



Obama Presidential Center Community Engagement Session

March 2, 2021



Agenda

- Welcome from Mayor Lori Lightfoot
- Introduction and Community Engagement Agreement from Consuella Brown
- Overall Project Update
- Additional City Updates
 - Development
 - Housing
 - Parks & Open Space
 - Transportation and Infrastructure
- Federal Reviews
- Updates from the Obama Foundation
- What to Expect Moving Forward



**Welcome from
Mayor Lori E. Lightfoot**



Community Engagement Agreement

- Please be mindful of time
- Step up, step back
- Remember to be respectful
- Please keep yourself muted
- Feel free to use the chat feature for questions
- Respect the stack
- There will be dedicated time for Q&A by topic area

★ Obama Presidential Center Project Map





ADDITIONAL CITY UPDATES

Development

Development

Woodlawn Plan Consolidation Report – A Coordinated Vision



Adopted by the Chicago Plan Commission May 21, 2020, the Woodlawn Plan Consolidation Report **compiles the goals and recommendations** of over a dozen previous **community plans completed over the past 20 years.**

It organizes these recommendations into three primary topics:

- **Housing**
- **Commerce**
- **Physical Realm**



Development

Woodlawn Plan Consolidation Report – Key Recommendations



Housing

1. Target greater density along 63rd Street
2. Develop a vision for future density with the community
3. Preserve the existing scale and character of residential blocks
4. Address displacement by integrating housing affordability goals



Commercial Corridors

1. Consolidate zoning along 63rd Street and re-activate the corridor
2. Target and coordinate City resources to support local business
3. Prioritize mixed-use development along 63rd Street and Cottage Grove



Open Space & Public Realm

1. Identify future open space opportunities
2. Scope potential streetscape improvements along 63rd Street



Development

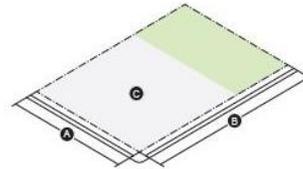
Special Character Overlay District

Develop a community **vision for development intensity, use, and character**

Establish **design guidelines to reflect community character** across zoning districts and shape new development and renovations

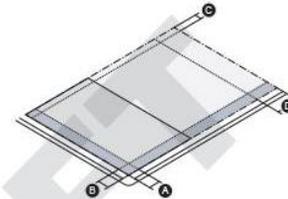
Encourage **development of City-owned vacant parcels**, especially along major corridors

(f) MID-RISE FLATS
1. Lot Standards (See Sec. 61-11-409 (b))



| Frontage | |
|--------------------------|---------------|
| Required Street Frontage | A or B Street |
| Lot Dimensions | |
| A Width | 50' min |
| B Depth | 85' min |
| Lot Development | |
| C Building Coverage | no max |

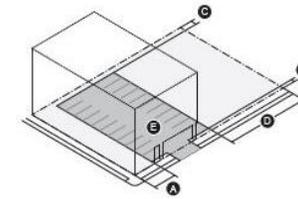
2. Building Placement (See Sec. 61-11-409 (c))



| Building Setbacks | |
|----------------------------------------|-----------------|
| A Primary Front Setback ¹ | 0' min 10' max |
| Chrysler Service Dr. | 25' min 35' max |
| B Secondary Front Setback ¹ | 0' min 10' max |
| C Side Setback | — |
| A Street | 0' min |
| B or C Street | 5' min |
| D Rear Setback | 20' min |

¹ See Sec. 61-11-409(c).4 Contextual Front Setbacks

3. Access/Parking (See Sec. 61-11-410)

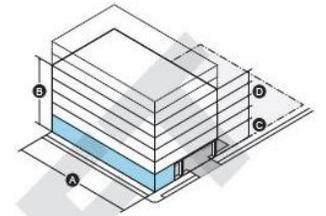


| Parking Setbacks | |
|---------------------------|-----------------|
| A Primary Front Setback | 20' min |
| B Secondary Front Setback | 20' min |
| C Side Setback | 0' min |
| D Rear Setback | 0' min |
| Parking Ratio | |
| E Parking Spaces | |
| Residential | 0.5/DU min |
| Commercial and Other Uses | 1.5/1000 sf min |
| Food and Beverage Service | 1.5/500 sf min |

| Parking Access | |
|--------------------------|--------------------|
| Abutting an Alley | Preferred |
| Primary Frontage | Not Allowed |
| Secondary Frontage | B or C Street Only |
| Vehicular Entrance Width | 24' max |

| Perimeter Definition (See Sec. 61-11-411) | |
|-------------------------------------------|----------------------------------|
| Side & Rear Fencing or Hedge Row | Required where screening parking |
| Fence or Hedge Height | 4' min 6' max |

4. Building Standards (See Sec. 61-11-409 (d))



| Massing | |
|----------------------------------|------------------|
| A Facade Build Out | 80% min |
| B Width | 30' min 200' max |
| C Number of Stories ² | 7 max |
| Ground Story Height | 14' min |
| Upper Story Height | 10' min |
| Building Height, Feet | 80' max |

² See Sec. 61-11-409(d).7 Contextual Height and 61-11-409(d).8 Additional Story Allowance

| Fenestration | |
|-----------------------------|-----------------|
| C Ground Story Fenestration | — |
| Residential | 20% min 70% max |
| Commercial | 70% min |
| D Upper Story Fenestration | 20% min 70% max |
| Blank Wall | 20' max |

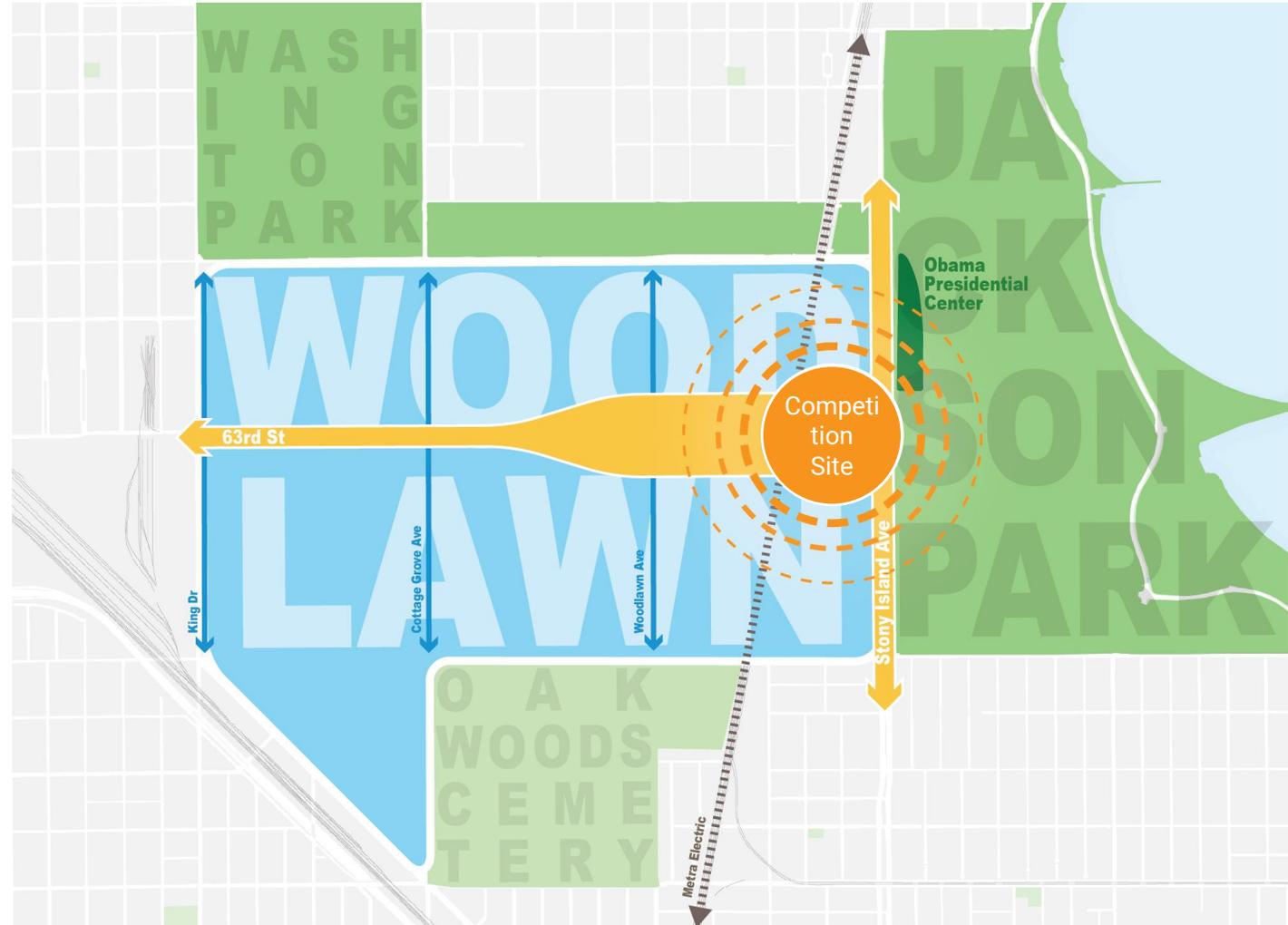
| Use & Occupancy | |
|-----------------------|----------|
| Outdoor Amenity Space | 1/DU min |



Development

Design & Development Competition

- Build on previous Woodlawn planning efforts to create a **mixed-use, mixed-density district** at 63rd Street and Stony Island Avenue
- Encourage **locally-focused economic development** through innovative and targeted policies and agreements
- Strengthen **public realm connections between Woodlawn and Jackson Park** along 63rd Street and Stony Island Avenue that respond to the 63rd Street Metra Station and the future Obama Presidential Center



Development

Woodlawn & West Woodlawn Small Business Improvement Fund

The Small Business Improvement Fund (SBIF) leverages **TIF revenue to reimburse** small business owners for **repair / rehab** of their establishments.

The **West Woodlawn** and **Woodlawn** SBIF district applications were opened on February 1 and **close on March 3**

More information available at <https://somercor.com/sbif/>



PAK1CP, Inc/JJ & Atomic Sub
Woodlawn SBIF 2016



Development

Friend Health Center

Improve Health Outcomes

A new 128,000 square foot medical campus at 63rd St and Cottage Grove Ave to serve a medically under-resourced area. The project includes a 45,000 square foot Phase I health clinic with acute care, family medicine, pharmacy, and retail as well as an 83,000 square foot Phase II medical annex building to include dental offices, community space, and structured parking

Neighborhood Catalyst

The development will support 276 total permanent positions, including 43 new jobs. The site's transit-oriented location increases the clinic's reach and serves to revitalize an important intersection.





Housing



Housing

Woodlawn Housing Preservation Ordinance Goals



Create new rental and for-sale housing opportunities that are **affordable** to households at a range of incomes



Ensure that existing housing stock offers **good quality housing** for residents



Promote housing options to support **equitable and inclusive income diversity** in Woodlawn

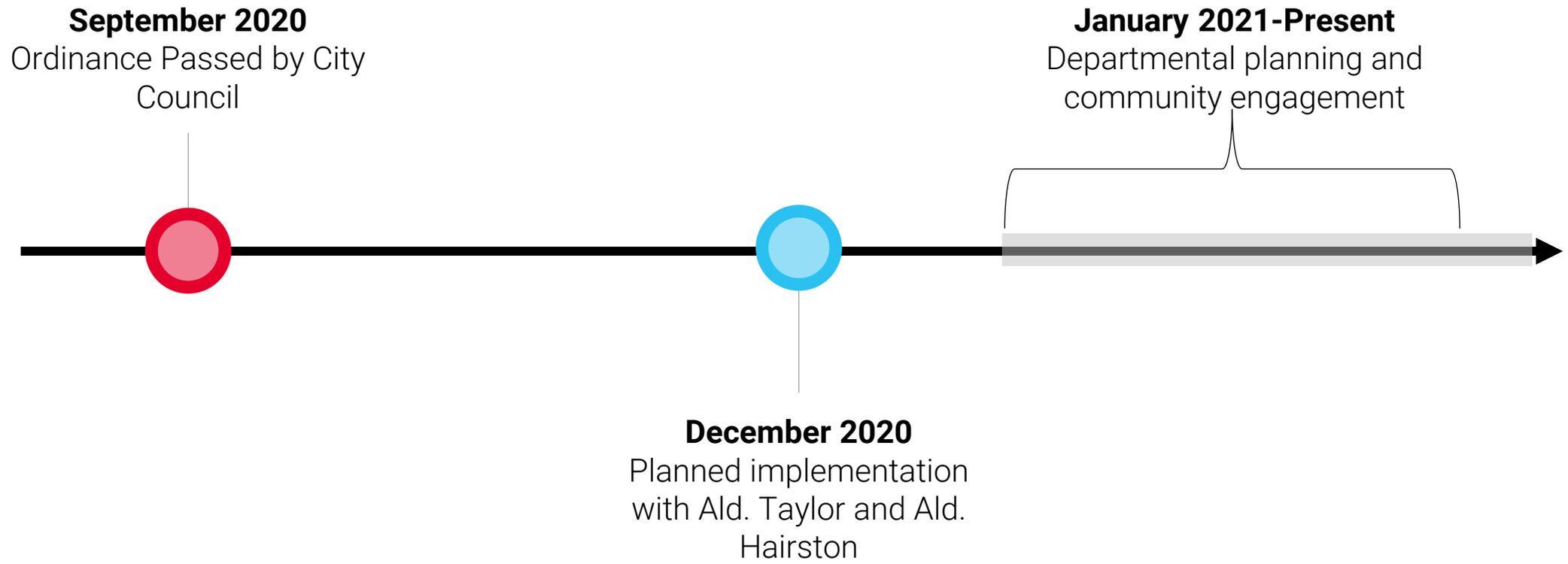


Support **economic development** opportunities



Housing

Ordinance Timeline

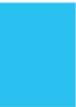




Housing

Housing Programs in the Ordinance

| Target population | Program name | Program description |
|---------------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Current Homeowners | Chicago Community Land Trust Opt-in | No income requirement for homeowners. Owners can qualify for \$30,000 home improvement grant and property tax reduction |
| | Long-term Homeowner Improvement grant | 120% AMI and homeowners for at least 5 years for up to \$20,000 home improvement grant |
| Renters | Tenant Right of first refusal | Tenants in buildings with 10+ units rents set at 60% AMI for 30-years |
| New Homeowners | Renew Woodlawn | Cannot exceed 120% AMI targeting those below 100%AMI for down payment assistance |
| | Building Neighborhoods and Affordable Homes | Homebuyer income cannot exceed 120% AMI for down payment assistance up to \$60,000 for City Lots for Working Families homes |
| Developers | Neighborhood Hiring Plan/Local Developer | Residents of Woodlawn and developers from Woodlawn preference in development projects stated in the ordinance |
| | City Lots for Working Families | Homebuyer income cannot exceed 140% AMI and home prices cannot exceed 120% AMI for new home construction on city-owned land |
| | Woodlawn Loan Fund | For sale homes cannot exceed 120%AMI and rents cannot exceed 80% AMI for buildings constructed from the low interest construction loan fund |
| | Development on City Owned Land | Buildings with 6+ units restricted lots for low-income people |
| | Preserving Existing Affordable Rentals | Buildings with 6+ units 20% of units are affordable through private debt refinancing |



Development and Housing Q&A

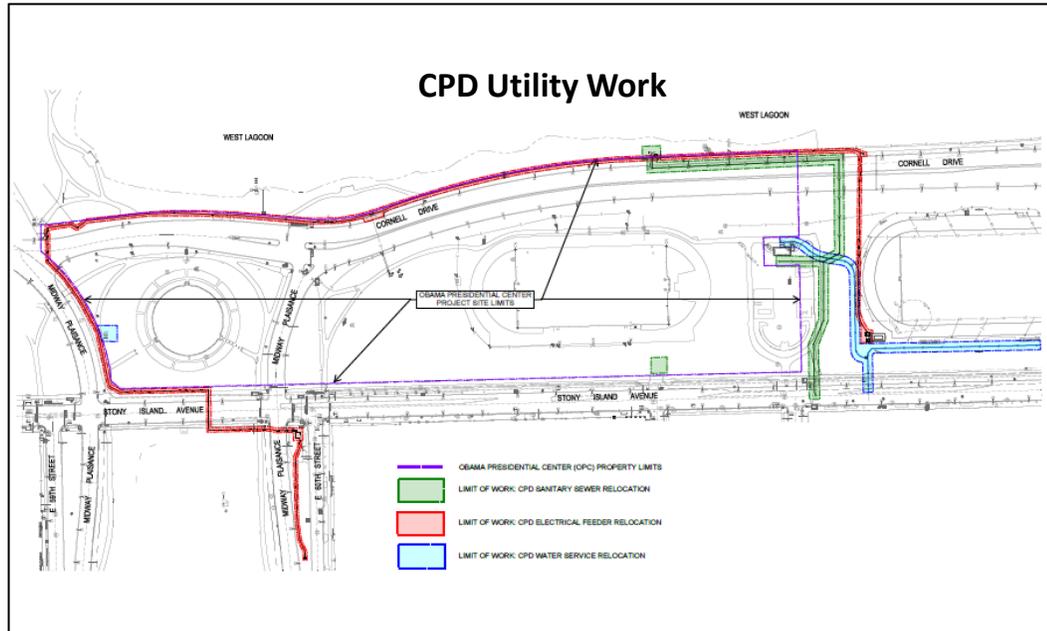


Parks and Open Space



Parks and Open Spaces

Utility Work & Track and Field Replacement



Park District electrical, water, and sewer line relocations spring through fall 2021

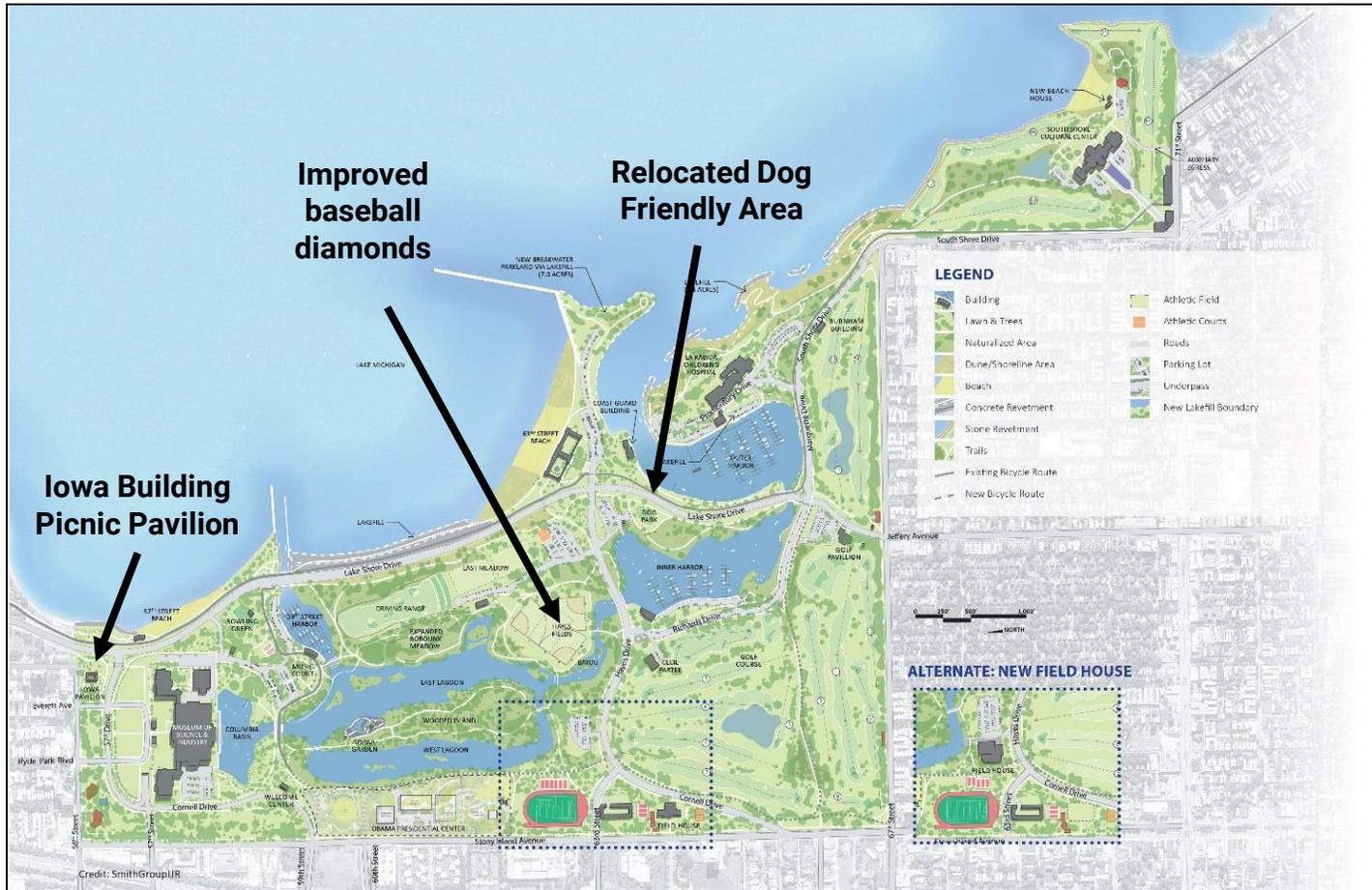


New track and field at Stony Island and Hayes/63rd to be completed summer 2021



Parks and Open Spaces

Overall Site Plan



Design process for Iowa Building, relocated Dog Friendly Area and refurbished baseball diamonds to begin in 2021 under Framework Plan



Transportation and Infrastructure



Transportation and Infrastructure

CDOT Work in Jackson Park

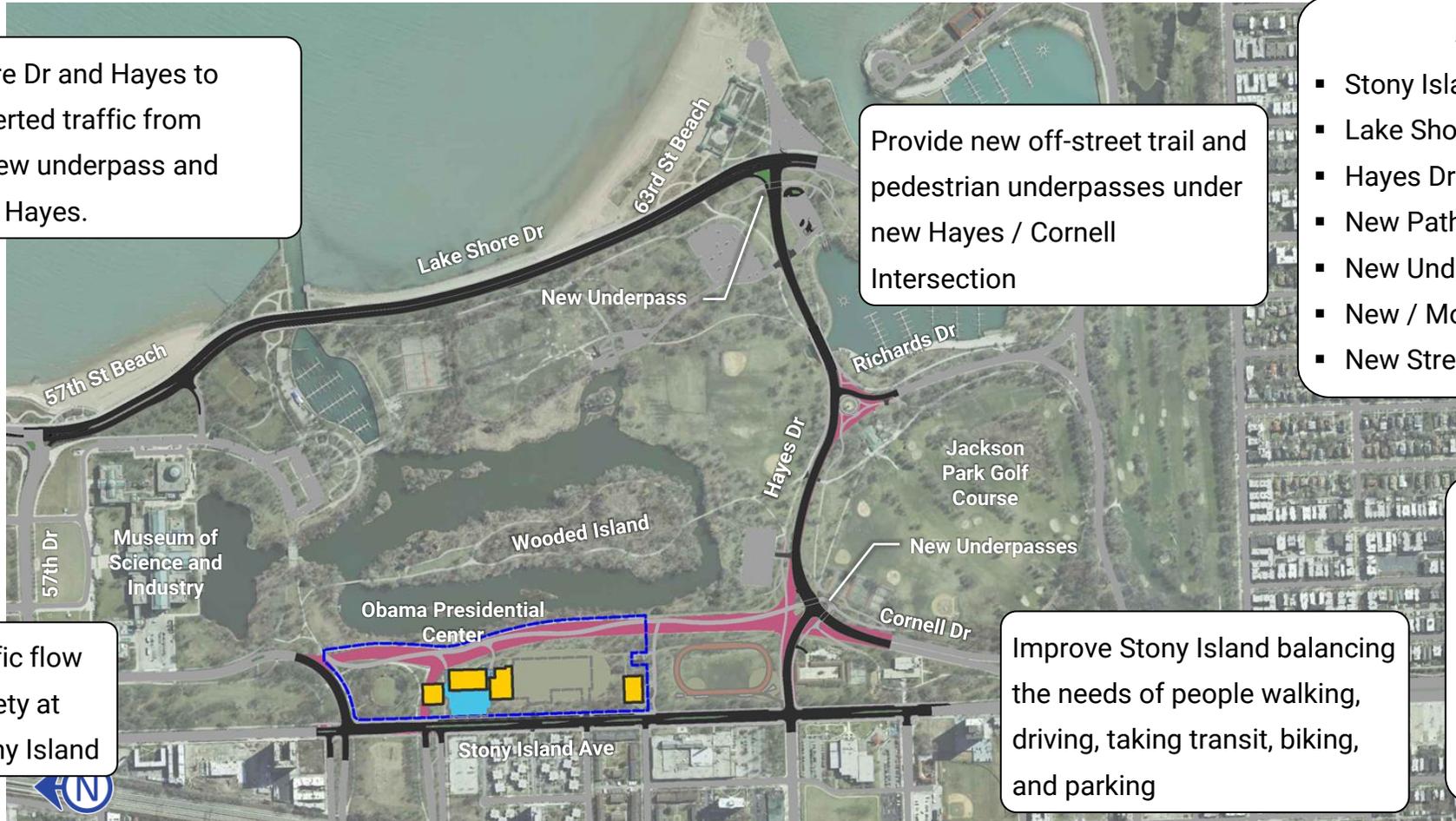
Improve Lake Shore Dr and Hayes to accommodate diverted traffic from Cornell. Provide new underpass and signals to cross at Hayes.

Provide new off-street trail and pedestrian underpasses under new Hayes / Cornell Intersection

- Project Highlights**
- Stony Island Ave (64th to 59th)
 - Lake Shore Dr (Hayes to 57th)
 - Hayes Dr (Stony Island to LSD)
 - New Pathways
 - New Underpasses
 - New / Modernized Traffic Signals
 - New Street Lights

Reconfigure traffic flow and improve safety at Midway and Stony Island

Improve Stony Island balancing the needs of people walking, driving, taking transit, biking, and parking



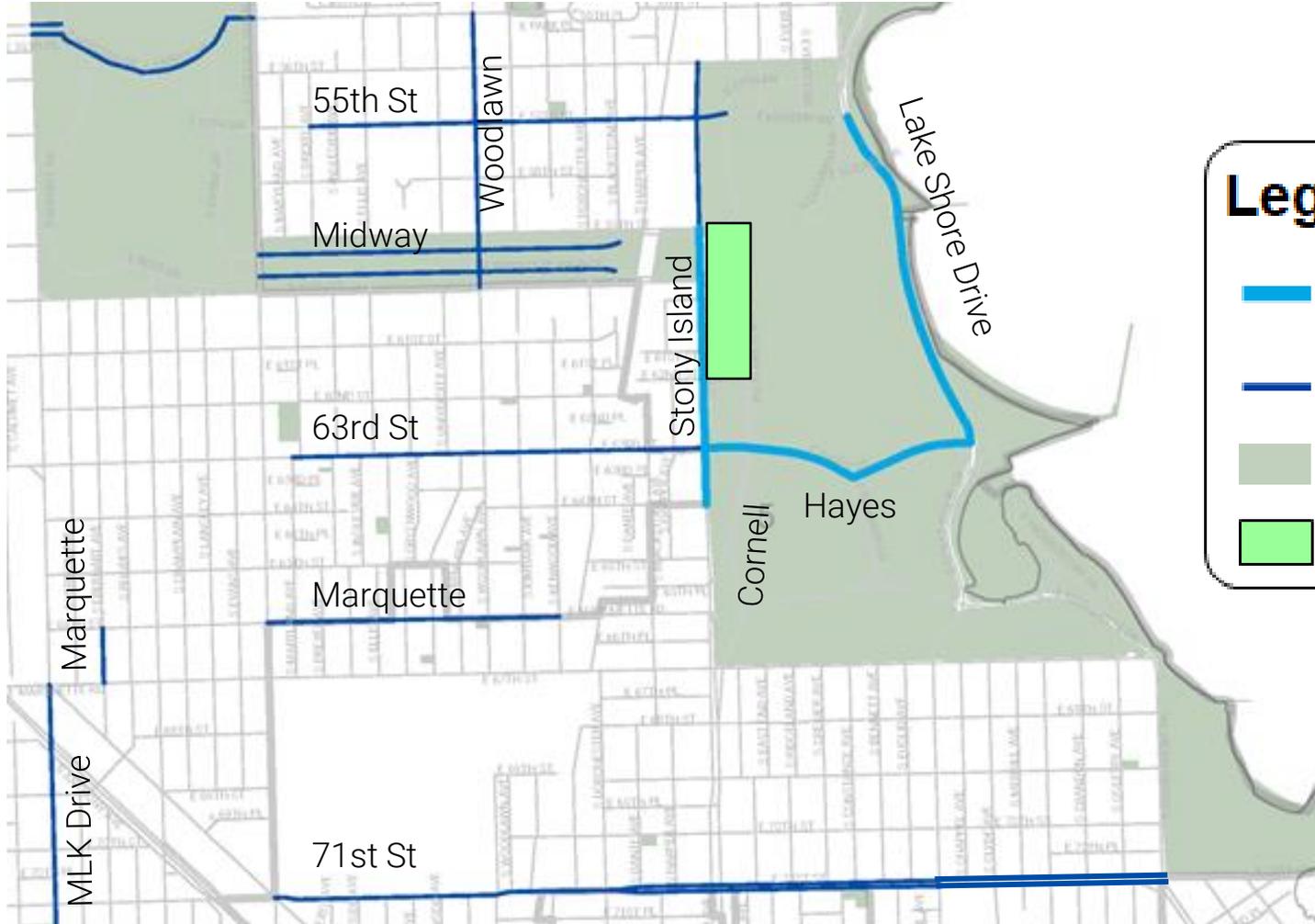
LEGEND

- OPC Site Boundary
- OPC Buildings
- OPC Plaza
- OPC Parking Below Ground
- Proposed Road Closures
- Existing Roadway
- Proposed Roadway Improvements



Transportation and Infrastructure

CDOT Projects Near Jackson Park



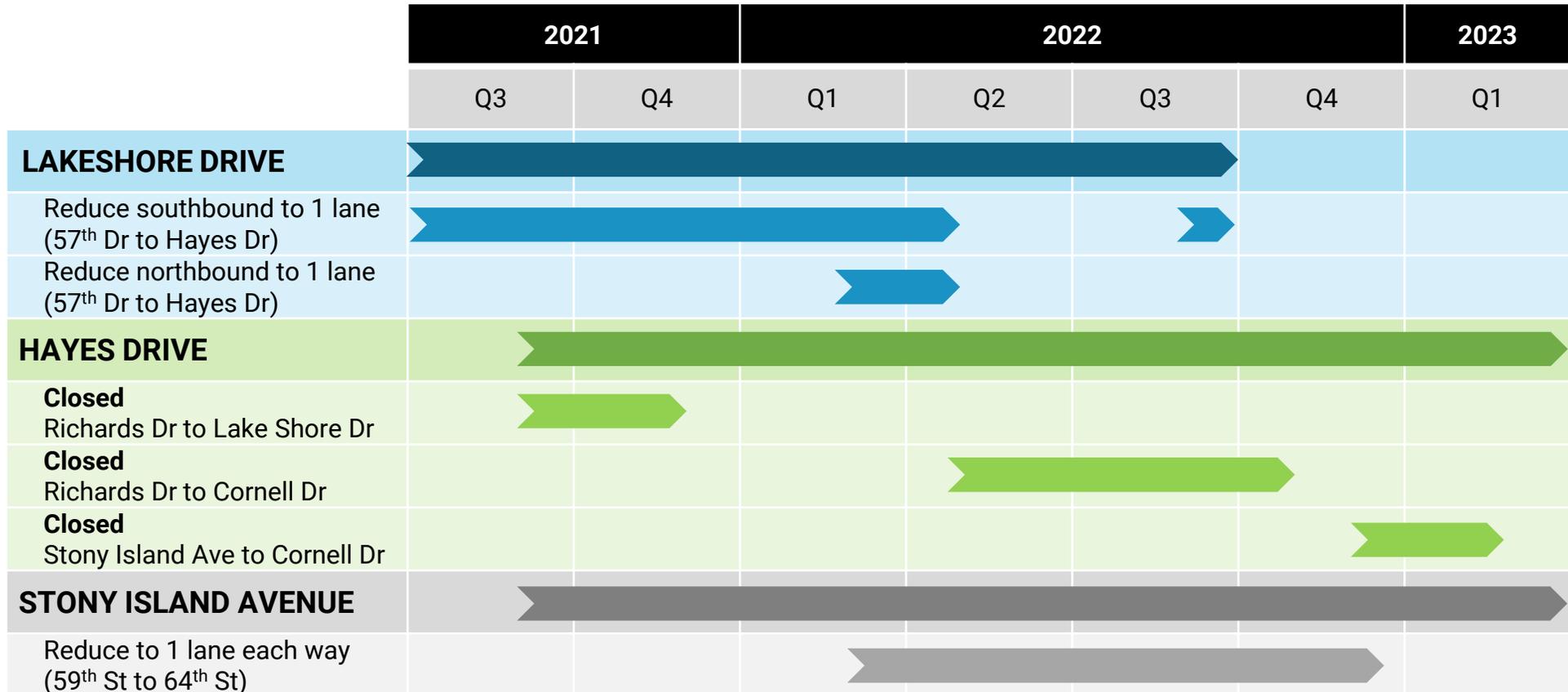
Legend

-  CDOT Work Supporting the Obama Presidential Center
-  CDOT Arterial Resurfacing Projects
-  Chicago Park District
-  Obama Presidential Center Site



Transportation and Infrastructure

CDOT Construction Schedule





Transportation and Infrastructure

CTA Cottage Grove Station: Project Details

The Cottage Grove station is a partnership between CTA and POAH to develop a two-story entrance to CTA's Cottage Grove station within POAH's new equitable Transit Oriented Development (eTOD)

PROJECT SCOPE

Total Project Cost: \$75,000,000

Project timeline:

- Design: 1Q 2021-1Q 2022
- GC Procurement: 1Q 2022 – 3Q 2022
- Construction: 3Q 2022 – 3Q 2024

Overview of Scope:

- Decrease station footprint to provide more natural light on the street
- New sculptural canopies
- Contemporary station finishes
- New elevator
- Brighter lighting inside the station and on the platform
- New interior artwork

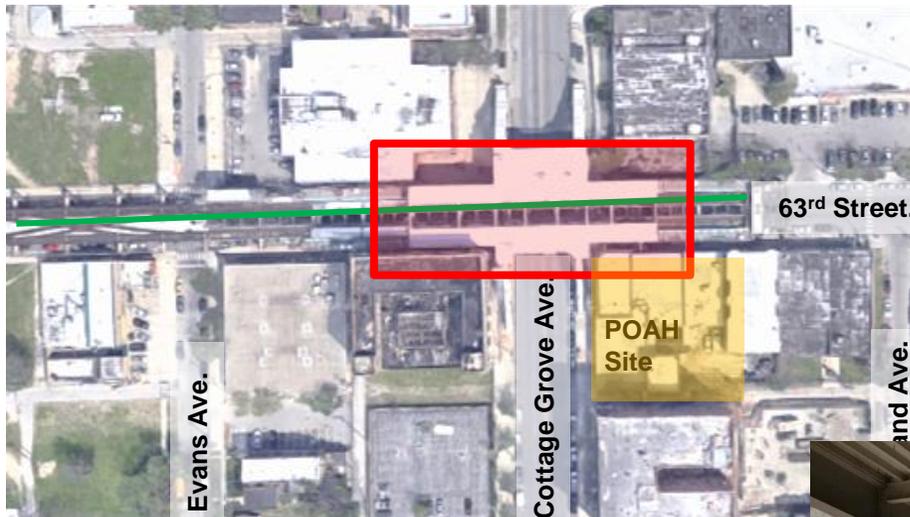
PROJECT BENEFITS

- Improves transportation equity by improving the quality and reliability of the CTA bus network.
- Physical improvements to the station would positively impact CTA's ridership by providing customers with a newly rebuilt station and provides access to POAH's eTOD project as well as other community resources and amenities.
- With the completion of this new stationhouse and other platform-level improvements, the existing platform-level stationhouse will be demolished, reducing the existing station footprint and allowing more natural light to reach the intersection below.



Transportation and Infrastructure

CTA Cottage Grove Station: Project Location & Current Conditions





Transportation and Infrastructure

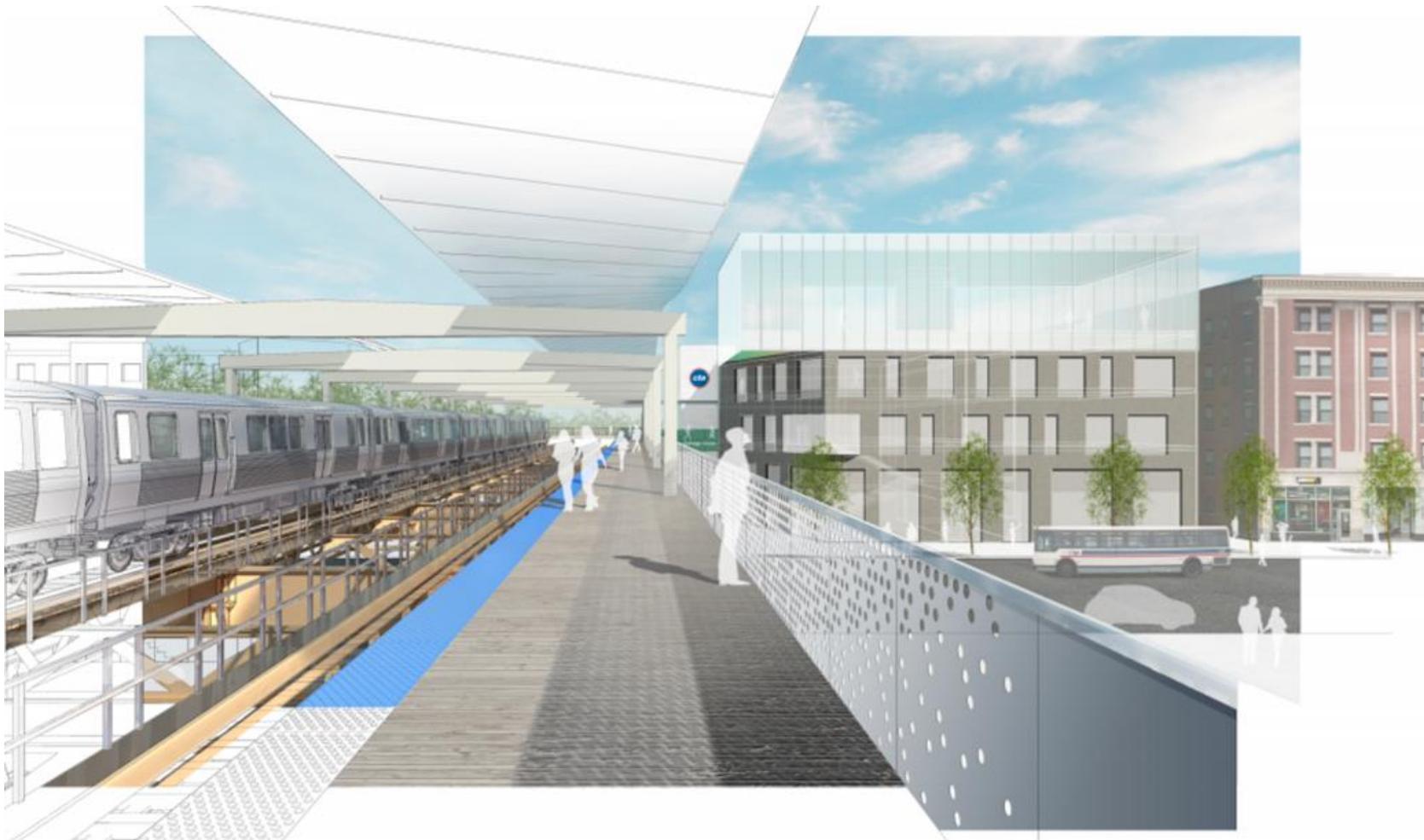
CTA Cottage Grove Station: Concept Drawing





Transportation and Infrastructure

CTA Cottage Grove Station: Concept Drawing





Transportation and Infrastructure

CTA Cottage Grove Station: Future Aerial View of Station





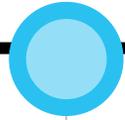
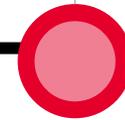
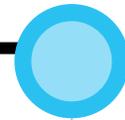
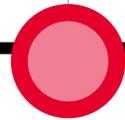
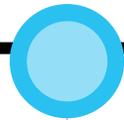
Parks, Open Space, and Transportation Q&A



FEDERAL REVIEWS

Overall Timeline

South Lakefront Framework Plan
Completed 2018



Section 106 of the NHPA
(National Historic Preservation Act)
MOA completed on 12.17.2020
Requires federal agencies to consider the effects of their actions on historic properties

FHWA Section 4(f) Review
(of the USDOT Act of 1966)
Completed on 12.18.2020
Requires FHWA to consider alternatives to using parkland for transportation

USACE Permits
(US Army Corps of Engineers)
404 completed 1.19.2021
408 completed 1.27.2021

NEPA
(National Environmental Policy Act)
FONSI completed 2.1.2021
Requires federal agencies to assess the effects of their actions on the environment

UPARR
Review complete, amendment to original grant agreements pending

Federal Review Mitigations

 With the Federal Reviews completed, the City is focusing on implementing agreed mitigations:

MOA:

Research and Documentation

- Update National Register Jackson Park/Midway Plaisance
- Field Documentation [COMPLETED DEC 2020]
- Cultural Landscape Report

Interpretation

- Interpretive Program for Jackson Park

Rehabilitation

- English Stone Comfort Station
- Statue of the Republic (Golden Lady)

Design Review

- Design improvements for east end of the Midway Plaisance, including new play area

Planting Review

- Plans for tree replacement

NEPA:

Wetland Mitigation

- City working to secure wetland credits

Construction Activity Requirements

- Construction will avoid habitats east of LSD
- The City and the Foundation will not remove trees during heron breeding season
- Great Lakes Fishery and Ecosystem Restoration project will be restored/replaced within Jackson Park
- The City will comply with various other requirements, such as installation of erosion control blankets, implementation of storm water prevention plan and others
- Pedestrian and bicycle facilities will be maintained throughout construction



Federal Reviews

East End of Midway

Later in 2021, the Park District and City plan to begin implementing some of the mitigation measures developed as part of the Federal Review, including proceeding with the community process **for improvements to the east end of the Midway Plaisance** and engaging with local stakeholders to start **developing an interpretive program that commemorates the historic legacy of Jackson Park**





UPDATES FROM THE OBAMA FOUNDATION

★ Updates from the Obama Foundation



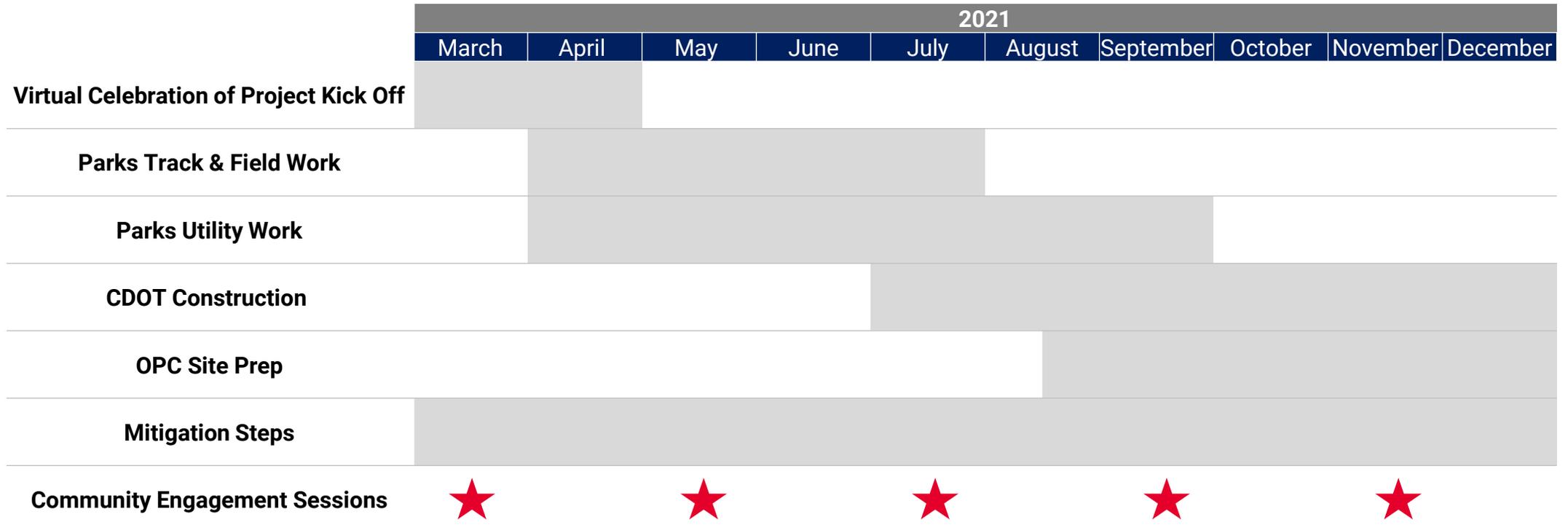
★ Obama Presidential Center Campus Overview





WHAT TO EXPECT MOVING FORWARD

★ What to Expect Moving Forward



**all dates are tentative and may change*



QUESTIONS?