

# INVEST South/West RFP Proposal Summary

Humboldt Park, 3601-25 W. Chicago Ave.

## Ascent West Humboldt



DPD@cityofchicago.org



The Ascent West Humboldt development team is proposing a seven-story, mixed-use, mixed-income complex that includes 37 for-sale condominium units with balconies, first- and second-floor retail and commercial space, and 21 parking stalls.

### Development Team:

548 Development\*  
Syzygy cities\*\*  
Nation Builders Construction Group\*  
Root2Fruit Youth Foundation\* \*\*  
VS Creative Consulting\*\*

### Design Team:

Gregory Ramón Design Studio\*  
Farr Associates  
Engage Civil\*  
Planning Resources, Inc.  
Milhouse Engineering & Construction\*

### Construction Team:

Milhouse Engineering & Construction\*  
Nation Builders Construction Group\*

### Community Partners:

Root2Fruit Youth Foundation\* \*\*  
VS Creative Consulting\* \*\*  
Planning Resources, Inc.

\*MBE \*\*WBE



### Proposed Uses/Amenities:

- Coffee shop/market
- Restaurants
- Health and wellness facility
- Makers studio
- Co-working space
- Offices
- Green roof

### Proposed Size:

87,150 sq ft.

### Commercial Space:

20,000 sq. ft.

### Total Housing Units:

37

### Affordable Units:

12 50% AMI



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## The Ave.



The Ave. development team is proposing a three-phase project that includes land located beyond the RFP site. The first phase would redevelop the RFP site with a four- to five-story, mixed-use, mixed-income complex that includes 40 residential units, multiple commercial and retail spaces, and 32 parking stalls. Later phases would create a 42-unit mixed use building at 3401 W. Chicago and infill housing on nearby blocks.

### Development Team:

KMW Communities, LLC\*  
POAH  
Community Engagement  
through Construction\*

### Design Team:

NIA Architects\*  
Gensler  
Site Design\*  
Will Dubose Designs\*  
Engage Civil\*  
KDM Engineering\* \*\*  
Level-1\*

### Construction Team:

KMW Communities, LLC\*  
Powers & Sons\*

### Community Partners:

Acces Community Healthcare  
Charming Children Academy\*\*  
Chicago Ave Partners, LLC\*  
Allied for Community Business

\*MBE \*\*WBE



### Proposed Uses/Amenities:

- Restaurant
- Café
- Gym
- Community garden
- Community health center
- Homeownership center
- Daycare

### Proposed Size:

32,025 sq. ft. phase 1

### Commercial Space:

21,500 sq. ft. phase 1

### Total Housing Units:

40 phase 1

### Affordable Units:

6 30% AMI, 34 60-80% AMI