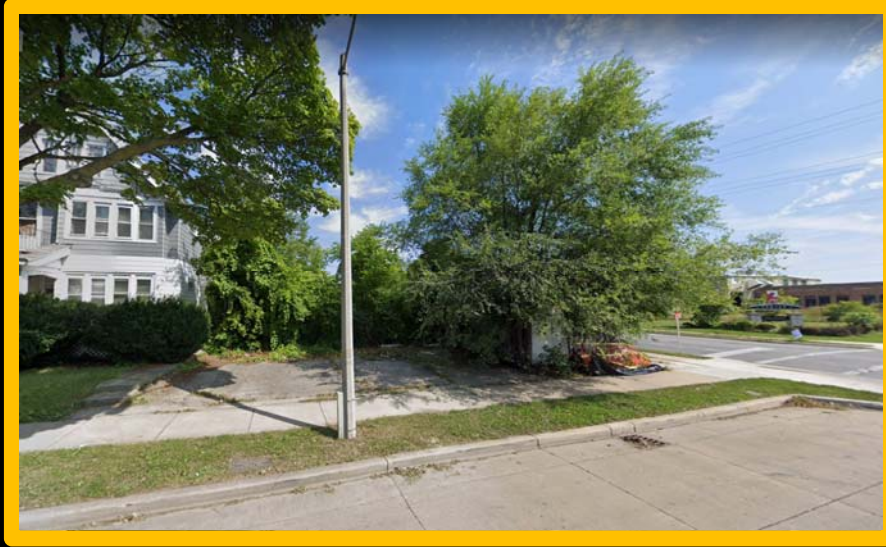


File No. 210712. A substitute ordinance relating to the change in zoning from Industrial Office, IO2, to Local Business, LB2, to allow commercial and community uses on the property located at 274 East Keefe Avenue, on the northwest corner of East Keefe Avenue and North Richards Street, in the 6th Aldermanic District.



File No. 210712. Site Context Photos.



View from East Keefe Ave looking north



View from East Keefe Ave looking northwest

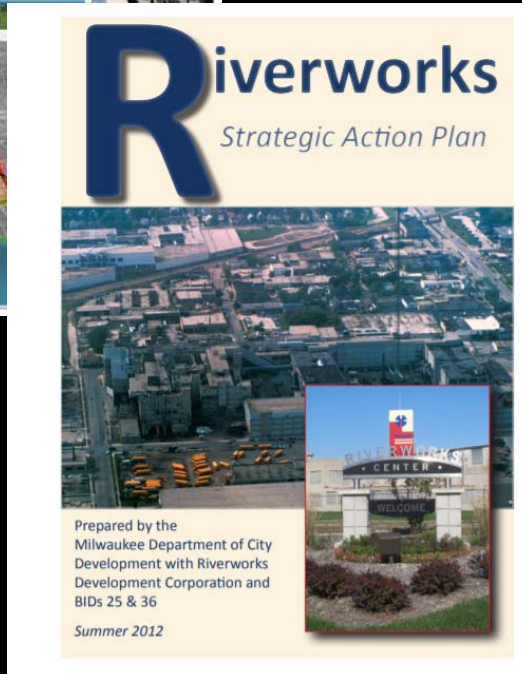
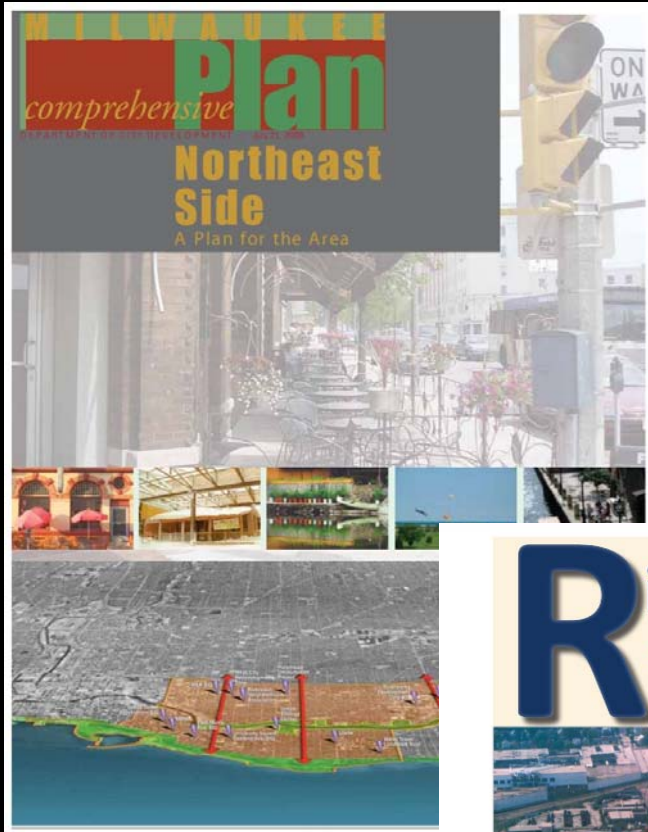


View from North Richards St. looking southwest

File No. 210712. Consistency with Area Plan.

Northeast Side Plan Area

- Additionally within the Riverworks Strategic Action Plan, adopted in 2012, and the Beerline Trail Equitable Implementation Plan, commissioned in 2019.
- Plans recommend the addition of creative uses within the district that can complement the manufacturing core.
- Developing the Connector Building is identified as a priority project.
- **Proposed zoning change is consistent with the Northeast Side Area Plan, the Riverworks Strategic Action Plan and the Beerline Trail Equitable Implementation Plan.**



File No. 210712. Consistency with Area Plan; Beerline Trail Equitable Implementation Plan

THE BEERLINE TRAIL : EQUITABLE IMPLEMENTATION PLAN



Connector building, existing conditions.



Connector building concept.



Connector building floor plan concept.



Linear Park southern entrance concept with Connector building.

Priority I: *Develop the Connector building.*

File No. 210712. Consistency with Area Plan; Beerline Trail Equitable Implementation Plan

