



DOWNTOWN HIGHLAND PARK VISION STATEMENT & STRATEGIC ISSUES

DOWNTOWN

“Downtown” contains a variety of zoning districts including commercial, public and multi-family residential and public zoning including the B4, RM1, RM2 and PA districts.



The “*Pedestrian Core*” is coterminous with the B5 zoning district.

Vision Statement

Downtown Highland Park will be a vibrant, easily accessible and sustainable place for people to live, work and engage in commerce, cultural arts and entertainment activities. Future planning and development will promote the Downtown pedestrian and historic character, and adapt to ongoing challenges and opportunities.





Vibrant *Lively, diverse, and engaging*

- Provides a variety of shopping and dining experiences
- Contains spaces that are diverse and inviting
- Hosts a mix of activities at a range of times throughout the day and year
- Incorporates a broad mix of uses including residential, retail/service and office (live, work and play downtown)

Accessible *Easy to get to and move through*

- Accessible by a variety of transportation modes (car, bus, train, bike, walk)
- Easy to safely navigate to and within
- On-street and off-street parking is available and well identified (automobiles and bicycles)
- Signage is attractive and understandable



Sustainable *Can meet present needs without compromising the ability of future generations to meet their needs. This requires the reconciliation of the three pillars of sustainability - environmental social and economic demands. The three pillars are not mutually exclusive and can be mutually reinforcing.*

- Cognizant of the need for resource conservation (water, energy, materials)
- Encourages compact and mixed land use and future development (commercial, residential, institutional and public)
- Accessible and functional open spaces, parks, and streetscapes
- Containing social, supportive, and medical services and activities leading to demographic diversity
- Balances economic growth with social and environmental concerns



Entertainment *An activity designed to give people a diversion*

- Providing leisure opportunities
- A broad range of dining experiences including outdoor dining
- Music and art festivals



Pedestrian Character *A sense of place that is pleasant, safe and interesting in which to walk and linger.*

- Unified streetscape and pedestrian connections
- Appropriate signage and wayfinding
- Site furnishings (bike racks, lighting standards, bollards, newspaper racks, etc)
- Interesting and accessible building
- Design at the pedestrian level
- Buildings oriented toward the sidewalk
- Designed for safety
- Landscape & streetscape improvements
- Activity on the street (e.g. outdoor dining, public gathering places)

Commerce *Buying and selling goods and services*

- Offering a variety of retail, service and office opportunities

Cultural Arts *Encompasses art forms including visual arts, literature, music, theatre, film, and dance.*

- A range of institutions which support the arts including the Highland Park Arts Campus (Art Center and Community House) and the Public Library
- Live programs and a variety of festivals
- A place for Not for profit arts organizations

Geographic Features *The location and defining physical elements of a place and its general surroundings*

- Proximity to Lake Michigan
- Presence of nearby ravine systems
- The community park: Sunset Park
- North shore location
- Highly accessible within the region:
- Commuter Rail Service including the train station and railroad tracks
- Regional Access (Highway 41 / Tollway
- Access to greenway trails
- Public squares



Central District of Highland Park Master Plan Update

(Derived From Roundtable Process)

*Downtown = the Central District
Pedestrian Core = the B5 Zoning District*

Strategic Issues

1. Balance the functions in the Downtown by concentrating retail and personal services in the Pedestrian Core and support the Core with office, service and residential uses in the broader Downtown.
2. Establish regulations with respect to building height, development intensity and residential density that will maintain pedestrian and historic character, promote variety in architecture and urban design, and foster continued reinvestment in Downtown.
3. Advance Economic Development in Downtown by increasing commercial (retail and service) convenience, office and employment opportunities, consumer variety, and marketing efforts.
4. Energize the Downtown with community facilities and institutions, gathering events and social destinations throughout the day and year.
5. Increase collaboration among stakeholders to advance the Downtown Vision
6. Improve the experience and safety for all transit modes in Downtown (especially non-motorized travel for pedestrians, bicyclists and persons with disabilities).
7. Balance the supply of off-street public parking with the demand throughout the Downtown.
8. Increase employment opportunities, office/service and residential uses Downtown.
9. Improve neighborhood linkages to Downtown through wayfinding and other urban design improvements
10. Promote sustainability in all forms - demographic, economic and environmental.



DEPARTMENT OF COMMUNITY DEVELOPMENT