

# INVEST South/West RFP Summary

## North Lawndale – Ogden Avenue ISW Corridor



DPD@cityofchicago.org

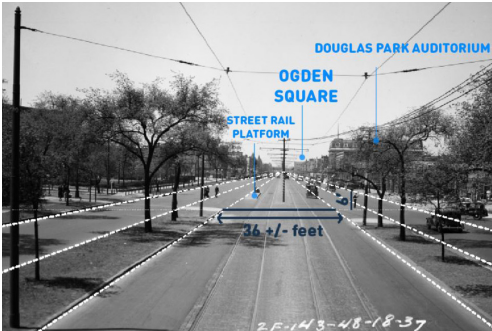
### 3400-18 W. Ogden Ave.

#### Site Description:

The opportunity site RFP has been informed by the 2018 North Lawndale Quality of Life Plan, which envisions a revitalized Ogden Avenue that supports a mix of land uses and transportation modes with commercial development that provides both employment opportunities and community amenities. Community engagement has further informed this model by recommending restaurants and retail uses in a walkable environment that allows residents to meet their shopping needs within their own neighborhood. A mix of housing products with both affordable and market-rate housing is also desired to encourage inclusive community growth.

DPD is pursuing a project that will be catalytic to future development of the corridor by breathing life into a block previously occupied by a parking lot and vacant land. It offers the chance to bring tangible benefits to North Lawndale in the form of affordable housing to prevent displacement, commercial space to foster local business growth and retail amenities, and public spaces to give North Lawndale residents a reason to frequent Ogden Avenue. Additionally, it provides the community an opportunity to shape its own future by participating in the development and evaluation process and creating wealth building opportunities for small business owners, developers and contractors in North Lawndale.

The following “one-pagers” are a high-level summary of each of the six RFP responses received for the 3400-18 W. Ogden Ave. opportunity site in March of 2021.



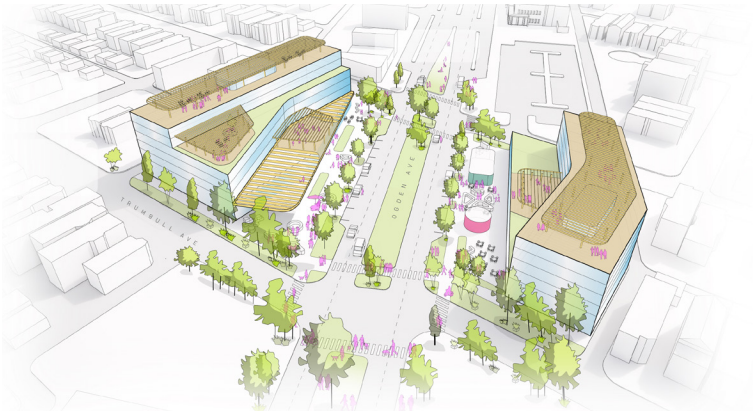
Historic Conditions of Ogden Avenue in North Lawndale (1937)



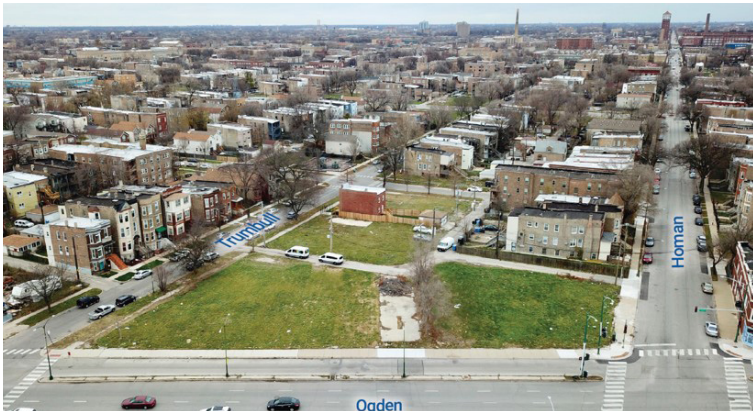
Site Context



Conceptual Rendering from RFP



Bird's Eye View of Development Concept from RFP



RFP Development Site (Existing)



Community Engagement Ahead of RFP Release



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### Elevate X Hive

#### Project Description:

A five-story mixed-use project that includes the Hive Cosmetology & Fragrance School, an African-American Hair Museum, affordable apartments and five retail spaces catered to local businesses. Retail spaces and a hair salon for Hive students are located in a ground-floor structure fronting Ogden. The cosmetology school and a rooftop terrace with an event space are located on the second floor with residential units on floors three through five. The estimated total project cost is \$52.8 million



#### Owners:

Hive Cosmetology & Fragrance School  
Miller & Ferguson

#### Development Team:

Miller & Ferguson  
Rankins Group  
Structure Group

#### Design Team:

Ross Barney (WBE)

#### Construction Team:

Bowa Construction (MBE)

#### Community Partner:

North Lawndale  
Employment Network  
Safeway Construction (MBE)

#### Proposed Uses:

Hive cosmetology campus with classrooms, offices and workshop: 14,400 sf  
Second floor lecture hall with African-American Hair Museum and greenhouse: 4,100 sf  
Five ground-floor retail spaces and Hive salon: 12,700 sf

#### Total Development Size:

99,000 sf

#### Commercial Space:

29,600 sf

#### Total Housing Units:

66

#### Affordable Units:

66



Lecture Hall with Museum



Outdoor Plaza Space



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### Lawndale Redefined

#### Project Description:

A mixed-use project with multiple buildings of residential, retail and community space. It consists of 60 affordable rental apartments, three market-rate townhouses, retail and restaurant space, and a stand-alone structure called “The Cube” that would serve as a community center with technology and arts programming. The outdoor area features a plaza with public art, a splash pad, and a “History Trail” celebrating North Lawndale’s past. A commercial portion at the west side of the site would house a small grocer with a bistro located above that features outdoor rooftop seating. The estimated total project cost is \$31.4 million.



#### Development Team:

GRE Ventures (MBE)  
Imagine Development Group (MBE)  
548 Development (MBE)

#### Design Team:

Wight & Company  
Onyx Architectural Services (MBE)  
Site Design Group (MBE)  
Engage Civil (MBE)  
dbHMS (MBE)

#### Construction Team:

GMA Construction (MBE)  
Tandem Ventures (M/WBE)  
Safer Foundation

#### Community Partners:

Black Men United  
NAACP-Westside Branch  
Habilitative Systems  
Small Business Development Corp.

#### Proposed Uses:

- Small-scale grocer on ground floor: 4,500 sf
- Bistro with rooftop terrace above grocer: 2,950 sf
- “The Cube” arts and technology community center: 3,000 sf
- Additional retail and restaurant space: 7,000 sf
- Rooftop terraces, green roof and rooftop solar panels

Total Development Size:  
91,100 sf

Commercial Space:  
14,450 sf

Total Housing Units:  
63

Affordable Units:  
48



View from Ogden/Homan



View from Trumbull



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### OG Lawndale

#### Project Description:

A multi-building, mixed-use project consisting of a three-story office building with ground-floor retail and a five-story, multi-family residential building with 100% affordable units and ground-floor retail. The project also includes public amenities such as a landscaped plaza, outdoor dining space, event space, pop-up retail space, rooftop decks and individual balconies. Public benefits include grocery, restaurants, and cafes to bring healthy food and dining options to North Lawndale. The estimated total project cost is \$38.3 million.



#### Proposed Uses:

Generous common terraces for both residential and office uses, and private balconies for residential units.

Public plaza with space for performance, pop-up retail and casual gathering.

Retail storefronts with cafe seating.

#### Total Development Size:

100,000 sf

#### Commercial Space:

43,700 sf

#### Total Housing Units:

50

#### Affordable Units:

50





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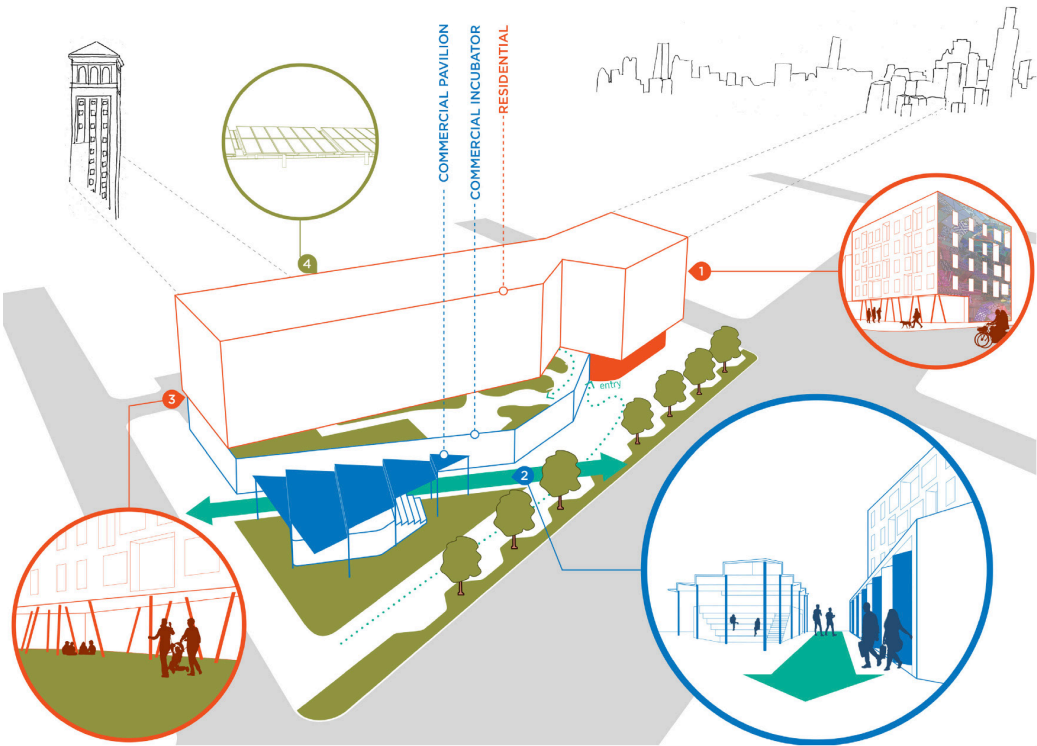


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### PIVOT North Lawndale

#### Project Description:

A five-story mixed-use community hub where Lawndale residents can connect with neighborhood institutions, cultural organizations and each other. PIVOT includes 54 units of affordable and market-rate apartments, a neighborhood business incubator with a community room, a marketplace with small-scale spaces for local businesses, a coworking space and additional restaurant and retail space. The estimated total project cost is \$27.5 million.



#### Proposed Uses:

- “North Lawndale Neighborhood Incubator”: multi-purpose community space for small local businesses.
- “West Side Marketplace”: five small-scale, short-term commercial spaces for West Side entrepreneurs.
- Pavilion space for restaurant or retail at corner of Ogden and Trumbull.
- Additional restaurant and retail space.

#### Total Development Size:

77,000 sf

#### Commercial Space:

TBD

#### Total Housing Units:

54

#### Affordable Units:

46



Pavilion Space



Project Rendering

#### Development Team:

- Michaels Development
- New Covenant CDC

#### Design Team:

- Canopy (MBE)
- Future Firm (MBE/WBE)
- Planning Resources (DBE)
- Milhouse (MBE)
- Engage Civil (MBE)

#### Construction Team:

- GMA (MBE)

#### Community Advisors:

- Edwin Muldrow, Del-Kar Pharmacy
- Bobby Price, Principle Barbers



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## Proxima Management Hotel

### Project Description:

An eight-story, 200-room hotel with ground-floor retail and restaurant space and publicly accessible open space that incorporates community artwork. The proposed building would be environmentally-conscious through features such as green roofs, sustainable construction materials and alternative energy sources. Structured parking will be built into the lower floors and screened by hotel and retail frontages. The estimated total project cost is \$48.8 million.



### Proposed Uses:

Overnight and extended stay hotel rooms.  
Two restaurant/retail spaces with outdoor seating.  
Structured parking with drop-off lane in rear.  
Rooftop terrace connected to fitness amenity and lounge.

### Total Development Size:

214,000 sf

### Commercial Space:

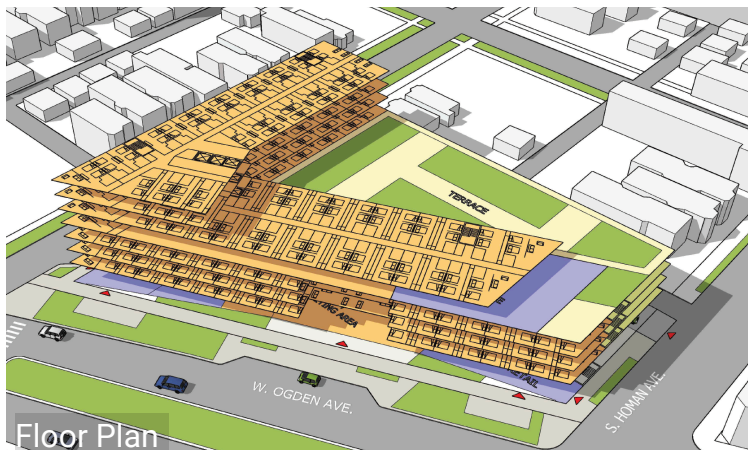
7,300 sf

### Hotel Rooms:

200

### Parking Spaces:

220



Floor Plan



Cafe Seating Along Ogden



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### The Tapestry

#### Project Description:

A four-story mixed-use project celebrating Ogden Avenue as a converging point for African-American and Latino populations that includes affordable housing and community-focused commercial space with a public plaza. The ground floor houses a food hall that caters to local entrepreneurs, a co-working space with a focus on community services, as well as retail space. An outdoor plaza embraces the front stoop design of North Lawndale’s iconic Greystone buildings. The estimated total project cost is \$31.4 million.



#### Proposed Uses:

- Food hall for local vendors: 7,100 sf
- Community co-working space: 5,650 sf
- Retail space: 3,200 sf
- Plaza with cafe seating and flexible event space: 15,550 sf

Total Development Size:  
93,560 sf

Commercial Space:  
16,000 sf

Total Housing Units:  
67

Affordable Units:  
67

