



Ogden Ave/North Lawndale Community Roundtable

April 26th, 2021

Agenda

1. Introductions
2. NOF Applications Update
3. 3400-18 W. Ogden RFP: Response summary and discussion

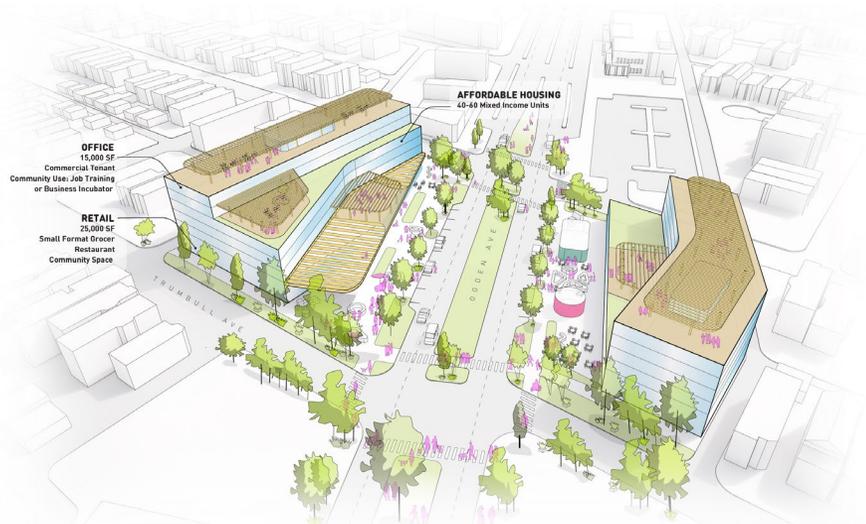
RFP Vision for 3400-18 W. Ogden Ave.



Pedestrian-oriented, mixed-use development

Development priorities:

- Commercial space that supports locally-owned small businesses
- New retail amenities that are currently lacking in the community
- Mixed-income housing
- Public spaces for pedestrians



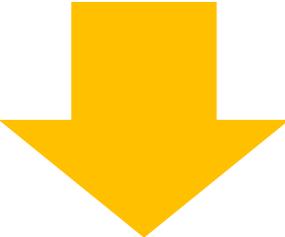
Community Engagement

RFP Vision and Development Principles informed by:

- Previous planning studies - 2018 Quality of Life Plan
- Invest South/West outreach and monthly ISW roundtables
- Stakeholder interviews, Alderman feedback
- Visioning workshop – October '20
- NLCCC public meeting – November '20



RFP Timeline



RFP SUBMISSION SUMMARIES

Respondent Teams

Elevate on
Ogden Avenue



Elevate x Hive

Hive Cosmetology School, Miller & Ferguson, Structure Group, Rankins Group



Lawndale Redefined

GRE Ventures, Imagine Development Group, 548 Development



OG Lawndale

Gorman & Company

Respondent Teams



PIVOT North Lawndale

Michaels Development, New Covenant
Community Development Corporation



Proxima Hotel

Proxima Management



The Tapestry

Lawndale Christian Development Corporation,
NHP Foundation

ELEVATE X HIVE

A mixed-use project that includes the Hive Cosmetology & Fragrance School, an African-American Hair Museum, affordable apartments and retail spaces for local businesses.

Owners

Hive Cosmetology & Fragrance School, Miller & Ferguson

Development Team

Miller & Ferguson, Rankins Group, Structure Group

Design Team

Ross Barney Architects (WBE)

Construction Team

Bowa Construction (MBE), Safeway Construction (MBE)

Community Partners

North Lawndale Employment Network



ELEVATE X HIVE

Total Project Cost: \$52.8 million

City Incentives Requested: \$1.8 million (TIF)

Tax Credits: \$48.3 million (9%LIHTC)

Jobs Generated: 150 construction / 100 permanent

Proposed Uses

Hive cosmetology campus with classrooms, offices and workshop: 14,400 sf

Second floor lecture hall with African-American Hair Museum and greenhouse: 4,100 sf

Five ground-floor retail spaces and Hive salon: 12,700 sf

66 affordable residential units



ELEVATE X HIVE

Capital Stack

Conventional Funding	\$2,706,336
Equity	\$63,360
Bank Debt	\$1,642,976
Deferred Developer Fee	\$1,000,000
Tax Credits	\$48,267,256
9% LIHTC	\$48,267,256
City Assistance	\$1,800,000
TIF	\$1,800,000
Total Project Cost	\$52,773,592

Construction Budget

Acquisition	\$180,000
Site Prep	\$1,848,000
Hard Costs	\$41,429,548
Soft Costs	\$8,966,044
Furniture and fixtures	\$200,000
Equipment	\$150,000
Total Project Cost	\$52,773,592



LAWNDALE REDEFINED

A multi-building mixed-use project with affordable and market-rate housing, retail and restaurant space, and a community center with technology and arts programming. A plaza features public art, a splash pad, and a “History Trail” celebrating North Lawndale’s past.

Development Team

GRE Ventures (MBE), Imagine Development Group (MBE), 548 Development (MBE)

Design Team

Wight & Company, Onyx Architectural Services (MBE), Site Design Group (MBE), Engage Civil Engineering (MBE), dbHMS (MBE)

Construction Team

GMA Construction (MBE), Tandem Ventures (M/WBE), Safer Foundation

Community Partners

Black Men United, NAACP – Westside Branch, Habilitative Systems, Small Business Development Corp.



LAWNDALE REDEFINED

Total Project Cost: \$31.4 million

City Incentives Requested: \$7.1 million (TIF),
\$1.5 million (NOF)

Tax Credits: \$17.5 million (9%LIHTC)

Jobs Generated: 90-120 construction / 20
permanent

Proposed Uses

Small-scale grocer on ground floor: 4,500 sf

Bistro with rooftop terrace above grocer:
2,950 sf

“The Cube” arts and technology community
center: 3,000 sf

Add’nal retail and restaurant space: 7,000 sf

63 total residential units / 48 affordable



LAWNDALE REDEFINED

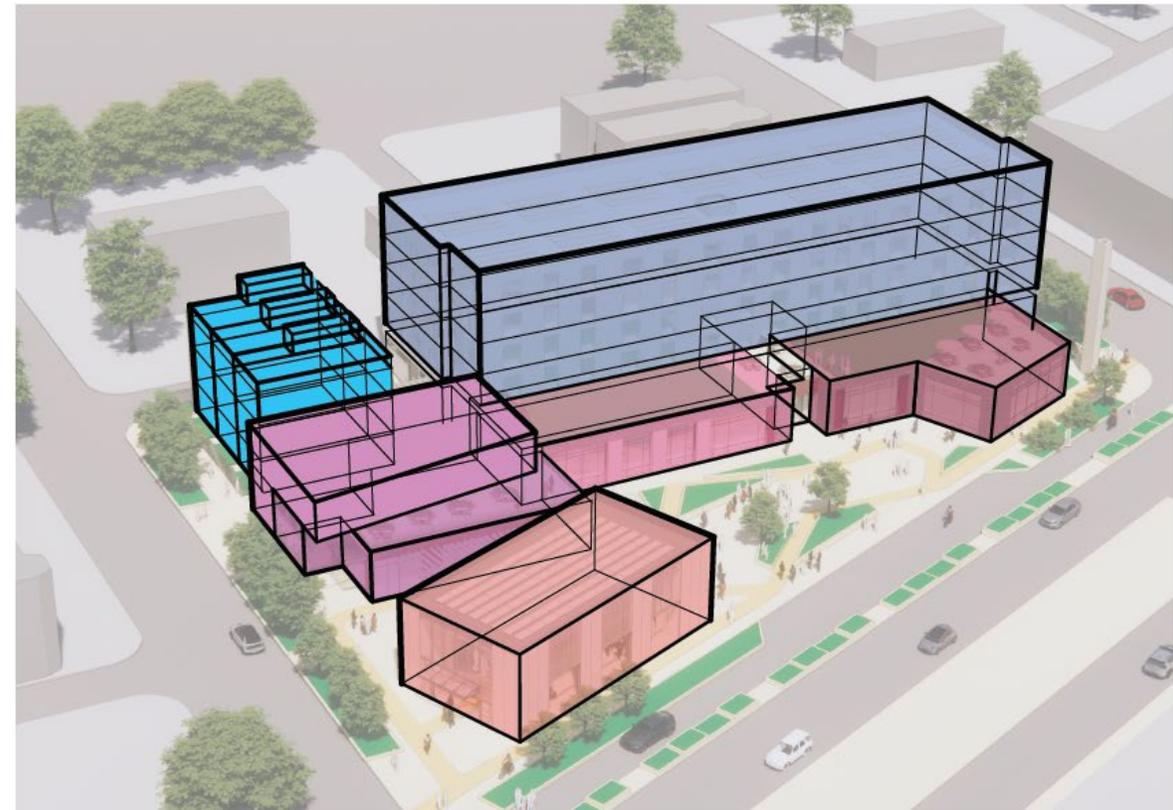
Capital Stack

Conventional Funding	\$5,350,000
Equity	\$0
Bank Debt	\$5,000,000
Comed Energy Grant	\$350,000
Tax Credits	\$17,500,000
9% LIHTC	\$17,500,000
City Assistance & Grants	\$8,552,391
TIF	\$7,052,391
NOF	\$1,500,000
Total Project Cost	\$31,402,391

Construction Budget

Acquisition	\$200,000
Site Prep	\$1,300,000
Hard Costs	\$24,838,050
Soft Costs	\$4,989,341
Furniture and fixtures	\$75,000
Total Project Cost	\$31,402,391

■	TOWNHOUSES
■	APARTMENT BUILDING & PARKING GARAGE
■	BISTRO AND GROCERY
■	RETAIL
■	RETAIL AND RESTAURANT
■	THE CUBE



OG LAWDALE

A multi-building, mixed-use project including a three-story office building with ground-floor retail and a five-story, multi-family residential building with 100% affordable units and ground-floor retail.

Development Team

OG Lawndale Development LLC – joint venture of Gorman & Company, Gorman General Contracting, Beehyvve (MBE) and JGMA Architects (MBE)

Design Team

Beehyvve (MBE), JGMA Architects (MBE), Site Design Group (MBE)

Construction Team

Gorman General Contractors, Engage Civil (MBE), Thornton Tomasetti, MEPIS, PAC Leaders

Real Estate Services

EG Woode, Neal & Leroy



OG LAWDALE

Total Project Cost: \$38.3 million

City Incentives Requested: \$1.6 million (TIF)

Tax Credits: \$16.6 million (9%LIHTC & NMTC)

Jobs Generated: TBD

Proposed Uses

Office and retail space: 43,700 sf

50 affordable residential units

Public plaza with space for performance, pop-up retail and casual gathering



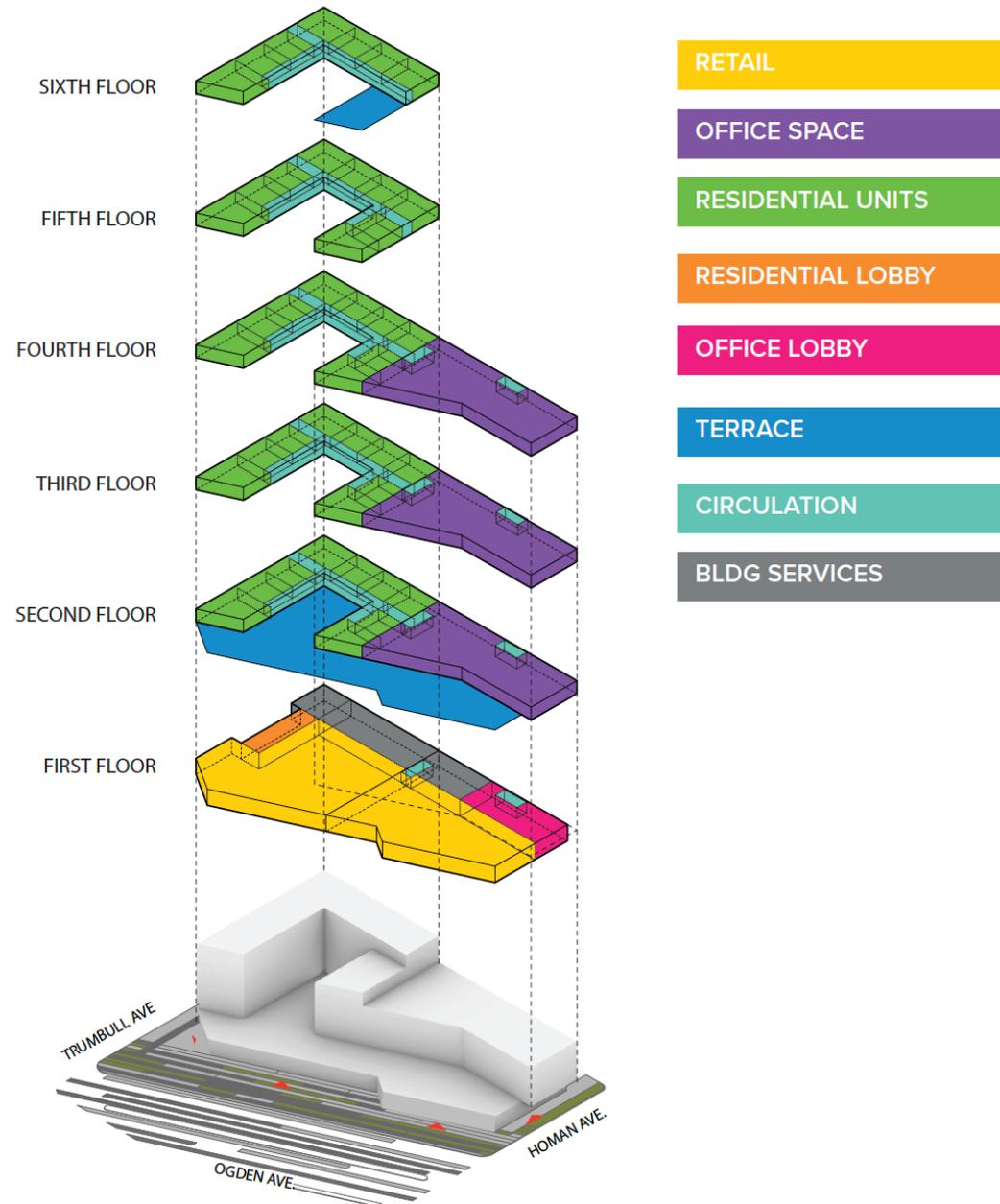
OG LAWNDALE

Capital Stack

Conventional Funding	\$15,200,000
Equity	\$1,500,000
Bank Debt	\$11,320,000
Grants	\$2,380,000
Tax Credits	\$16,640,867
9% LIHTC and New Market Tax Credits	\$16,640,867
City Assistance & Grants	\$5,448,880
TIF	\$1,580,000
Non-Serviceable Gap	\$3,868,880
Total Project Cost	\$38,289,747

Construction Budget

Acquisition	\$180,000
Site Prep	\$2,053,266
Hard Costs	\$24,567,362
Soft Costs	\$9,037,927
Landscaping & Paving	2,301,192
Furniture & Fixtures	150,000
Total Project Cost	\$38,289,747



PIVOT NORTH LAWNSDALE

A mixed-use community hub that includes affordable and market-rate apartments, a neighborhood business incubator with community space, a marketplace for local businesses, a coworking space and additional restaurant and retail space.

Development Team

Michaels Development, New Covenant CDC

Design Team

Canopy (MBE), Future Firm (MBE/WBE), Planning Resources (DBE), Milhouse (MBE), Engage Civil (MBE)

Construction Team

GMA Construction (MBE)

Community Advisors

Edwin Muldrow-Del-Kar Pharmacy, Bobby Price-Principle Barbers



PIVOT NORTH LAWNDALE

Total Project Cost: \$27.5 million

City Incentives Requested: \$9.0 million (TIF)

Tax Credits: \$13.6 million (4% LIHTC)

Jobs Generated: 230 construction/ 32 permanent

Proposed Uses

“North Lawndale Neighborhood Incubator”: multi-purpose community space for small local businesses.

“West Side Marketplace”: five small-scale, short-term commercial spaces for West Side entrepreneurs.

Pavilion space for restaurant or retail at corner of Ogden and Trumbull.

Additional restaurant and retail space.

54 total residential units, 46 affordable



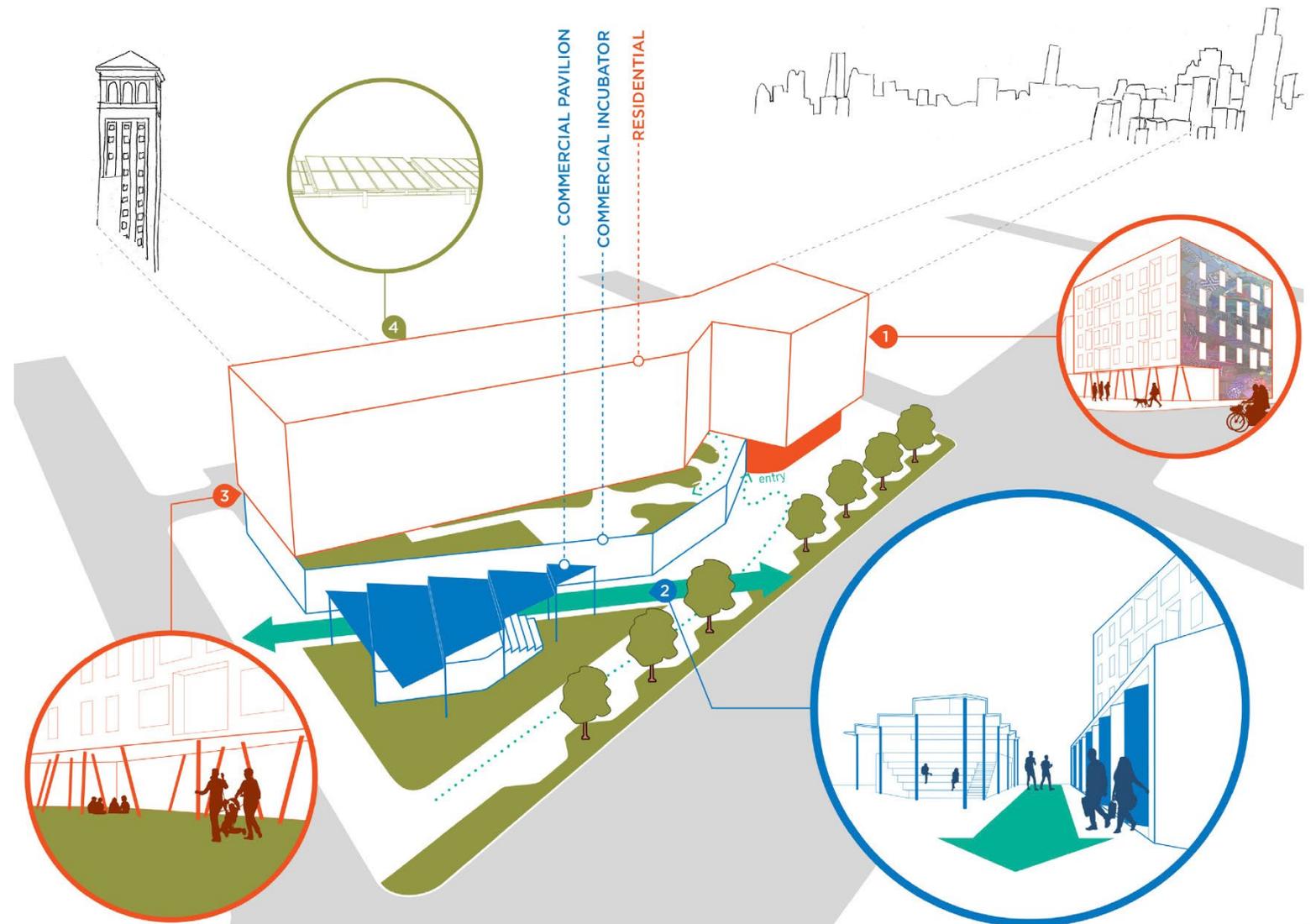
PIVOT NORTH LAWDALE

Capital Stack

Conventional Funding	\$1,730,000
Equity	\$0
Bank Debt	\$1,550,000
Comed Energy Grant	\$180,000
Tax Credits	\$13,648,735
4% LIHTC	\$13,648,735
City Assistance & Grants	\$12,100,000
TIF	\$9,000,000
Non-serviceable gap	\$3,100,000
Total Project Cost	\$27,478,735

Construction Budget

Acquisition	\$180,000
Site Prep	\$1,235,000
Hard Costs	\$18,733,775
Soft Costs	\$6,659,960
Landscaping and paving	\$550,000
Furniture and fixtures	\$120,000
Total Project Cost	\$27,478,735



PROXIMA HOTEL

An eight-story, 200-room hotel with ground-floor retail and restaurant space and publicly accessible open space.

Development Team

Proxima Management

Design Team

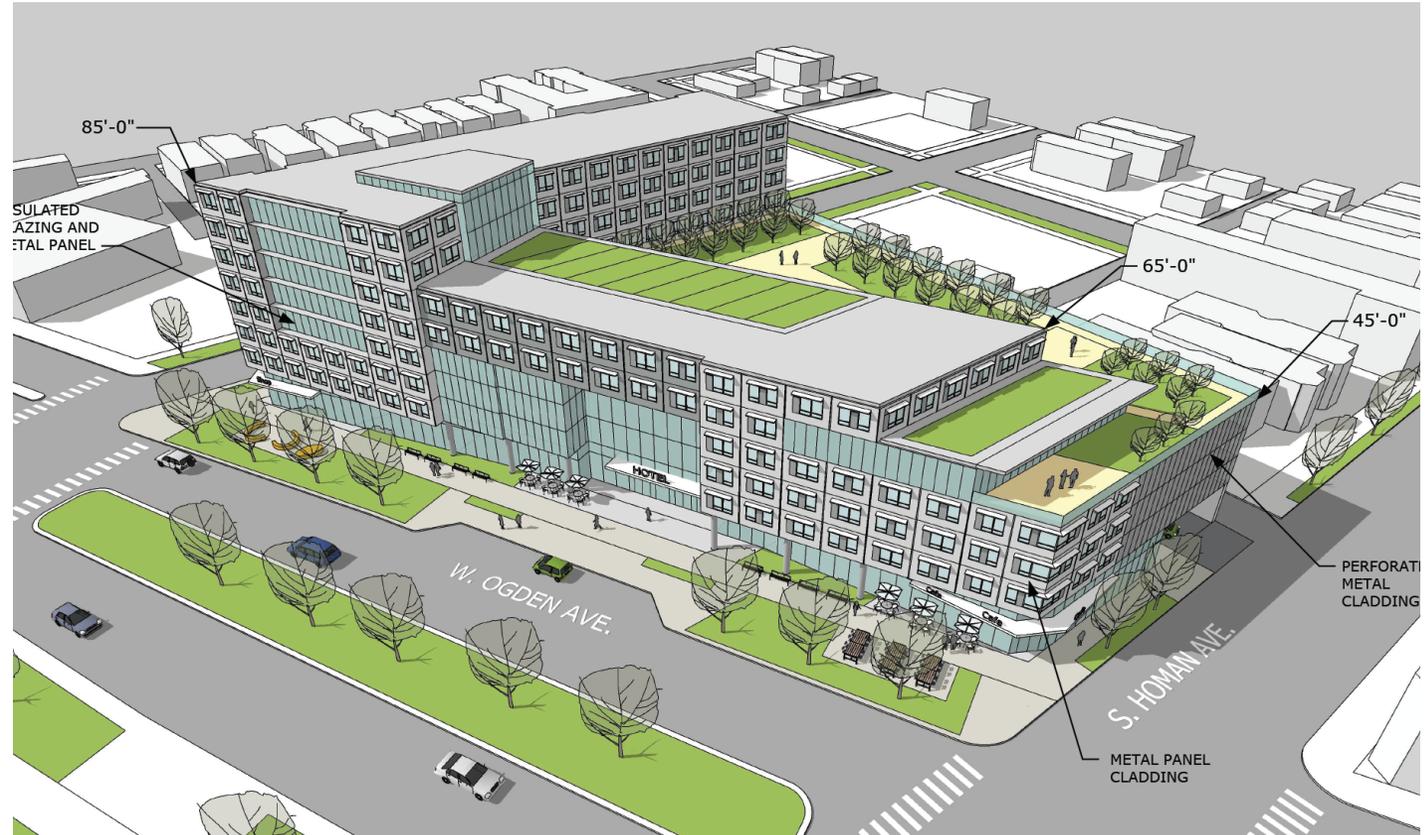
Hutton and Hutton

Construction Team

AshLaur Construction (MBE), Skender Construction,

Community Advisors

Kazmi Advisors (MBE), North Lawndale Employment Network



PROXIMA HOTEL

Total Project Cost: \$48.8 million

City Incentives Requested: \$0

Jobs Generated: 150+ construction / 30 permanent

Proposed Uses

200 Overnight and extended stay hotel rooms.

Two restaurant/retail spaces with outdoor seating.

Structured parking with drop-off lane in rear.

Rooftop terrace connected to fitness amenity and lounge.



PROXIMA HOTEL

Capital Stack

Conventional Funding	\$48,810,969
Equity	\$14,643,291
Bank Debt	\$34,167,678
Total Project Cost	\$48,810,969

Construction Budget

Acquisition	\$180,000
Site Prep	\$2,700,180
Hard Costs	\$30,299,797
Soft Costs	\$6,898,065
Landscaping and paving	\$2,440,548
Furniture and fixtures	\$4,052,559
Equipment	\$2,239,820
Total Project Cost	\$48,810,969



THE TAPESTRY

A four-story mixed-use project that includes affordable housing, community-focused commercial space and a public plaza. The ground floor houses a food hall for local entrepreneurs and a co-working space with retail.

Development Team

Lawndale Christian Development Corporation,
NHP Foundation

Design Team

UrbanWorks (M/W/DBE), Milhouse Engineering (MBE), David Mason & Assoc. (MBE), Planning Resources (MBE/DBE), Engage Civil (MBE), APMonarch (M/WBE)

Construction & Real Estate Services

Powers & Son (MBE), S.B. Friedman

Community Partners

Chicago Neighborhood Initiative, Westside Justice Center, Steans Family Foundation



THE TAPESTRY

Total Project Cost: \$31.4 million

City Incentives Requested: \$600K (TIF),
\$2.0 million (NOF)

Tax Credits: \$18.9 million (4% and 9%
LIHTC)

Jobs Generated: 170 construction / 50
permanent

Proposed Uses

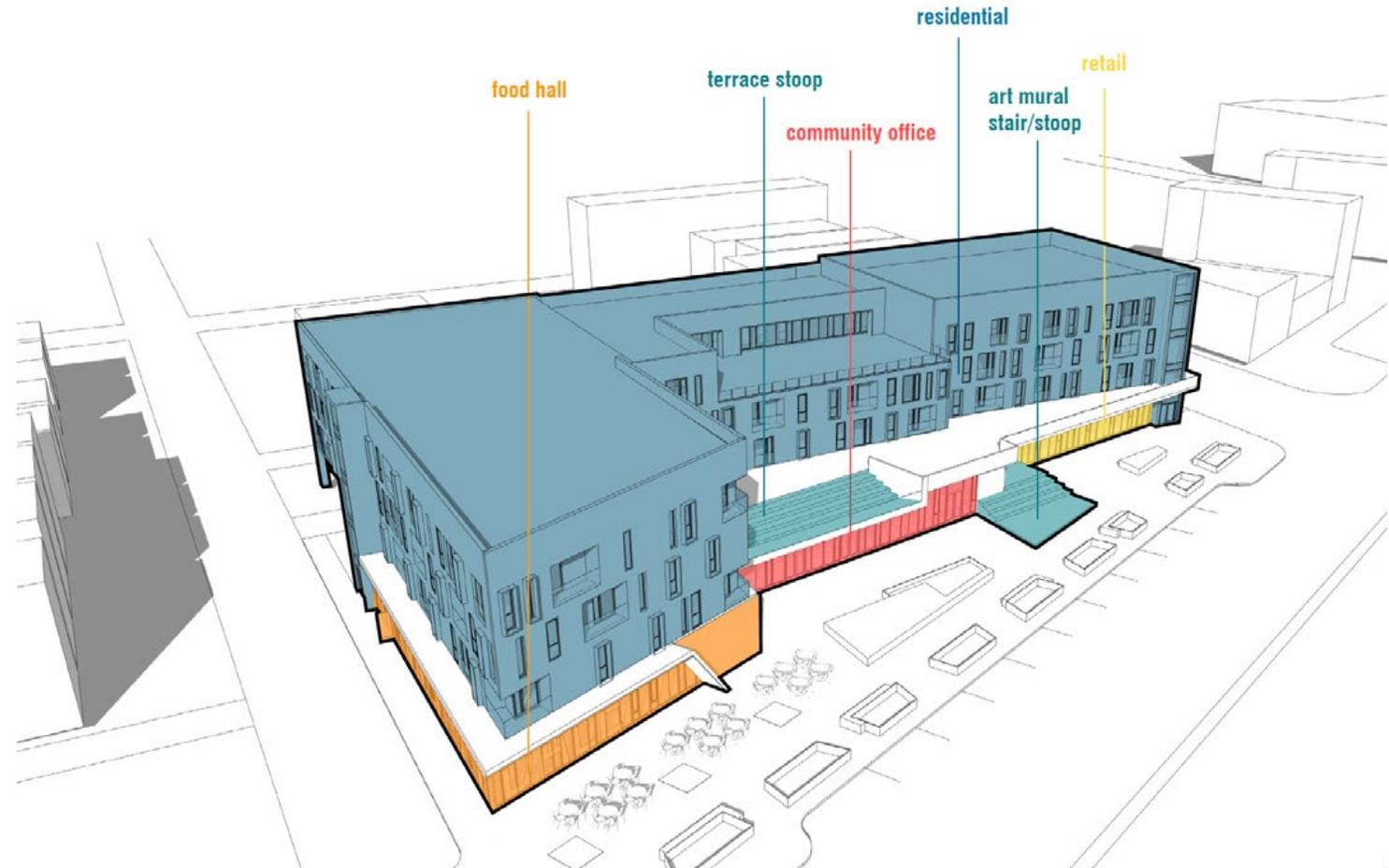
Food hall for local vendors: 7,100 sf

Community co-working space: 5,650 sf

Retail space: 3,200 sf

Plaza with cafe seating and flexible event
space: 15,550 sf

67 affordable residential units



THE TAPESTRY

Capital Stack

Conventional Funding	\$6,770,547
Equity	\$0
Bank Debt	\$6,450,000
Comed Energy Grant	\$320,547
Tax Credits	\$18,925,340
4% and 9% LIHTC	\$18,925,340
City Assistance & Grants	\$5,664,435
TIF	\$596,700
NOF	\$1,998,244
Non-serviceable gap	\$3,069,491
Total Project Cost	\$31,360,322

Construction Budget

Acquisition	\$180,000
Site Prep	\$596,700
Hard Costs	\$23,007,640
Soft Costs	\$7,092,982
Landscaping & paving	\$383,000
Furniture and fixtures	\$100,000
Total Project Cost	\$31,360,322



City's Evaluation Criteria

1

**Does the proposal build
Community Wealth?**

30% of total score

- Community Partnerships
- Commitment to Equity
- Local Hiring
- Promoting Small Businesses

2

**Is the proposal a great
example of Professional
Competence?**

40% of total score

- Professional Experience
- Design Excellence
- Responding to Community Priorities
- Innovation and Creativity

3

**Is the proposal
Economically Feasible?**

30% of total score

- Total Project Cost
- Public Assistance Requested
- Financial Qualifications



Community Presentation Feedback / Online Survey Results

Next Steps

April 26 Roundtable: Presentation of proposals to stakeholders

May 19th and 20th, 6-8 pm: Developer Presentation Public Meeting: Developers will present video summaries of their proposals, Q & A with community

May 24th Roundtable: Review of public meeting feedback & community survey responses

June: Selection and announcement of winning team



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