

Agenda

- 01 Welcome / Goals
- 02 DCASE Public Art Update
- 03 LISC Corridor Manager Update
- 04 What We Heard
- 05 Breakout & Report Back
- 06 Selection Criteria Goals
- 07 Next Steps

Welcome & Introduction

City of Chicago, Department of Planning

Maurice Cox, Commissioner
Jim Harbin, Deputy Commissioner of Neighborhood Development
Lisa Washington, Southeast Region Lead
Gerardo Garcia, Design Review Lead
Luke Mich, Englewood Project Manager
Patrick Brutus, Auburn Gresham Project Manager
Kimberly Morris, Bronzeville Project Manager



Chicago Central Area Committee (CCAC)

Kelly O'Brien

INVEST South/West - Englewood Planning and Development Team

Solomon Cordwell Buenz | Planning / Design

Christine Carlyle Curtis Jones Elbert Whitfield Jenn Pisano

Byrnes & Walsh, LLC | Market Analysis

Kevin Byrnes

SmithGroup | Urban Design / Landscape

Rana Lee Taft Cleveland Brett Weidl

The John Buck Company | Real Estate Analysis

Dominic Adducci Kate Knutsen

P. Gallagher Associates | Planning / Open Space

Patti Gallagher

Today's Goals

- Provide updates on active DCASE & LISC ISW RFQs
 Artist-in-Residence Program
 Corridor Manager
- **Review what we heard**Feedback from June 29 Workshop
- Discuss evolution of Englewood Square RFP Site Concepts
 Refined development concepts
 More detailed program discussion (unit types, commercial uses, open spaces)
- O4 Discuss Selection Criteria Goals

 How do we push for community representation in RFP responses

Artist-in-Residence Program



ISW Artist-in-Residence Overview

What and Where?

- Artists-in-Residence will become embedded members of the ISW teams, working directly with the Department of Cultural Affairs and Special Events (DCASE), DPD and other city agencies, local organizations and residents.
- The initial round will focus on four neighborhoods: Englewood, Auburn Gresham, New City and Austin.
- Artists will develop and implement a series of community engagement, public art and site-specific cultural programs in neighborhoods.

Budget

Artists will receive \$30,000 stipend in addition to \$150,000 to develop and implement
public art projects over 1 to 2 years.

Eligibility

 We encourage artists who live and work within the four selected neighborhoods to apply. Any professional artists or artist teams who live or work in Chicago can apply for the opportunity by July 26 at 11:59 p.m.



Call for Selection Panelists

We need your input!

Selection panels will be assembled for each of the four ISW Artist-in-Residence neighborhoods that are comprised of city representatives, artists, and stakeholders **including two community representatives**.

We ask the selection panelists to commit to the following:

- Monday August 3: Panelist Training Webinar: One-hour training webinar
- August 3 to 14: Read and score up to 15 artist applications online
- August 14 to 21: Virtual Interviews via Zoom followed by discussion to make final recommendations.

Selection panelists will be compensated \$250 for their time and expertise.

Interested? Visit https://www.surveymonkey.com/r/XYL3NQM to complete the questionnaire.



ISW Corridor Manager RFP

ISW Corridor Manager RFP

Application Update

LISC received two applications for the Englewood INVEST South/West Corridor

A team at LISC is reviewing the applications against the following criteria

Criteria:	Application should show:		
Neighborhood economic development experience	Specific to neighborhood Recent (last 3 years) Familiarity with City incentive programs		
Stakeholder & neighborhood relationships	Strong working relationships with stakeholders (aldermen, CBOs, business & property owners, etc.)		
Ability to identify & move forward catalytic projects	Insight on challenges & opportunities in the neighborhood Clear ideas for moving these forward		
Commitment to partnerships, meetings, and check-ins	Willingness to collaborate with DPD, LISC, other CMs, and other ISW participants		



What We Heard

Takeaways from the Visioning Workshop

01 Continue to expand outreach

Ensure DPD / CCAC reach out to grassroots community groups Review previous designs / plans along corridor

Q2 Revitalize Englewood Square as the "Town Center"

Density of residential units to support existing / future retail

Amenities / attractions that allow for an "all day" experience

Avoid "production" uses, but encourage non-retail commercial service

O3 Connect to area institutions

Kennedy-King College / GECDC / Chamber of Commerce for skills training / economic development Celebrate and tie-in to area urban agriculture

04 Build for the existing community

Affordable rents

Missing retail services

Community / social services for seniors, youth, and others

Rules of Engagement

Everyone has been assigned to a Breakout Group

Discussion Etiquette

- One person speaking at a time
- Be courteous and respectful of other ideas and comments

Breakout Schedule:

- Englewood Square 15 minutes
- 63rd @ Halsted 10 minutes
- 63rd Street Corridor 10 minutes

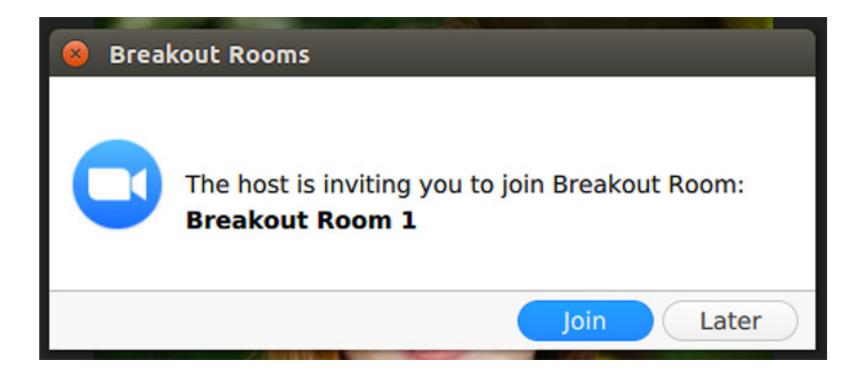
Rules of Engagement

Questions

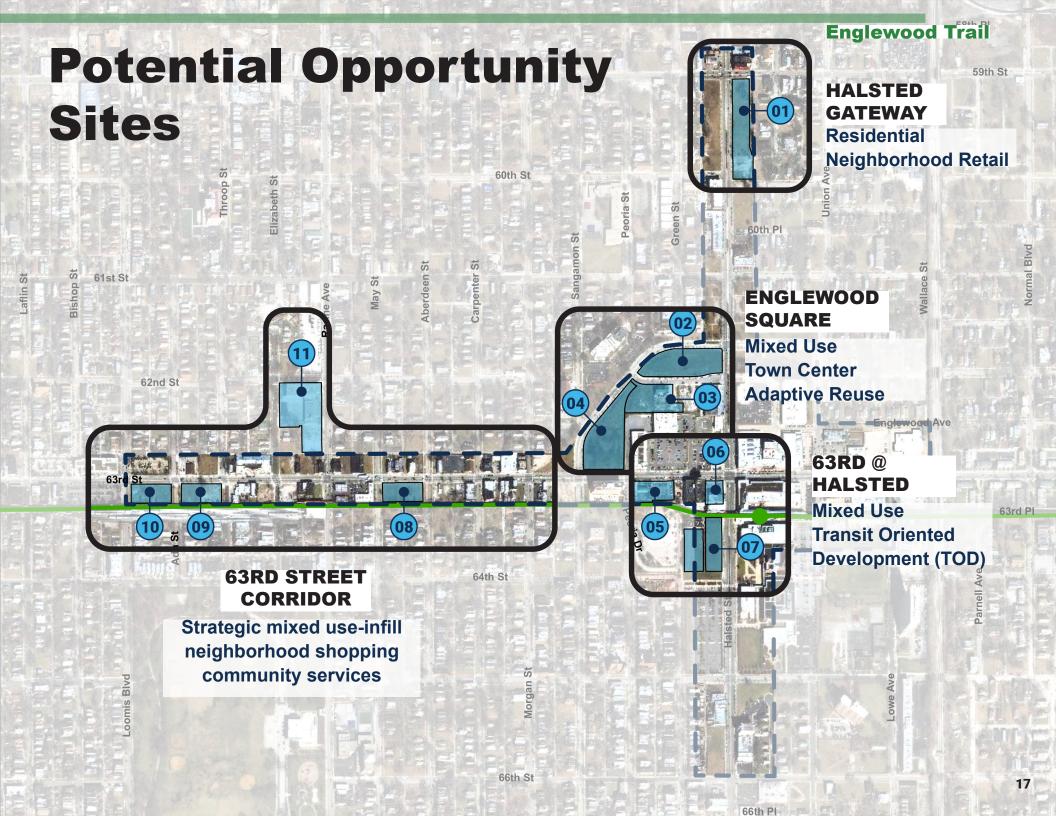
- 1. Which concept makes the most sense on each site?
- 2. How do we best activate the Firehouse?
- 3. Key issue to include in the RFP?

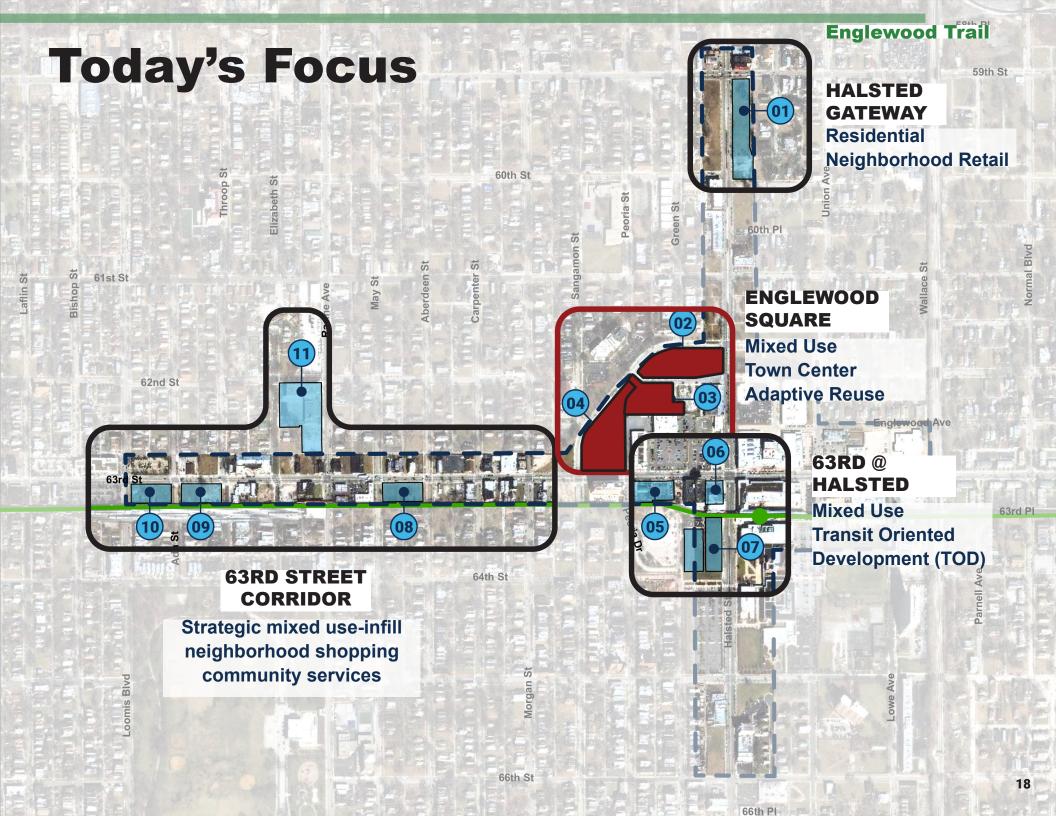
Rules of Engagement

Click the pop-up box now!



Englewood Square RFP Sites





Today's Round Table Goals

01 Confirm Englewood Square overall development site

Uses / Program

Density / Character

Alternative Design Strategies

02 Provide feedback on parcel level vision for Englewood Square RFP Sites

Complement Englewood Square commercial hub with appropriate uses

(housing, additional retail / entertainment, employment generators)

Promote adaptive re-use of historic Firehouse

03 Review market strategies and gap financing strategies

Review proposed market mix, square footages, unit counts (housing, retail, commercial)

Review development financial gap and incentives under consideration

Plan Refinements since the last Round Table

01 Incorporate Community Feedback

Roundtable and Stakeholder Meeting Input

02 Refine District Design

Density and location of buildings

Walkable town center with inviting streetscape

Create community-oriented places and uses

Connected open spaces and buildings

Vehicular site circulation and parking

03 Prepare a Market Analysis

Review development and operating costs

Understand financial challenges

Identify financial gap resources including subsidies, grants, loans and other incentives

Overall Site Plan - Concept 'A'



Create a civic plaza in front of the fire station and open space surrounding the fire station plaza that can be used for parking and scheduled community events such as farmers markets, art shows and festivals.

Site 02 Residential Commercial	142,000sf 142 units 13,000 sf
Site 03	
Residential	34,000 sf 54 units
Commercial	19,725 sf
Firehouse (reno)	9,000 sf
Site 04	
Residential	130,350 sf
	147 units

Phase 2 - Concept 'A'



Site	02
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Residential 142,000sf

142 units

Commercial 13,000 sf

Site 03

Residential 34,000 sf 54 units

Commercial 19,725 sf

Site 04

Residential 130,350 sf 147 units

Overall Site Plan - Concept 'B'



Create a smaller plaza in front of the fire station, bordered by a commercial community building to the south and residential building to the east with ground level retail.

Site 02

Residential	123,285 sf
	139 units
Commercial	22,935 sf

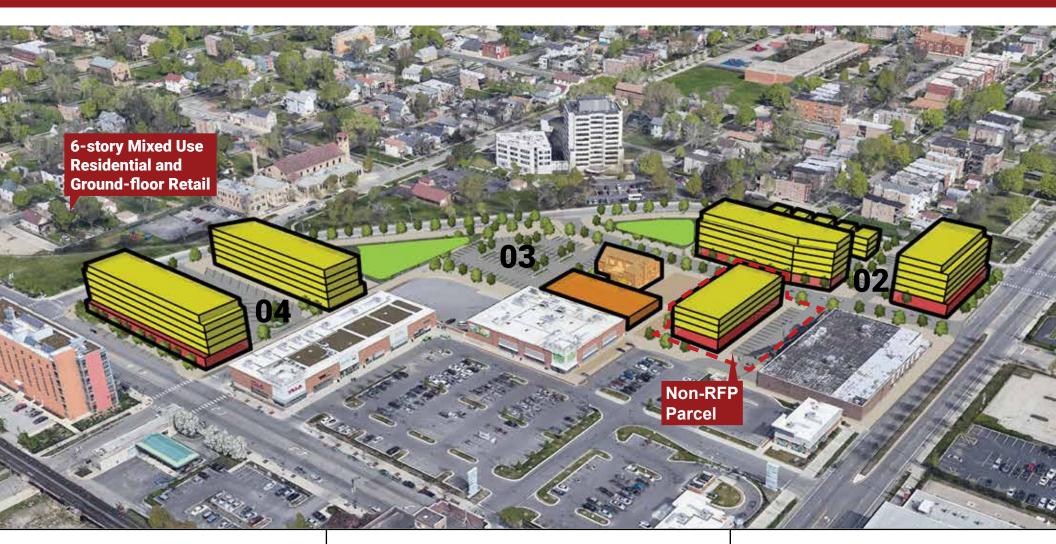
Site 03 (excluding Firehouse)

Residential	30,130 sf
	34 units
Commercial	19,725 sf
Community/Services	11,040 sf

Site 04

Residential	131,220 sf
	150 units
Commercial	14, 575 sf

Phase 2 - Concept 'B'



Site 02

Residential 123,285 sf 139 units Commercial 22,935 sf

Site 03 (excluding Firehouse)

Residential 30,130 sf 34 units

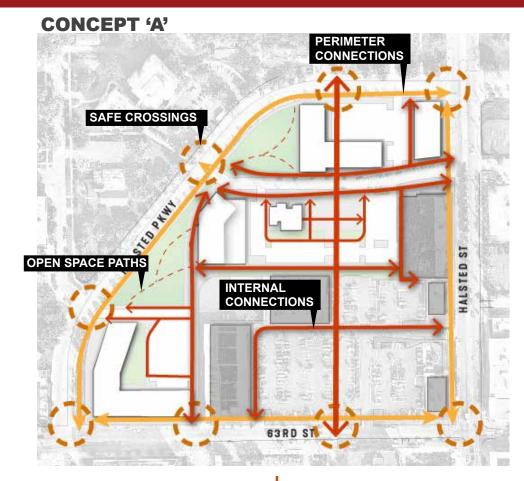
Commercial 19,725 sf

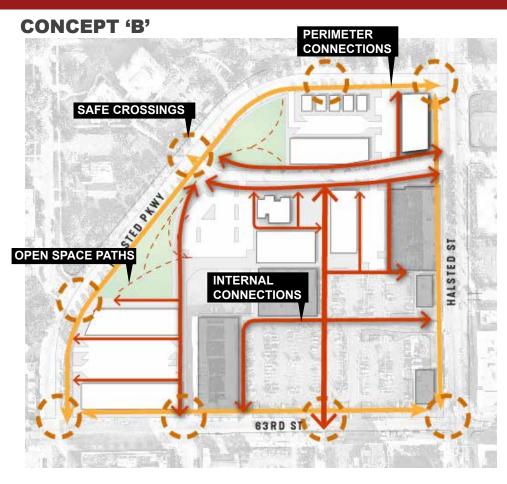
Community/Services 11,040 sf

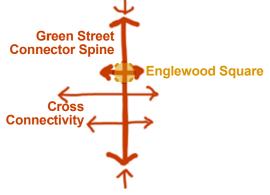
Site 04

Residential 131,220 sf 150 units Commercial 14, 575 sf

Pedestrian Connectivity











Pedestrian Connectivity - Streetscape

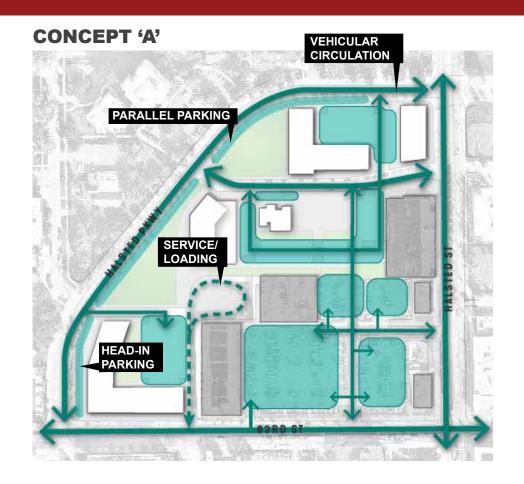


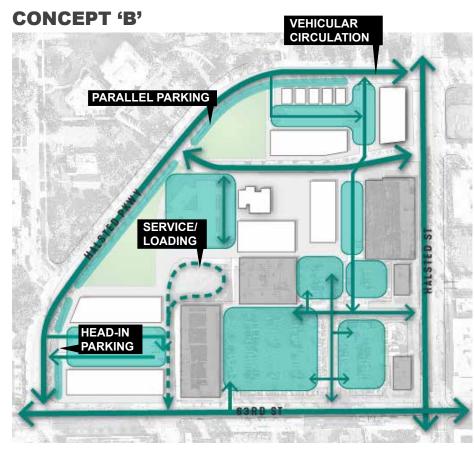






Vehicular Circulation & Parking





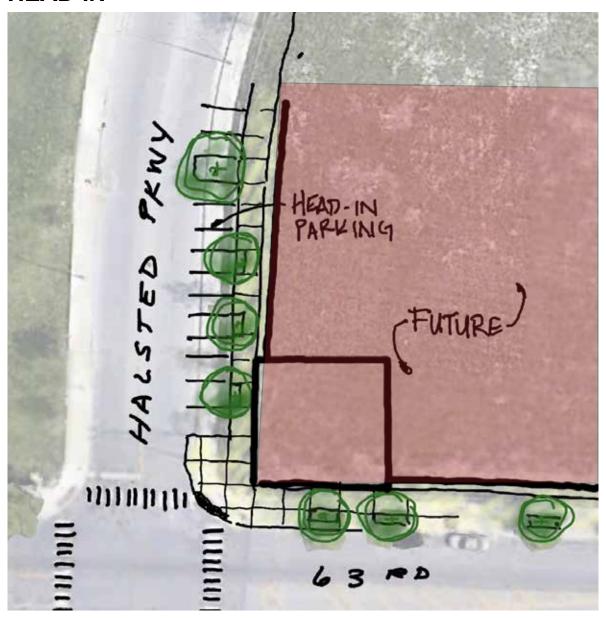






Halsted Parkway On Street Parking Options

HEAD-IN

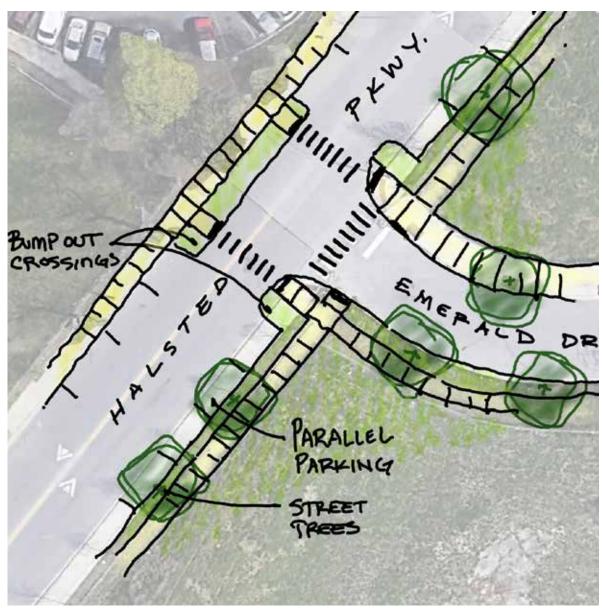






Halsted Parkway On Street Parking Options

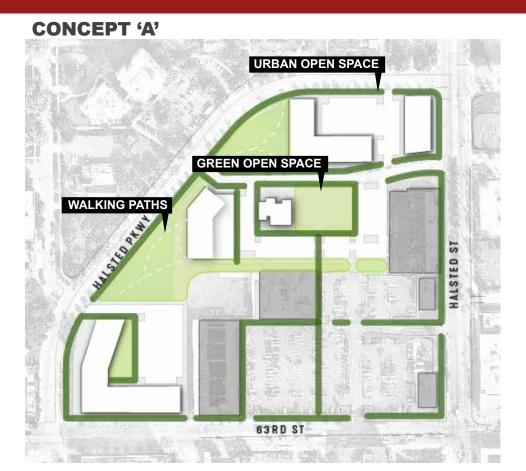
PARALLEL

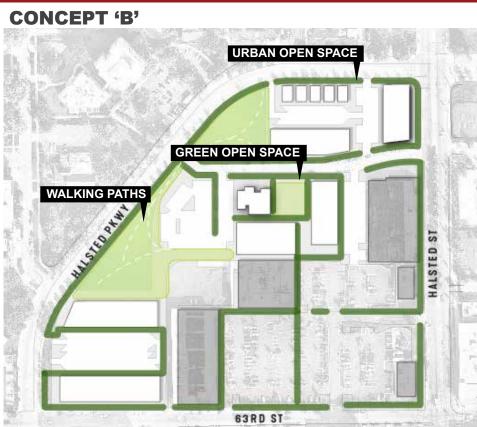






Open Space Framework











Englewood Square Open Space Framework - Bermed Open Space





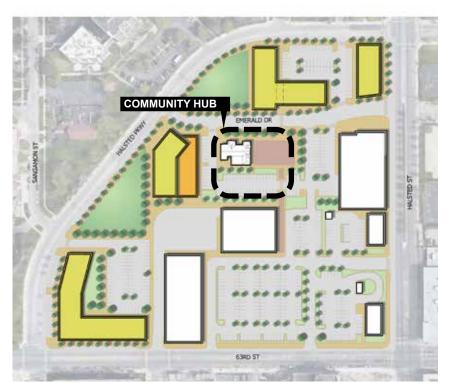






Englewood Square Development Opportunities - Firehouse & Urban Plaza

CONCEPT 'A'



CONCEPT 'B'









Englewood Square Open Space Framework - Community Plaza











Development Opportunities - Firehouse & Urban Plaza



CONCEPT 'A'



CONCEPT "B"











Englewood Square Development Opportunities - Housing

CONCEPT 'A'



CONCEPT 'B'









Englewood SquareDevelopment Opportunities - Housing



CONCEPT 'A'



CONCEPT "B"







Englewood Square Development Opportunities - Housing



CONCEPT 'A'



CONCEPT "B"









Development Opportunities - Retail

Ground Level Retail

Neighborhood Retail (complimentary to the shopping center): apparel, restaurants, coffee shop and other food and beverage, home goods, pet store, re-sale shop, personal services (hair, nails barber shop), entertainment and banquet hall.

Professional / Office / Services: health clinic, legal services, accountants, real estate, architects, graphic designers, engineers, print shop /office supplies, computer training and repairs, fitness center, day care/ pre-school, job training, social services, counseling center, business incubator/accelerator, co-working space.

Firehouse (community focused uses similar to above): day care, youth programs, restaurant, coffee shop, computer/job training, banquet space, business incubator/accelerator, coworking space, place to sell local goods and services such as locally grown food products.









Englewood Square MARKET FINANCIALS



Unit type	Avg size	Mix %
Studio	400 SF	20%
1 Bedrm	575 SF	40%
2 Bedrm	900 SF	30%
3 Bedrm	1200SF	10%



Notes:

Average unit size = 700 Sf

Proposed total units = 300 unit (for both concept A + B)

Potential for 3-flat units to be for sale product in concept B

Financial Goals:

Provide affordable housing choices to support 60% AMI (average median income)

Estimated rent will not cover the construction and operating costs, creating a financial gap

Financial incentives (subsidies, incentives, grants and loans) are being reviewed to fill that financial gap.

Incentives under consideration include:

- Neighborhood Opportunity Fund
- TIF
- Enterprise
- IRS Opportunity Zones
- New Market Tax Credits
- Low Income Housing Tax Credits

Englewood Square comments / QUESTIONS





Report Back

Group Discussion

- 1. Which concept made the most sense on each site?
- 2. How do we best activate the Firehouse?
- 3. Key issue to include in the RFP?

RFP Selection Criteria

Englewood Square Phase II RFP

Selection Criteria

How can we ensure meaningful Englewood representation throughout implementation?

Developer Criteria

• Encourage meaningful inclusion of minority / South Side developers (Chicago Emerging Minority Developer Program)

Designer Criteria

• Encourage meaningful inclusion of South Side designers (planners, architects, landscape architects, engineers, etc.)

Contractor Criteria

- Build on existing MBE / WBE requirements
- Include zip-code-based criteria?

Lessee / Employee Criteria

 Ensure proposals have a plan to encourage spaces for Englewood / South Side businesses / tenants

Next Steps

Next Steps Continued Engagement

ADDITIONAL COMMENTS?:

DPD@CITYOFCHICAGO.ORG

Ongoing Community Stakeholder Interviews

Mid-August Englewood Square Phase II RFP Released

Late August Roundtable #4

THANK YOU!