



CHICAGO PLAN COMMISSION

Department of Planning and Development

Thrive Exchange South

7901 S. Exchange Ave. (7th Ward)

Applicant: Thrive Exchange, LLC

Developer: DL3 Realty Advisors, LLC

11/16/2023

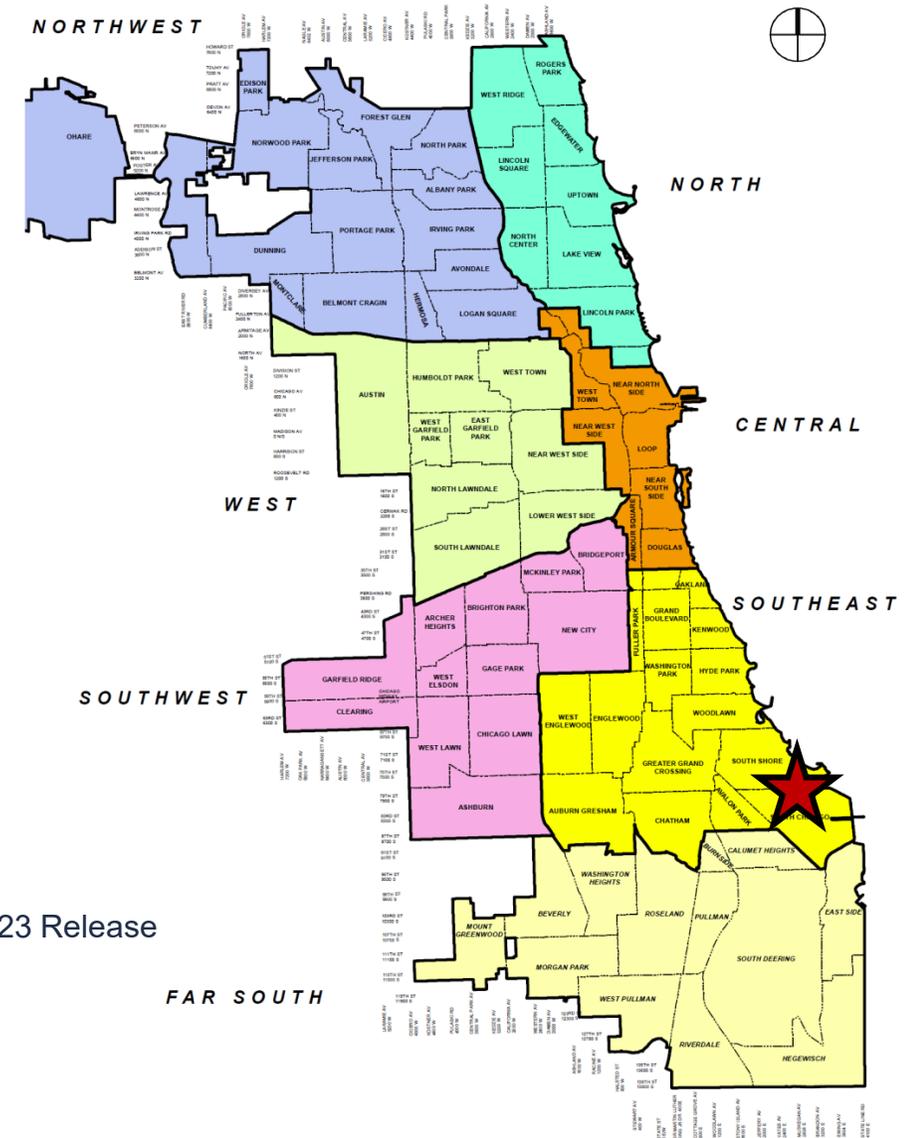
Community Area Snap Shot

COMMUNITY AREA INFORMATION:

- South Chicago Neighborhood Population: 27,300
- Number of Households: 11,017
- Average Household Size: 2.5
- Percentage of population 19 and under: 25.3%
- Median Income: \$40,004

- South Shore Neighborhood Population: 53,971
- Number of Households: 25,748
- Average Household Size: 2.1
- Percentage of population 19 and under: 25.3%
- Median Income: \$38,020

CMAP Community Data Snapshots: South Chicago and South Shore, Chicago Community Area July 2023 Release



★ Neighborhood Historic Context

NEIGHBORHOOD HISTORIC CONTEXT:

- South Chicago's population peaked in 1930 at nearly 57,000 and stayed above 50,000 until 1960
- South Chicago was home to US Steel's South Works 500-acre manufacturing site that at its height in the mid-20th Century employed more than 20,000 workers
- South Shore's population peaked in 1950 at 79,000.
- South Shore has long been a firmly middle-class African American neighborhood with cultural landmarks including the South Shore Cultural Center

US Census Bureau



US Steel South Works, Cir. 1975



South Shore Cultural Center

Project Location



PROJECT LOCATION – AERIALS

★ Site Context Map

School Name	Serving Grades	Address	# of Students
Bradwell School	PK, K-8	7736 S Burnham Avenue, Chicago, IL 630649	409
Chicago Vocational High School	9-12	2100 E 87th Street, Chicago, IL 60617	569



Neighborhood Anchors:

- Directly across the street from the Metra Electric Line's Cheltenham Station
- Less than a half-mile from the Lakefront and Rainbow Beach and Park
- Nearby businesses include:
 - Urban Luxe Café (Recently Opened)
 - Midwest True Value Hardware & Paint
 - Star Plaza Retail Center (Little Caesars & Star Subs)
 - U-Haul Neighborhood Dealer
 - South Shore Food Mart
 - Star Plaza Retail Center (Little Caesars & Star Subs)
- Other nearby community anchors and businesses:
 - The Quarry Event Center (75th Street)
 - Historic Avalon-Regal Theater
 - South Shore Hospital
 - Christ Bible Church

Surrounding Area Map

 SITE BOUNDARY – Thrive Exchange

 79th Street Corridor – INVEST South/West Priority Area

Public Transit

-  Metra Electric South Chicago Line
-  Metra Train Stations
-  CTA Bus Routes
-  CTA Bus Stops

Institutional Amenities

-  Cultural Anchors
-  Hospitals
-  Public Parks
-  Schools

Neighborhood Business Amenities

-  Grocery Stores, Food Retailers, Quick Service
-  Neighborhood Businesses

Other Affordable Housing Projects

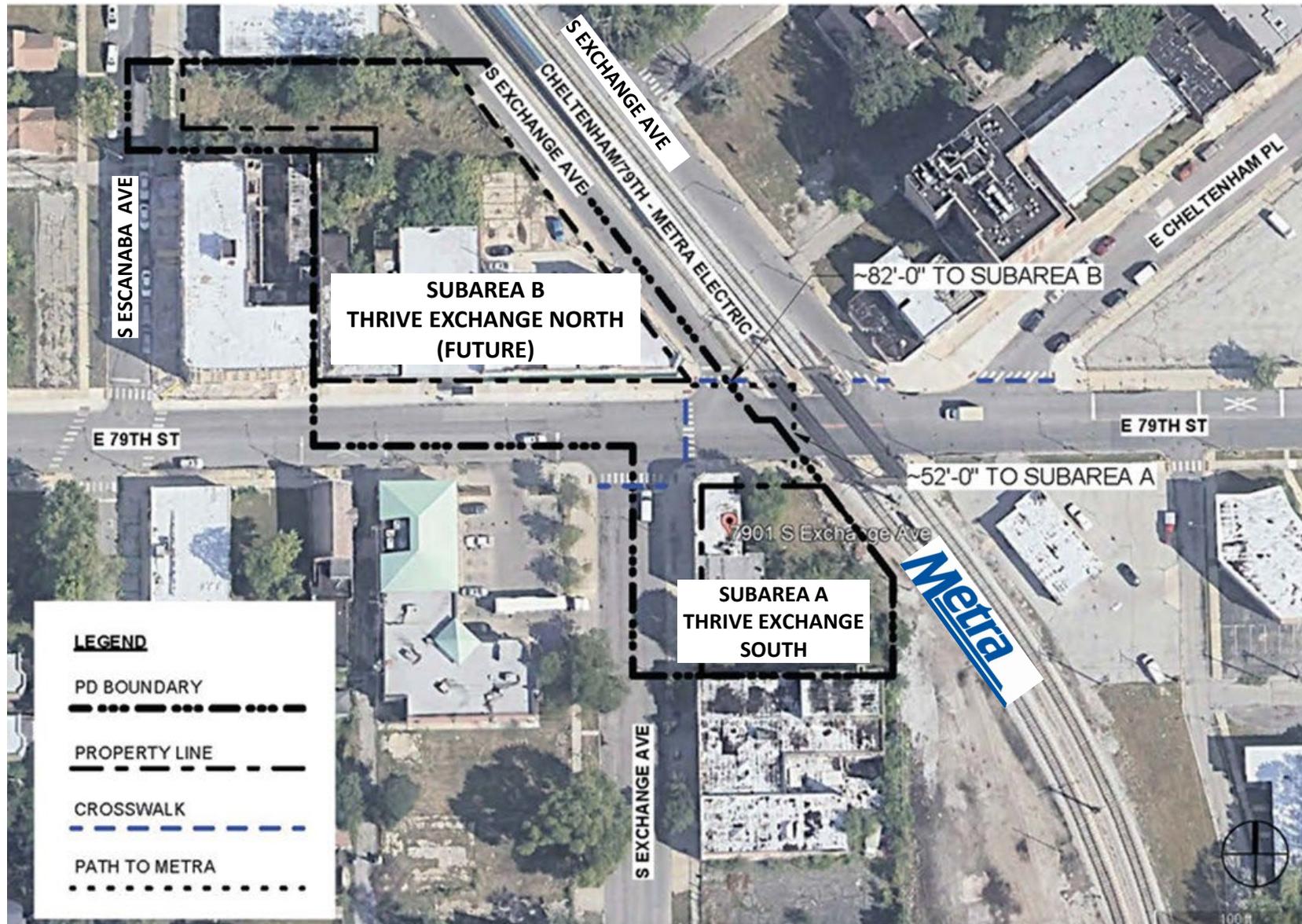
-  Senior Suites of Rainbow Beach (84 Units, Senior Housing)





Transit-Served Location (TSL)

	Subarea A "Thrive Exchange South"	Subarea B "Thrive Exchange North"
TOD	52'0" From property line to Metra Station Entrance (79 th Street/Cheltenham)	82'0" From property line to Metra Station Entrance (79 th Street/Cheltenham)



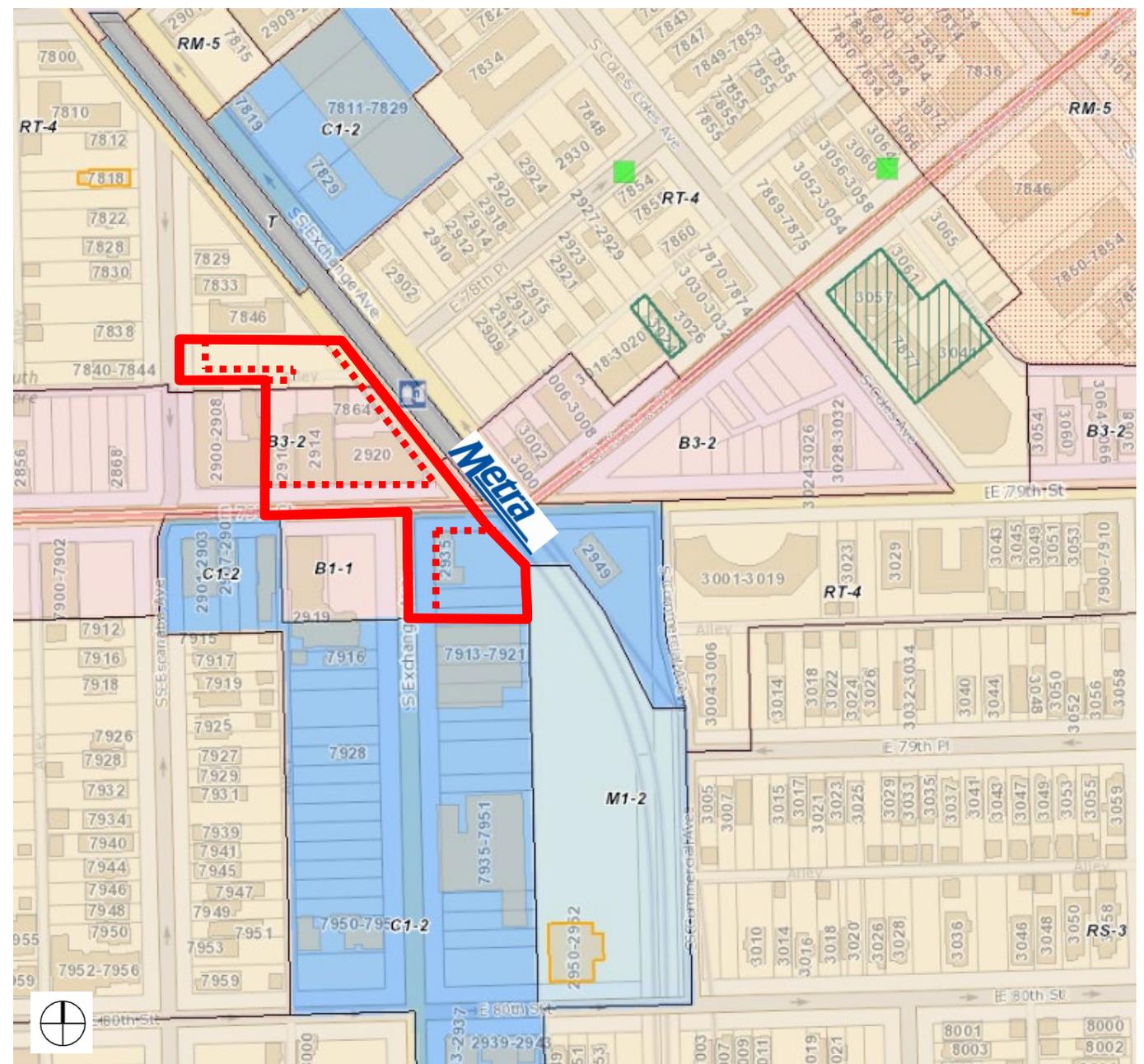
Zoning Map

 Site Boundary

Zoning - Color-Coded

Business	
Commercial	
Manufacturing	
Residential	
Planned Development	
Planned Manufacturing	
Downtown Mixed	
Downtown Core	
Downtown Residential	
Downtown Service	
Transportation	
Park and Open Space	

CTA Station	
Non-Accessible	
Accessible	
METRA Station	
Chicago Public Schools	
TIFs	
Industrial Corridors	
Wards	
Community Area	
City Parcels	
Planned Developments	
Lakefront Zoning	
Private	
Public	
Pedestrian Street	
Pedestrian	
Retail	
Six Corner	
Chicago Landmarks	
Chicago Landmark Districts	
Chicago Historic Resources Survey	
Orange	
Red	



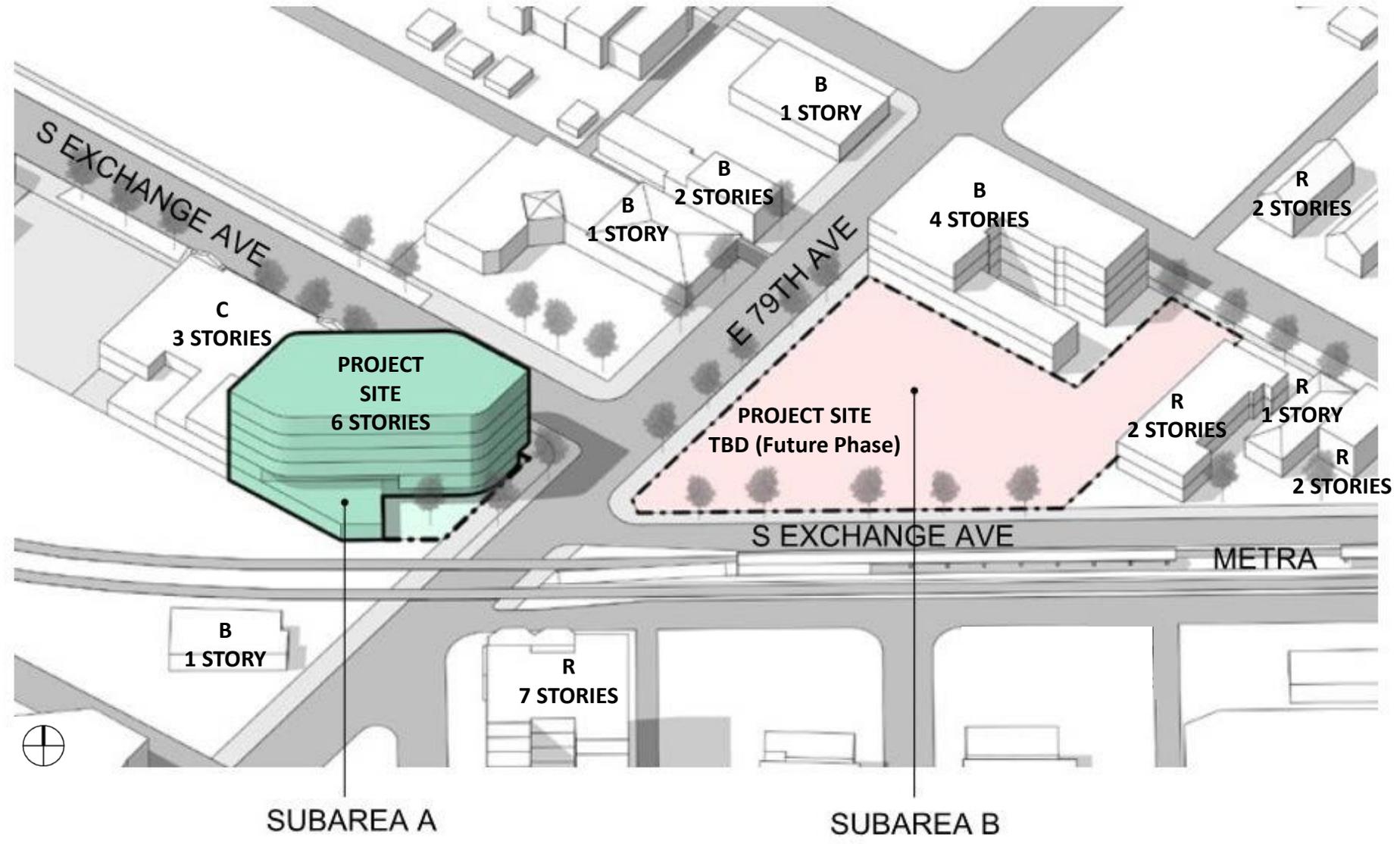
Project Location

	Subarea A "Thrive Exchange South"	Subarea B "Thrive Exchange North"
Proposed Use	43-unit affordable housing with approx. 2,900 SF of ground floor retail	Mixed-use and mixed-income affordable housing with retail and live/work units
Ownership	Purchased by DL3/ To be conveyed by City for Development	TBD
FAR	3.76	To be determined during future site plan review



PROJECT LOCATION – LOOKING NORTHWEST

★ Site Context Plan



AERIAL VIEW FROM NE DIRECTION

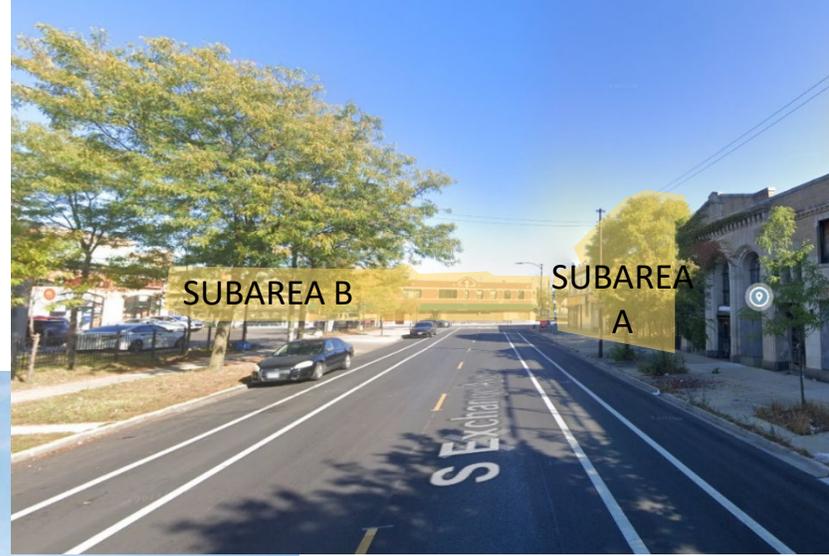
 **View from 79th Street
Looking Southeast at Subarea A**



**View from Metra Tracks
Looking Southwest at Subarea A**



**View from S. Exchange Avenue
Looking North at Subareas A and B**

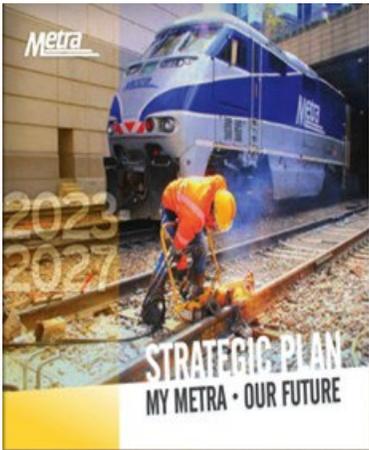


★ Planning Context



SOUTH SHORE QUALITY-OF-LIFE PLAN

- Published 2022
- Neighborhood Network Alliance, South Shore Chamber of Commerce, South Shore Works, and LISC
- Eight (8) primary aspects of community rebuilding are essential to the successful realization of the vision outlined herein:
 - Resident Engagement, Economic Development, Education, Housing, Community Stewardship & Beautification, Health & Wellness, Arts, Culture & Entertainment, Public Safety



My Metra – Our Future – 2023-2027 Strategic Plan

- Published 2023
- Metra
- Strategic Goals: (1) Enhance service to grow ridership and provide mobility choices; (2) Make the Metra experience safe, easy, and enjoyable for all our customers; (3) Attract a diverse workforce and invest in our employees; (4) Innovate to become more efficient and effective; (5) Be a socially responsible organization committed to equity and sustainability

Project Timeline + Community Outreach

MAJOR PROJECT MILESTONES

- DOH Multi-Family Financial Assistance Application: July 18, 2022 (4% Tax Credit Rolling Deadline)
- DOH Stage 2 Project Selection: October 5, 2022
- Planned Development Zoning application City Council Introduction: September 14, 2023

PUBLIC MEETINGS AND OUTREACH

- 79th/Exchange RFP Community Presentation: September 22, 2021 (Virtual)
- 79th Street 7th Ward Council Breakfast: January 8, 2022 (In-Person)
- 5th Annual South Shore Works Community Summit: May 21, 2022 (In-Person)
- 7th Ward Council Meeting: May 23, 2022 (In-Person)
- Thrive Exchange Public Website Goes Live: August 1, 2023 (Virtual)
- Thrive Exchange Community Celebration and Info Session Dinner: August 8, 2022 (In-Person)
- PTF Chicago Prize 2022 Showcase: November 1, 2022 (In-Person)
- DL3/NHS/Neighborhood Resident Interview on WBEZ for Thrive Exchange: November 28, 2022 (In-Person)
- 7th Ward Community Meeting: August 17, 2023 (In-Person)

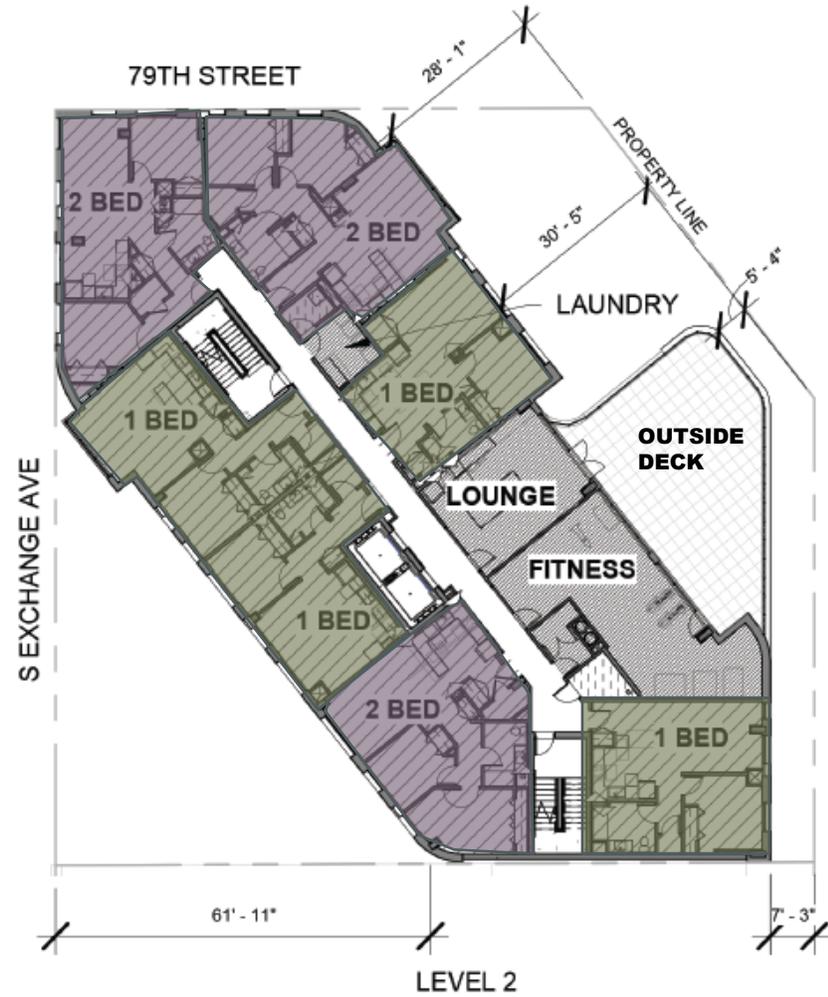
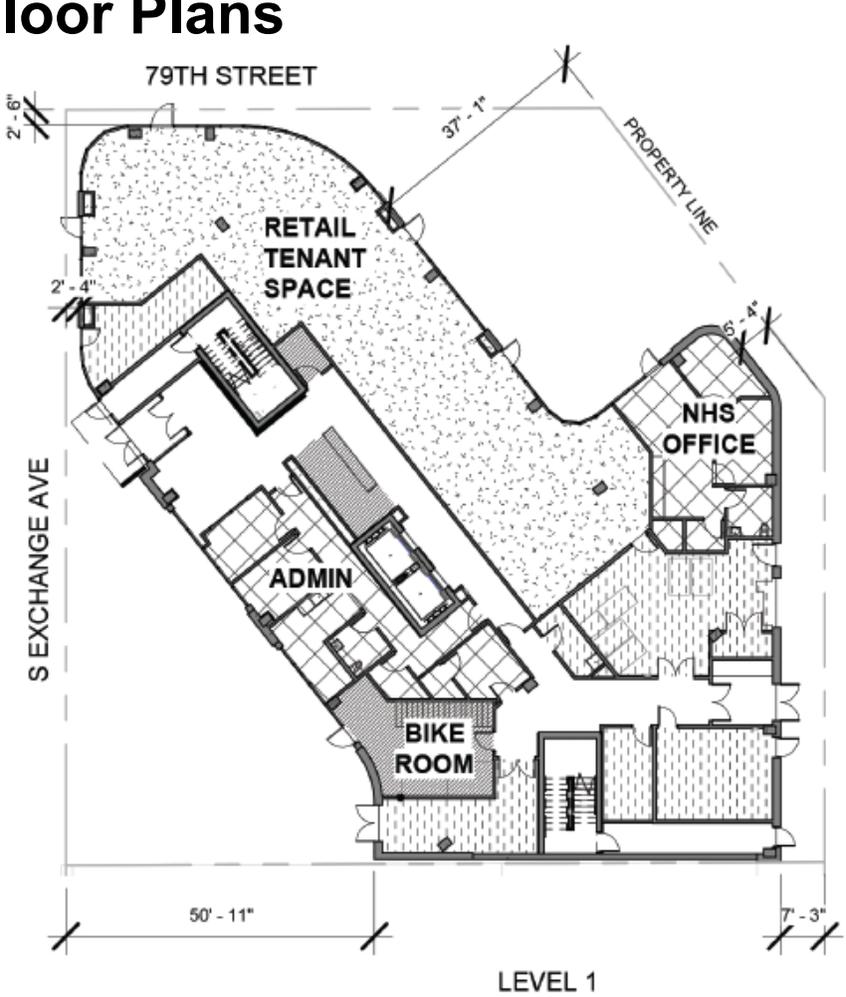
PROJECT CHANGES BASED ON FEEDBACK

- Inclusion of NHS office to support community homeownership counseling and financial education services
- Introduced street calming measures, improved walkability through landscaping & wider sidewalks
- Increased density and affordability near transit
- Enhanced activation of ground floor uses

 **Rendering (Looking Southwest)**



Typical Floor Plans



 RESIDENTIAL UNIT
6,140 SF

 ADMIN & OFFICE
1,561 SF

 RESIDENT AMENITY SPACE
1,995 SF

 COMMERCIAL TENANT SPACE
2,976 SF

 BACK OF HOUSE
2,059 SF

 2 BED- 20 UNITS

 1 BED - 19 UNITS

 STUDIO - 4 UNITS



Typical Floor Plans



FLOOR PLANS - LEVEL 3-6

 RESIDENTIAL UNIT
6,140 SF

 ADMIN & OFFICE
1,561 SF

 RESIDENT AMENITY SPACE
1,995 SF

 COMMERCIAL TENANT SPACE
2,976 SF

 BACK OF HOUSE
2,059 SF

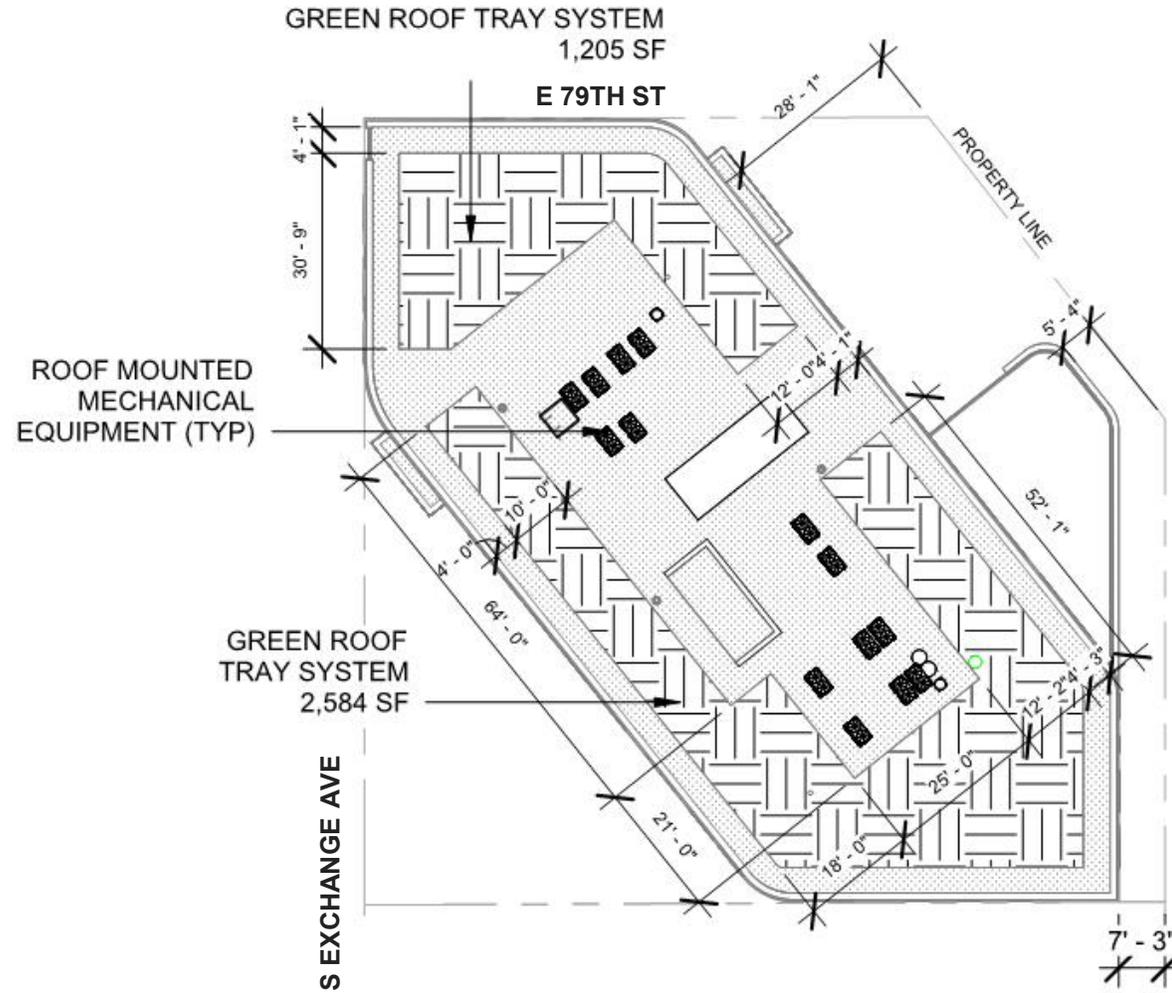
 2 BED- 19 UNITS

 1 BED - 20 UNITS

 STUDIO - 4 UNITS



Roof Plan



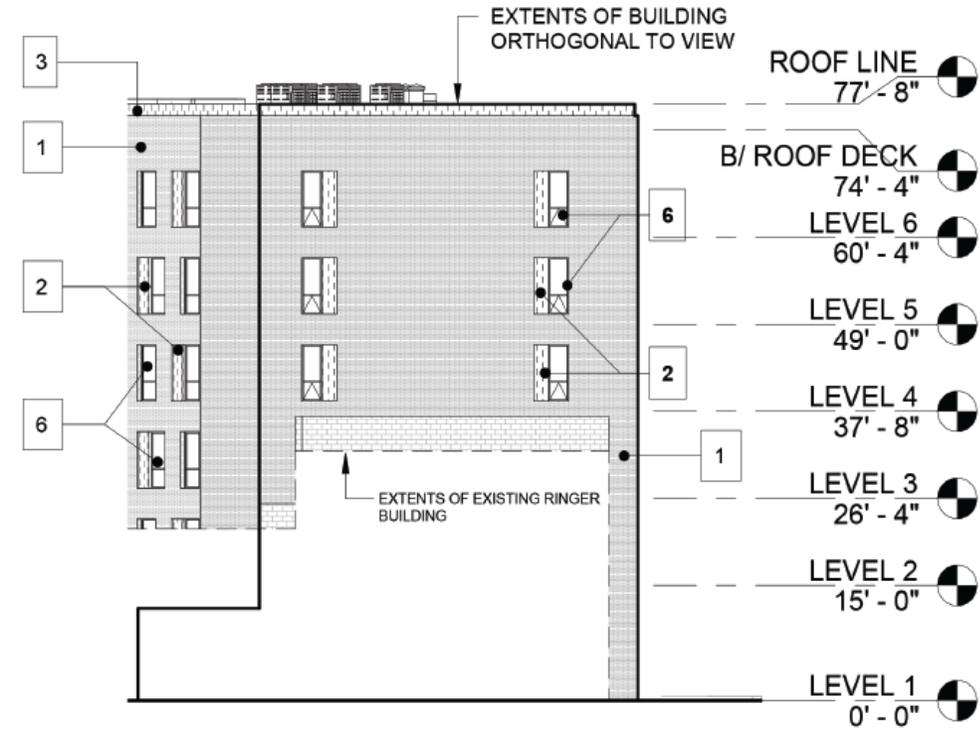
8,635 SF UNOCCUPIED ROOFTOP WITH 44% OF AREA DEDICATED TO INTENSIVE GREEN ROOF TRAY SYSEM



★ Building Elevations



BUILDING ELEVATIONS - EAST



BUILDING ELEVATIONS - SOUTH

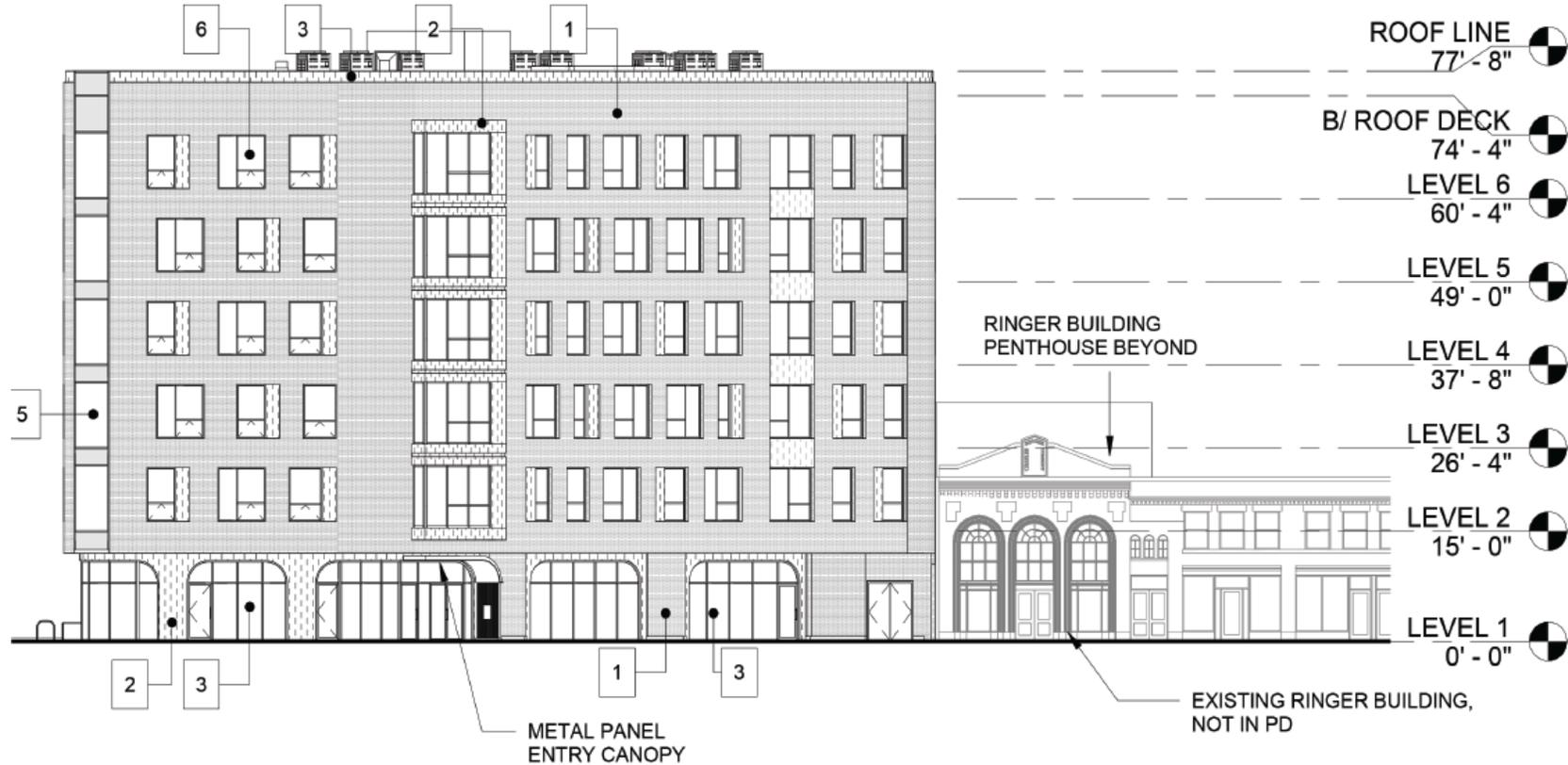
GROUND FLOOR, PEDESTRIAN FACING ELEVATION COMPLIES WITH CONNECTED COMMUNITIES WITH MINIMUM 60% TRANSPARENCY.

MATERIAL KEY

- | | |
|---|--|
| 1. LIGHT COLORED MODULAR BRICK, 2.25" X 16" NOMINAL | 5. VERTICAL WINDOW WALL RIBBON WITH GLASS SPANDREL @ SLAB EDGE |
| 2. COPPER COLOR METAL COMPOSITE MATERIAL | 6. uPVC WINDOW, STEEL REINFORCED |
| 3. DARK GRAY PRE-FORMED ALUMINUM PANEL | 7. METAL SPINDLE GUARDRAIL |
| 4. STOREFRONT WINDOW SYSTEM | |

BUILDING ELEVATION – EAST & SOUTH

Building Elevations



BUILDING ELEVATIONS - WEST

GROUND FLOOR, PEDESTRIAN FACING ELEVATION COMPLIES WITH CONNECTED COMMUNITIES WITH MINIMUM 60% TRANSPARENCY.

MATERIAL KEY

- | | |
|---|--|
| 1. LIGHT COLORED MODULAR BRICK, 2.25" X 16" NOMINAL | 5. VERTICAL WINDOW WALL RIBBON WITH GLASS SPANDREL @ SLAB EDGE |
| 2. COPPER COLOR METAL COMPOSITE MATERIAL | 6. uPVC WINDOW, STEEL REINFORCED |
| 3. DARK GRAY PRE-FORMED ALUMINUM PANEL | 7. METAL SPINDLE GUARDRAIL |
| 4. STOREFRONT WINDOW SYSTEM | |

BUILDING ELEVATION - WEST



Building Elevations



BUILDING ELEVATIONS - NORTHEAST

GROUND FLOOR, PEDESTRIAN FACING ELEVATION COMPLIES WITH CONNECTED COMMUNITIES WITH MINIMUM 60% TRANSPARENCY.

MATERIAL KEY

- | | |
|---|--|
| 1. LIGHT COLORED MODULAR BRICK, 2.25" X 16" NOMINAL | 5. VERTICAL WINDOW WALL RIBBON WITH GLASS SPANDREL @ SLAB EDGE |
| 2. COPPER COLOR METAL COMPOSITE MATERIAL | 6. uPVC WINDOW, STEEL REINFORCED |
| 3. DARK GRAY PRE-FORMED ALUMINUM PANEL | 7. METAL SPINDLE GUARDRAIL |
| 4. STOREFRONT WINDOW SYSTEM | |

BUILDING ELEVATION – NORTHEAST

Building Sections



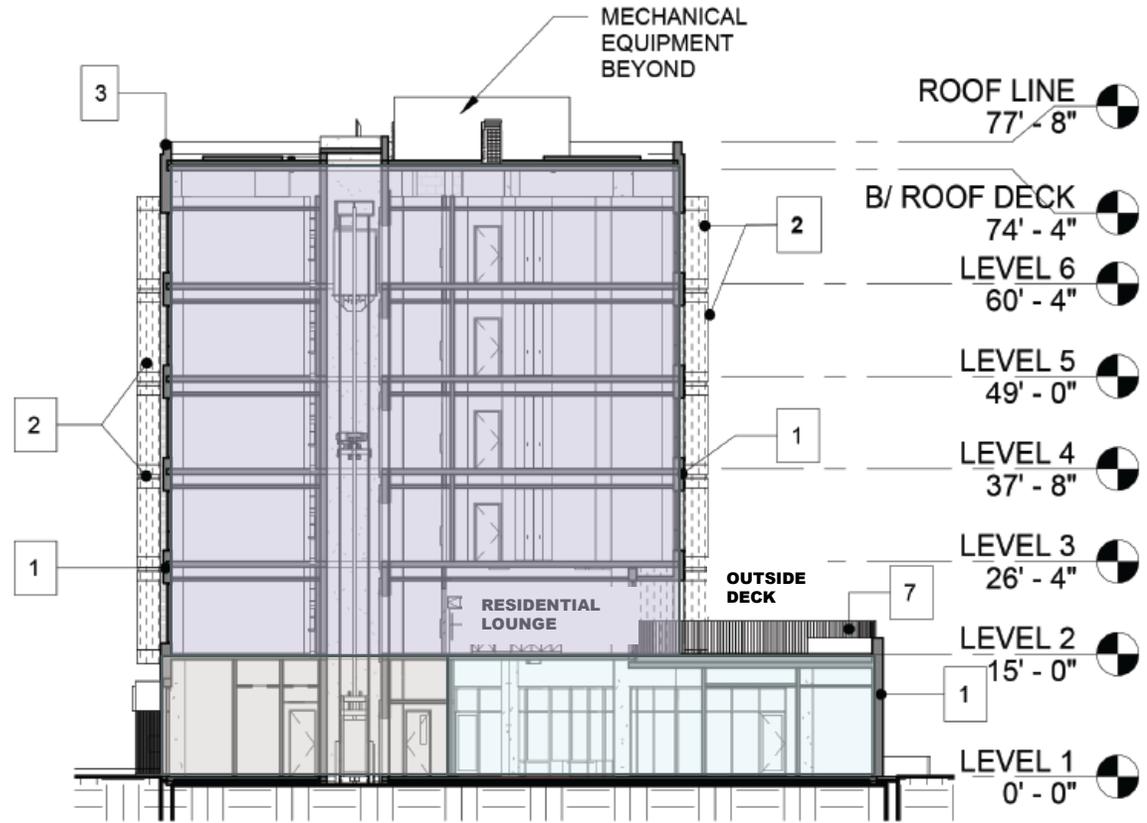
BUILDING SECTION - LOOKING EAST

- COMMERCIAL SPACE
- RESIDENTIAL
- BOH

MATERIAL KEY

- | | |
|---|--|
| 1. LIGHT COLORED MODULAR BRICK, 2.25" X 16" NOMINAL | 5. VERTICAL WINDOW WALL RIBBON WITH GLASS SPANDREL @ SLAB EDGE |
| 2. COPPER COLOR METAL COMPOSITE MATERIAL | 6. uPVC WINDOW, STEEL REINFORCED |
| 3. DARK GRAY PRE-FORMED ALUMINUM PANEL | 7. METAL SPINDLE GUARDRAIL |
| 4. STOREFRONT WINDOW SYSTEM | |

Building Sections



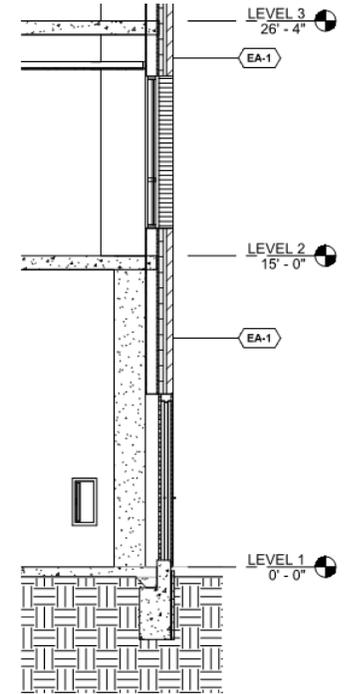
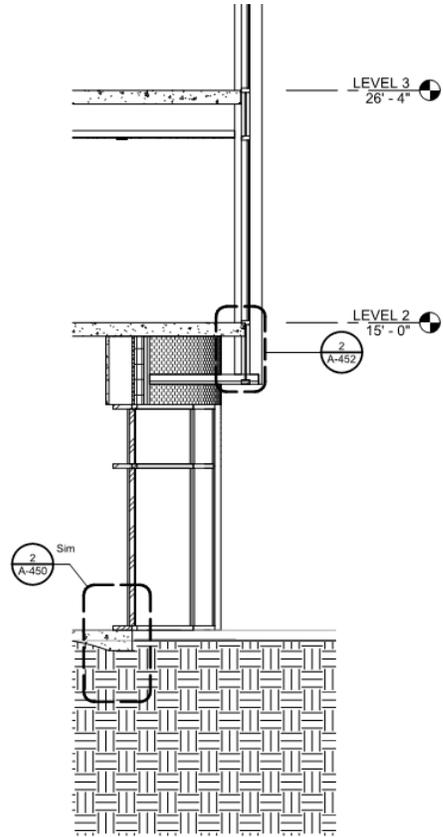
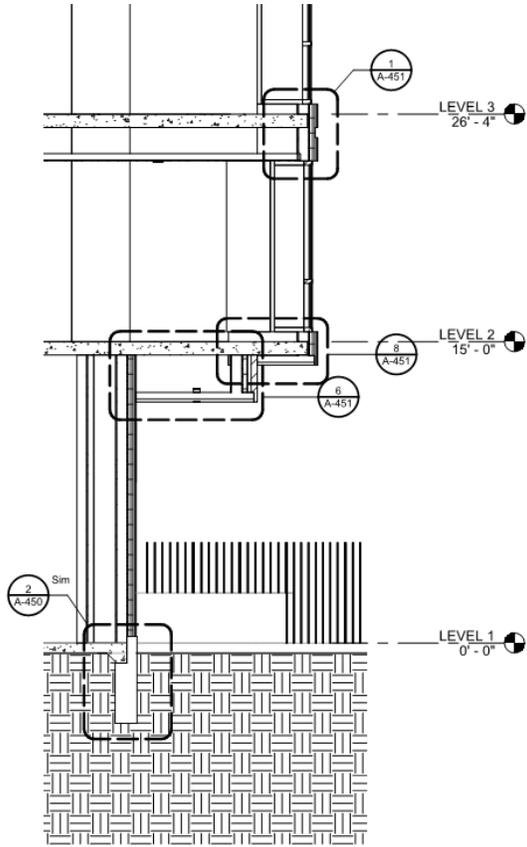
BUILDING SECTION - LOOKING NORTH

- COMMERCIAL SPACE
- RESIDENTIAL
- BOH

MATERIAL KEY

- | | |
|---|--|
| 1. LIGHT COLORED MODULAR BRICK, 2.25" X 16" NOMINAL | 5. VERTICAL WINDOW WALL RIBBON WITH GLASS SPANDREL @ SLAB EDGE |
| 2. COPPER COLOR METAL COMPOSITE MATERIAL | 6. uPVC WINDOW, STEEL REINFORCED |
| 3. DARK GRAY PRE-FORMED ALUMINUM PANEL | 7. METAL SPINDLE GUARDRAIL |
| 4. STOREFRONT WINDOW SYSTEM | |

★ Façade Sections



 **Rendering (Looking East)**



 **Rendering (Looking Northeast)**





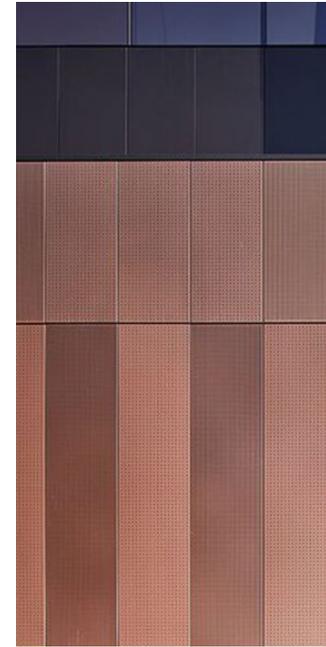
Building Design Guidelines (17-8-0907)



7901 S Exchange



Warm Brick Mix



Metal Panel



Metal Panel



Ringer Building



2900 E 79th St



3008 E Cheltenham

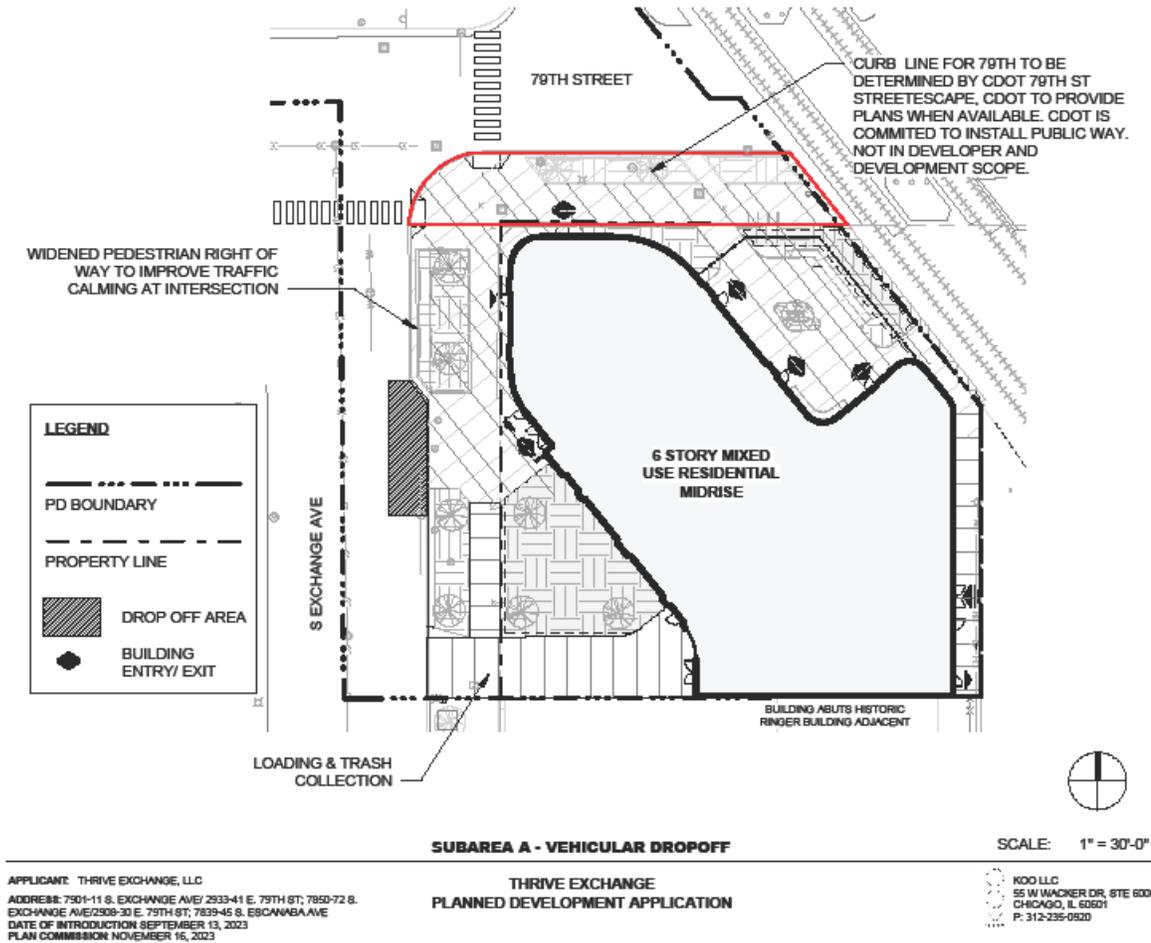


2916-2926 E 79th St



Transportation, Traffic, and Parking (17-9-0904)

- Project complies with Chicago Transportation, Traffic, and Parking Standards.
- Promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles through widened sidewalks
- Promotes transit, pedestrian and bicycle use via proximity to CTA and Metra transit and bike lanes
- Ensures accessibility for persons with disabilities through a minimally sloped site
- Minimizes conflict with existing traffic patterns in the vicinity
- Minimizes and mitigates traffic congestion associated with the proposed development through traffic calming measures at the intersection
- Provides safe and ample access for emergency and delivery vehicles, while minimizing the adverse visual impact of vehicular service areas with off-street loading at the rear of the site





Urban Design (17-8-0906)

- Project complies with Chicago Urban Design Standards.
- Creating safe and attractive walkways and pedestrian routes through widened sidewalks and developed parkway plantings.
- Providing street-level spaces within buildings that are designed to accommodate active retail uses with over 60% of façade from 2'-8' comprised of clear, non-reflective windows. Buildings should be located abutting the sidewalk with doors, windows and active uses adjacent to it.
- Emphasizing building entries through architecture and design.
- Primary pedestrian entrances are located at sidewalk level with no grade change.
- Building façades at pedestrian level should be appropriately scaled within the context of the existing streetscape through pedestrian scaled storefront and façade articulation.



GROUND FLOOR, PEDESTRIAN FACING ELEVATION COMPLIES WITH CONNECTED COMMUNITIES WITH MINIMUM 60% TRANSPARENCY.

MATERIAL KEY	
1. LIGHT COLORED MODULAR BRICK, 2.25" X 16" NOMINAL	5. VERTICAL WINDOW WALL RIBBON WITH GLASS SPANDREL @ SLAB EDGE
2. COPPER COLOR METAL COMPOSITE MATERIAL	6. uPVC WINDOW, STEEL REINFORCED
3. DARK GRAY PRE-FORMED ALUMINUM PANEL	7. METAL SPINDLE GUARDRAIL
4. STOREFRONT WINDOW SYSTEM	

BUILDING ELEVATIONS - NORTHEAST

SCALE: 3/84" = 1'-0"

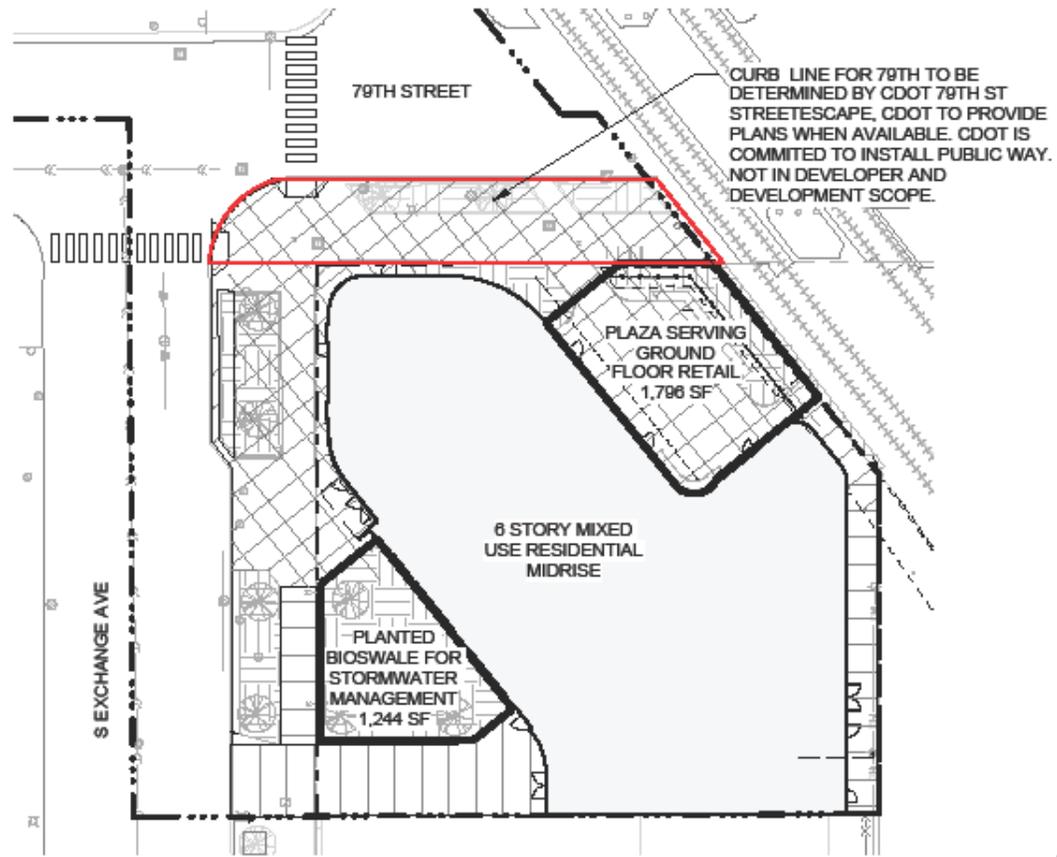
APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST; 7850-72 S. EXCHANGE AVE/2938-30 E. 79TH ST; 7839-45 S. ESCANABA AVE
 DATE OF INTRODUCTION: SEPTEMBER 13, 2023
 PLAN COMMISSION: NOVEMBER 16, 2023

THRIVE EXCHANGE
 PLANNED DEVELOPMENT APPLICATION

KOO LLC
 85 W WACKER DR, STE 600C
 CHICAGO, IL 60601
 P. 312-236-0920



Open Space + Landscaping (17-9-0909)



- Project complies with Chicago Landscape and Open Space ordinances.
- To provide adequate, inviting, usable and accessible space, a plaza is provided on the northeast portion of the site for workers, visitors and residents. In addition to providing a visual amenity to the street, the open space is designed to allow public gathering space and activity
- The site design includes substantial landscaping of the open areas of the site and adjacent public parkways.
- To the greatest extent allowed by the building program and site context, open spaces are located to ensure maximum exposure to sunlight.

OPEN SPACE PLAN - SUBAREA A

SCALE: 1" = 30'-0"

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST; 7950-72 S. EXCHANGE AVE/2909-30 E. 79TH ST; 7839-45 S. ESCANABA AVE
 DATE OF INTRODUCTION: SEPTEMBER 13, 2023
 PLAN COMMISSION: NOVEMBER 16, 2023

THRIVE EXCHANGE
 PLANNED DEVELOPMENT APPLICATION

K100 LLC
 55 W WACKER DR, STE 6000
 CHICAGO, IL 60601
 P: 312-235-0920

Sustainability

THRIVE EXCHANGE - PLANNED DEVELOPMENT APPLICATION
SEPTEMBER 13, 2023

Chicago Sustainable Development Policy 2017_{.01.12}

CSDP COMPLIANCE PATH
YES



The project meets the Chicago Sustainable Development Policy:

- 80 Points for complying with Enterprise Green Communities
- 5 points for working landscapes
- 10 points for Indoor Water Use Reduction
- 5 Points for Proximity to Transit Service

Compliance Options	Points Required		Sustainable Strategies Menu																																
	Starting Points	Number of Optional Points Required <small>(New Construction / Substantial Renovation / Moderate Renovation)</small>	Health	Energy						Stormwater						Landscapes			Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife			
Compliance Paths			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)
Options Without Certification			40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	
Options With Certification			40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	5	10	10	5	10
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	5	10	10	5	10
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	5	10	10	5	10
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10	
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10	
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

TOTAL – 100 Points

SUSTAINABLE DEVELOPMENT POLICY

Stormwater Management

City of Chicago

Stormwater Management Ordinance Manual



Dept. of Water Management
Thomas H. Powers, PE
Commissioner

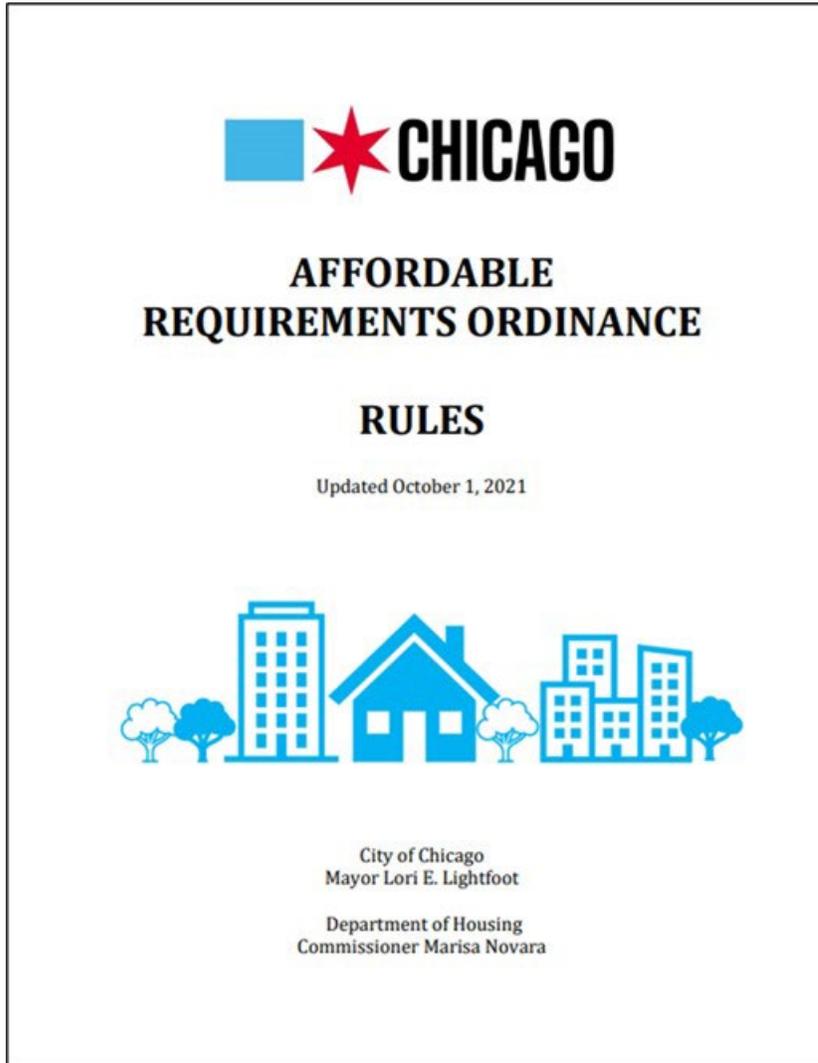


City of Chicago
Rahm Emanuel
Mayor

January 2016

- The project complies with and will be a regulated development for Stormwater Management because of the project size. The project will meet the 2016 Stormwater Management Regulations requirements.
- Volume control could be achieved by use of bioswale cover to increase storage ability of planned impervious areas.

ARO Requirements



ARO Requirements:

- 7901 S Exchange complies with all ARO rules and regulations passed on October 01, 2021, since the project is 100% affordable.

Economic and Community Benefits



Project Participation Goals:

Minority Business Enterprises (MBE)	Exceed 26% requirement
Women Business Enterprises (WBE)	Exceed 6% requirement
Chicago City Residency	Exceed 50% requirement

- **100% affordable units for working families**
- **Pedestrian friendly public realm improvements:**
 - Active ground floor
 - Widened sidewalks
 - New plaza
 - Improved streetscape with additional trees and other plantings
- **Ground floor commercial space**
- **100+ temporary construction jobs**
- **8 full time job opportunities anticipated** (property management, maintenance, security, and retail space)



DPD Recommendations

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and compared this proposal to the requirements of the Chicago Zoning Ordinance and other developments in the community. Based on the entirety of the Department's analysis, DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

1. The proposed rezoning of the subject property is appropriate under Chapter 17-13 of the Zoning Ordinance. Specifically, the proposed planned development zoning classification and or the project is: 1) appropriate because of growth and development trends (17-13-0308-B); 2) compatible with the character of the surrounding area in terms of uses, density and building scale (17-13-0308-C); 3) compatible with surrounding zoning districts (17-13-0308-D)
2. The project meets the purpose and criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare. Specifically, this project meets the following provisions of Chapter 17-8:
 - a. The project is in strict compliance with the underlying FAR standards of the C1-3 zoning designation and is in substantial compliance with the other development control standards of the C1-3 zoning designation (17-8-0901);
 - b. The project is consistent with the Avalon Park/South Shore Tax Increment Financing District Plan, including the proposed use of the subject site (per 17-8-0903);
 - c. The project contributes to positive urban design and a pedestrian-oriented environment by promoting a more active and vibrant public realm and creating attractive walkways and pedestrian routes (per 17-8-0906)
 - d. All sides and areas of the building that are visible to the public are treated with materials, finishes and architectural details that are of high-quality and appropriate for use on primary street-facing façade (per 17-8-0907-B3);
 - e. The project provides adequate, inviting, usable and accessible open spaces for residents and provides substantial landscaping of the open areas on the site (per 17-8-0909-A) as demonstrated by the project's retail plaza, planted bioswale, landscaping and trees along the pedestrian walkways.
3. The proposed planned development promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (per 17-8-0103), as evidenced by the design of the project, and the fact that the proposed design and the proposed uses are in context with the character of the adjacent properties and will meet the needs of the immediate community;
4. This project promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity (per 17-8-0904-A- 1,2,3&4), as evidenced through the site's proximity to public transit, bicycle facilities, and accessible pedestrian network.

Based on the foregoing, it is the recommendation of the Zoning Administrator of the Department of Planning and Development that this application for the proposed Residential-Business Planned Development be approved and that the Recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "Passage Recommended".