1. Welcome
2. Overview- RFP Process and Site Selection
3. Community Priorities
4. Overall Corridor Context
5. Market Analysis
6. Vision for 47th and Justine
7. Polling and Break-out Groups
8. Next Steps
FOCUS
Public Investments to support local priorities

AMPLIFY
Aspire Center for Workforce Innovation

INTEGRATE
New strategies for public safety

DRIVE
Laramie State Bank Building

LOCAL ASSETS
Private investment to build local wealth
Community Engagement
Today is just one part of the larger community engagement process, the planning team has been working through several avenues to capture as many voices as possible:

- Previous planning documents
- DPD Community Roundtables
- Corridor Manager - BYNC
- One-on-one interviews with local businesses and residents (in person and online)
- Meeting with Alderman Lopez and Alderwoman Taylor
- Visioning Workshops
2014
LISC & BYNC Quality of Life Plan

October 25, 2016
Community Visioning Meeting

2017
UIC Great Cities Institute

2019
UIC Great Cities Institute

Previous Studies
Engaged with nearly 100 stakeholders, including 20 local residents and 51 businesses, 45 of which are directly on the corridor.
Community Priorities

- Youth and Recreation
- Quality Open Space + Beautification
- Cultural Assets + Community Resources
- Housing
- Local Business Development + Workplace Training
Potential Future Development | 47th & Ashland Corridor

Youth and Recreation
Quality Open Space + Beautification
Cultural Assets + Community Resources
Housing
Local Business Development + Workplace Training

Map showing various locations and developments in the 47th & Ashland Corridor area, including
- Immaculate Heart of Mary Church
- Social Security Office
- Dollar Tree
- Aldi
- Post Office
- Tom's Place
- Former Walmart Neighborhood Market & Marshalls
- John H. Hamline Branch School
- Cesar Chavez Multicultural Academic Center
- Hamline Elementary School

Potential areas for development highlighted.
To have a dialogue with the community around the development opportunities at 47th and Justine.

Specifically - what are active ground floor uses that support community priorities at this site?
Existing Conditions | 47th and Justine

Zoning: Business
Ownership: City

14,872 sqft Site
HOUSING:

- Housing is one of the community priorities noted in larger planning studies.
- Housing will encourage private developers to invest in the corridor and will offset the cost of other amenities desired by the community.
- New residential housing is a catalyst for business - for new services, goods and jobs to come into the community.
- Affordable units are planned for the community. Market analysis is based on demographics of the neighborhood.

47th and Justine Site
Housing Needs:

- Median age of existing housing stock is 120 years
- Commercial and residential development will need public subsidy to be realized

<table>
<thead>
<tr>
<th>Income Brackets</th>
<th>% of HH</th>
<th># of HH</th>
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<tbody>
<tr>
<td>$35,000 - $49,999</td>
<td>16.10%</td>
<td>2,141</td>
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</tbody>
</table>

**OVERVIEW**
- 13,296 HOUSEHOLDS, 2020
- 3.44 AVE. HH SIZE, 2020
- $34,816 MEDIAN HH INCOME

**HOUSING**
- 19.9% VACANCY
  - Chicago | 12%
- 28.9% OWNERS
  - Chicago | 37%
- 51.2% RENTERS
  - Chicago | 51%

**AGE**
- 28.5% Under 15 YO
  - Chicago | 18.2%
- 32.6% 15-34 YO
  - Chicago | 32%
- 32.4% 35-64 YO
  - Chicago | 36%
- 6.5% 65 YO+
  - Chicago | 13%

**EXISTING HOUSEHOLDS**
- 60% AMI
- 2,141

**5% CAPTURE RATE**
- 107 HH

47th and Justine Site
47th & Justine | Fitting into the Context

Proposed Mixed-Use Development

Rainbow Building

Oppenheimer-Goldblatt Bros.

58’

35’

63’

63’

73’

N
Visioning | 47th & Justine

- **47,000 sqft Residential** [50 units]
- **1,630 sqft Ground Floor**
- **4,200 sqft Green Space**
- **12 Parking Spaces**
Based on Community Feedback:
- Job Training / Workforce Development
- Maker Space with Retail or Dining
- Mental Health Center
- Restaurant / Dining
- Dance / Fitness Studio
- Martial Arts Gym

Based on Retail Leakage:
- Arts Supply Store
- Record Shop
- Book Store
- Instrument Retailer / Repair
- Comic Book Store

Other Suggestions?
Activity:

• What types of programming would you like to see on the 47th and Justine site?
47th & Justine | Discussion

47th St.

- 4,500 SF
- 1,800 SF
- 1,000 SF
- 1,000 SF
- 1,000 SF
- 1,200 SF
- 1,050 SF
- 600 SF
- 4,500 SF
- 2,000 SF
- 3,000 SF
- 2,000 SF
- 1,500 SF

Justine St.

- PARKING
- RESIDENTIAL LOBBY
- MECHANICAL
- LOADING
Questions:

• What were some of the top development priorities discussed?
• Share your ideal floorplan with the rest of the group
RFP Process and Engagement

**STEP 1**
**Release RFP**
Based on input from Roundtable and Workshop

**NOVEMBER**

**STEP 2**
**Responses Developed**
Three (3) additional engagement

**STEP 3**
**Evaluation**
DPD to shortlist responses; finalists to present proposals to community

**STEP 4**
**Developer Selected**
Continued Engagement
Schedule

Community stakeholder and property owner interviews  Ongoing

Draft RFP developed  month of November

New City ISW Neighborhood Roundtable  November 19

Review draft RFP

RFP released  November 30 (Target)

Community review of RFP bids  Early 2021
Thank you!