

APRIL 28, 2022

BELMONT TRIANGLE RFP

COMMUNITY KICK-OFF MEETING

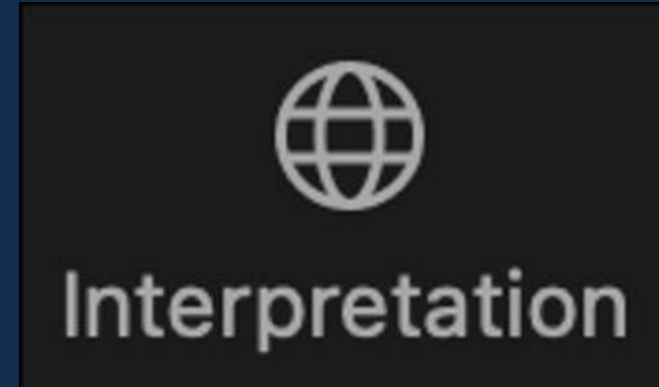
DEPARTMENT OF PLANNING & DEVELOPMENT
MAURICE COX, COMMISSIONER



Traducción está Disponible

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Si necesita traducción en español, por favor seleccione “Interpretation” en la barra de Zoom (abajo en su pantalla





INTRODUCTIONS

30th Ward Office



Ariel Reboyras, Alderman

Department of Planning and Development (DPD)



Maurice Cox, Commissioner



James Harris, Coordinating Planner



Carmen Martinez, Coordinating Planner

Pro-Bono Partners

- Byrnes & Walsh LLC
- CCAC (Chicago Central Area Committee)
- Chicago Title Insurance Company
- Design Workshop
- HNTB
- JGMA (Juan Gabriel Moreno Architects)
- Near North Title Group

Belmont Triangle RFP

Northwest Planning Region



DESIGNWORKSHOP

JGMA



GROUND RULES



1. Participants will be **muted** during the presentation and the chat function is disabled.
2. Please use the **Q&A function** for any questions outside the designated Q&A period.
3. During the Q&A period use the **raise your hand** function to be unmuted and when speaking state your first and last name and community that you reside.
4. Please be respectful of others. All questions and comments are welcome.

PROJECT OVERVIEW

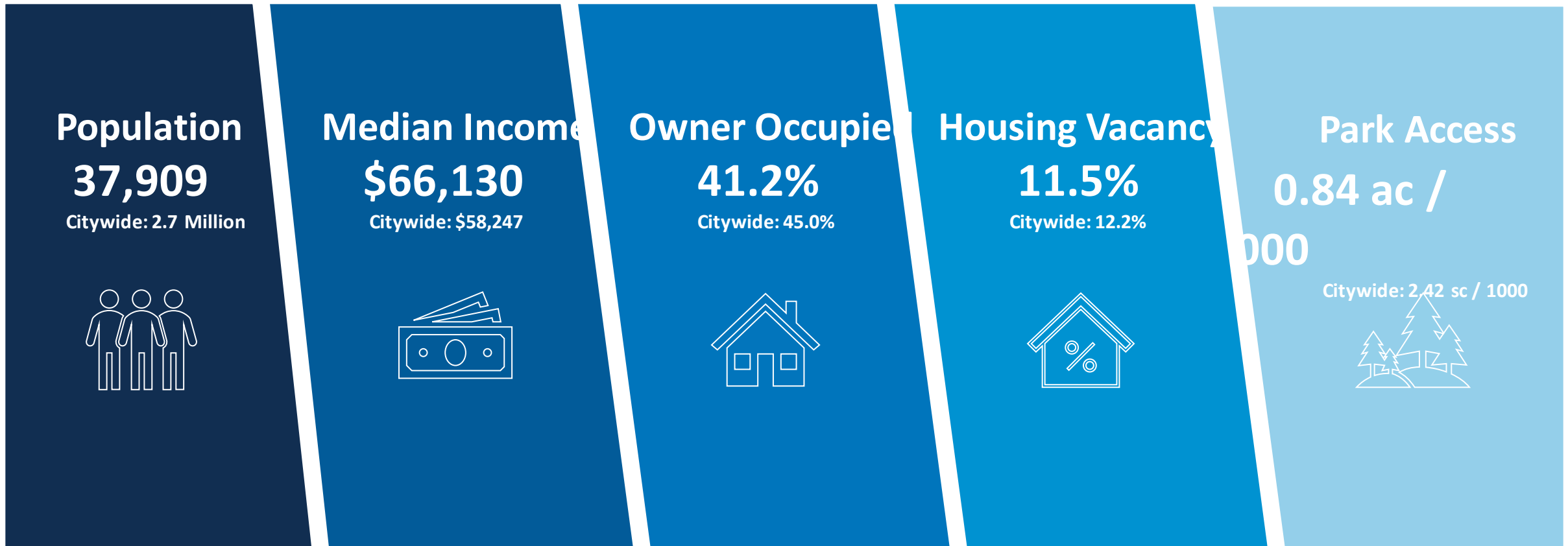
RFP SITE

- The Department of Planning and Development identified property generally located at 3240-3284 N Milwaukee Ave, 3207-3247 N Pulaski Ave, and 3934-3962 W Belmont Ave ("Belmont Triangle") as an opportunity site. In partnership with the Belmont Triangle property owners, the City intends to issue a request for proposal ("RFP") for the site's redevelopment.
- The Belmont Triangle site was selected due to its adjacency to an economically disconnected area and proximity to other underutilized property along the W. Belmont Avenue and N. Milwaukee Avenue commercial corridors. This effort aims to collaborate with public and private partners to redevelop the site and encourage investment in the immediate vicinity.



COMMUNITY CONTEXT

COMMUNITY INDICATORS



Source: CMAP Community Data Snapshot (2020)

DEMOGRAPHICS

Race and Ethnicity, 2015-2019

	Avondale		City of Chicago	
	Count	Percent	Count	Percent
White (Non-Hispanic)	13,234	34.7	901,769	33.3
Hispanic or Latino (of Any Race)	21,471	56.3	780,167	28.8
Black (Non-Hispanic)	795	2.1	790,893	29.2
Asian (Non-Hispanic)	1,591	4.2	177,195	6.5
Other/Multiple Races (Non-Hispanic)	1,027	2.7	59,510	2.2

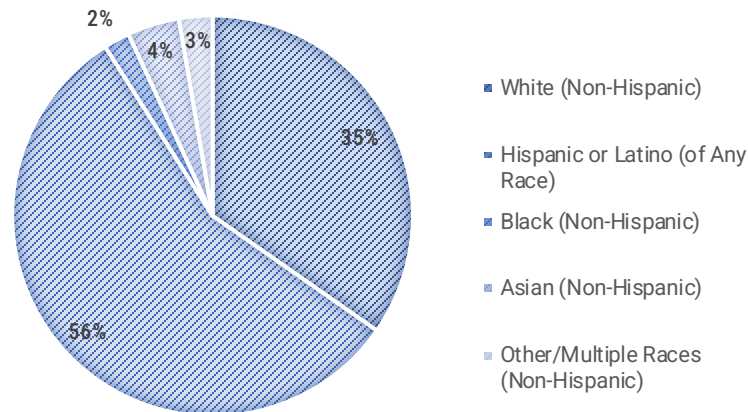
Source: 2015-2019 American Community Survey five-year estimates. Universe: Total population

Language Spoken at Home and Ability to Speak English, 2015-2019

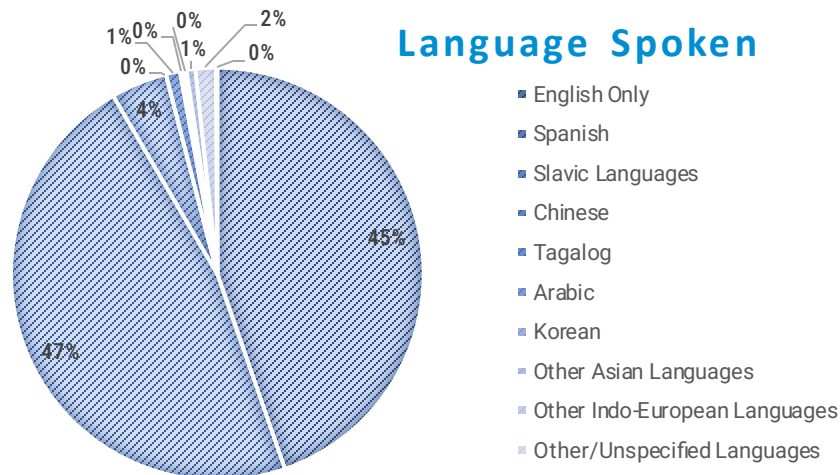
	Avondale		City of Chicago	
	Count	Percent	Count	Percent
English Only	15,954	44.6	1,623,906	64.0
Spanish	16,742	46.8	612,318	24.1
Slavic Languages	1,575	4.4	74,198	2.9
Chinese	9	0.0	47,994	1.9
Tagalog	385	1.1	20,637	0.8
Arabic	85	0.2	18,142	0.7
Korean	115	0.3	8,147	0.3
Other Asian Languages	261	0.7	26,878	1.1
Other Indo-European Languages	583	1.6	80,513	3.2
Other/Unspecified Languages	30	0.1	25,478	1.0
TOTAL NON-ENGLISH	19,785	55.4	914,305	36.0
Speak English Less than "Very Well"*	8,600	24.1	371,929	14.7

Source: 2015-2019 American Community Survey five-year estimates. Universe: Population 5 years and older
 *For people who speak a language other than English at home, the ACS asks whether they speak English "very well," "well," "not well," or "not at all."

Race And Ethnicity



Language Spoken



Source: CMAP Community Data Snapshot (2020)

DEMOGRAPHICS

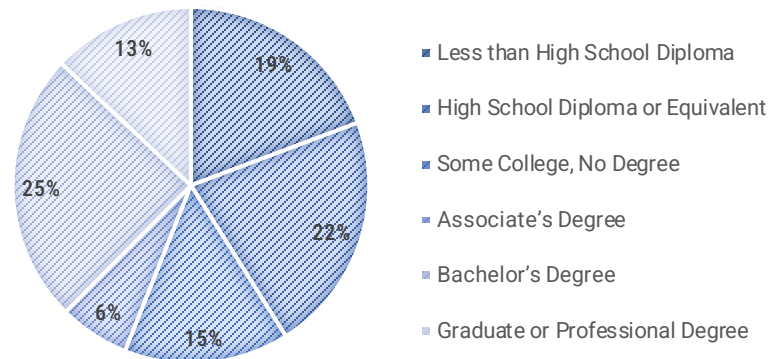
Educational Attainment*, 2015-2019

	Avondale		City of Chicago	
	Count	Percent	Count	Percent
Less than High School Diploma	5,164	19.3	278,926	14.9
High School Diploma or Equivalent	5,827	21.8	422,420	22.5
Some College, No Degree	4,009	15.0	324,789	17.3
Associate's Degree	1,720	6.4	108,645	5.8
Bachelor's Degree	6,598	24.6	435,959	23.3
Graduate or Professional Degree	3,469	13.0	304,281	16.2

Source: 2015-2019 American Community Survey five-year estimates. Universe: Population 25 years and older

*Highest degree or level of school completed by an individual.

Educational Attainment



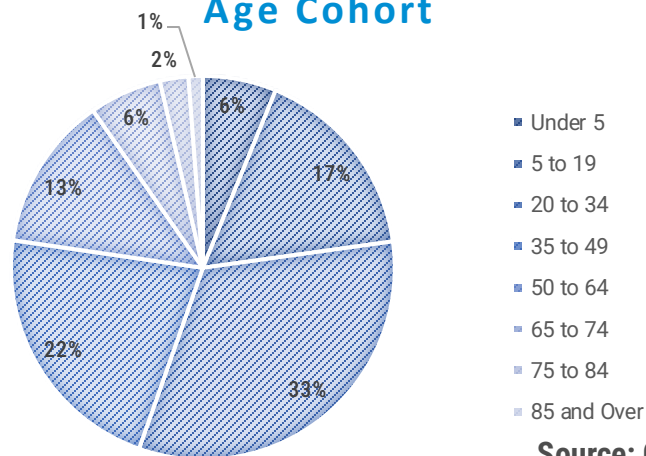
Age Cohorts, 2015-2019

	Avondale		City of Chicago	
	Count	Percent	Count	Percent
Under 5	2,379	6.2	171,323	6.3
5 to 19	6,339	16.6	462,093	17.1
20 to 34	12,410	32.6	739,281	27.3
35 to 49	8,335	21.9	546,045	20.2
50 to 64	4,971	13.0	453,823	16.7
65 to 74	2,320	6.1	195,049	7.2
75 to 84	917	2.4	100,949	3.7
85 and Over	447	1.2	40,971	1.5
Median Age	32.9		34.6	

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Total population

Age Cohort



Source: CMAP Community Data Snapshot (2020)

HOUSING DATA

Household Size, 2015-2019

	Avondale		City of Chicago	
	Count	Percent	Count	Percent
1-Person Household	3,508	25.7	396,359	37.2
2-Person Household	4,270	31.3	317,167	29.7
3-Person Household	2,788	20.4	147,469	13.8
4-or-More-Person Household	3,073	22.5	205,834	19.3

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, 2015-2019

	Avondale		City of Chicago	
	Count	Percent	Count	Percent
Family	8,000	58.7	566,804	53.1
- Single Parent with Child	1,082	7.9	97,357	9.1
Non-Family	5,639	41.3	500,025	46.9

Source: 2015-2019 American Community Survey five-year estimates.

*Universe: Occupied housing units
Universe: Total population

Housing Occupancy and Tenure, 2015-2019

	Avondale		City of Chicago	
	Count	Percent	Count	Percent
Occupied Housing Units	13,639	88.5	1,066,829	87.8
Owner-Occupied*	5,613	41.2	480,001	45.0
Renter-Occupied*	8,026	58.8	586,828	55.0
Vacant Housing Units	1,775	11.5	147,621	12.2

Source: 2015-2019 American Community Survey five-year estimates.

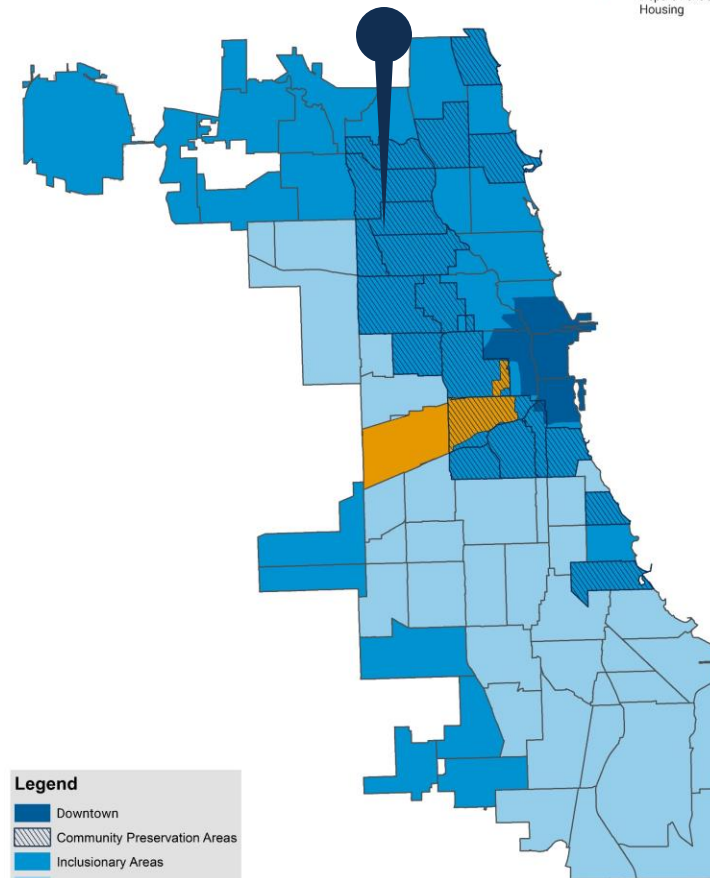
*Universe: Occupied housing units
Universe: Total population

Source: CMAP Community Data Snapshot (2020)

Belmont Triangle RFP
Northwest Planning Region

ARO GEOGRAPHIES

Site



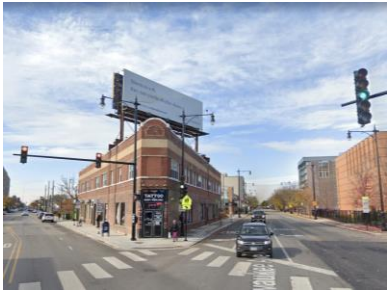
Legend

- Downtown
- Community Preservation Areas
- Inclusionary Areas
- Low-Mod Areas
- Pilsen and Little Village*



SITE CONTEXT

CONTEXT PHOTOS



NW - Belmont & Milwaukee



N on Pulaski



NE at Belmont & Pulaski



SE at Milwaukee & Pulaski



S on Milwaukee



W on Belmont

Belmont Triangle RFP
Northwest Planning Region



CONTEXT MAP



EDUCATIONAL

1	Schurz Highschool	3601 N Milwaukee Ave
2	Scammon	4201 W Henderson St
3	Reilly	3650 W School St
4	Lorca	3231 N. Springfield Ave
5	Antonia Pantoja High School	3121 N Pulaski Rd
6	Avondale	2945 N Sawyer Ave
7	Logandale Middle	3212 W George St
8	St Hyacinth	3640 W Wolfram St
9	Barry	2828 N Kilbourn Ave

OPEN SPACE

1	Parsons (Lucy)	4701 W Belmont Ave
2	Kilbourn	3501 N Kilbourn Ave
3	Ken-Well	2945 N Kenosha Ave
4	Athletic Fields	3546 W Addison St
5	Avondale	3516 W School St
6	Kosciuszko (Thadeuz)	2732 N Avers Ave

STAKEHOLDER

1	Galaxy Environmental	3565 N Milwaukee Ave
2	Continental Window	4311 W Belmont
3	Auto Dealer	3333 N Karlov Ave
4	The Florsheim Bldg. Board	3968 W Belmont Ave
5	Crawford's Food & Spirits	3938 W School St
6	Milano Café & Bar	3930 W School St
7	State Farm	3280 N Milwaukee Ave
8	Lavanderia	3273 N Milwaukee Ave

WHAT IS AN RFP?

REQUEST FOR PROPOSALS (RFPs)

WHAT IT IS

A request for proposal for redevelopment (RFPs) solicit development proposals for land/parcels identified by either a private or public entity. Traditionally, RFPs provide details regarding the subject property (e.g. size, zoning, appraised value) and brief indication of the preferred use (e.g. residential, commercial, office).

The City of Chicago has taken this to a new level, dedicating and targeting areas in the city that have the need to be revitalized. With programs such as INVEST South/West and targeted efforts such as this, we are illustrating desired urbanism of the site as well as a robust description of uses desired by the community.

WHAT IT IS NOT

RFP is a tool we can use to outline our desires for great design that provides a roadmap for the interested developers. The RFPs do not represent a *plan* for the site in question. The drawings, images, and narratives associated with the RFPs simply help to shape the responses DPD will receive from developers.

The engagement opportunities (Community Meeting, Surveys, and Visioning Workshop) are aimed at reviewing potential uses, densities, and site layout. However, it is important to note that the respondent developers will propose their own designs and programs. There will be other opportunities to review these proposals during the process.

INVEST SOUTH/WEST (ISW) - RFPS



BRONZEVILLE: THE LEGACY DISTRICT



HUMBOLDT PARK: THE AVE



HUMBOLDT PARK: TEAM PIONEROS



NEW CITY: UNITED YARDS



SOUTH SHORE: THRIVE EXCHANGE



SOUTH CHICAGO: GALLERIA 89

NORTH LAWNSDALE – RFP



COMMUNITY VISION

Visionary

An RFP establishes a vision for the site based on community input, Design Excellence, and market realities.

Proactively sets the agenda for transformation rather than reacting to developer-driven proposals.

Here is an example of community development visions for our North Lawndale RFP.



OPTION 1



OPTION 2



OPTION 3

FOSTER COMPETITION

Competitive

An RFP allows for the solicitation of multiple responses to foster a competitive environment that ensures developers and designers are putting their best foot forward.

Here is an example of six responses received for our North Lawndale RFP.



PROMOTE DESIGN EXCELLENCE

Neighborhood Design Guidelines



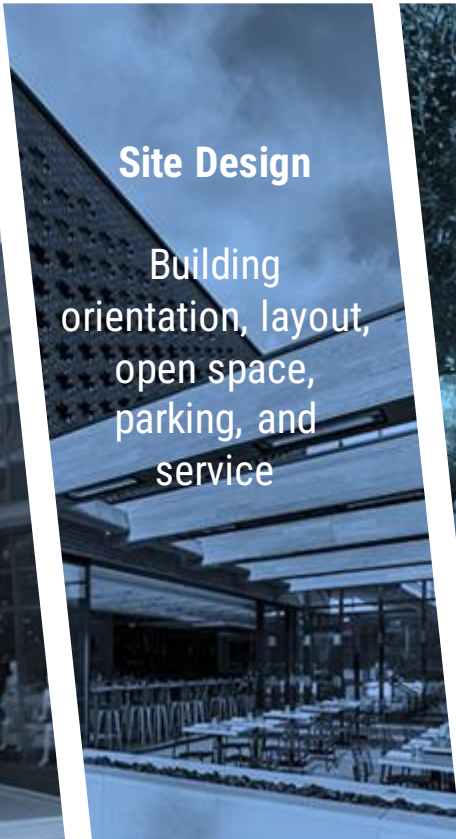
Sustainability

Features that have long-term environmental, sociocultural, and human health impacts



Program

Targeted uses that complement a property's surrounding context



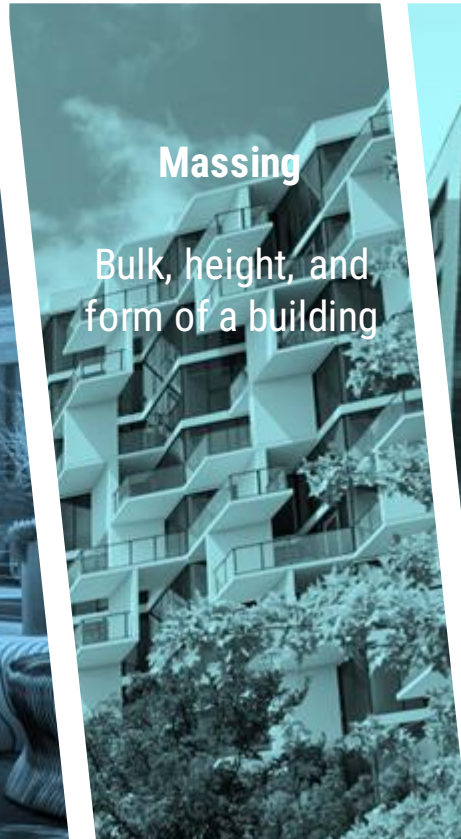
Site Design

Building orientation, layout, open space, parking, and service



Public Realm

Improvements within and near the public right-of-way adjacent to the site



Massing

Bulk, height, and form of a building



Façade

Architectural expression of a building's exterior, including entrances and windows

NORTH LAWNSDALE – OGDEN AVE

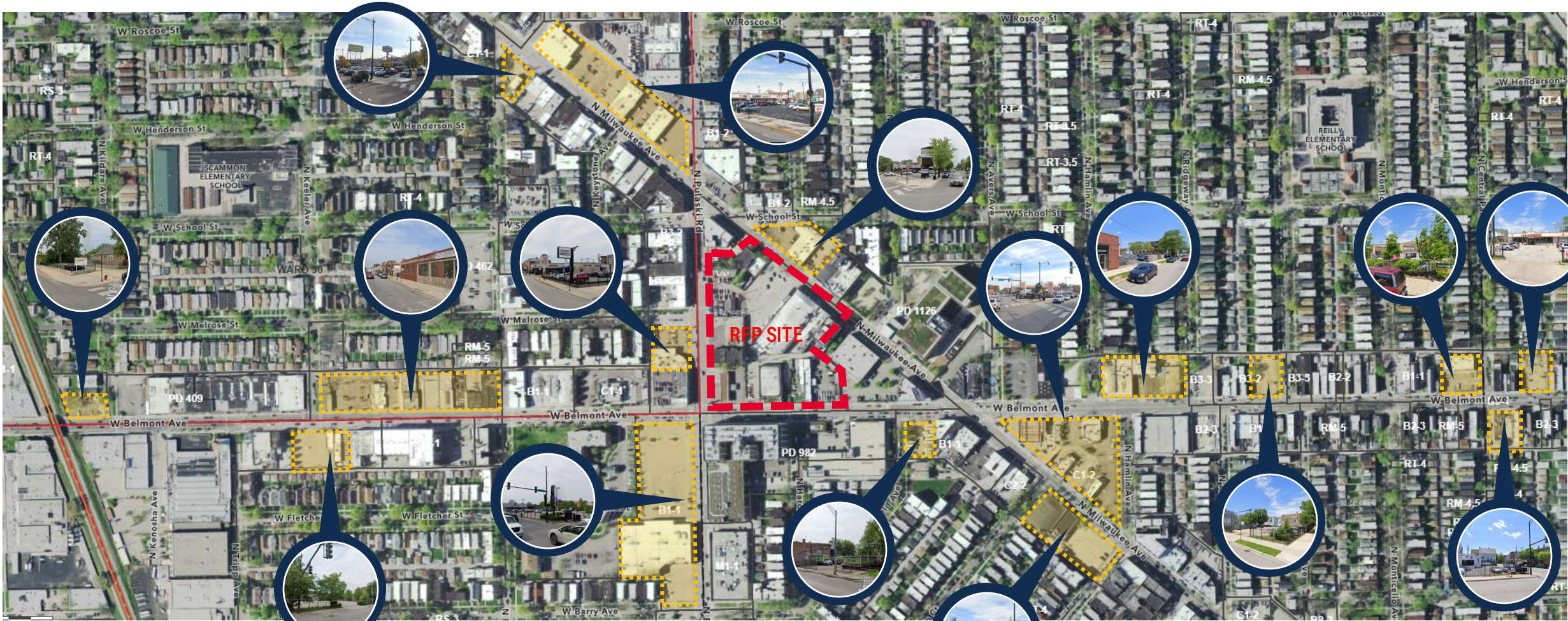
Recent Investments: \$138M



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OPPORTUNITY SITES

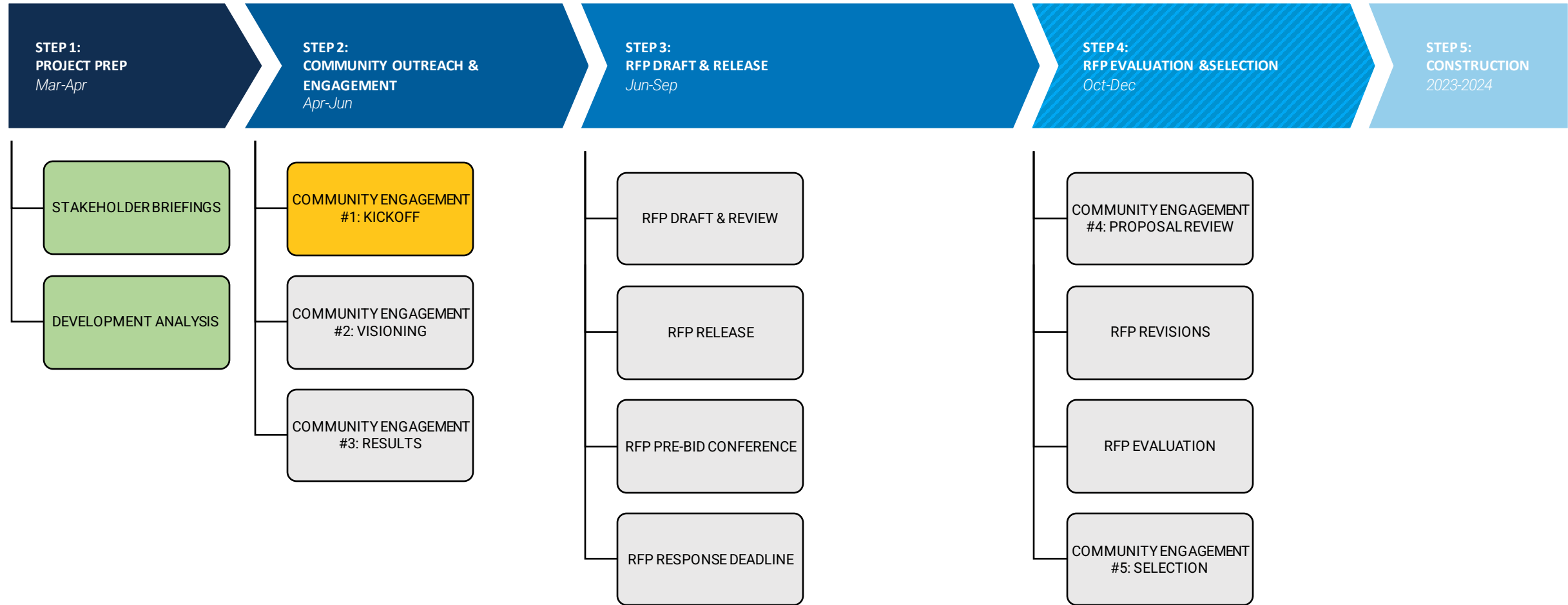


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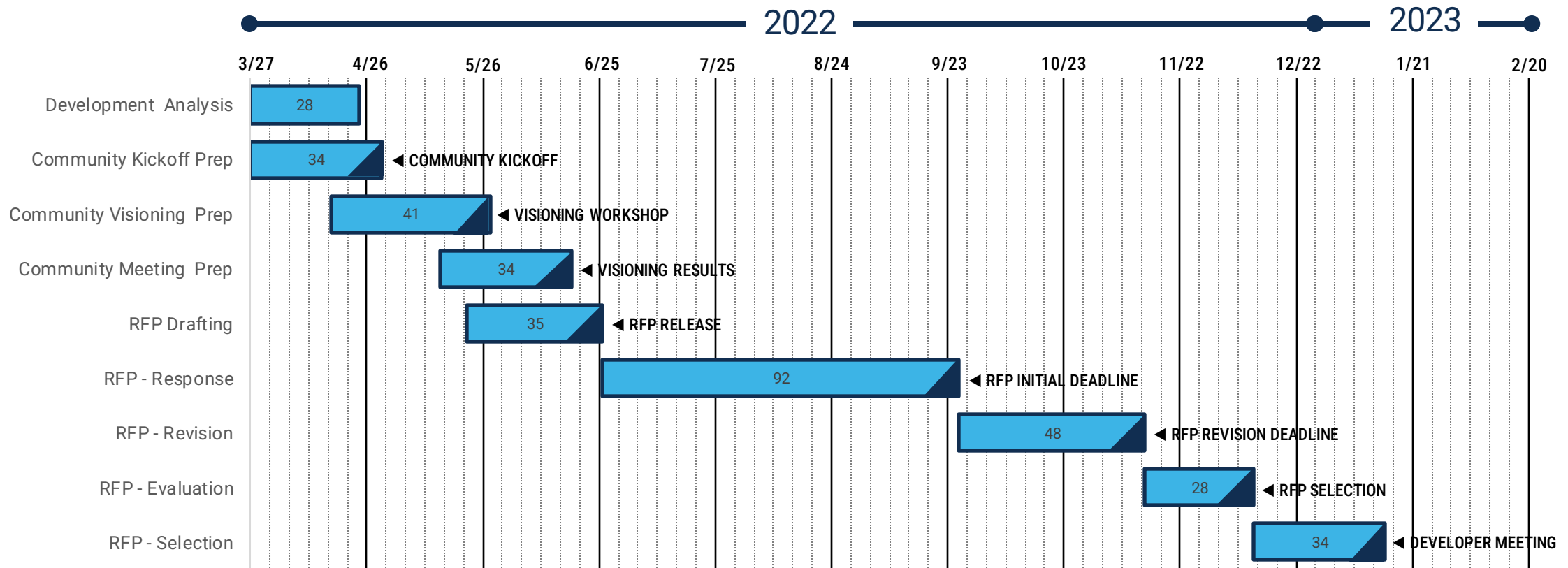


RFP PROCESS & TIMELINE

RFP PROCESS MAP



RFP TIMELINE



FEEDBACK

WORD CLOUD

Go to www.menti.com and
use code 2820 2259



WORD CLOUD

Go to www.menti.com and
use code 2839 6698



Q&A

FOR ADDITIONAL COMMENTS, EMAIL US AT: DPD@CITYOFCHICAGO.ORG