

JUNE 29, 2022

BELMONT TRIANGLE RFP

COMMUNITY VISIONING SESSION RESULTS

RESULTADOS DE LA SESIÓN DE VISIÓN COMUNITARIA

WYNIKI SESJI WIZJI SPOŁECZNOŚCI

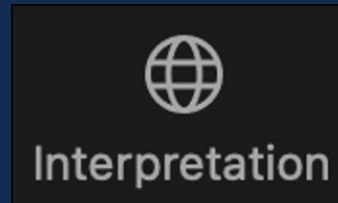
DEPARTMENT OF PLANNING & DEVELOPMENT
MAURICE COX, COMMISSIONER

Traducción está Disponible (Tłumaczenie jest dostępne)

2

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

Pragnę zauważyć, że zapewniamy tłumaczenie dzisiejszej prezentacji zarówno po hiszpańsku, jak i po polsku; kliknij ikonę tłumaczenia ustnego, jeśli potrzebujesz usługi tłumaczeniowej



GROUND RULES | REGLAS (PODSTAWOWE ZASADY)

3

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.

1. Los participantes serán silenciados durante la presentación y la función de chat estará **deshabilitada**.
2. Utilice la función de **preguntas y respuestas** para cualquier pregunta fuera del período designado de preguntas y respuestas.
3. Durante el período de preguntas y respuestas, use la **función de levantar la mano** para activar el sonido y, cuando hable, indique su nombre y apellido y la comunidad en la que reside.
4. Por favor, sea **respetuoso** con los demás. Todas las preguntas y comentarios son bienvenidos.

1. Uczestnicy będą **wyciszeni** podczas prezentacji, a funkcja czatu zostanie wyłączona.
2. Proszę korzystać z funkcji **pytań i odpowiedzi** w przypadku jakichkolwiek pytań poza wyznaczonym okresem pytań i odpowiedzi.
3. W okresie pytań i odpowiedzi użyj funkcji **podnoszenia ręki**, aby wyłączyć wyciszenie, a podczas mówienia podaj swoje imię i nazwisko oraz społeczność, w której mieszkasz.
4. Prosimy o **szanowanie** innych. Wszystkie pytania i uwagi są mile widziane.

AGENDA

1. WELCOME AND INTRODUCTIONS
2. WHY ARE WE HERE?
3. GOALS FOR TODAY
4. WHAT WE HEARD
5. PRESENTATION OF DEVELOPMENT ALTERNATIVES
6. RECONVENE & REPORT OUT
7. WRAP UP & NEXT STEPS

AGENDA

1. BIENVENIDA E INTRODUCCIONES
2. ¿POR QUÉ ESTAMOS AQUÍ?
3. METAS PARA HOY
4. LO QUE ESCUCHAMOS
5. PRESENTACIÓN DE ALTERNATIVAS DE DESARROLLO
6. REUNIRSE EN GRUPO E INFORMAR
7. OBSERVACIONES FINALES Y PRÓXIMOS PASOS

PORZĄDEK OBRAD ⁴

1. ZAPRASZAMY I WPROWADZENIA
2. DLACZEGO TU JESTEŚMY?
3. CELE NA DZIŚ
4. CO SŁYSZELIŚMY
5. PREZENTACJA ALTERNATYW ROZWOJOWYCH
6. PONOWNIE ZEBRANIE SIĘ JAKO GRUPA I RAPORT
7. UWAGI KOŃCOWE I KOLEJNE KROKI

MEET THE TEAM

CONOZCA A NUESTRO EQUIPO



Alderman
Reboyras



Carmen
Martinez



James
Harris



CHICAGO TITLE
INSURANCE COMPANY

DESIGNWORKSHOP

Kevin
Byrnes

Mark Hopkins | Tweed Thornton |
Greg Hummel

Matt
Cermak

Chris Freda | Luke Mich

Belmont Triangle RFP

Northwest Planning Region

POZNAJ NASZĄ DRUŻYNĘ

HNTB

JEMA



Jane Wilberding | Diane
Gormley-Barnes | Peter Costa

Juan Moreno | Laura Flores | Monica Lim

Bridget Walsh

PROJECT SUMMARY AND GOALS



Project Summary

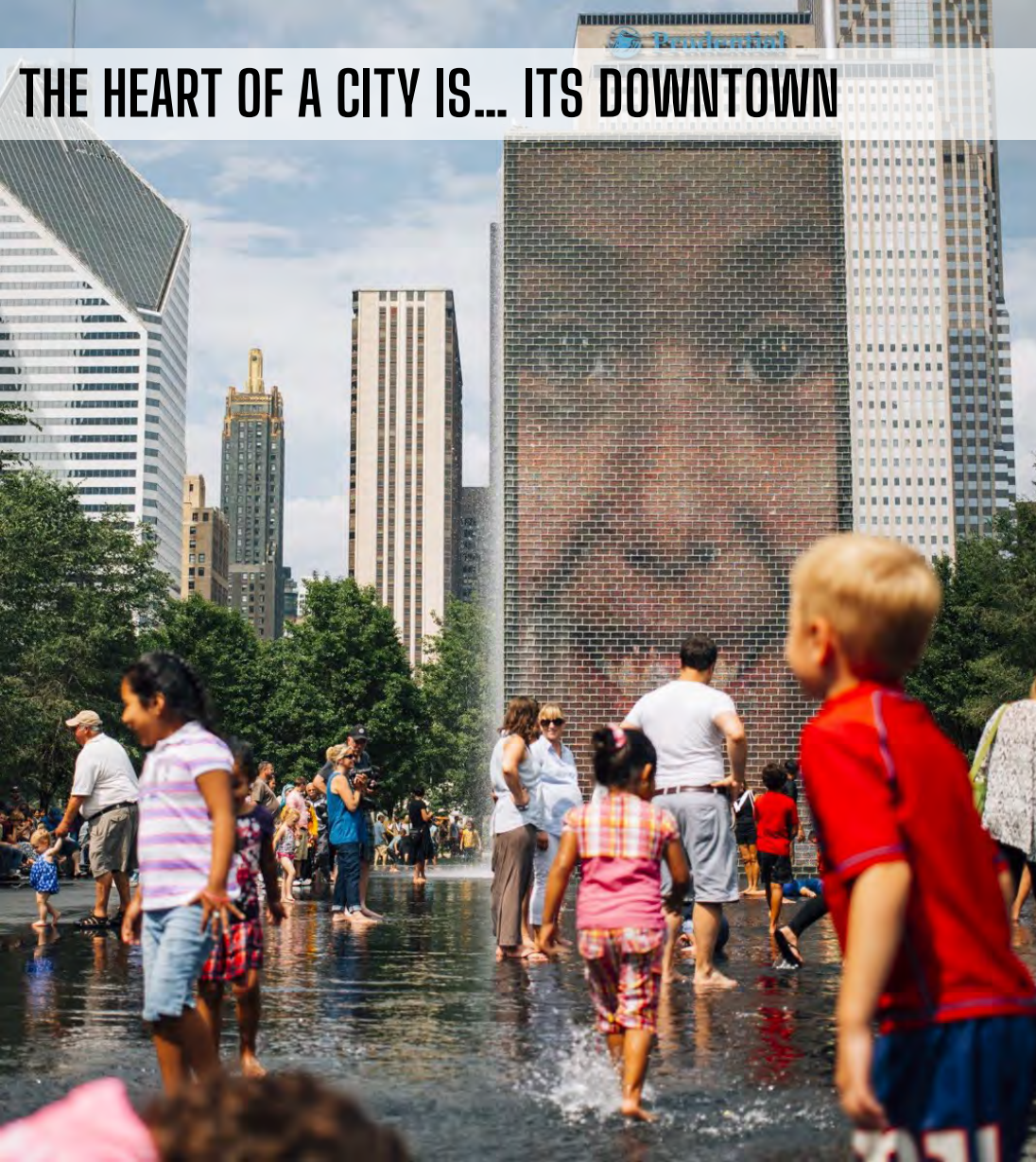
The project aims to engage a developer with a proven track record of bringing to fruition difficult development projects to strategically redevelop vacant parcels at the intersection of Belmont, Pulaski, and Milwaukee.

Project Goals

- **Leverage community assets** to catalyze mixed-use development along the commercial corridors.
- **Provide a community-led framework** for the redevelopment of a key opportunity site.
- **Leverage** development to provide **affordable housing**.
- Provide for an improved pedestrian realm to **increase walkability and safety** along the corridor.
- Create a neighborhood destination using **publicly accessible open space** and **active** ground floor uses.

JUNE 29, 2022

WHY ARE WE HERE?



THE HEART & SOUL OF A RESTORATION OF URBAN LIFE

M.C.

THE 15 MINUTE NEIGHBORHOOD:

RESTORATION OF THE URBAN VILLAGE



EQUITY IN INVESTMENT

VEST
TH * WEST
OR LORI E. LIGHTFOOT

AUSTIN
AUBURN GRESHAM
ENGLEWOOD
HUMBOLDT
QUAD CO
NORTH L
NEW CITY
ROSELAND
SOUTH CH
SOUTH

***“The issue here isn’t a lack of government funding.
It’s a lack of multiplying public investment with private investment.
That is something that we will change.”
- Mayor Lightfoot***



15 MINUTE BACK OF THE YARDS



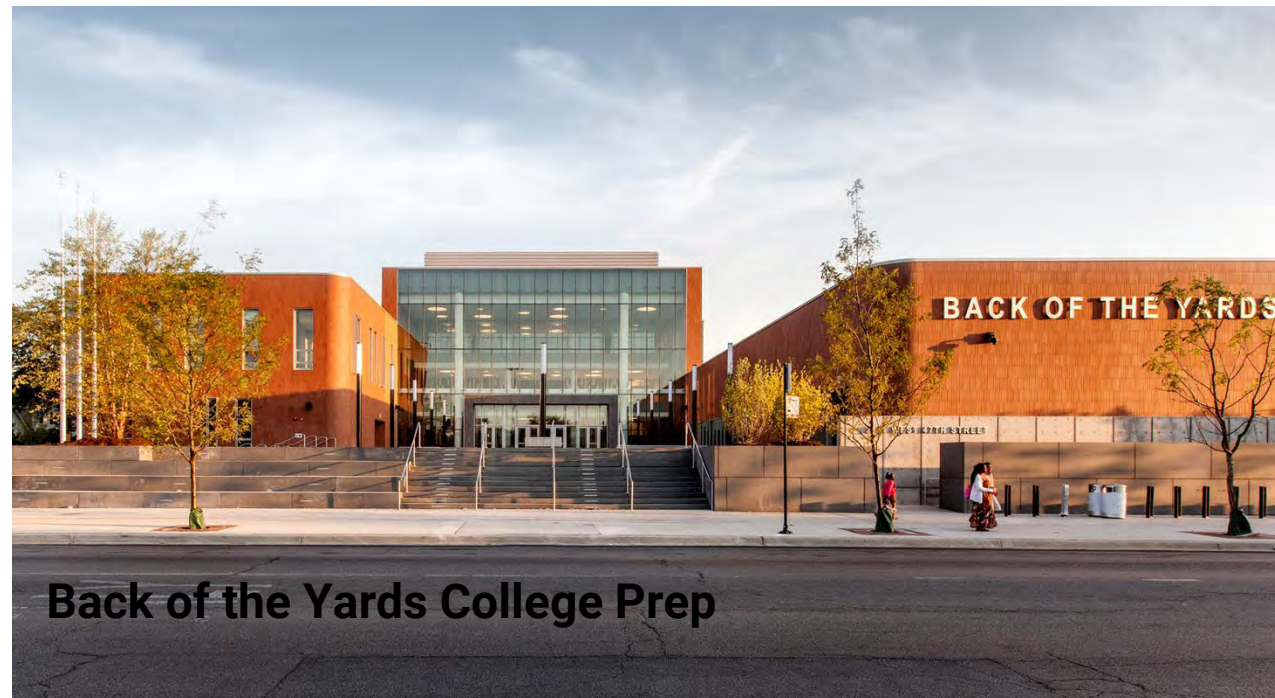
United Yards



Back of the Yards Brewery

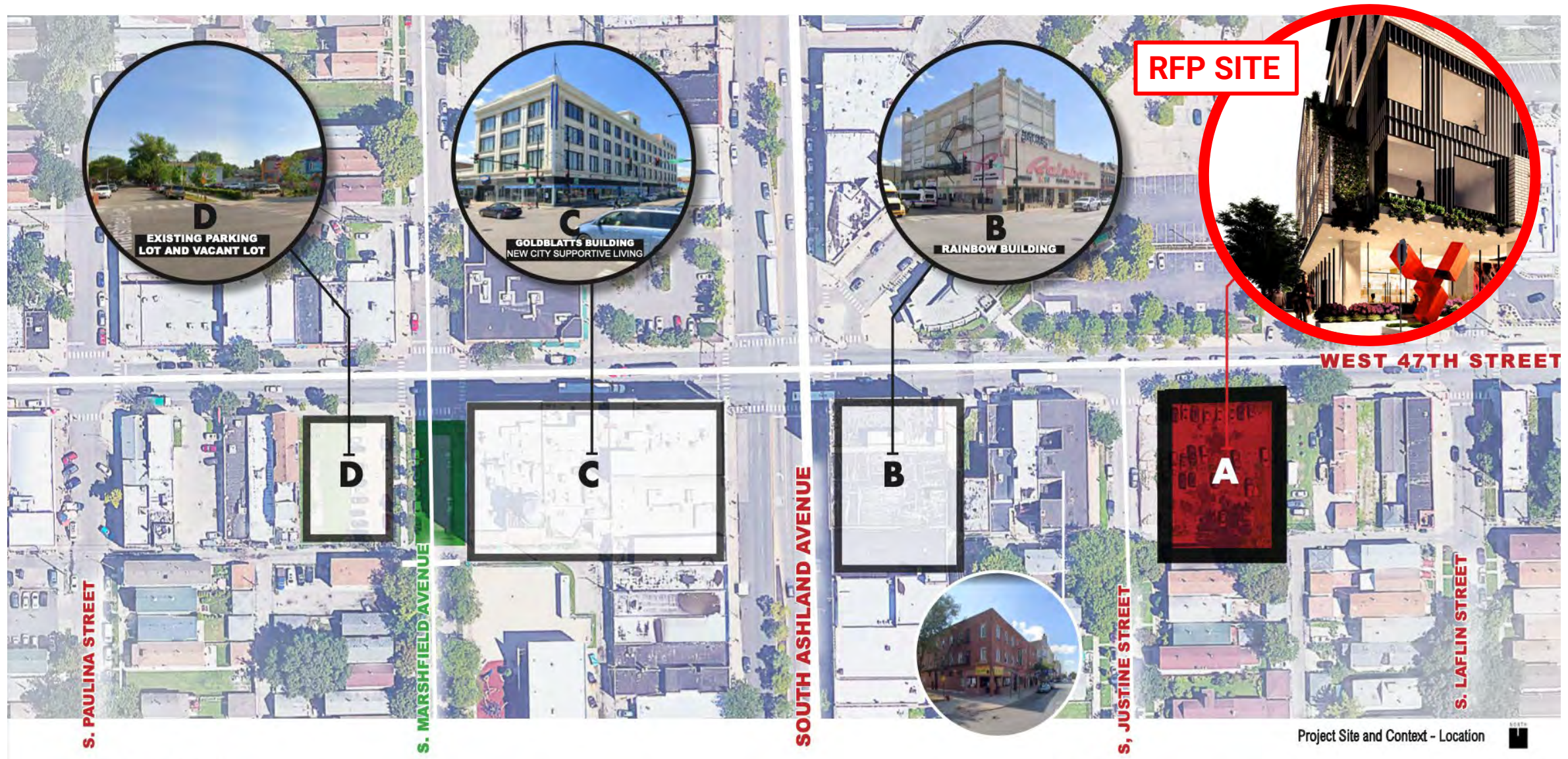


Back of the Yards Coffeehouse



Back of the Yards College Prep

BACK OF THE YARDS, MAXIMIZING THE OPPORTUNITY



CREATING A PIPELINE OF DEVELOPMENT

ISW RFP Phase 1A
50 units affordable
+ retail

ISW RFP Phase 1C
77 units supportive
housing

ISW RFP Phase 1C
30 units senior
housing

ISW RFP Phase 1B
Retail + façade
improvements

ISW RFP Phase 1A+1B
2 3-flats + brewery

**Former
Aronson's Site**

W 47TH STREET

S ASHLAND AVE



Selected RFP Team: United Yards Joint Venture



RETAIL & COMMUNITY PARTNERS

Austin

Chicago Blues Museum
Root-Riot
Mocha24
Kaya Creative

Auburn Gresham

The Sports Shed
M-Lounge

Englewood

Brown Sugar Bakery
Catholic Charities
Chef David Blackmon

Bronzeville

Tandem Ventures
YWCA Metropolitan Chicago
Dorian Sylvain

Back of the Yards/New City

State Farm Chicago
CNI
Back of the Yards Coffeehouse

North Lawndale

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

South Chicago

Dollop Coffee Co.
Cambio Labs
Jamii Group
Black Women Talk Tech
Pilsen Wellness Center

Humboldt Park (Chicago Ave.)

Access Community Healthcare
Charming Children Learning Center
OMNI Music
Allies for Community Business
Neighborhood Housing Services of Chicago

Humboldt Park (North Ave.)

Arquitectos
Humboldt Park Health
Business Tec. Education Center (BTEC)

South Shore

South Shore Works
Claretian Associates
Neighborhood Housing Services of Chicago

Why Use an RFP?

“Show developers what is desired by the community & feasible with coordinated City incentives”

The INVEST South/West (ISW) Request for Proposals (RFPs) **solicit development proposals** for City-owned land

Traditionally, RFPs simply provide details regarding the subject property (e.g., **size, zoning, appraised value**) and a brief indication of the preferred use (e.g., residential development)

The **INVEST South/West** RFPs go one step further and illustrate the **desired urbanism of the site as well as a more robust description of uses** desired by the community

The ISW RFPs are also built on an **understanding of available incentives** and partner those incentives with the proposed development to **ensure high-level financial feasibility**



The cover page features a dark blue header with the City of Chicago logo, the Department of Planning and Development (DPD) logo, and the text "City of Chicago Lori Lightfoot, Mayor". Below the header, the title "Request for Proposals Laramie State Bank" is prominently displayed. The central image is an aerial photograph of the Laramie State Bank building at the intersection of Chicago Ave and Laramie Ave. At the bottom, contact information for the Department of Planning and Development is provided, along with the date "DRAFT April 2020".

I. Executive Summary

PURPOSE: BUILD ON INVEST SOUTH / WEST

Invest South/West is Mayor Lori Lightfoot's groundbreaking collaborative by government, businesses, philanthropies, and community leaders, in which the City will align more than \$750 million in public funding over the next three years. The initiative will seek to maximize those public investments in order to attract private capital, respond to changing commercial trends and enrich local culture. The goal of the initiative is to re-activate neighborhood cores that have historically served as focal points for pedestrian activity, shopping, services, transportation, public spaces and quality-of-life amenities for local residents.

W Chicago Ave through the Austin community is a historic commercial corridor and an Invest South/West corridor. The City believes this Laramie State Bank property is a key element of improving the Chicago Ave corridor and identified this as one of the highest priority opportunity sites. We are looking for innovative development proposals that bring new vibrancy to the corridor.



Figure 1: Development concept sketch

JUNE 29, 2022

HOW ARE WE USING THE RFP STRATEGY?

1

TO ENSURE DIVERSITY & INCLUSION ARE PREREQUISITES

20 OF 24 PROPOSALS LED BY MINORITY DEVELOPERS



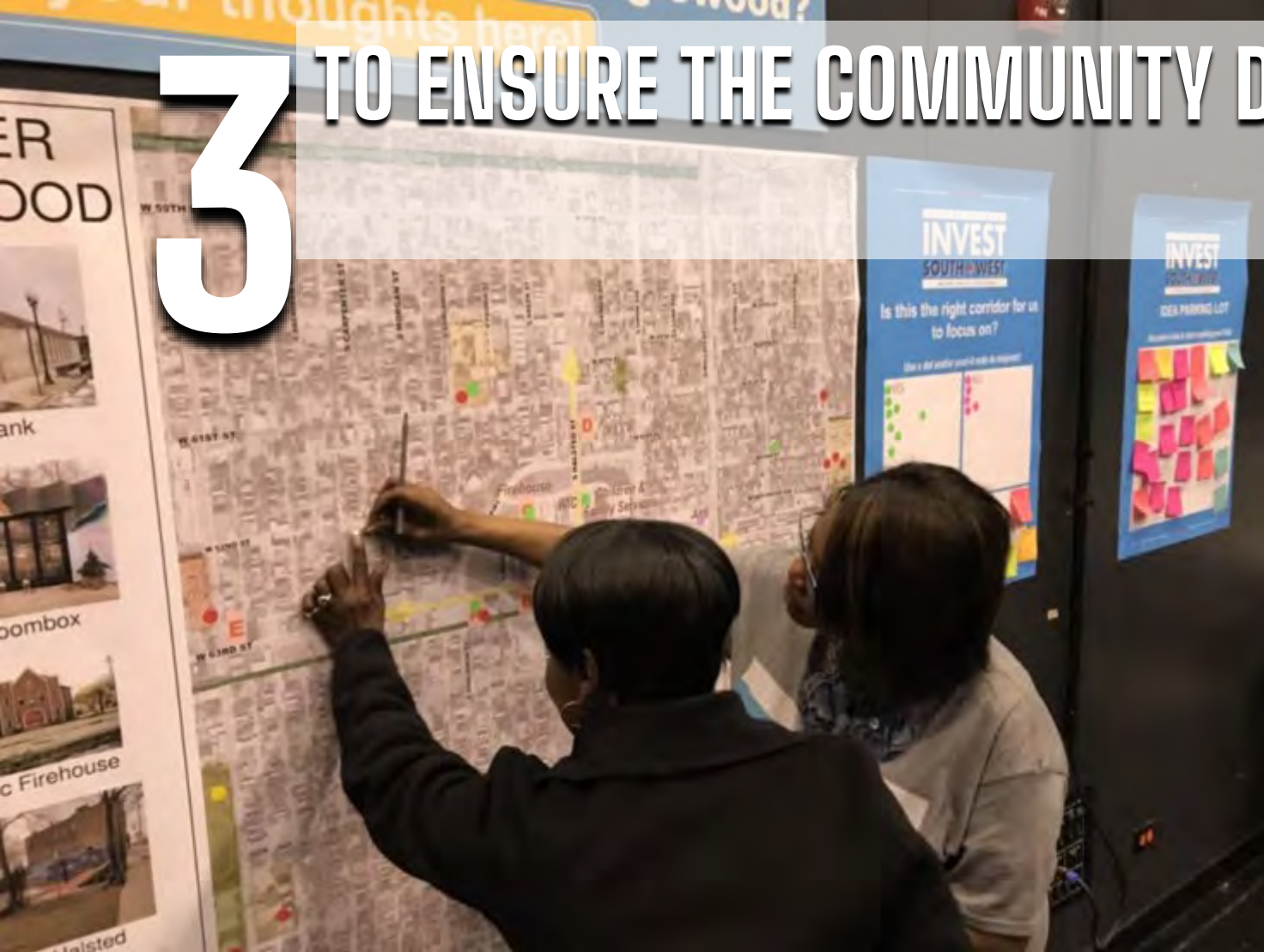
2

TO ENSURE DESIGN EXCELLENCE

PRIORITIZE INCLUSIVE DESIGN PROCESSES TO FOSTER EQUITABLE DEVELOPMENT



3 TO ENSURE THE COMMUNITY DRIVES THE VISION



Kevin Bargnes
Neighborhood Roundtables are critical to bringing the voice of the community organizations, Aldermen, businesses owners and residents, and DPD to the same table

We discuss ongoing development + priorities for city investments, and share that feedback back across all depts.

Luke Mich

More information in the appendix



OVER 250 COMMUNITY MEETINGS, INCLUDING 180 ROUNDTABLES HELD DURING THE LAST 24 MONTHS

4

TO ENSURE WE HAVE AN INCLUSIVE SELECTION PROCESS

Community Presentations
of RFP Development
Teams

(AVG. 100+ ATTENDEES):



RFP VISIONS



ISW RFP WINNERS



WHAT WE HEARD

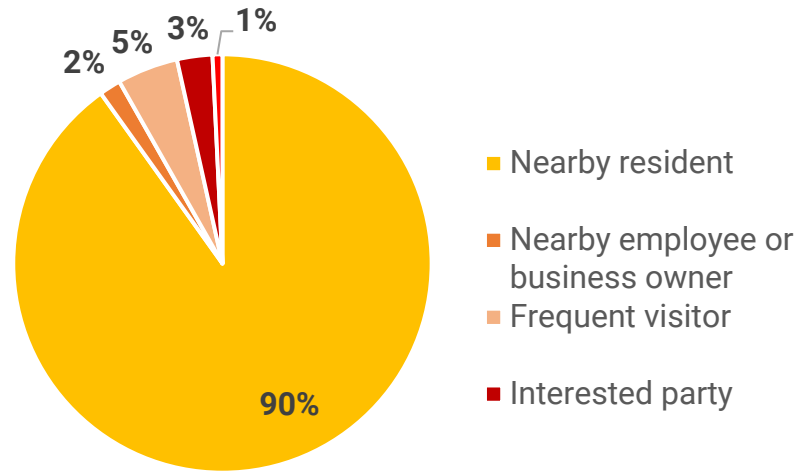
LO QUE ESCUCHAMOS

CO SŁYSZELIŚMY

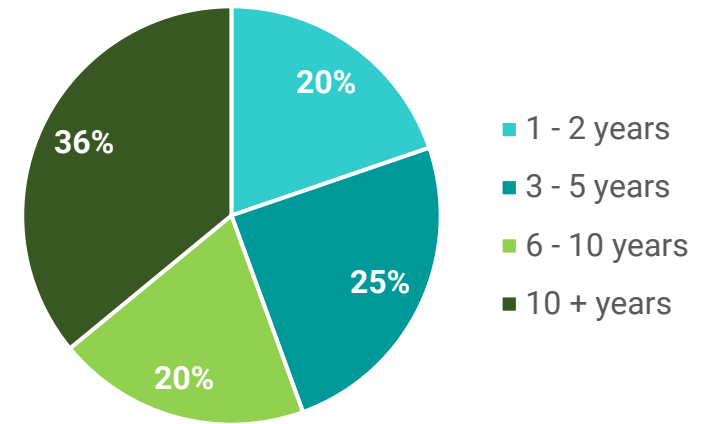
BELMONT TRIANGLE SURVEY RESULTS

Two-week survey
period: 5/23/2022 -6/6/2022
Over **660** responses

The majority of respondents were nearby **residents** of the site who have lived in the area for over **6 years**



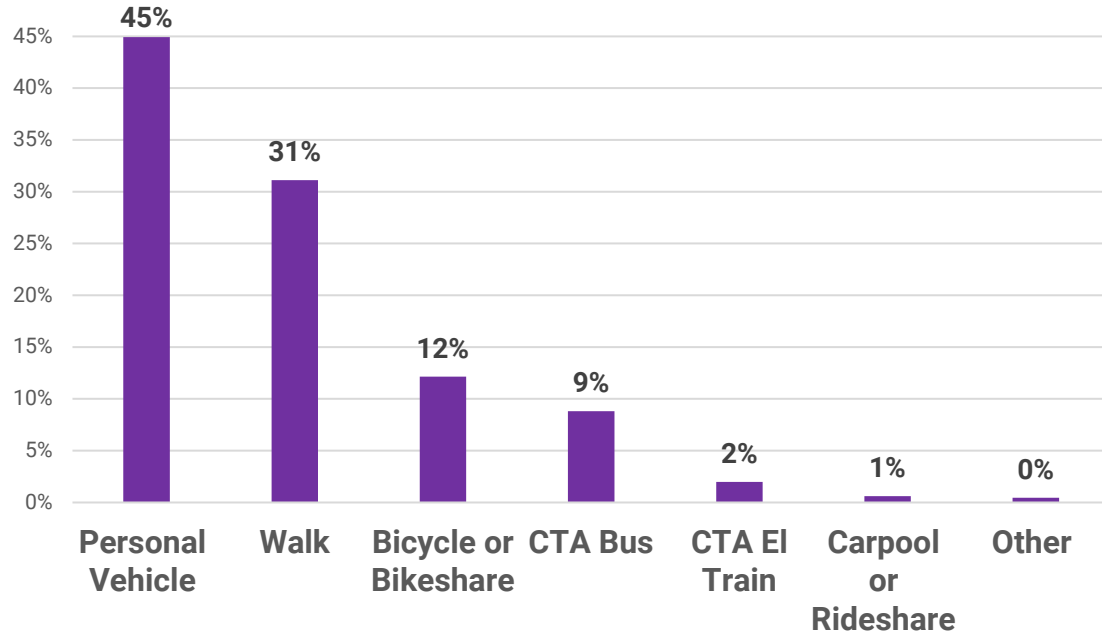
What best describes you?



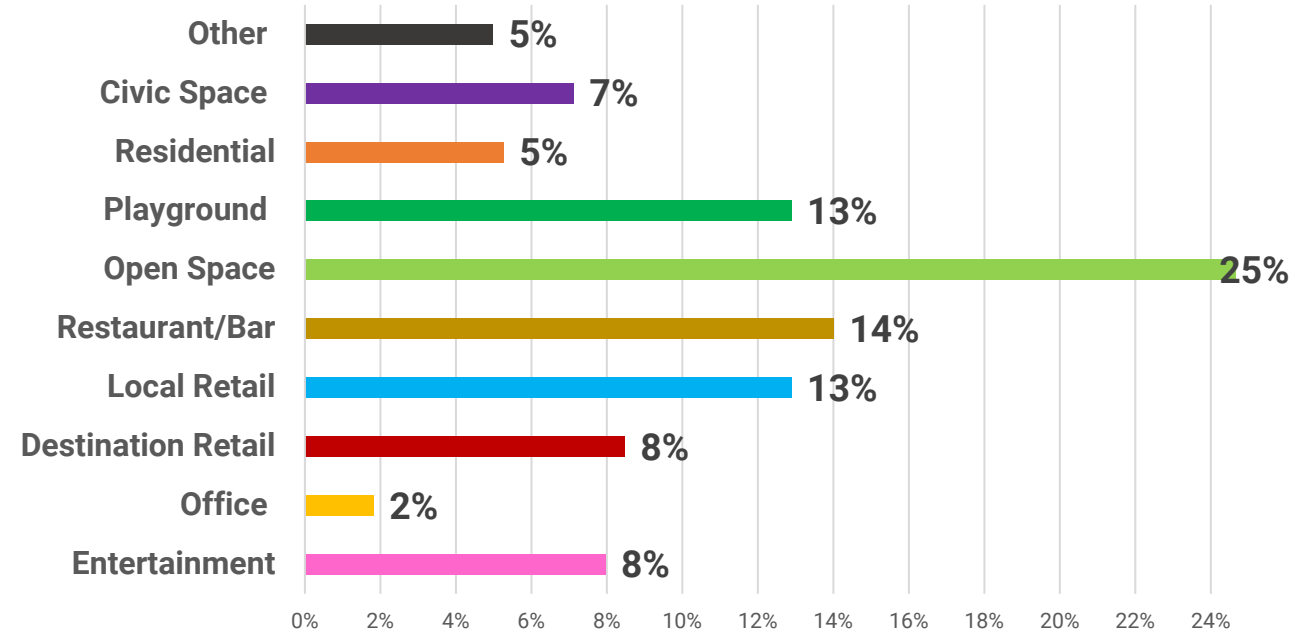
How long have you lived in the community?

BELMONT TRIANGLE SURVEY RESULTS

Primary Mode to/from the site



Preferred Land Use at Future Development

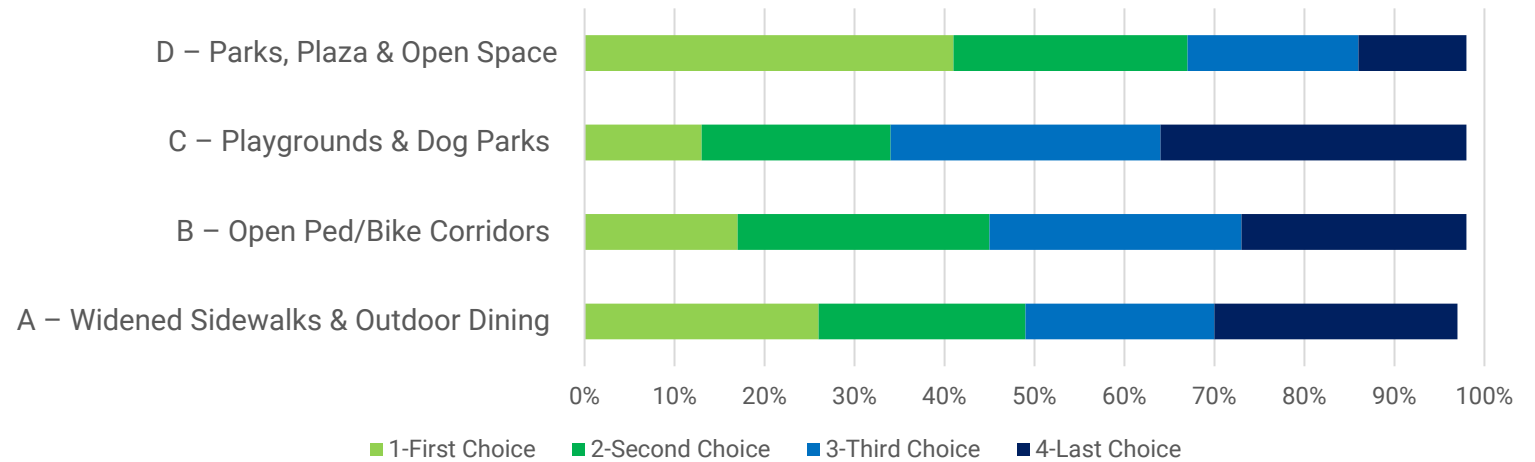
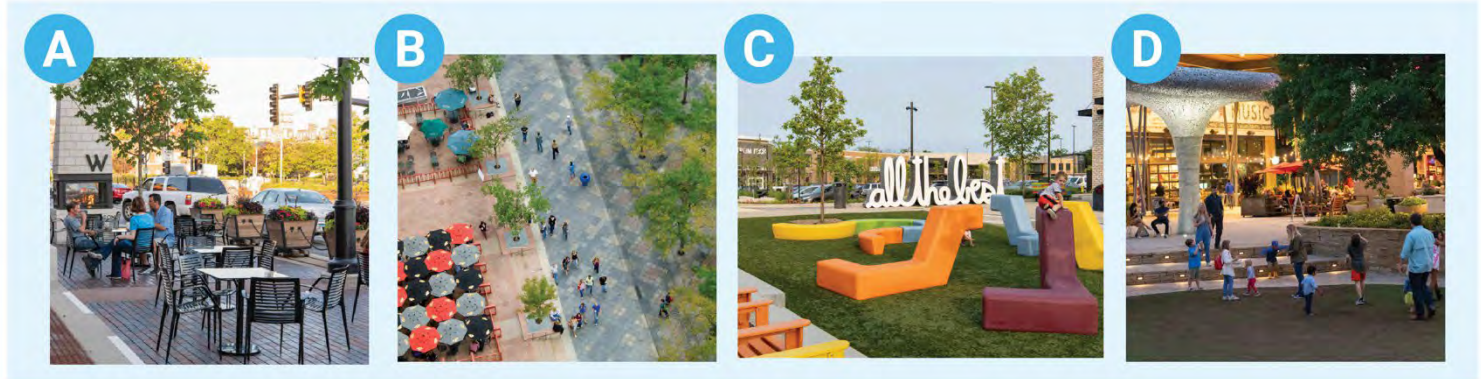


The majority of respondents **drive** or **walk** to the site and are interested in seeing **open space** or **restaurant/retail** in the future development

BELMONT TRIANGLE SURVEY RESULTS

Rank what type of open space you would be most interested in seeing as part of redevelopment site

The respondents were interested in seeing a **wide range** of open space types

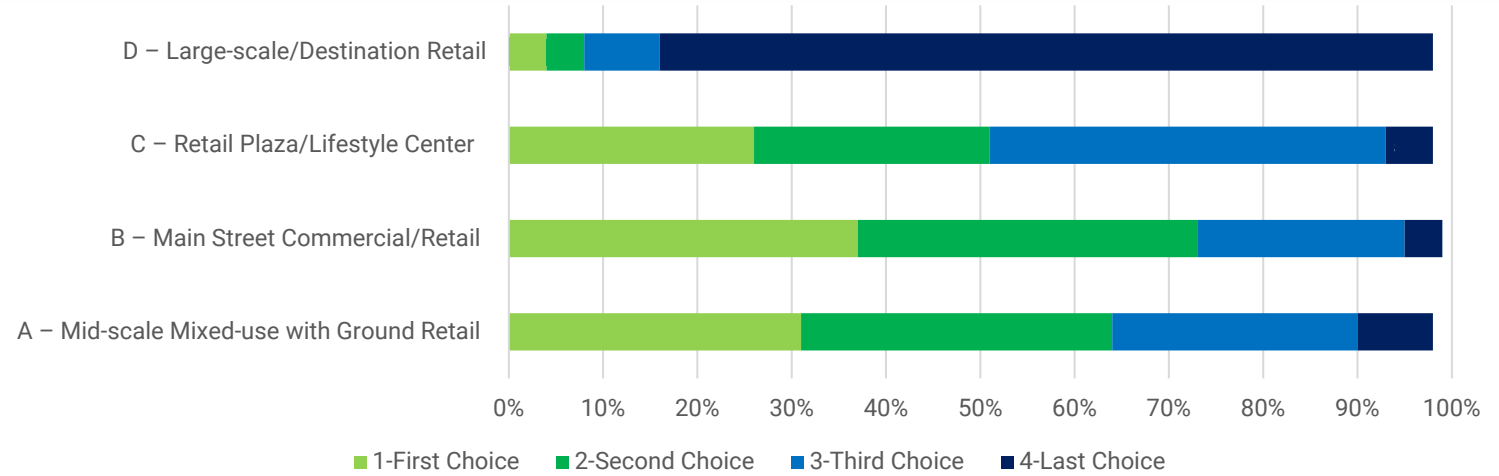


BELMONT TRIANGLE SURVEY RESULTS

Rank what type of retail you would be most interested in seeing as part of redevelopment site



The majority of respondents were interested in seeing **Main Street Commercial / Retail** with **mixed-use** development

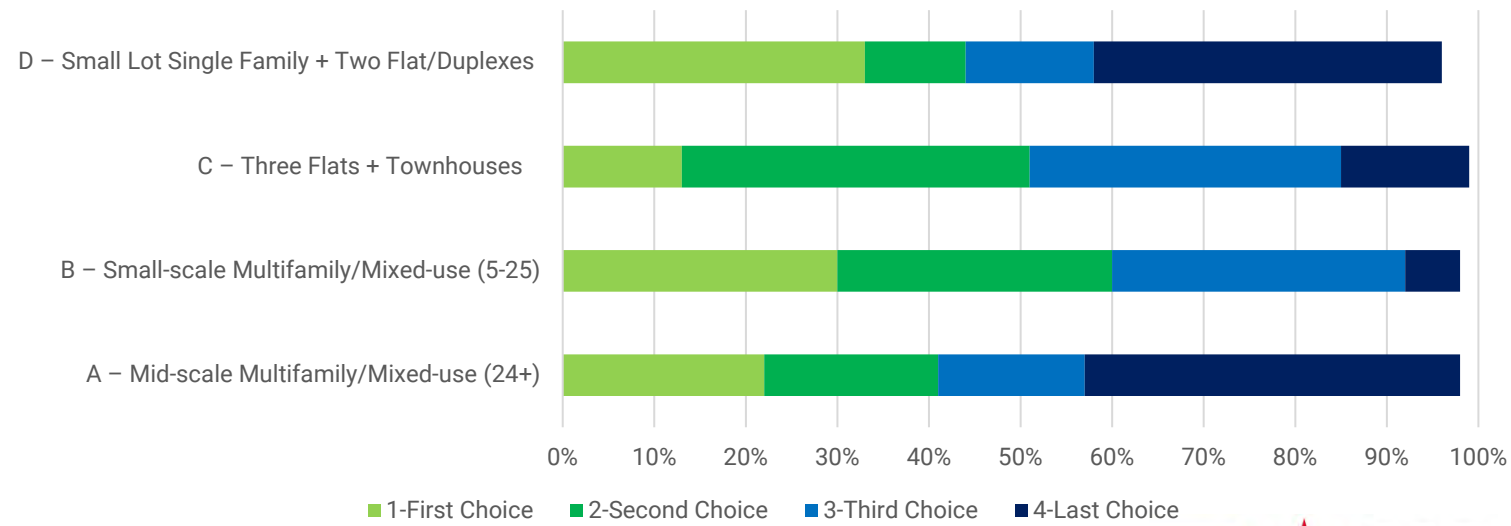


BELMONT TRIANGLE SURVEY RESULTS

Rank what type of housing you would be most interested in seeing as part of redevelopment site



The respondents were interested in seeing a **range of housing types**



THREE DEVELOPMENT SCHEMES

TRES ESQUEMAS DE DESARROLLO

TRZY SCHEMATY ROZWOJU

THREE DEVELOPMENT SCHEMES



THE PASSAGE

Development organized around central connective open space

Mixed-use multifamily to the south with townhomes and three-flats to the north



GATEWAY PARKS

Large open space on Milwaukee framed by mixed-use development

Density focused along Pulaski with townhomes in the southeast corner



THE COURTYARD

Development surrounds central public open space

Mixed-use, multi-family development along Belmont with townhomes / three-flats along Milwaukee

BREAKOUT SESSION

DISCUSIONES EN GRUPOS PEQUEÑOS

**DYSKUSJE W MAŁYCH GRUPACH NA TEMAT OPCJI
ROZWOJU**

- **45 MINUTES (RECONVENE AT 7:15PM)**
- **45 MINUTOS (VOLVER A CONVOCAR A LAS 7:15PM)**
- **45 MINUT (PONOWNE ZGROMADZENIE O 19:15)**

AREA MAP

SITE CONTEXT



IRVING PARK

PORTAGE
PARK

BELMONT
TRIANGLE
SITE

BELMONT

AVONDALE

I-90

MILWAUKEE

PULASKI

BELMONT
CRAGIN






HERMOSA

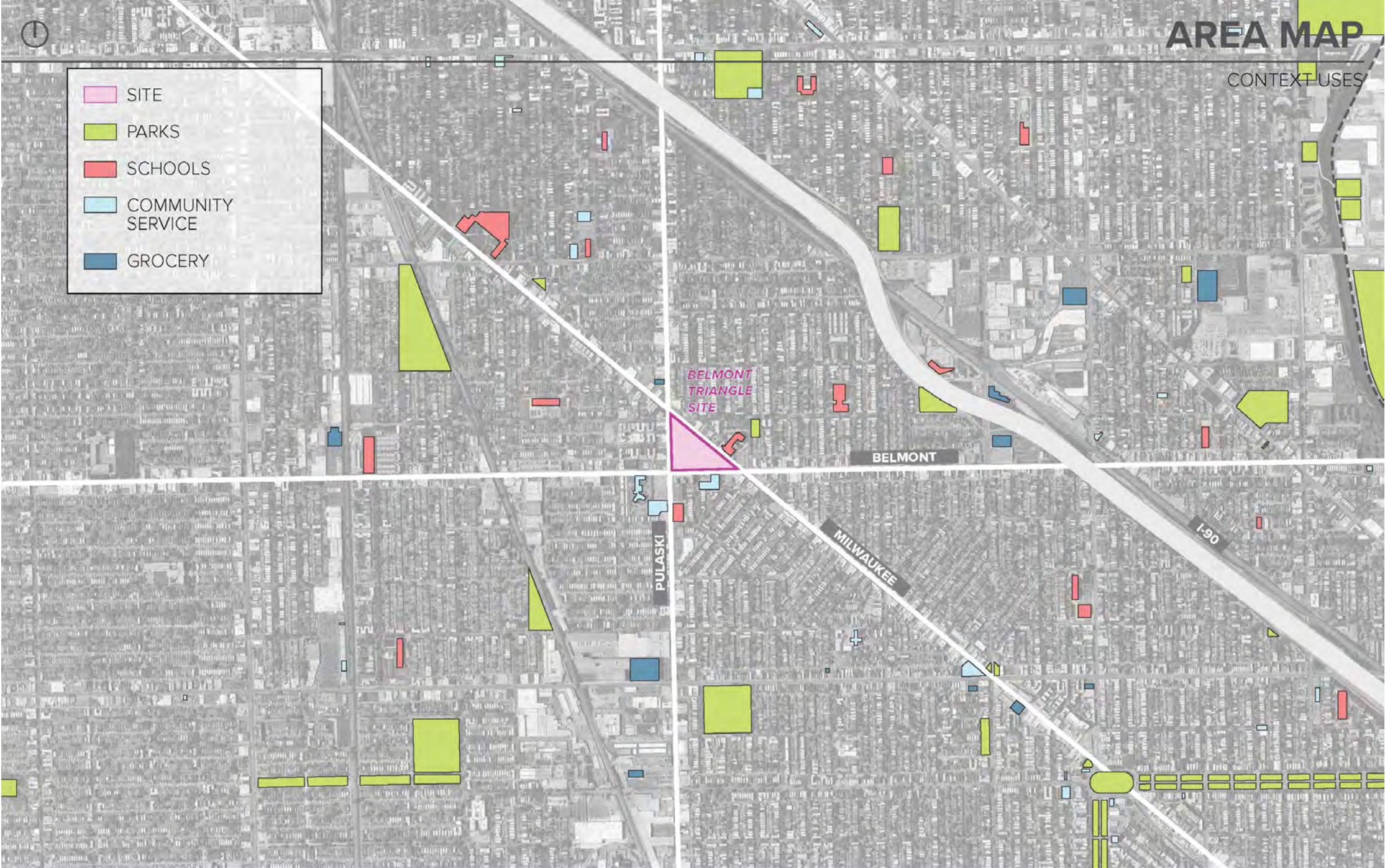
LOGAN
SQUARE



AREA MAP

CONTEXT USES

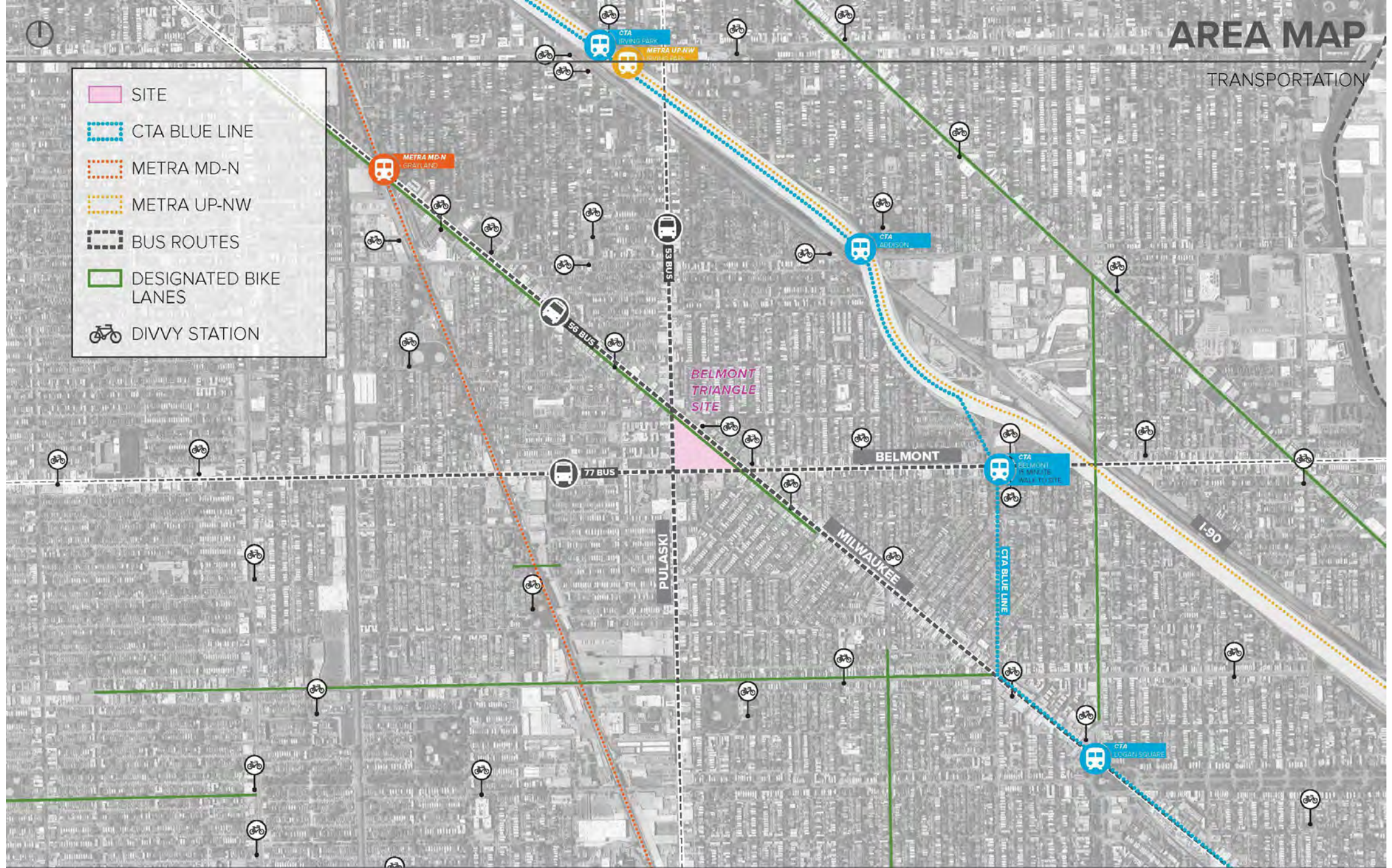
-  SITE
-  PARKS
-  SCHOOLS
-  COMMUNITY SERVICE
-  GROCERY



AREA MAP

TRANSPORTATION

-  SITE
-  CTA BLUE LINE
-  METRA MD-N
-  METRA UP-NW
-  BUS ROUTES
-  DESIGNATED BIKE LANES
-  DIVVY STATION



COMMUNITY ASSETS MAP

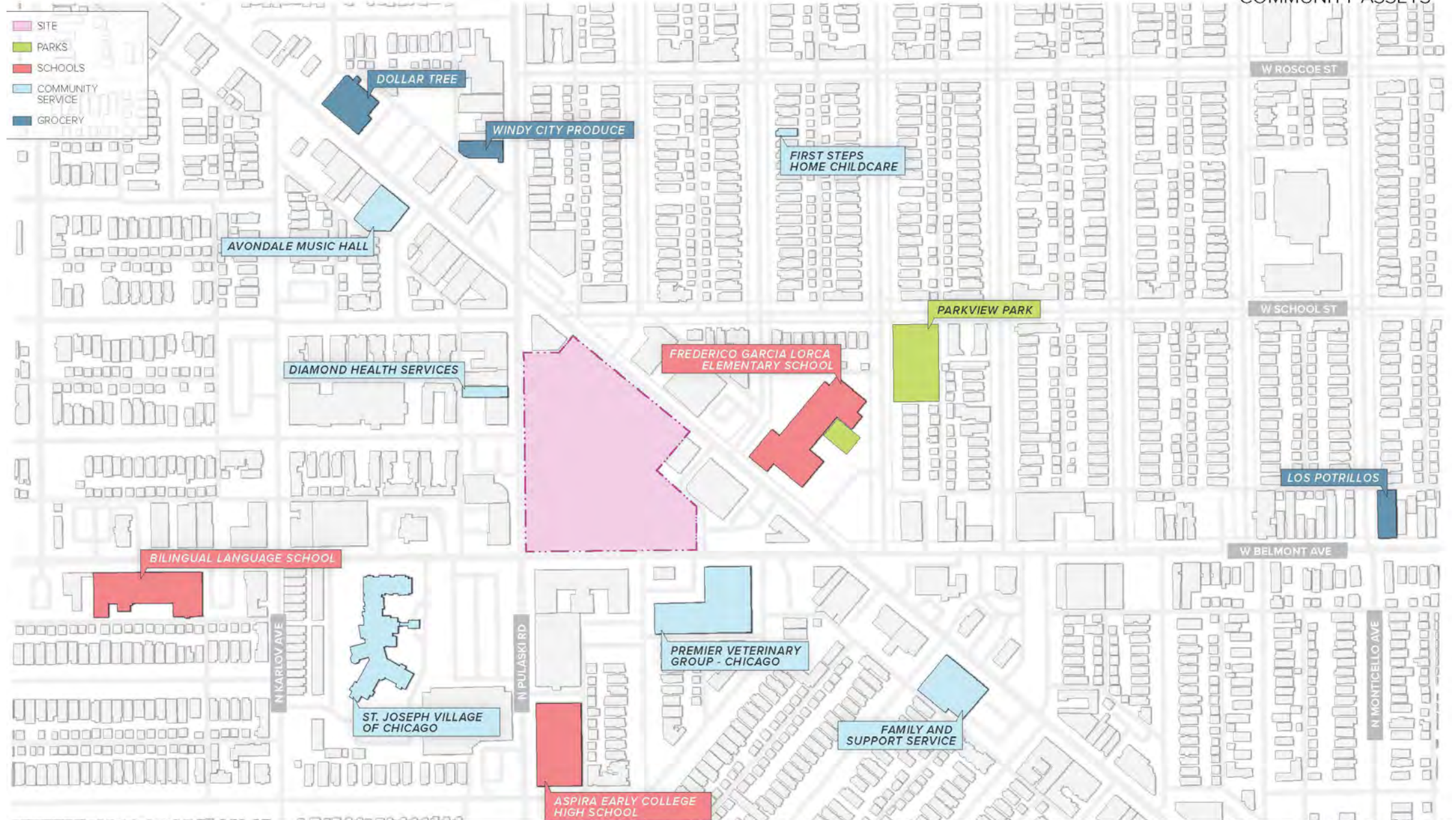
COMMUNITY ASSETS
NEIGHBORHOOD TRANSPORTATION
EXISTING BUILDINGS





NEIGHBORHOOD CONTEXT

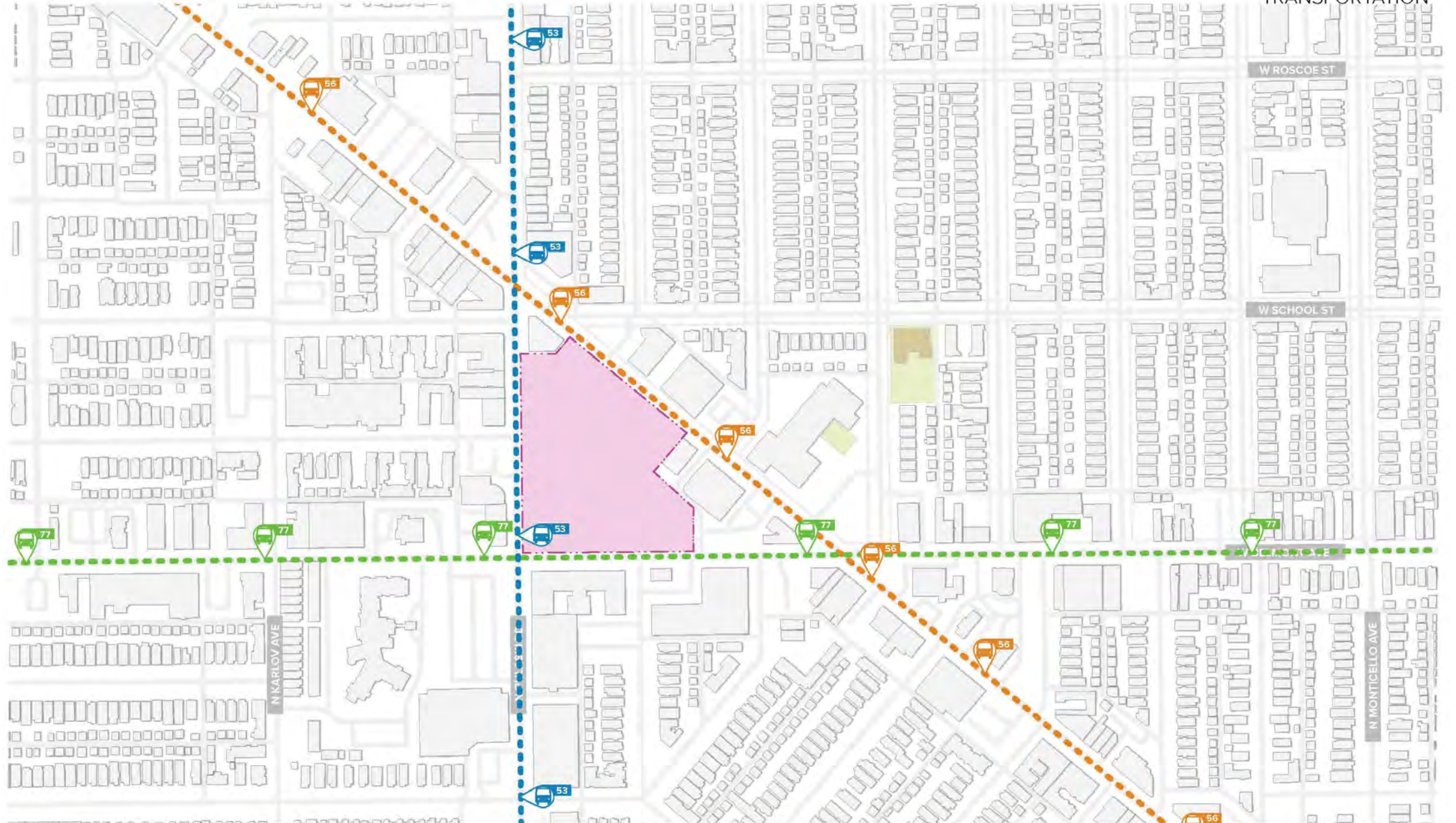
COMMUNITY ASSETS



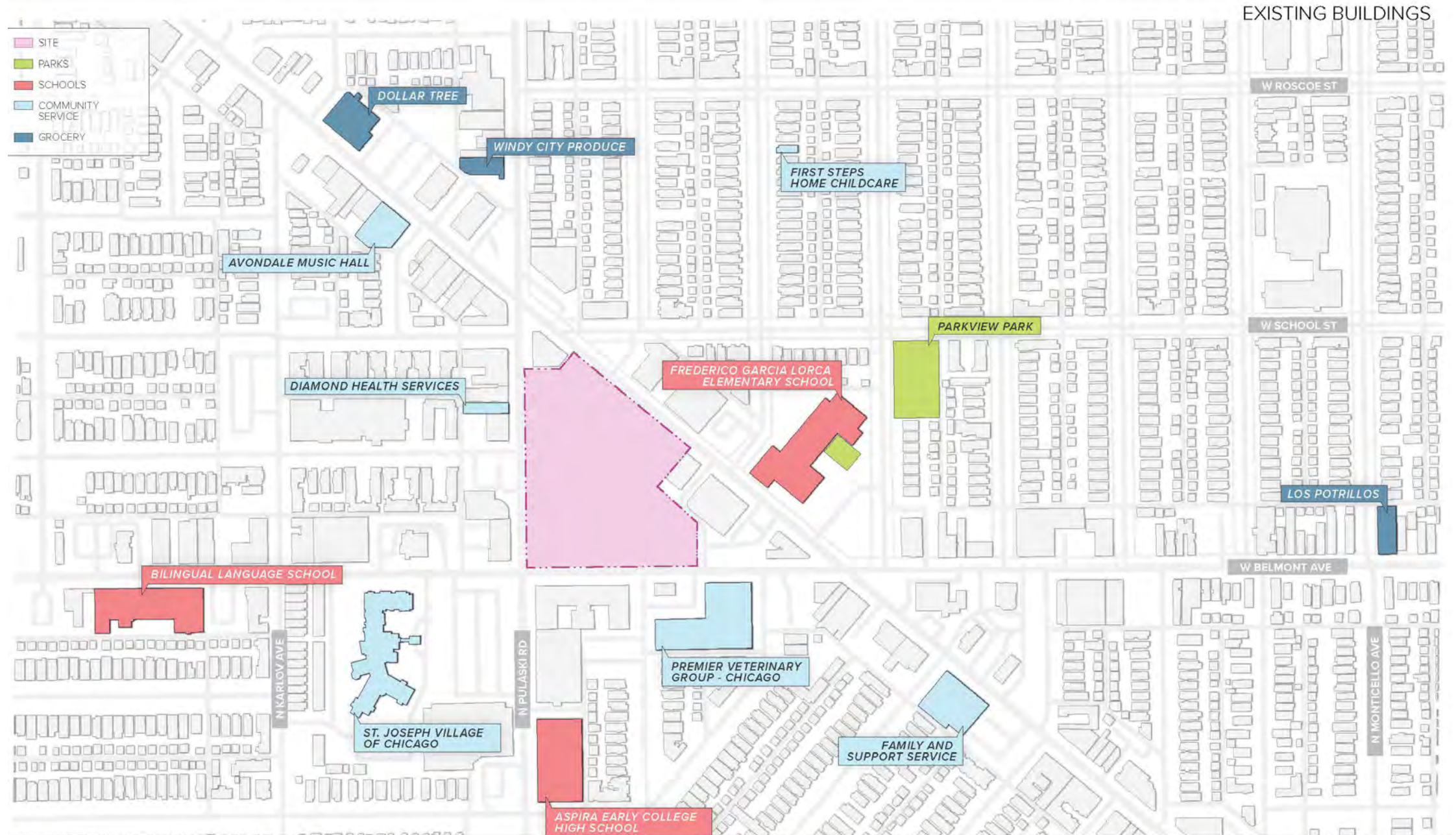


NEIGHBORHOOD CONTEXT

TRANSPORTATION



NEIGHBORHOOD CONTEXT



DESIGN & DEVELOPMENT GUIDELINES

PASSAGE PARKS
EXTERIOR PARK
INTERIOR PARK
OVERVIEW

PASSAGE PARK

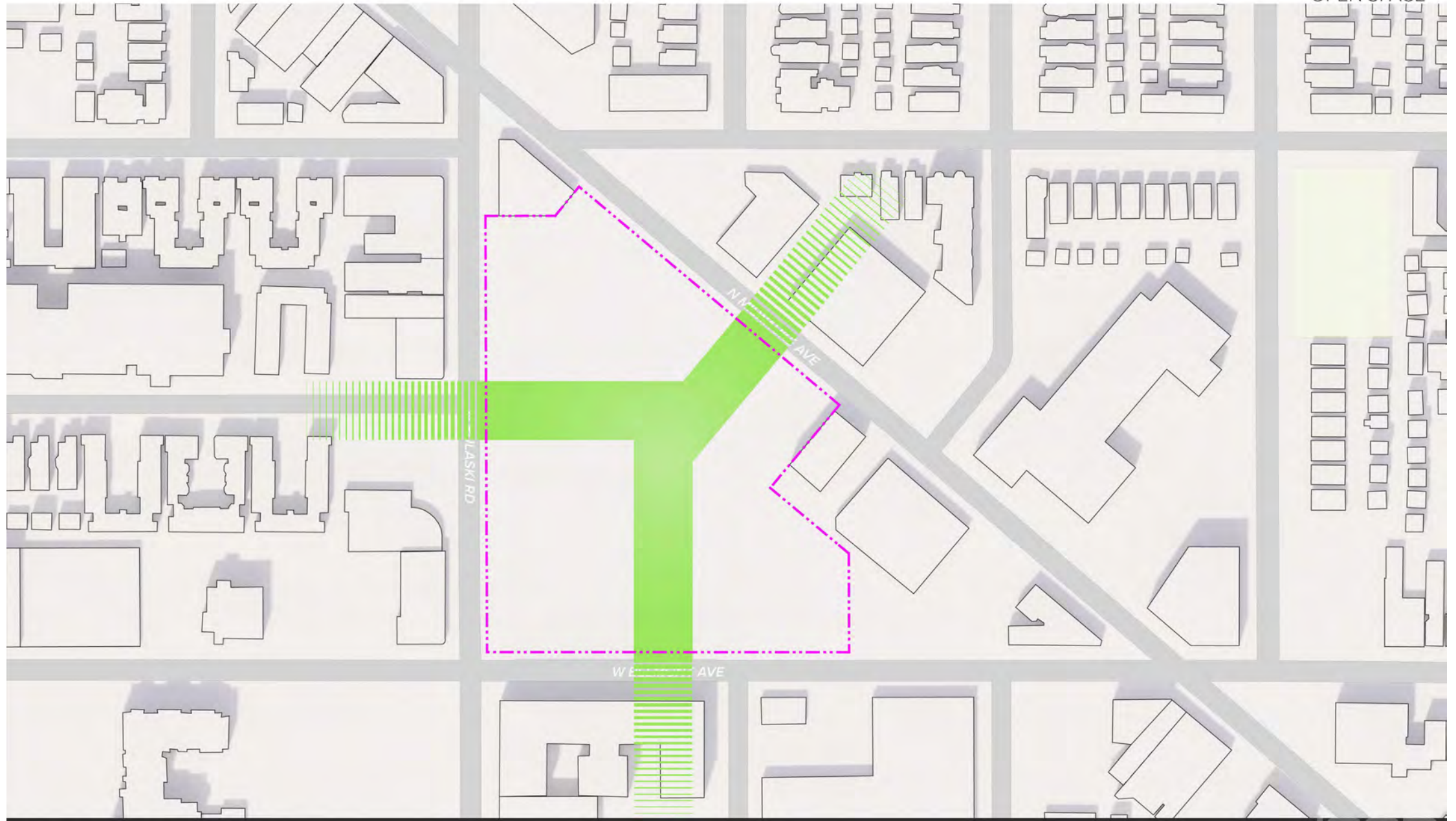
FIGURE GROUND





THE PASSAGE

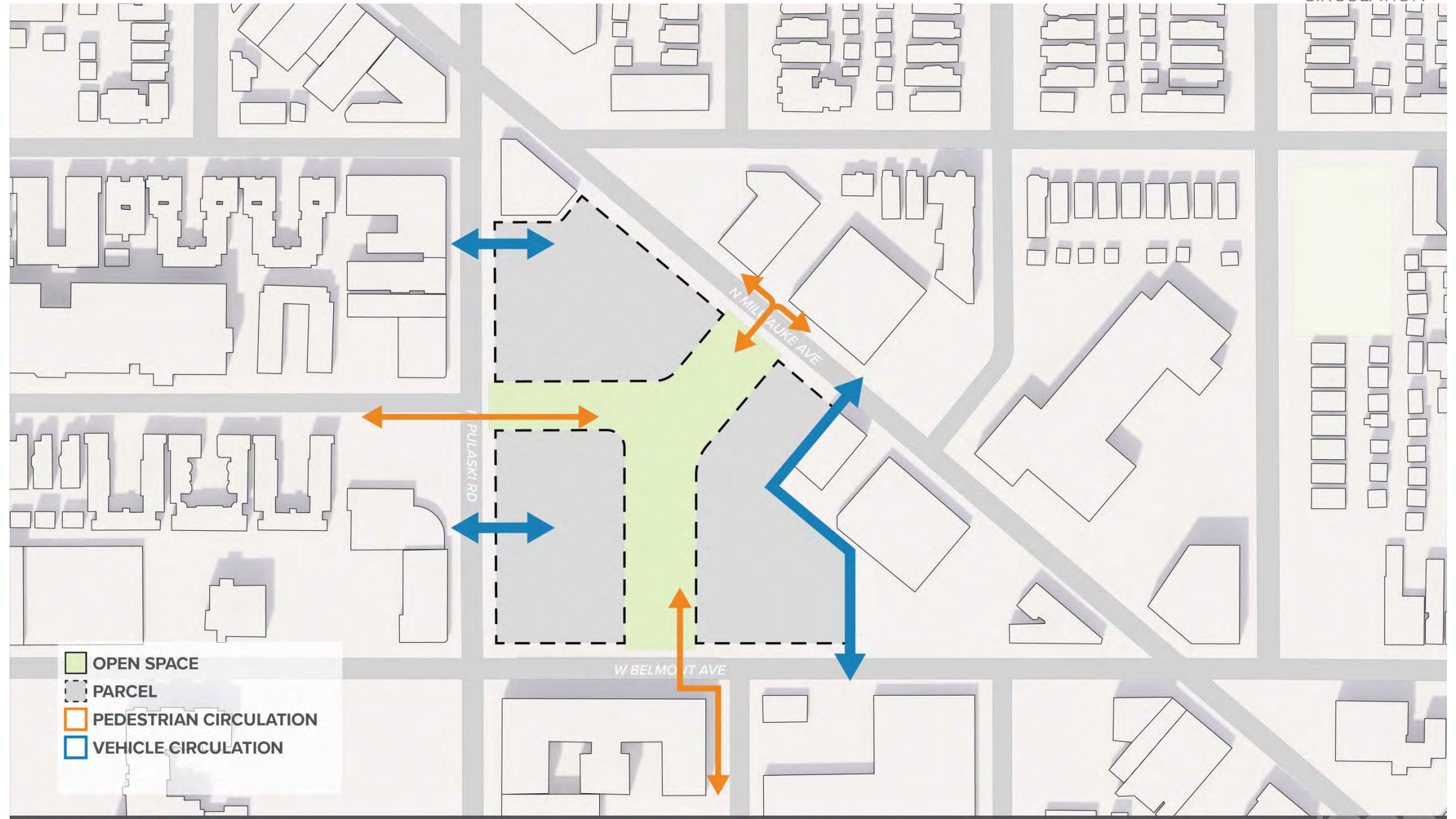
OPEN SPACE





THE PASSAGE

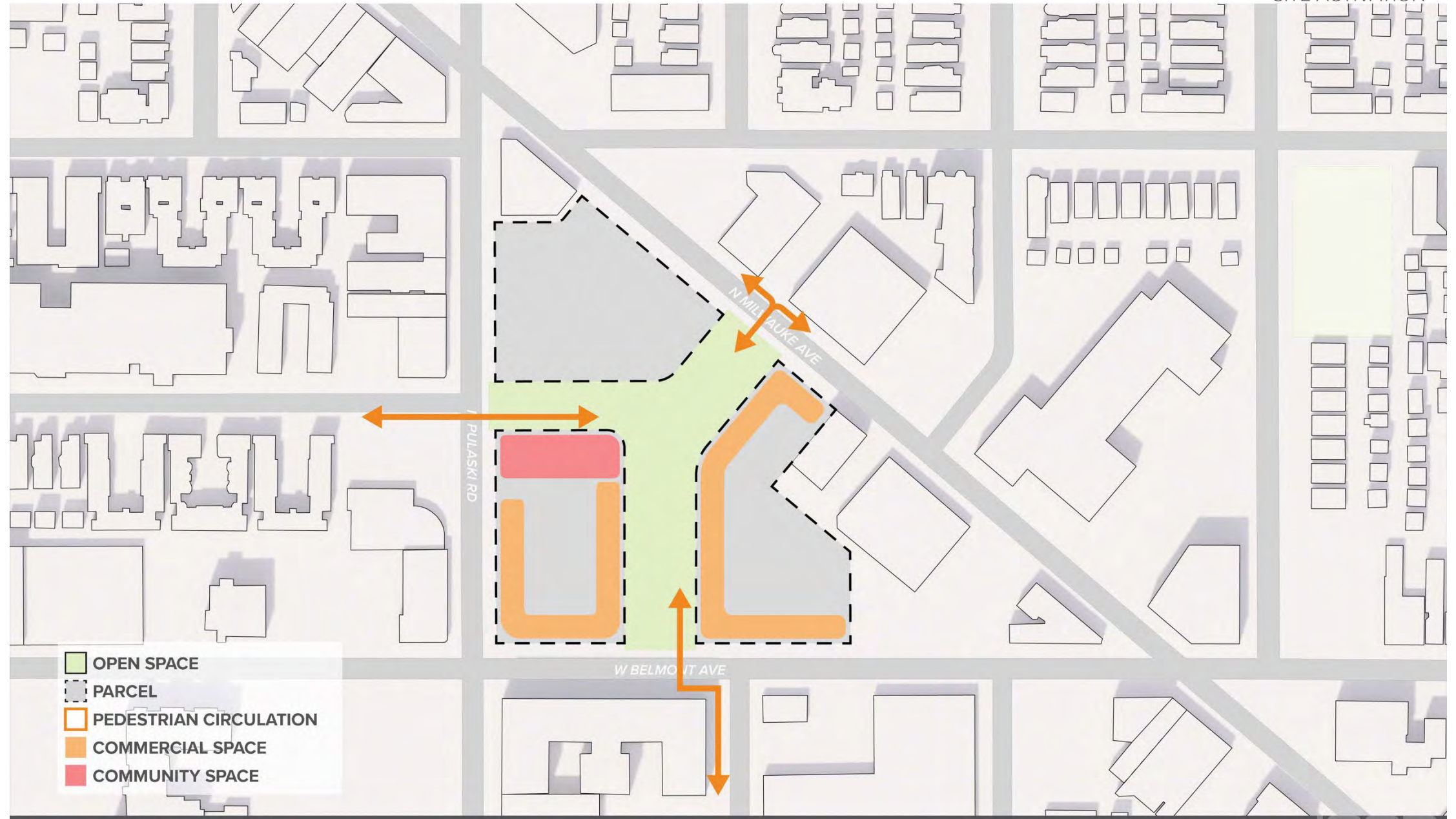
CIRCULATION





THE PASSAGE

SITE ACTIVATION



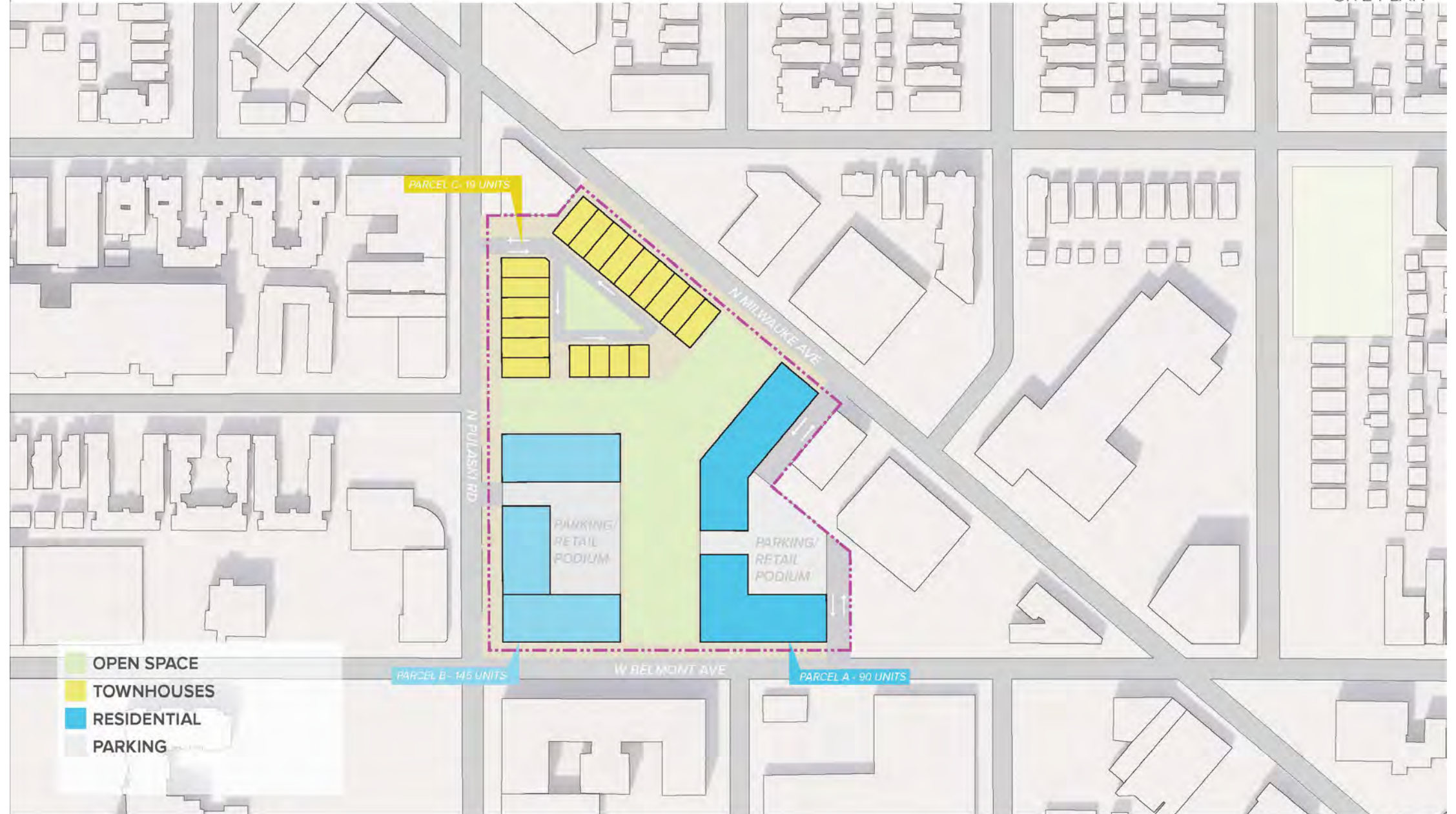
- OPEN SPACE
- PARCEL
- PEDESTRIAN CIRCULATION
- COMMERCIAL SPACE
- COMMUNITY SPACE





THE PASSAGE

SITE PLAN



- OPEN SPACE
- TOWNHOUSES
- RESIDENTIAL
- PARKING

PARCEL C - 19 UNITS

PARCEL B - 145 UNITS

PARCEL A - 90 UNITS

PARKING/
RETAIL
PODIUM

PARKING/
RETAIL
PODIUM

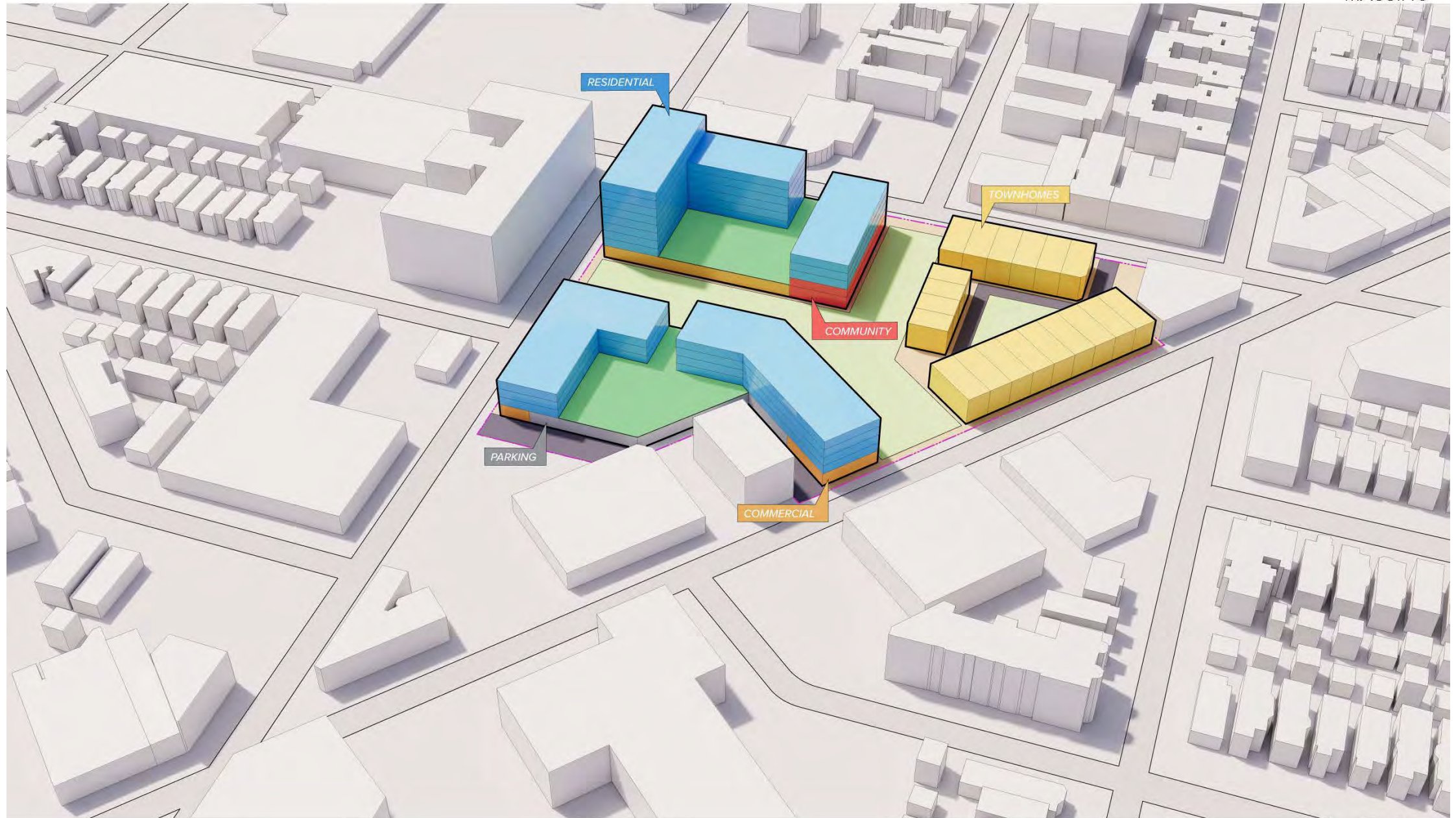
THE PASSAGE

OPEN SPACE



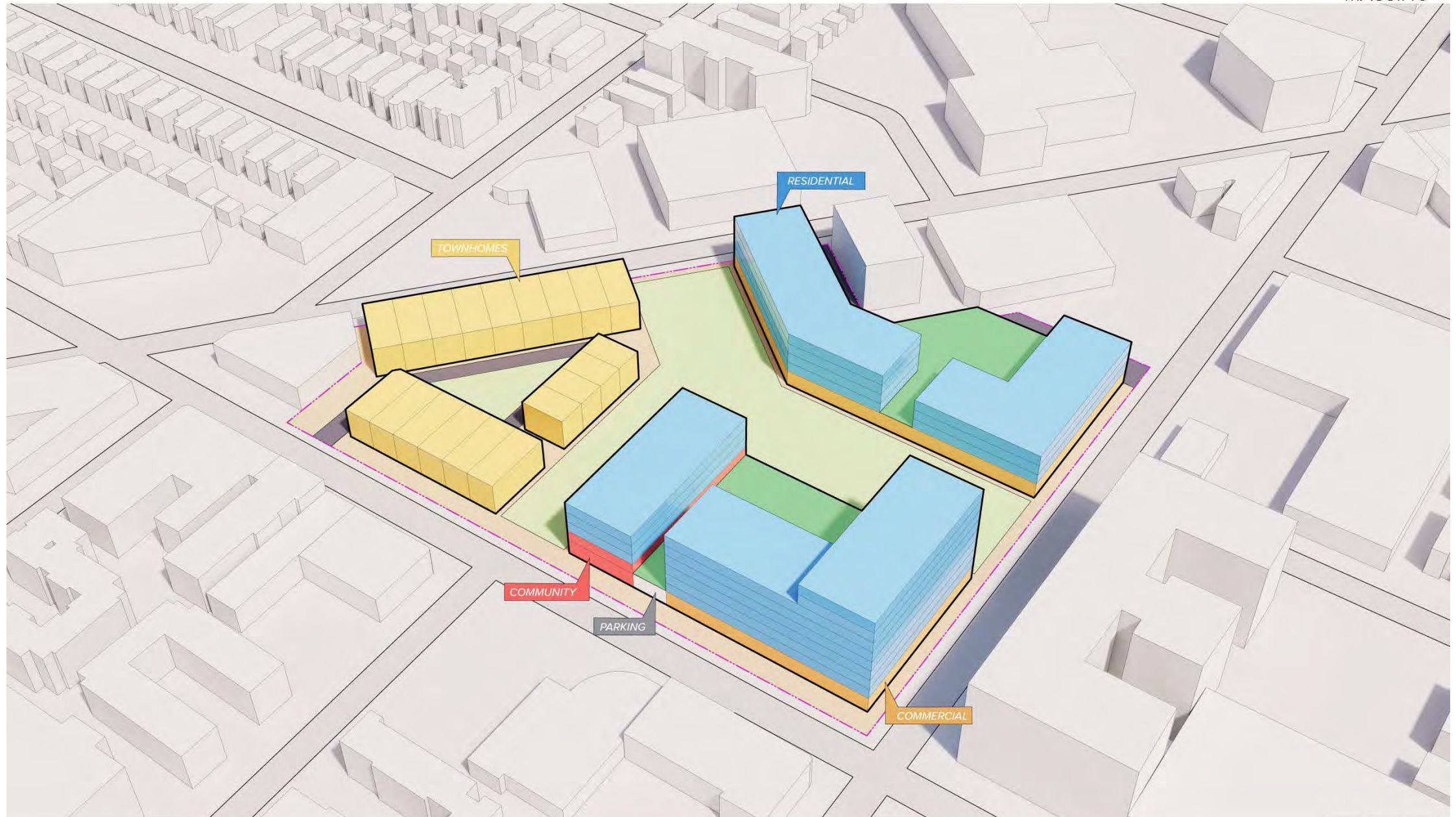
THE PASSAGE

MASSING



THE PASSAGE

MASSING

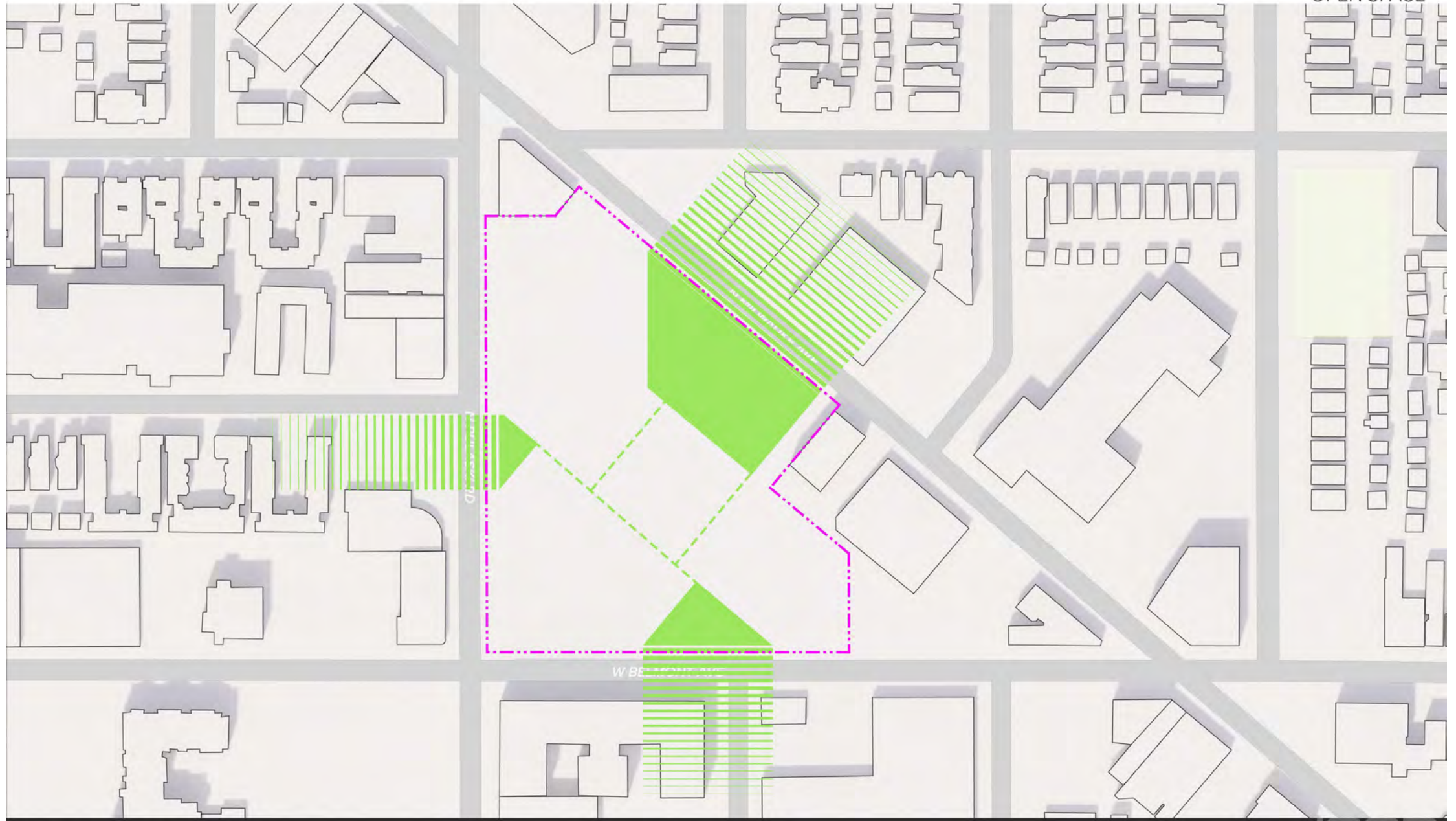






THE GATEWAY

OPEN SPACE







THE GATEWAY

PARCELS



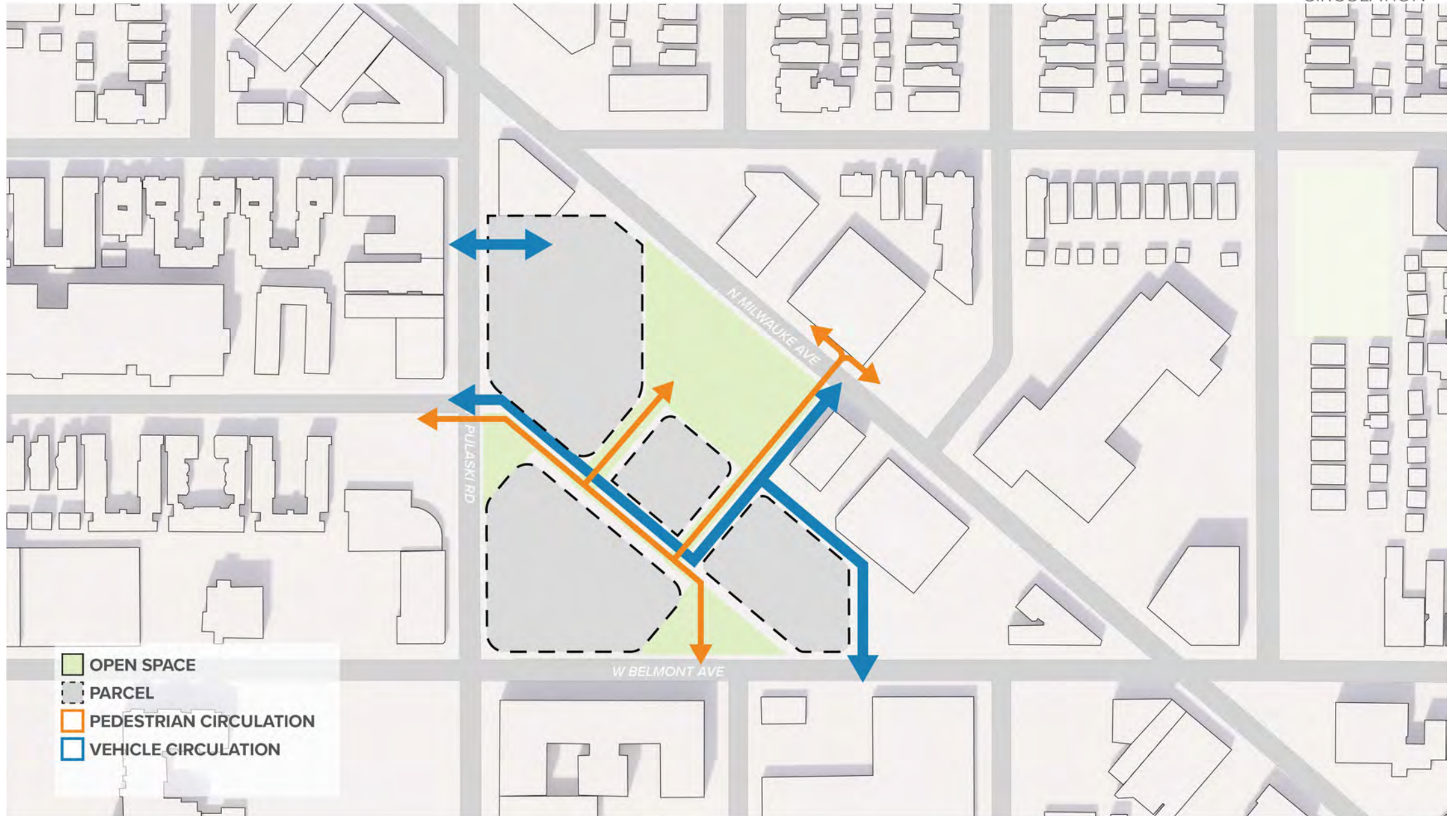
-  OPEN SPACE
-  PARCEL









THE GATEWAY

CIRCULATION

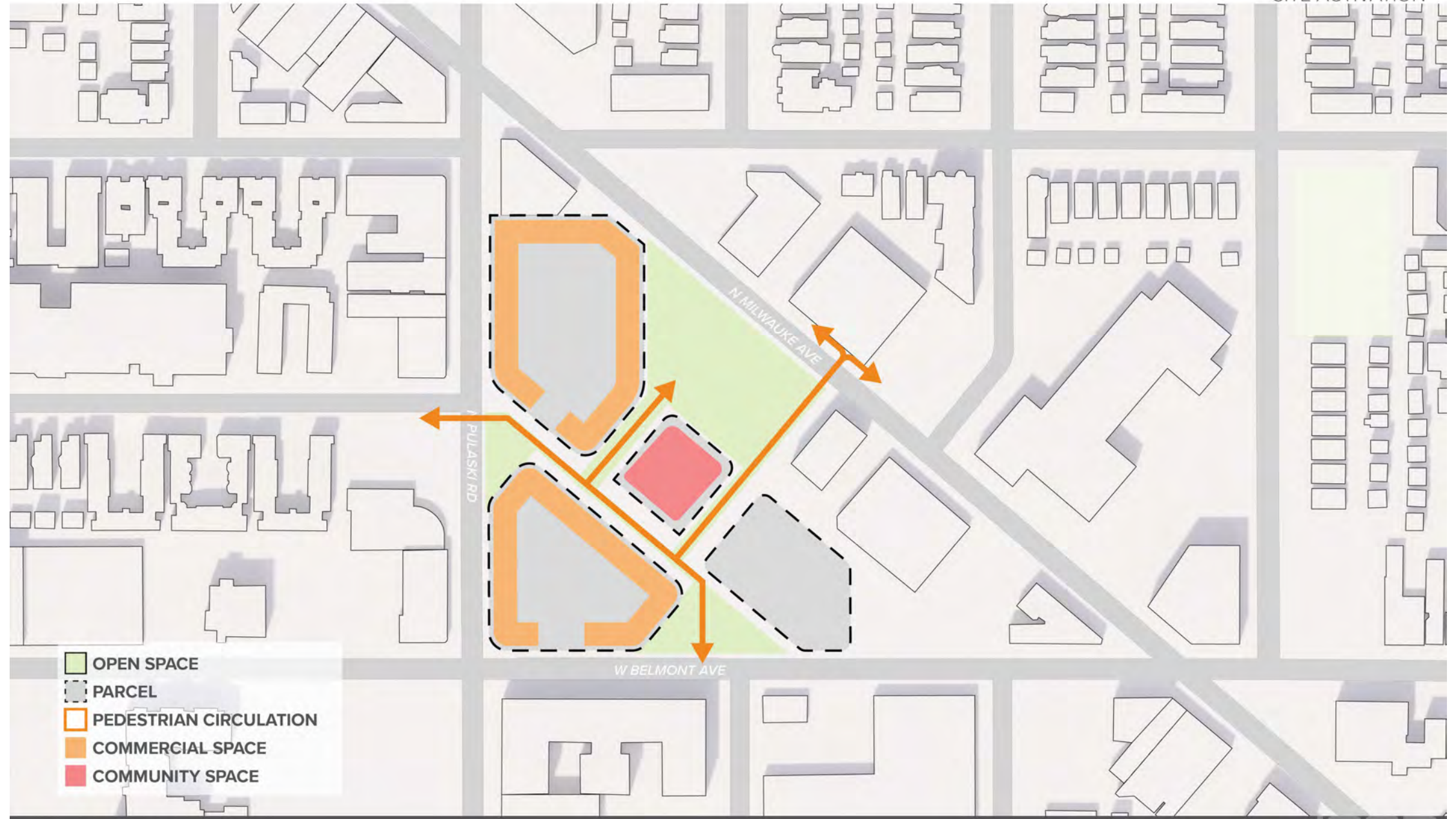


-  OPEN SPACE
-  PARCEL
-  PEDESTRIAN CIRCULATION
-  VEHICLE CIRCULATION



THE GATEWAY

SITE ACTIVATION

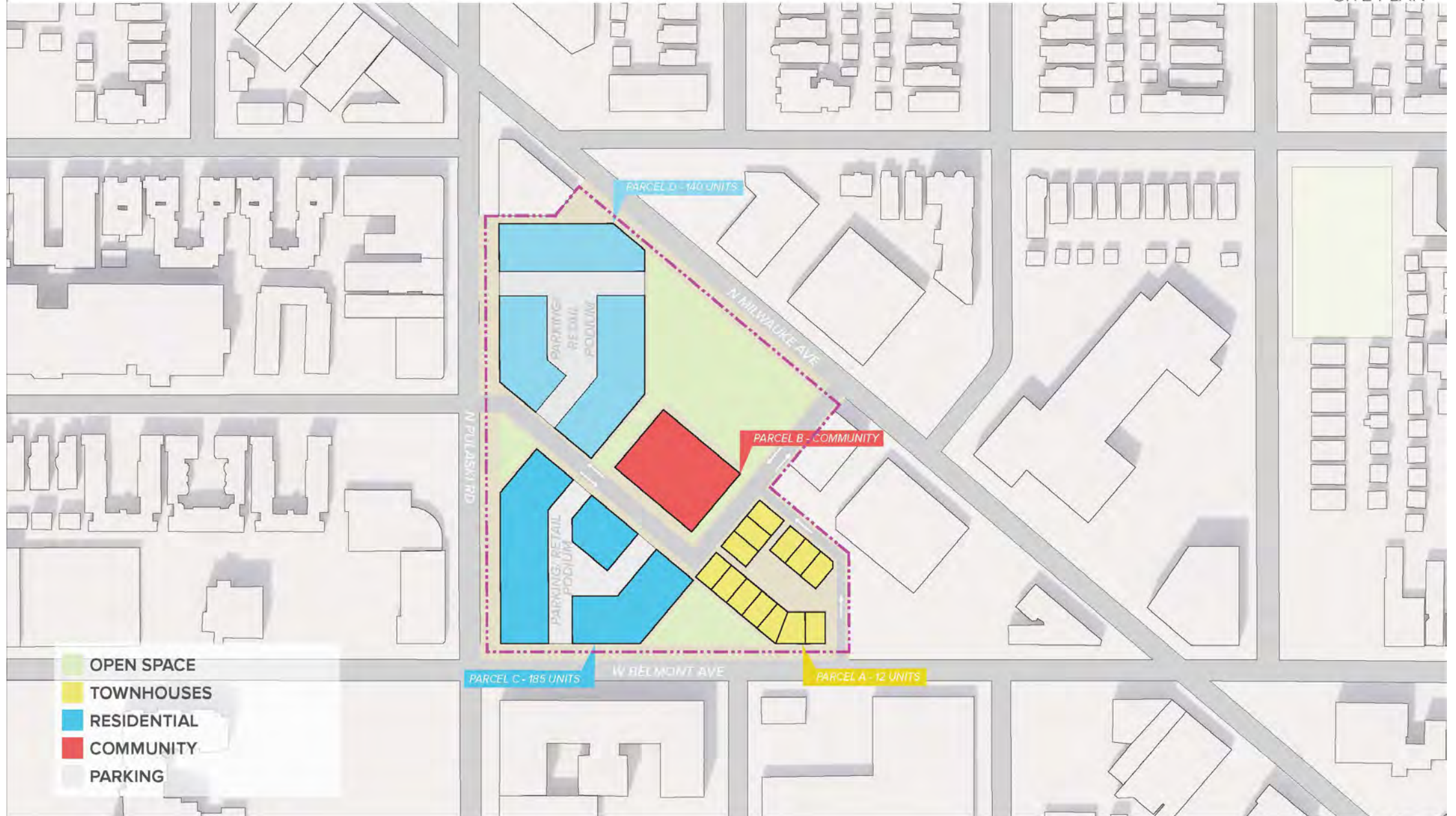


- OPEN SPACE
- PARCEL
- PEDESTRIAN CIRCULATION
- COMMERCIAL SPACE
- COMMUNITY SPACE



THE GATEWAY

SITE PLAN



- OPEN SPACE
- TOWNHOUSES
- RESIDENTIAL
- COMMUNITY
- PARKING

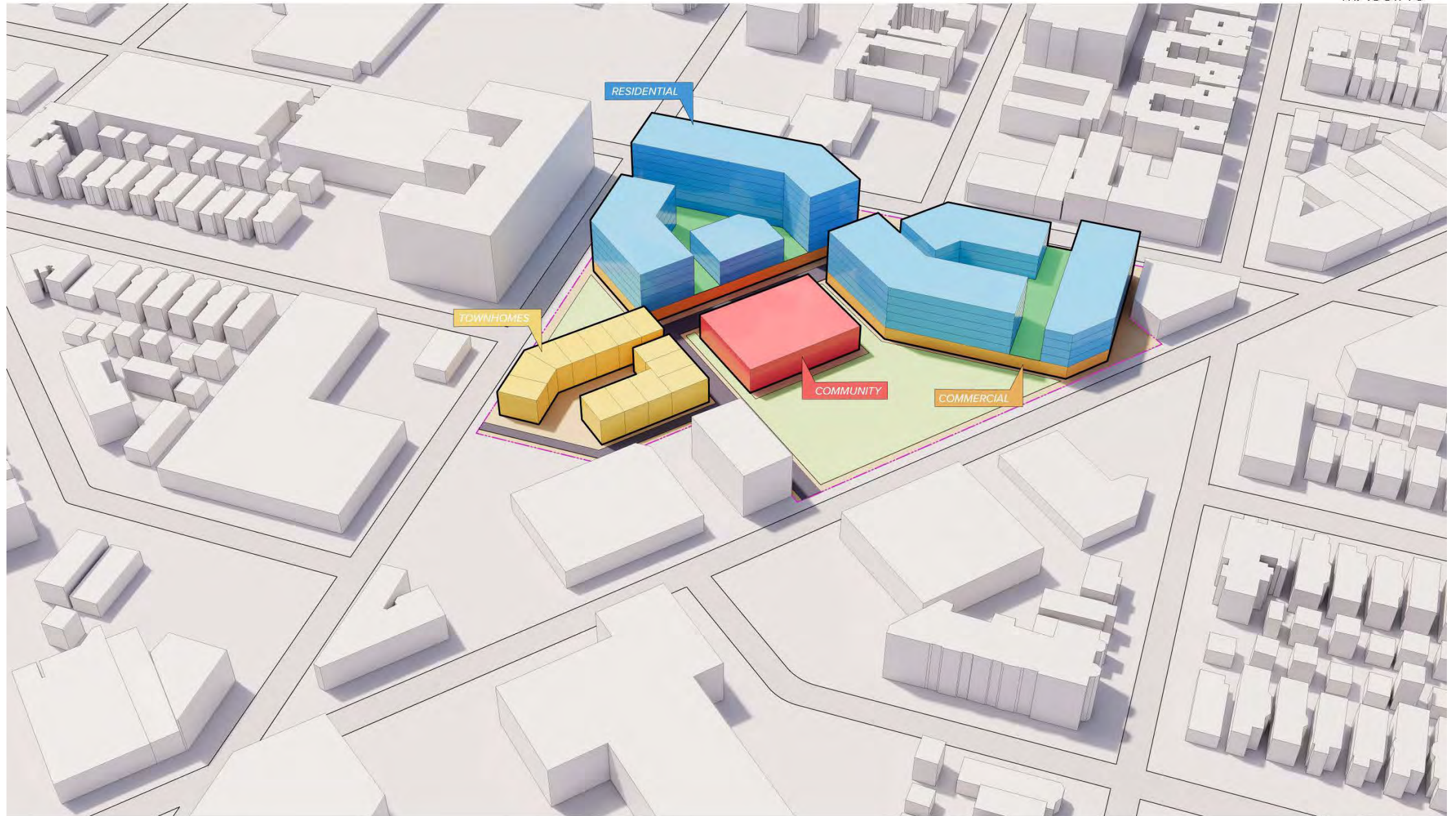
GATEWAY PARKS

OPEN SPACE



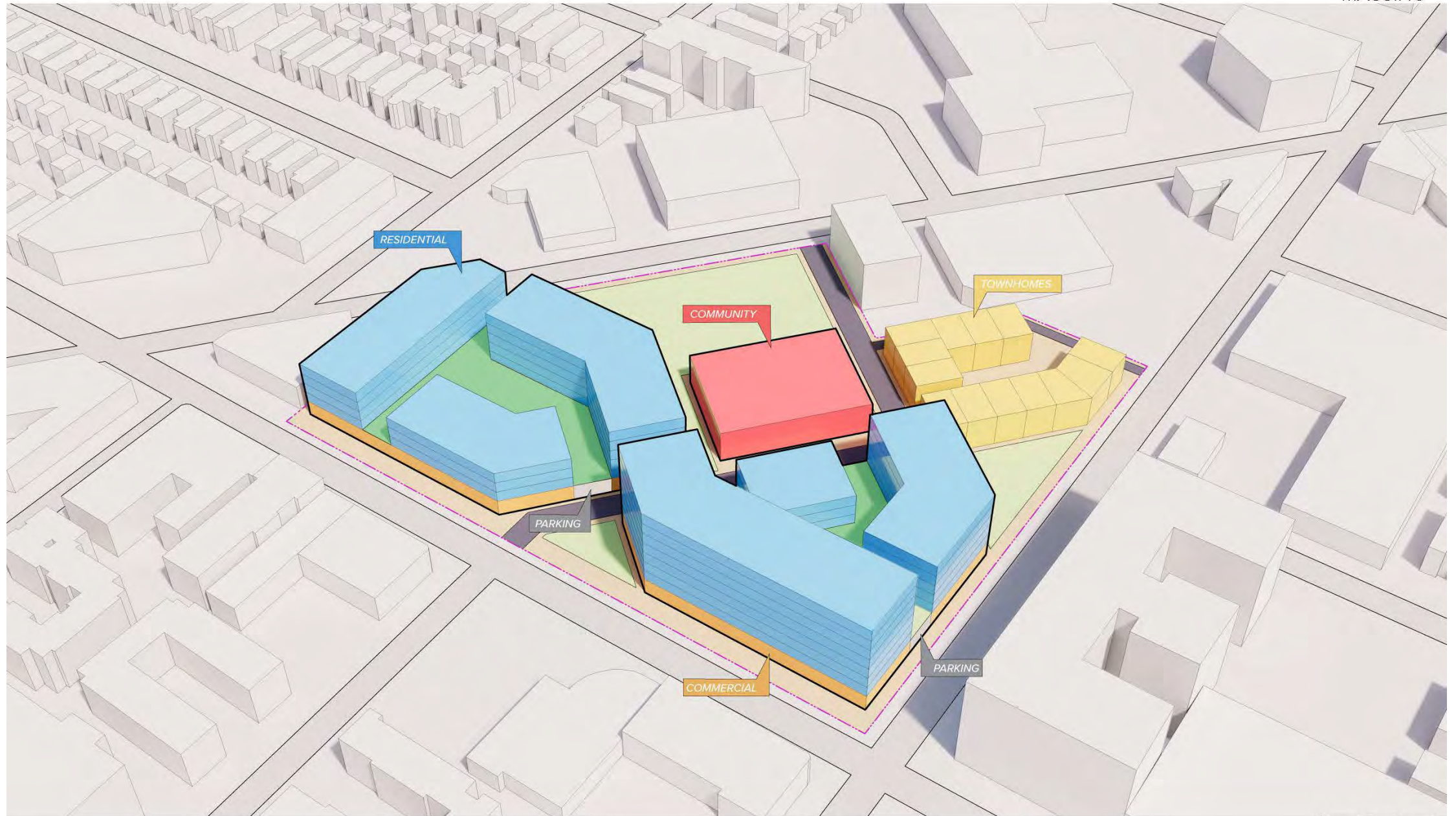
THE GATEWAY

MASSING



THE GATEWAY

MASSING



THE COURTYARD

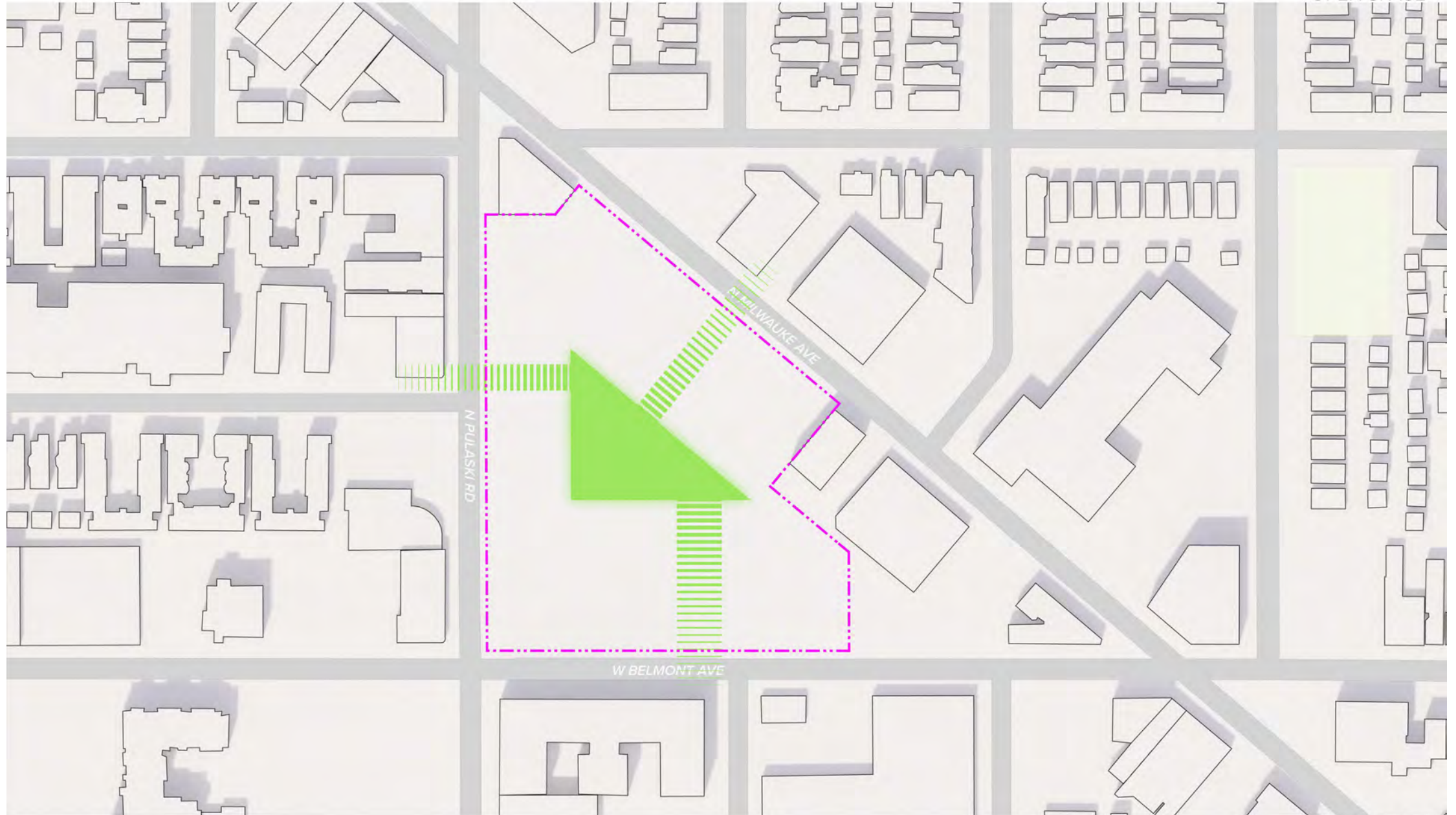
FIGURE GROUND





THE COURTYARD

OPEN SPACE





THE COURTYARD

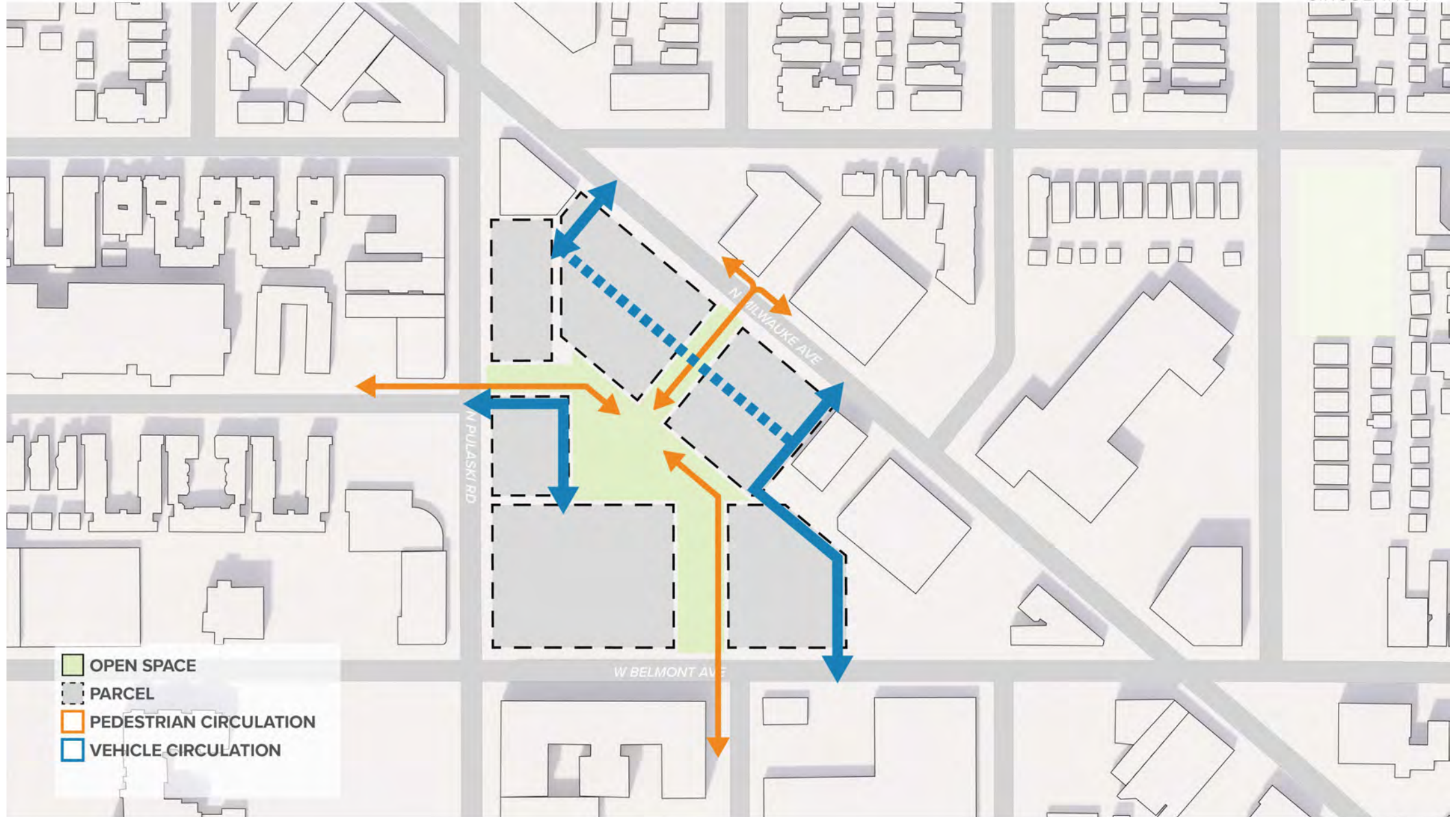
PARCELS





THE COURTYARD

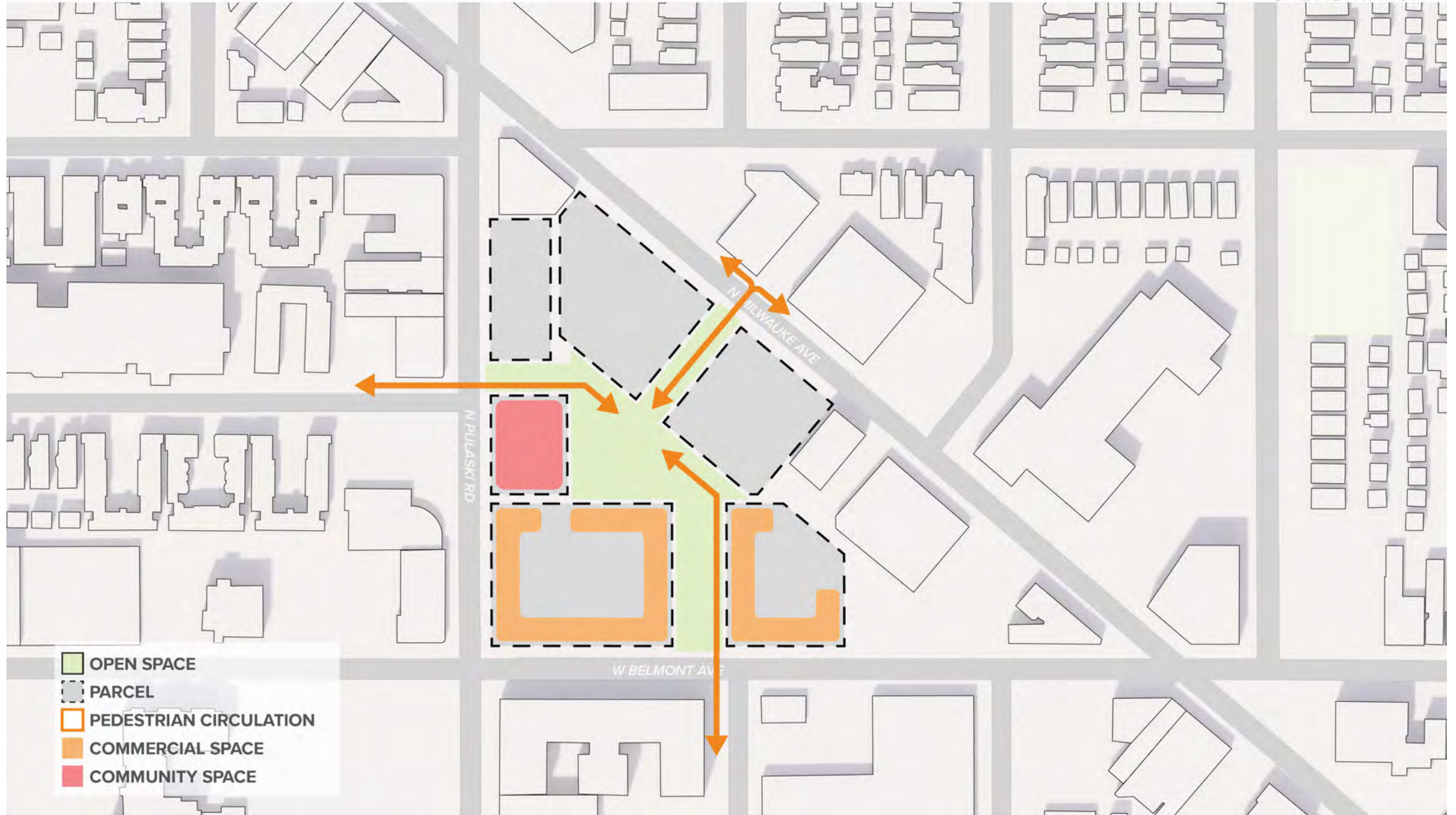
CIRCULATION





INTERIOR PARK

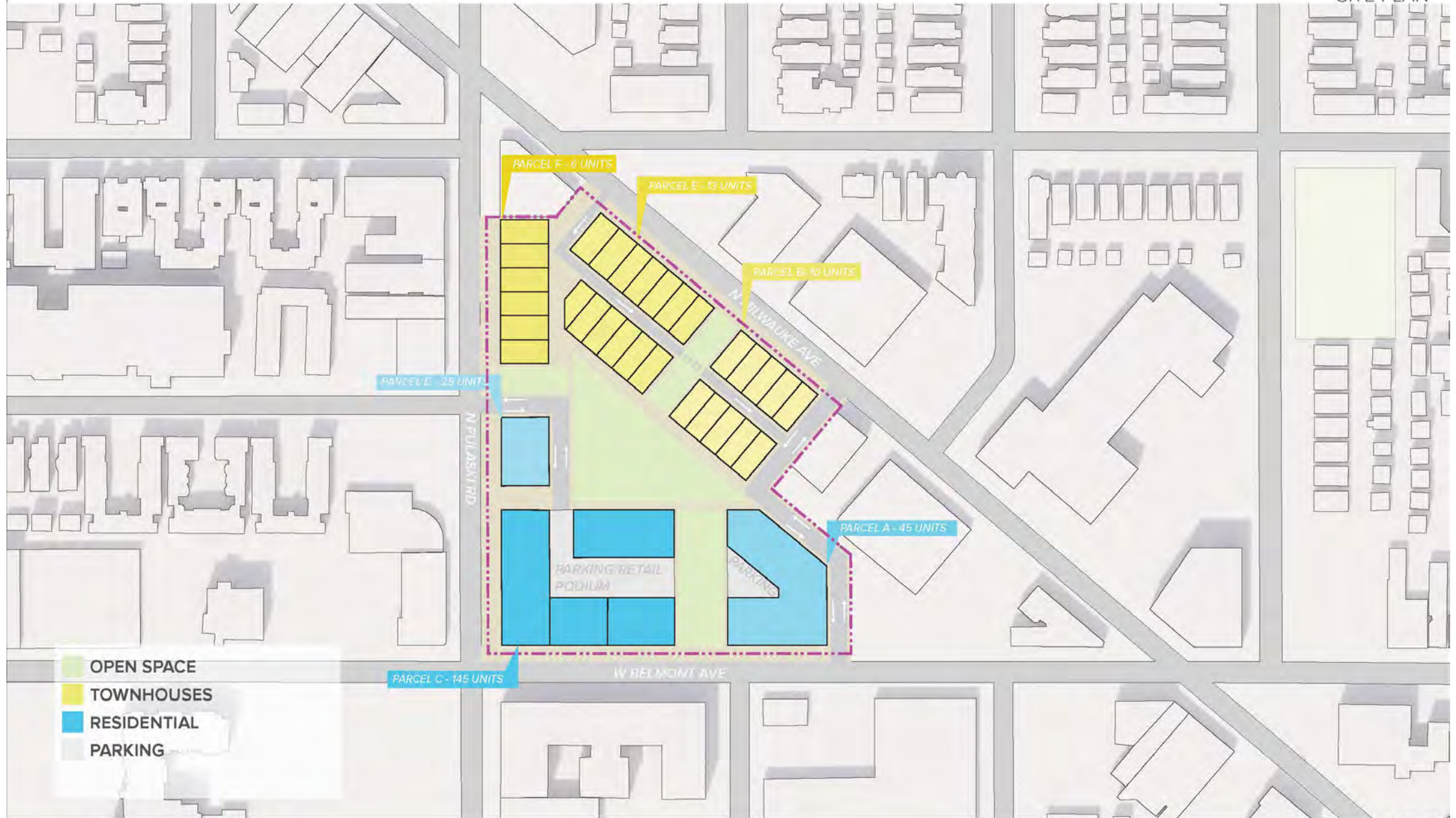
SITE ACTIVATION



- OPEN SPACE
- PARCEL
- PEDESTRIAN CIRCULATION
- COMMERCIAL SPACE
- COMMUNITY SPACE

THE COURTYARD

SITE PLAN



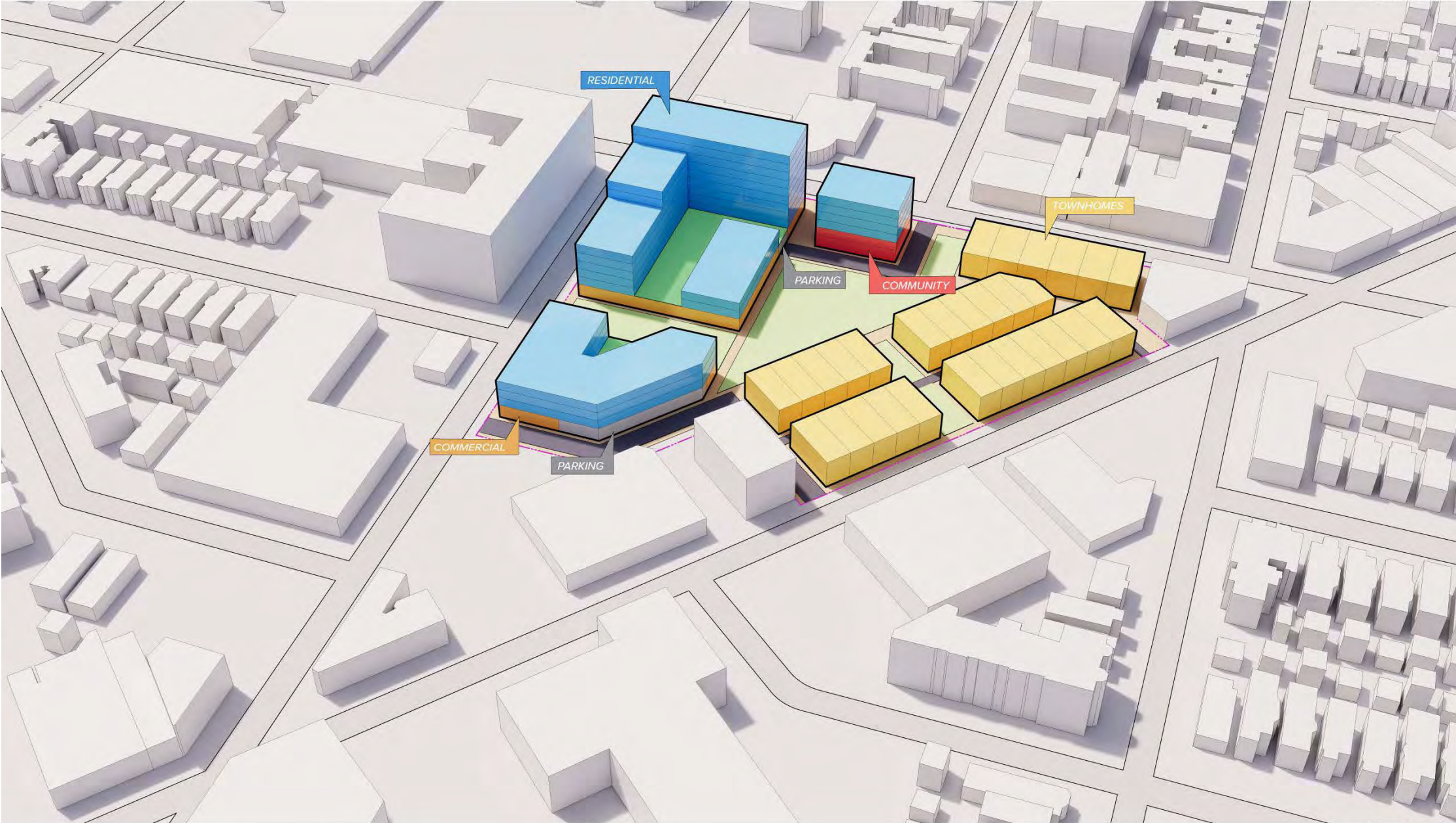
THE COURTYARD

OPEN SPACE



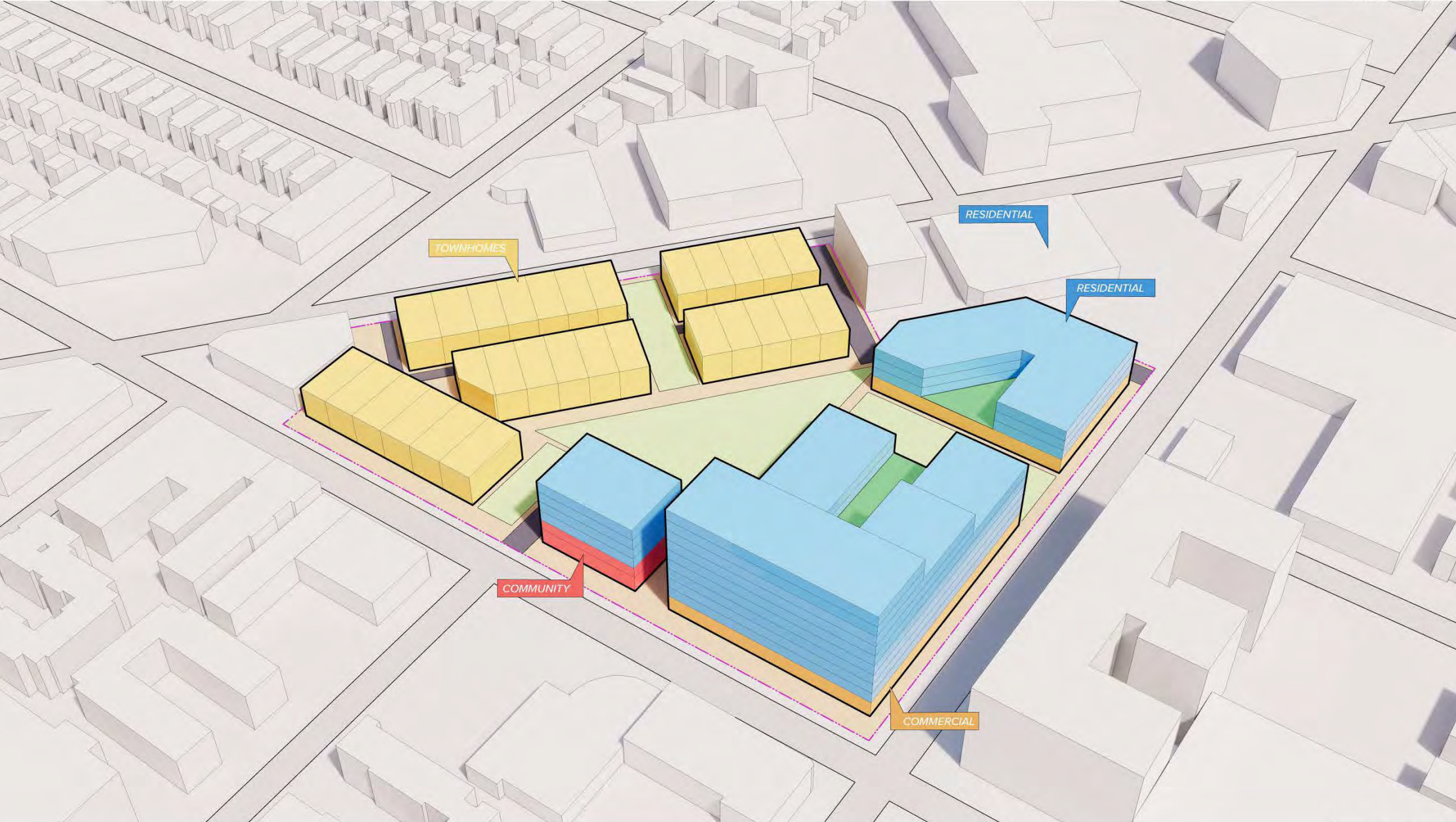
THE COURTYARD

MASSING

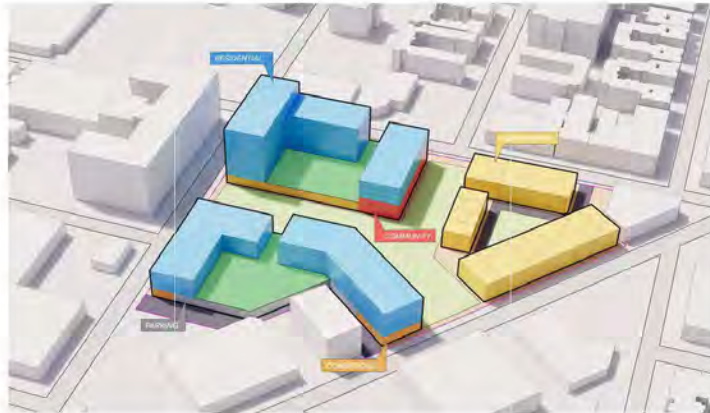


THE COURTYARD

MASSING



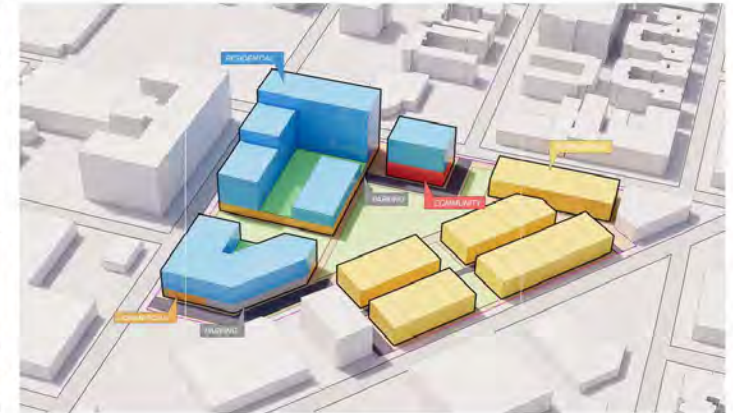
THE PASSAGE



GATEWAY PARKS



THE COURTYARD



- OPEN SPACE - 49,400 SF
- RESIDENTIAL - 225 UNITS - 229,400 SF
- FOR SALE - 19 HOMES - 26,480 SF
- COMMERCIAL - 38,500 SF
- COMMUNITY - 17,800 SF
- PARKING - 96 SPACES

- OPEN SPACE - 39,900 SF
- RESIDENTIAL - 285 UNITS - 289,600 SF
- FOR SALE - 13 HOMES - 13,000 SF
- COMMERCIAL - 46,800 SF
- COMMUNITY - 23,700 SF
- PARKING - 91 SPACES

- OPEN SPACE - 37,400 SF
- RESIDENTIAL - 225 UNITS - 229,500 SF
- FOR SALE - 30 HOMES - 45,300 SF
- COMMERCIAL - 34,000 SF
- COMMUNITY - 10,200 SF
- PARKING - 51 SPACES

RECONVENE & REPORT OUT

REUNIRSE EN GRUPO E INFORMAR

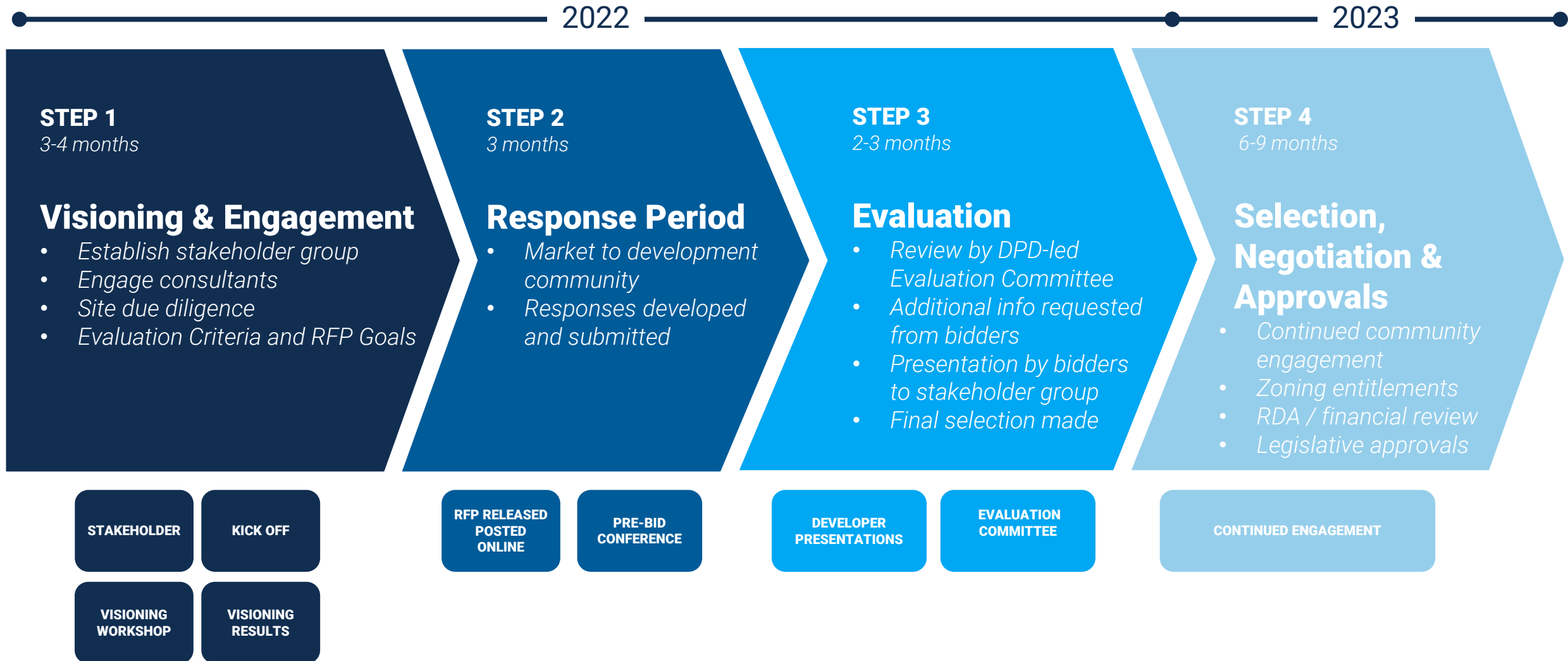
PONOWNIE ZBIERAJ SIĘ JAKO GRUPA I RAPORT

WRAP UP & NEXT STEPS

OBSERVACIONES FINALES Y PRÓXIMOS PASOS

UWAGI KOŃCOWE I KOLEJNE KROKI

RFP Timeline



TAKE THE SURVEY

COMPLETA LA ENCUESTA

WYPEŁNIJ ANKIETĘ

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

PARA COMENTARIOS ADICIONALES, ENVÍENOS UN CORREO ELECTRÓNICO A: DPD@CITYOFCHICAGO.ORG

DODATKOWE UWAGI NAPISZ DO NAS: DPD@CITYOFCHICAGO.ORG

SURVEY – ENDS JULY 13TH

ENCUESTA – TERMINA EL 13 DE JULIO

ANKIETA – ZAKOŃCZY SIĘ 13 LIPIEC

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