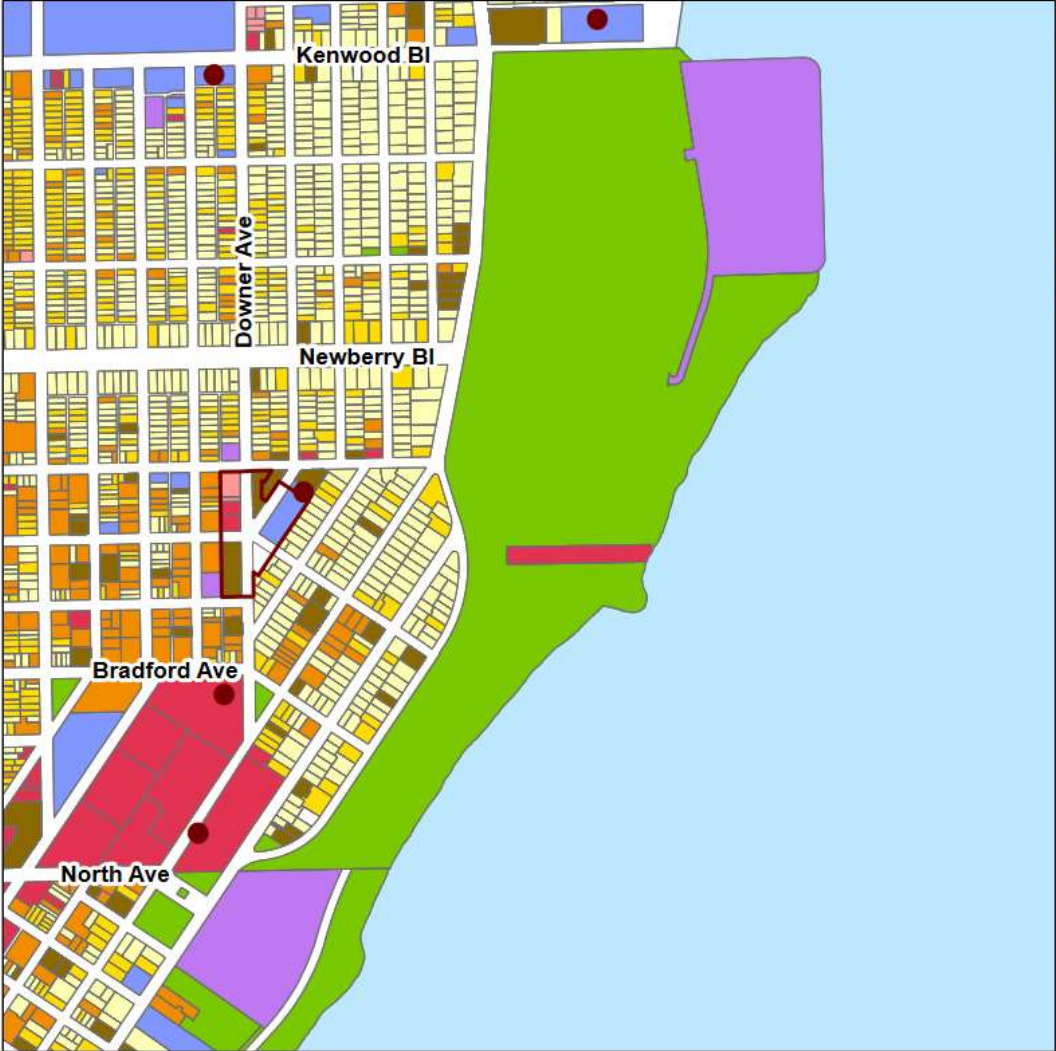


File No. 220401. A substitute ordinance relating to the change in zoning from Multi-Family Residential, RM3 to Multi-Family Residential, RM6, for a multi-family development on the northern portion of 2604-44 North Hackett Avenue, located on the east side of North Hackett Avenue, north of East Bellevue Place, in the 3<sup>rd</sup> Aldermanic District.



File No. 220401. Historic District Map.



### Local Historic Preservation District: North Downer Avenue Commercial District

-  Historic District Boundary
-  Historic Site

Produced By:  
Department of City Development Information Center, AT  
Project file:  
F:\Projects\Historic Preservation\PDF  
Map File:  
F:\Projects\Historic Preservation\MXD  
Generated: 17-December-2009



File No. 220401. Site context.



View from N Hackett Ave looking south

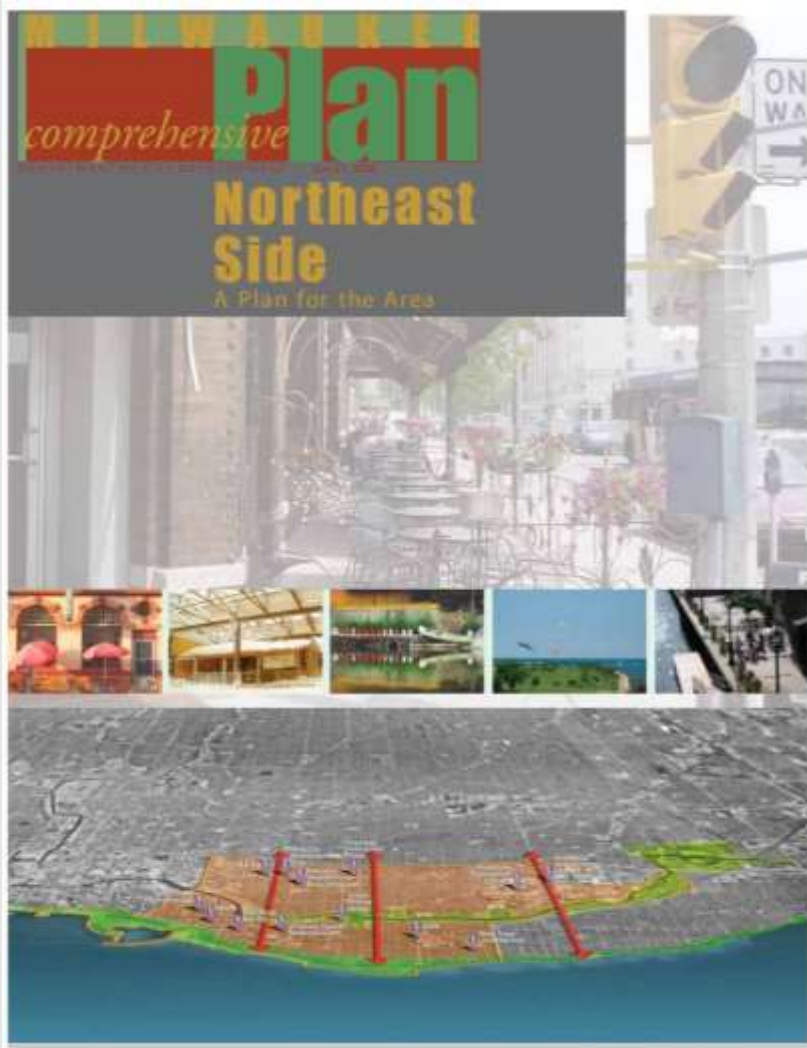


View from N Hackett looking southeast



View from N Hackett looking east

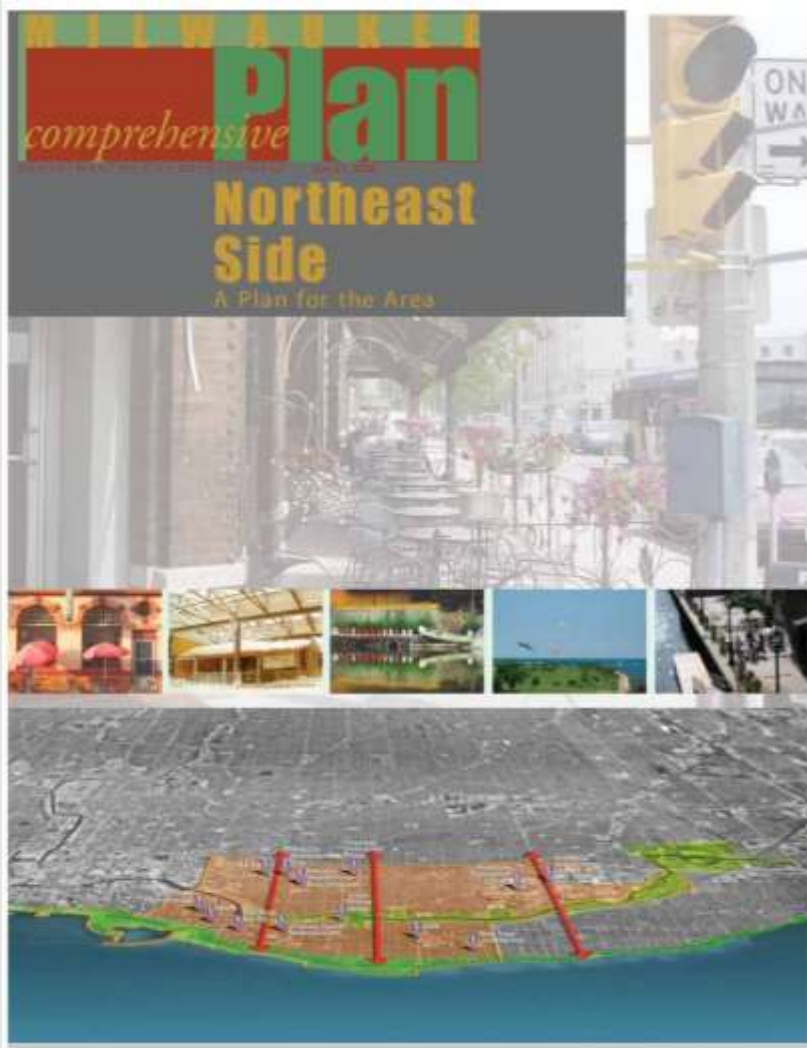
File No. 220401. Consistency with the Comprehensive Plan.



## Northeast Side Area Plan

- Overall land use strategies:
  - Consider historic buildings, sites and districts as valuable irreplaceable assets... and channel new development to vacant and underutilized land (p. 87-88)
  - Minimize parking as a component of the overall use or mix of uses. Reduce or eliminate parking requirements where good transit options are available. (p. 88)
- Residential land use strategies:
  - Preserve traditional neighborhood use patterns and update to fit changes in households, markets, lifestyles, etc. Design infill development and new construction to blend in with the existing context. (p. 89)
  - Return vacant lots to productive uses as soon as possible. (p. 91)

File No. 220401. Consistency with the Comprehensive Plan (cont'd.)



## Northeast Side Area Plan

- Commercial standards:
  - Introduce high-density multi-family housing to commercial districts (in keeping with the scale of those districts) as a way of adding a stable market for commercial goods and services, and a stable population of “regular customers” that brings morning to evening activity to the street. (p. 92)
- Upper East Side sub-area:
  - Intensify commercial areas, but do not encroach or expand into residential areas. Provide commercial-to-residential transitions where possible (p. 204)
  - Repair the urban fabric (p. 204)
- **The proposed rezoning from RM3 to RM6 for a portion of the property at 2604-44 North Hackett Avenue is consistent with the Northeast Side Area Plan.**