

Oakton Street/Elmhurst Road Corridor Study



Public Meeting #1

Visioning Workshop

August 14, 2008

CAMIROS

Purpose of the Plan

- **Provide clear land use direction**
- **Enhance the corridor image**
- **Identify key projects**

Approach to the Assignment

1. Formulate a meaningful vision.
2. Provide clear direction for land use policy.
3. Emphasize plan implementation.
4. Involve local stakeholders.

Planning Process (Scope)

- **June-August** – Existing Conditions, stakeholder interviews
- *Tonight* – *Public Meeting #1: Visioning Workshop*
- **September-October** – Concept Development
- **November** – Plan Commission presentation of initial concepts
- **January** – Public presentation of draft recommendations
- **February** – Public presentation of development guidelines
- **March** – City Council presentation for adoption

Planning Process (Alt)

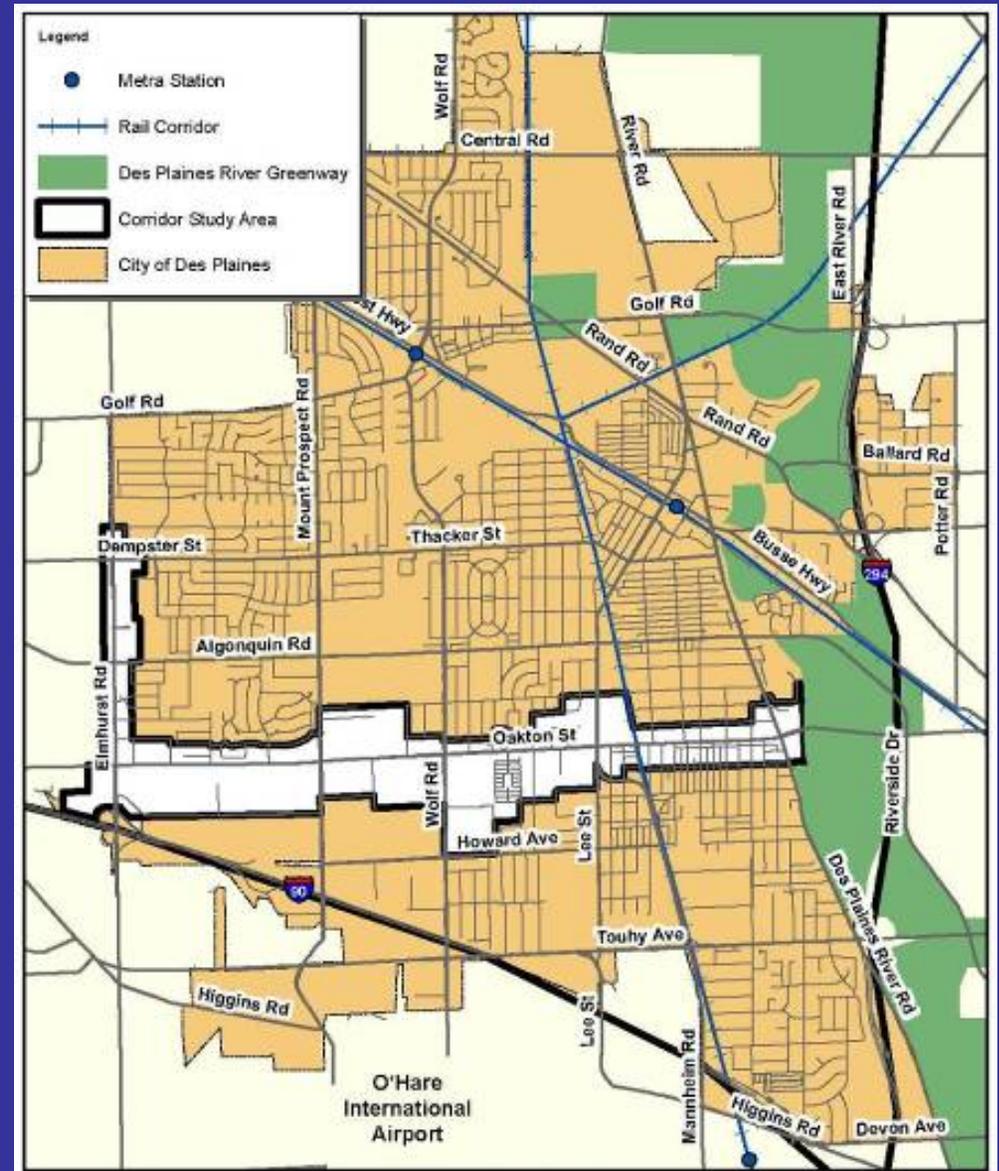
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Tonight's Workshop

- **Present findings** from Existing Conditions Memorandum
- **Gain input** regarding corridor issues and opportunities
- **Initiate ideas for a vision** for the future

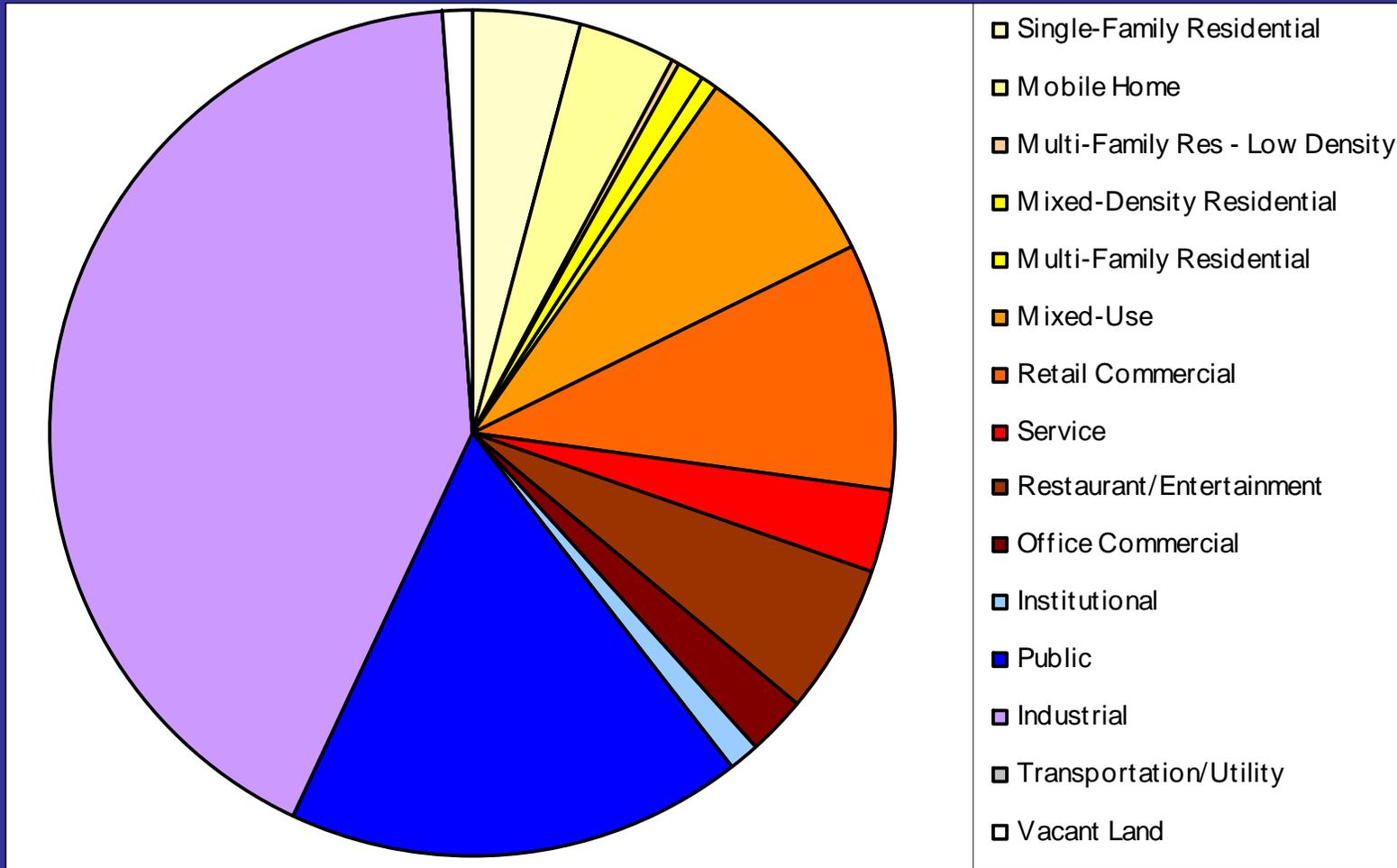
The Study Area

- Elmhurst Road (from Oakton St to Dempster St) and Oakton Street (from Elmhurst Rd to River Rd)
- 4.4 miles in length
- 387 parcels containing 510 acres



Existing Conditions

- Land Use



Existing Conditions

- Land Use



Existing Conditions

- Building Conditions



Existing Conditions

- Building Occupancy



Existing Conditions

- Site Design Character



Existing Conditions

- Building Design Character

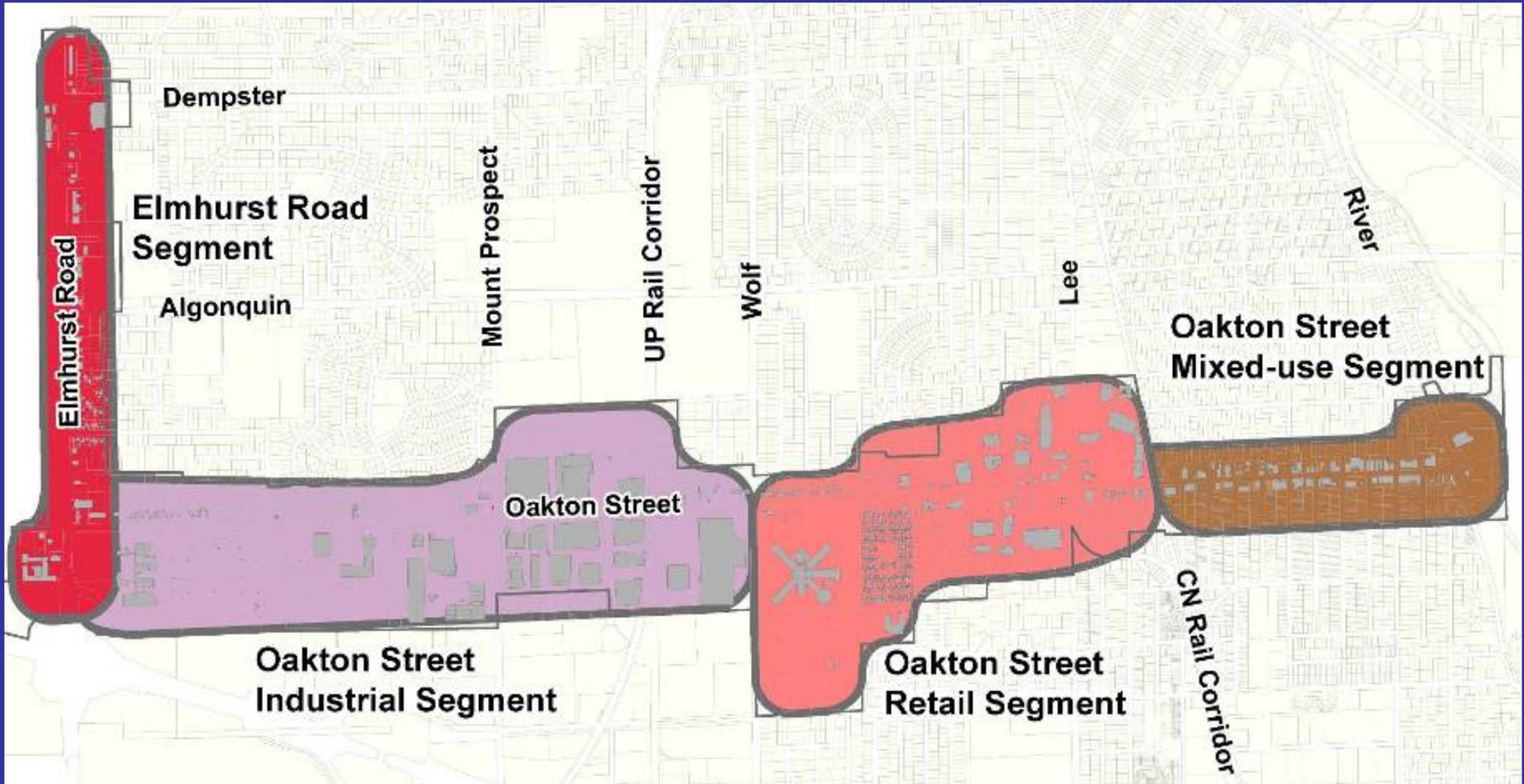


Existing Conditions

- Public Realm Character



Corridor Segments



Understanding the Issues

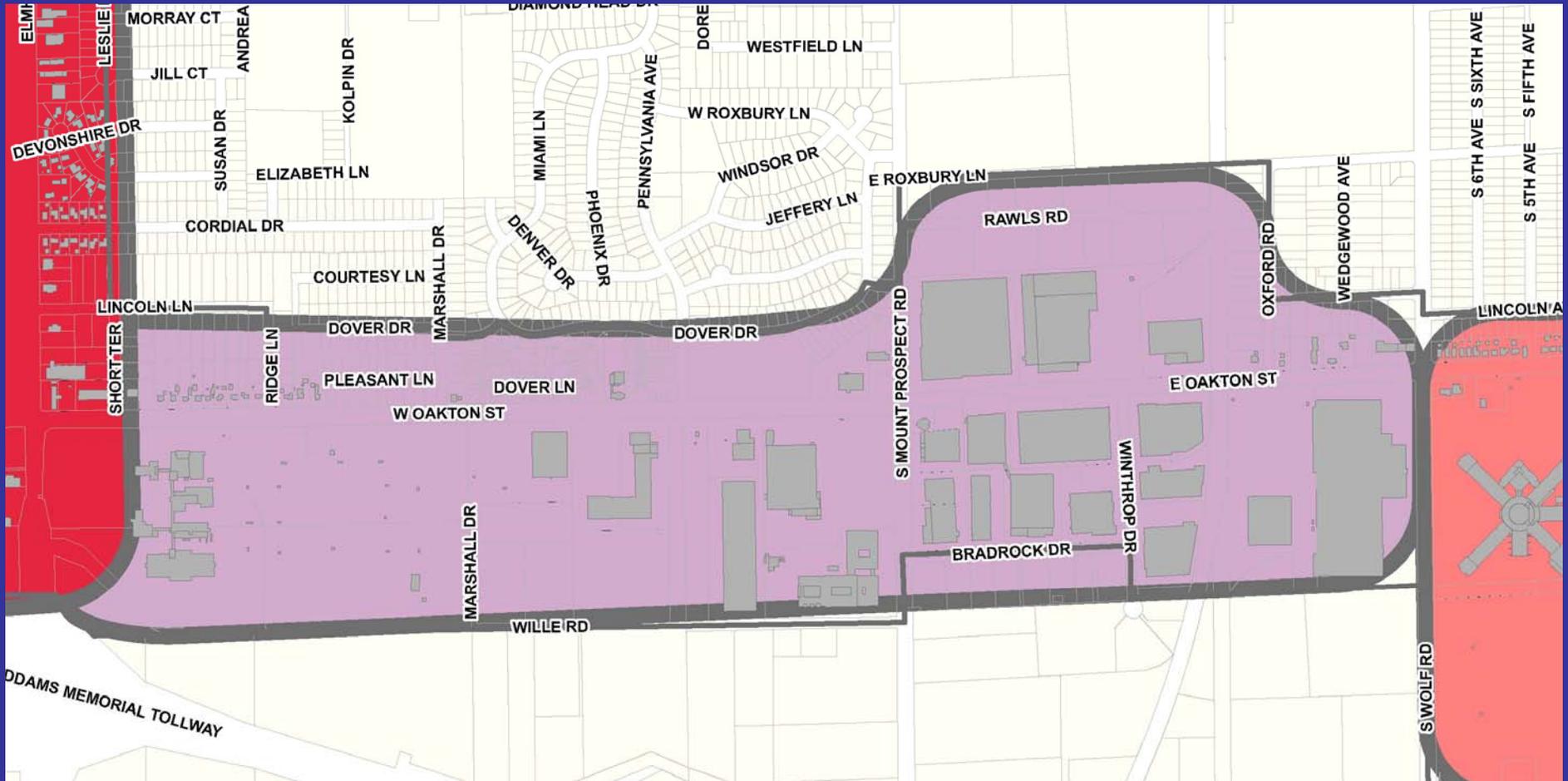
Elmhurst Road Segment

- High-traffic corridor
- Border street
- Difficult pedestrian access
- Disjointed parking lots



Understanding the Issues

Oakton Industrial Segment



Understanding the Issues

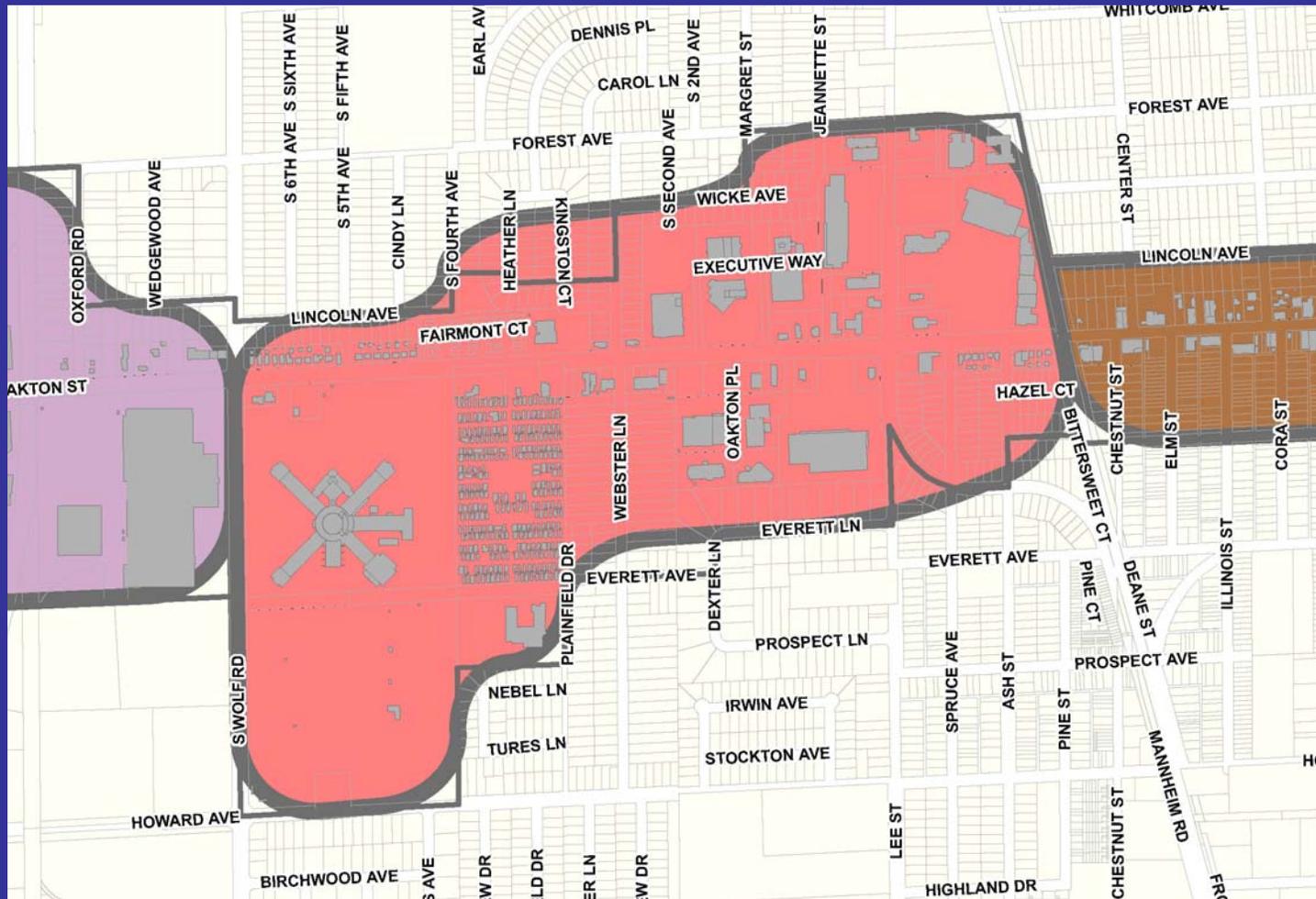
Oakton Industrial Segment

- High-speed corridor
- Unattractive utilities
- Pockets of residential and commercial uses
- Truck circulation and industrial site design



Understanding the Issues

- Oakton Retail Segment



Understanding the Issues

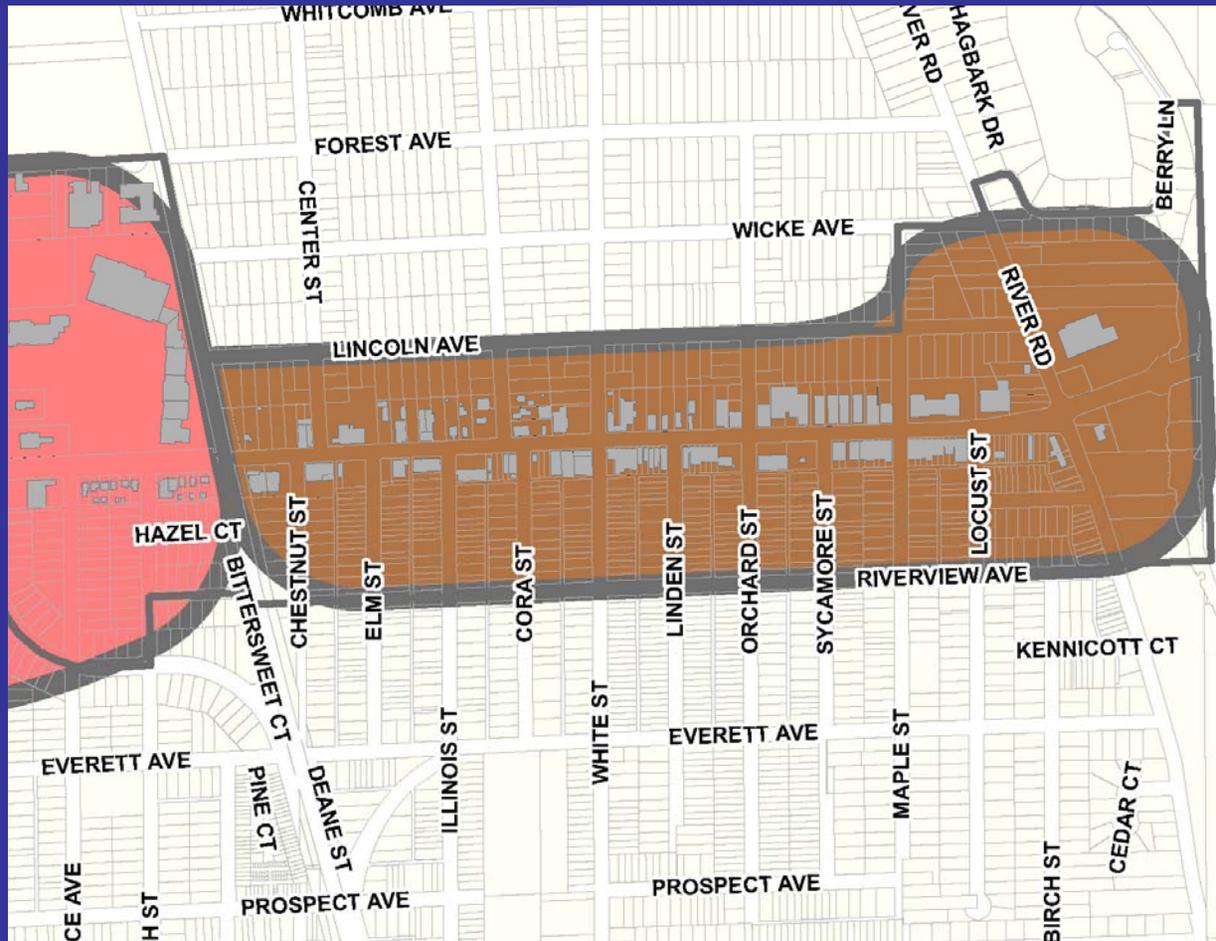
Oakton Retail Segment

- Traffic congestion, especially during train traffic
- Poor pedestrian circulation
- Unattractive signage and site design
- Expansive areas of parking



Understanding the Issues

- Oakton Mixed-use Segment



Understanding the Issues

Oakton Mixed-use Segment

- Small parcels
- Inadequate parking
- Traffic congestion, especially during train traffic
- Mix of retail and auto-related uses



Thank you!