



## **VISIONING SURVEY SUMMARY: LAWRENCE/WESTERN**

### **Background**

The results below are from a Community Visioning Survey conducted by the 40th and 47th Ward offices, focused on the northwest corner of the Lawrence/Western intersection, which is currently improved by a two-story commercial building owned and operated by 5th/3rd Bank.

Over 1200 respondents participated in the survey, the majority of whom live within less than one mile of the location in question! We are thrilled to have such active interest and participation from our neighbors, and thank everyone who took the time to fill out the survey.

Alderman Vasquez and Alderman Martin will use this feedback to help inform decisions and ongoing discussions about the corner.

### **Summary**

Overall, a majority of respondents favored a larger, denser, mixed-use development for the northwest corner than the current two-story, all-commercial use.

Respondents were particularly likely to support a larger, denser development if it incorporated a substantial affordable housing component.

The impact of any new development on local small businesses was the most important consideration for most respondents

Preferred commercial uses included both service (restaurant, bar/brewery, etc.) and retail (art supply, bookstore, etc.), as well as support for a performance venue such as a theater or concert hall. Strongly opposed commercial uses included nightclubs, movie theaters, retail grocery, and chain or short-order restaurants.

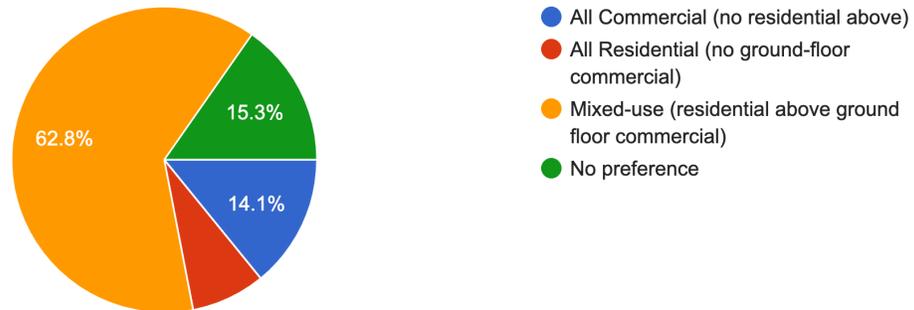
The vast majority of respondents lived within either the 40th or 47th Ward, with a strong majority from within less than one mile of the Lawrence/Western intersection.

## Size, Density, and Affordability

A mixed-use development incorporating both residential and commercial uses was preferred by a majority of respondents:

### Commercial/Residential Use

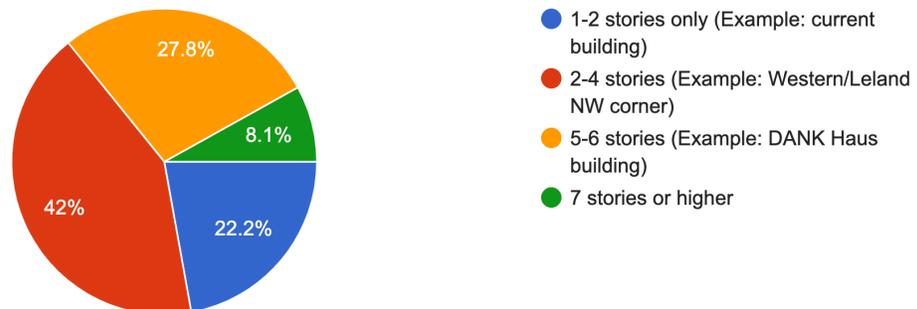
1,211 responses



Building height preferences generally fell into the 2-6 story range; however, a majority of respondents were more interested in supporting a larger development if it incorporated substantial affordable housing commitments:

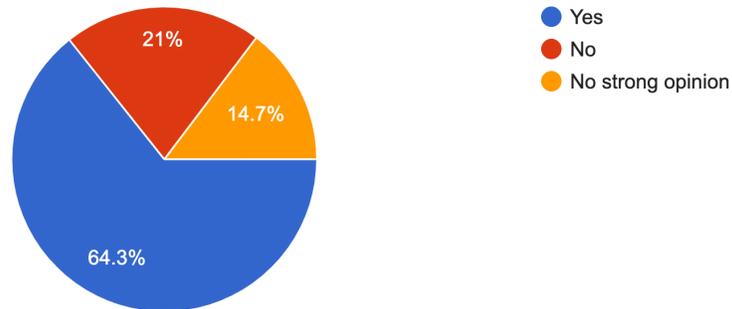
### Height Preference

1,214 responses



### Size and Affordability

1,219 responses

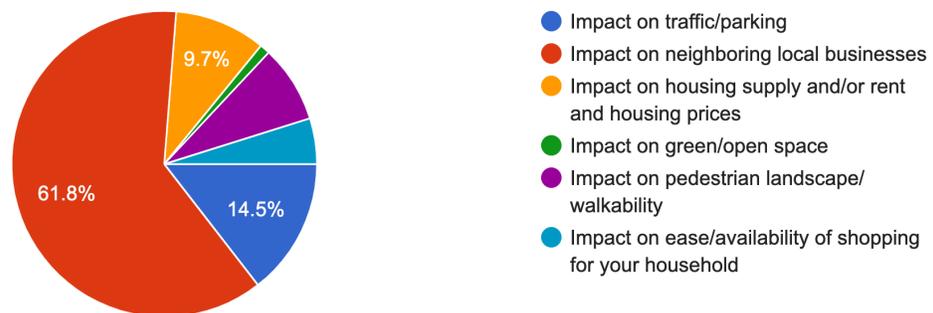


## Impacts of Development

Survey responses showed a clear concern for impact on local businesses, with a majority of respondents describing it as the most important impact of any new development:

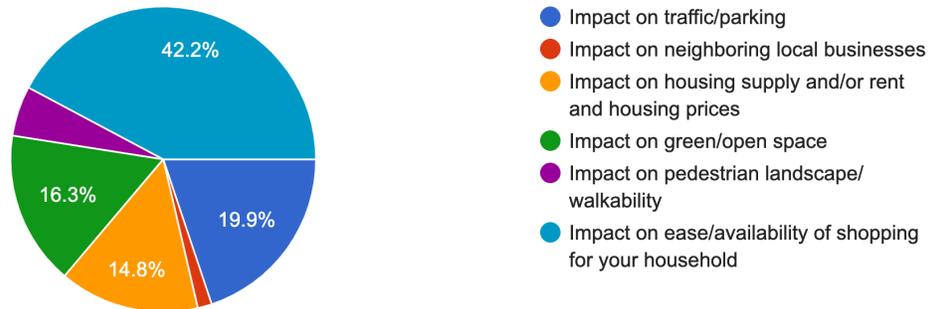
### Most Important Impact

1,221 responses



Ease of or access to shopping was not considered an important impact by the largest number of respondents:

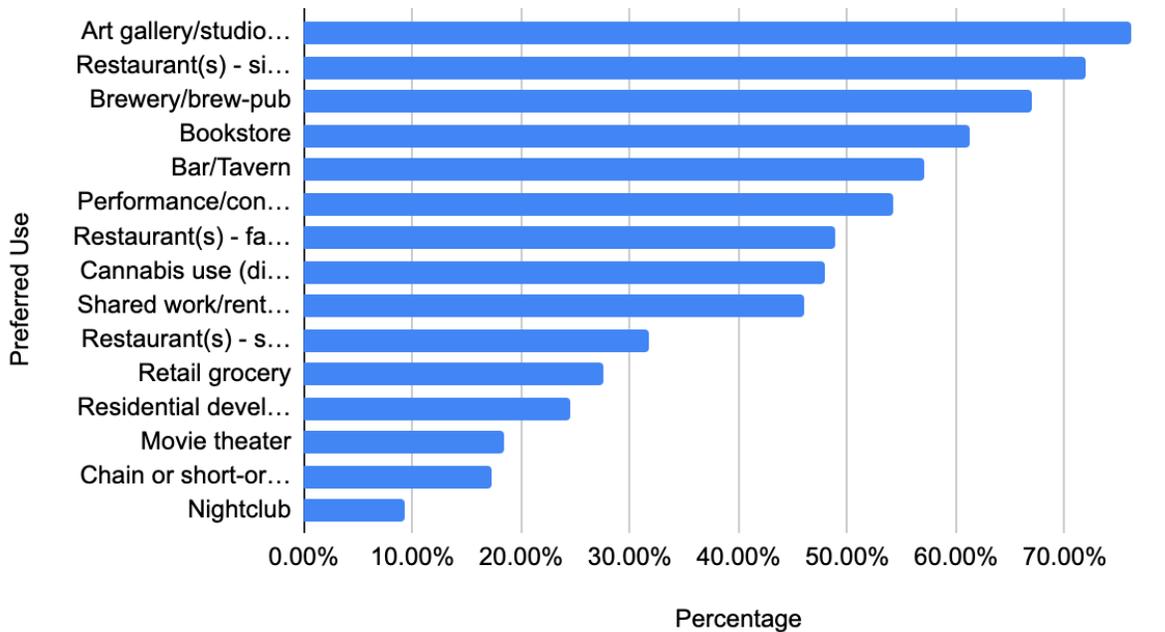
Least Important Impact  
1,208 responses



### Preferred Commercial Uses

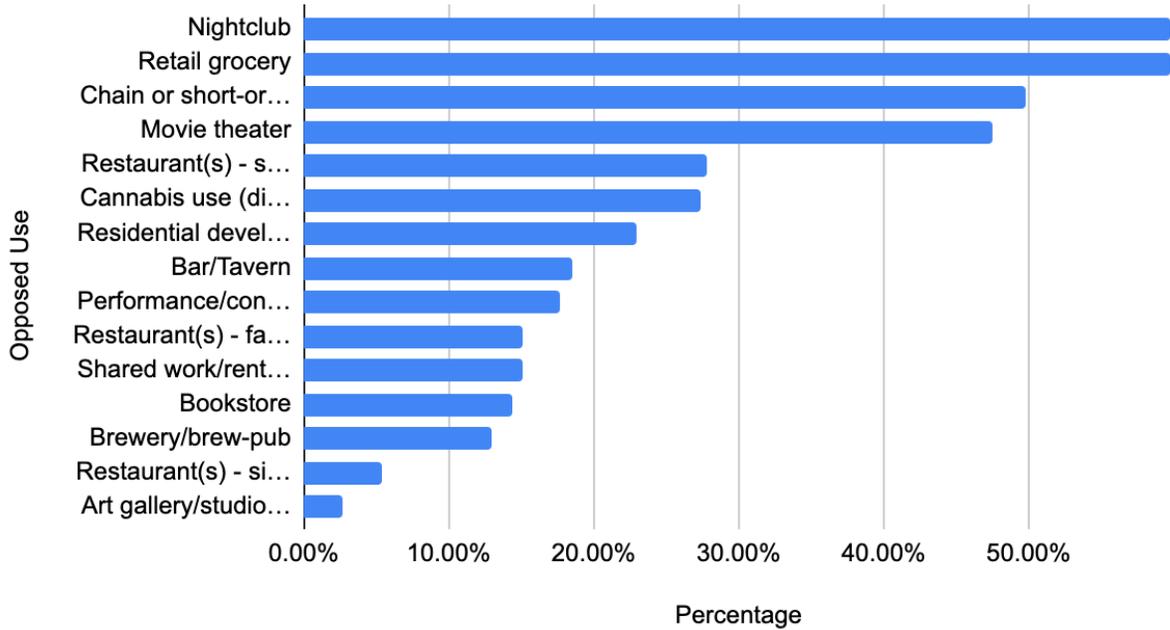
A number of uses had majority support, including (in ranked order from most supported downward): Art Gallery/Studio, Restaurants (sit-down), Brewery/brew-pub, Bookstore, Bar/Tavern, and Performance/Concert space

### Preferred Uses - Percent of Respondents in Favor



Nightclub and retail grocery were the only two uses opposed by a majority of respondents (although chain/short-order restaurants were extremely close, with 49.84% of respondents opposed):

### Opposed Uses - Percent of Respondents Against



Asked specifically about retail grocery use, which has been proposed (though not formally submitted to the City) as a potential use for this location, the majority of respondents indicated that they were not likely to patronize a new retail grocer; however, for 26% of respondents it depended on the grocery chain.

### Feedback on National Grocery Chain Tenant

1,231 responses

