



# Ogden Ave/North Lawndale Community Roundtable

July 26<sup>th</sup>, 2021

# Agenda

1. Introductions
2. Ogden and Roosevelt/Kostner RFP Updates
3. NOF Award Update
4. Altenheim Line Planning Study

# Ogden and Roosevelt/Kostner RFPs

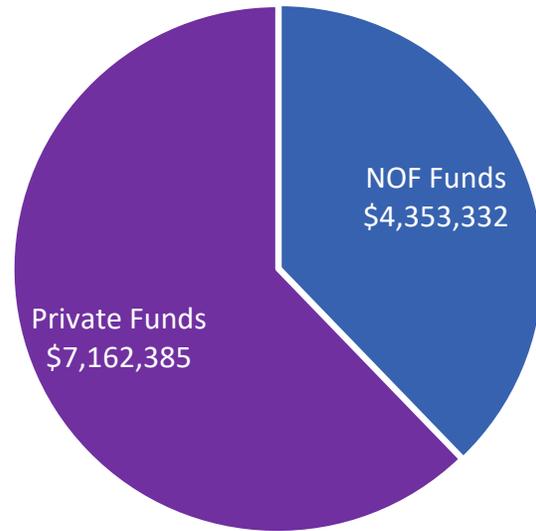
# NOF Award Update – Mary Kuhn, DPD



# Round 1 at a Glance

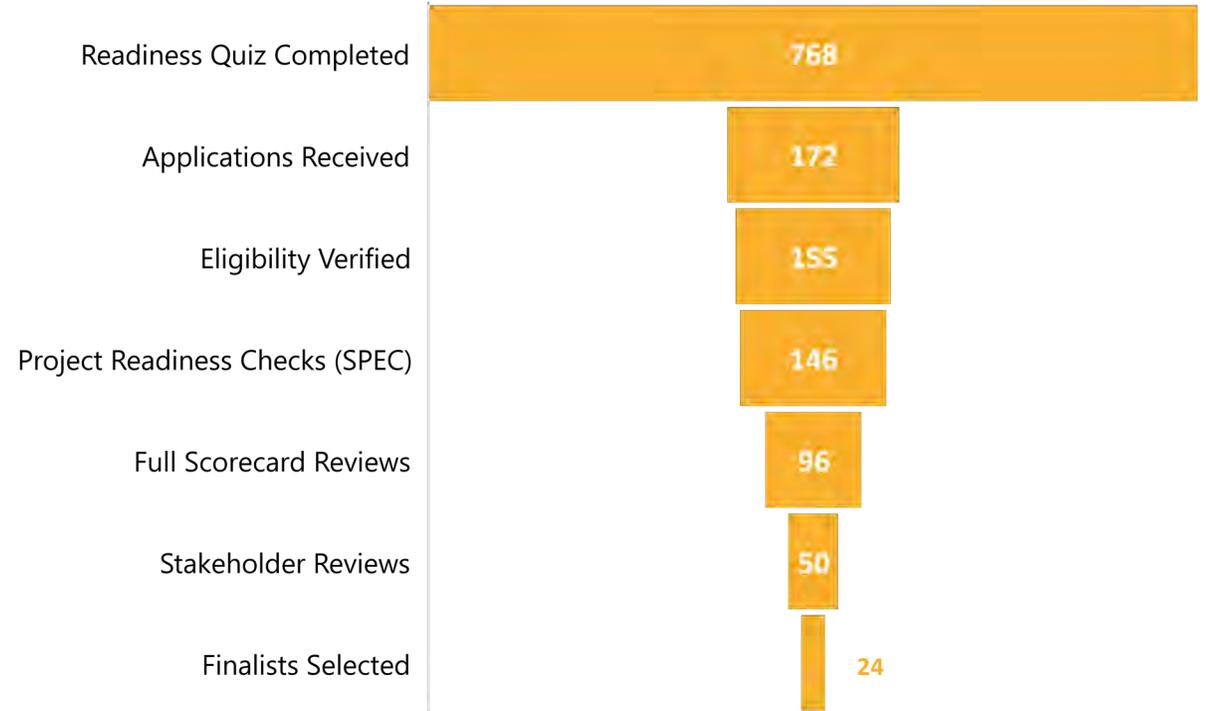
## Projected Neighborhood Investment

**\$11,515,716**



Available Grant Funds for Round 1: \$4.2m

## Application Review and Evaluation Process



**24**

**Small Grant Finalists**

# Round 1 at a Glance

24

Small Grant Finalists

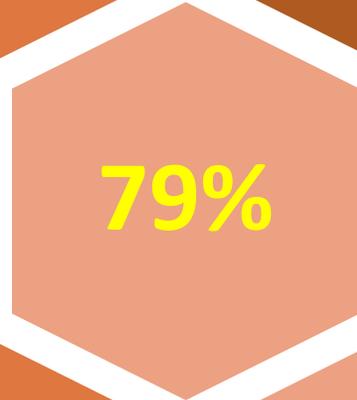


75% of Finalists intend to hire local QIA residents upon project completion



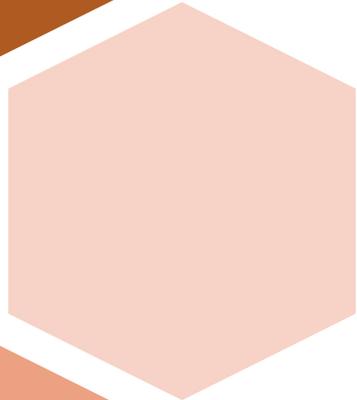
14

Invest South/West Corridor Projects



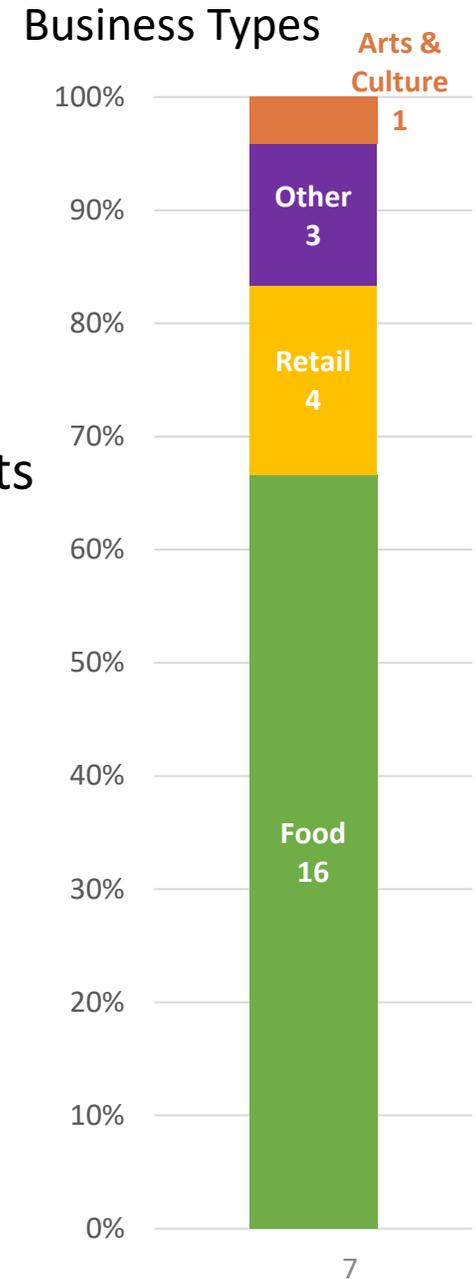
BIPOC Businesses

79%



15

QIA Local Residents



# Increased Response from the Latinx Community

2020 Round 2

23

Applicants that self-identified as Hispanic

0

Spanish application submissions

7

Hispanic Finalists

2021 Round 1

26

*From 6% to 15% of applications*

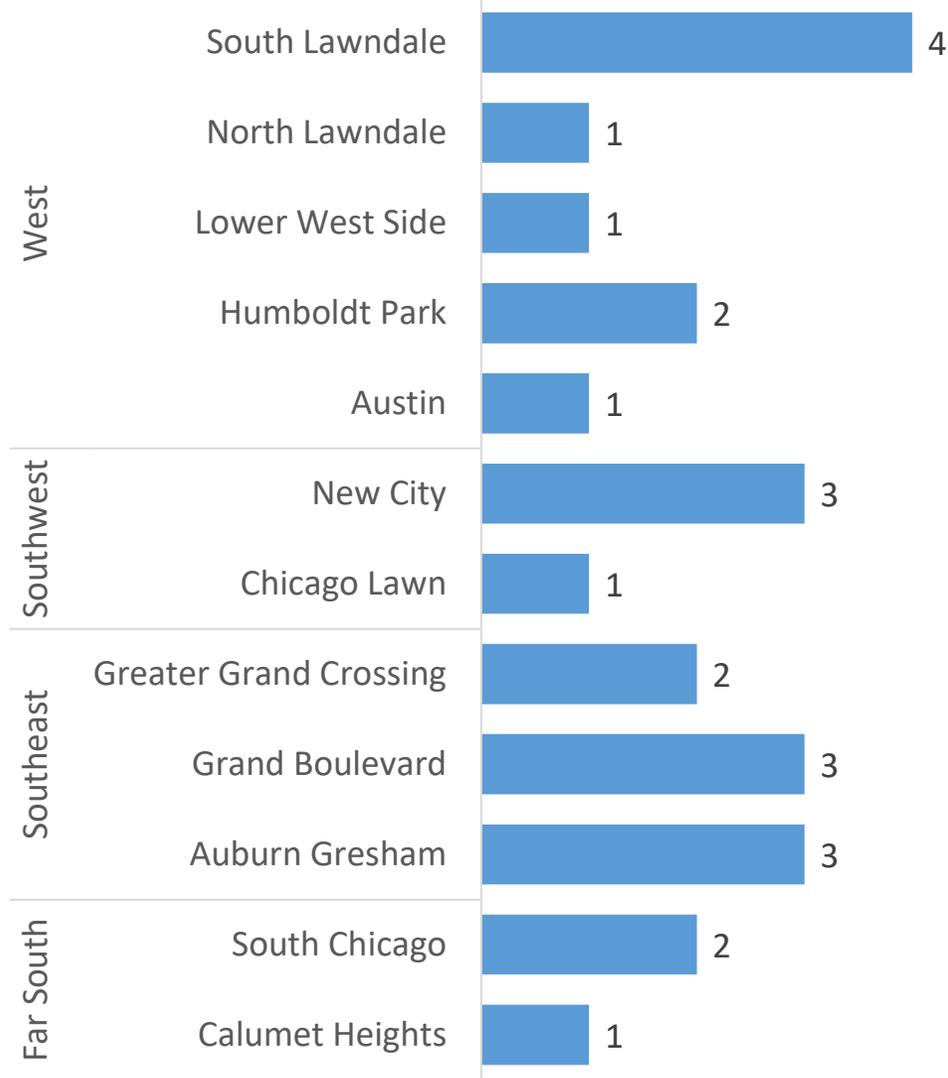
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*First two applications in Spanish ever received for NOF*

5

*21% of this round of finalists self-identify as Hispanic*

# Finalists by Community Area



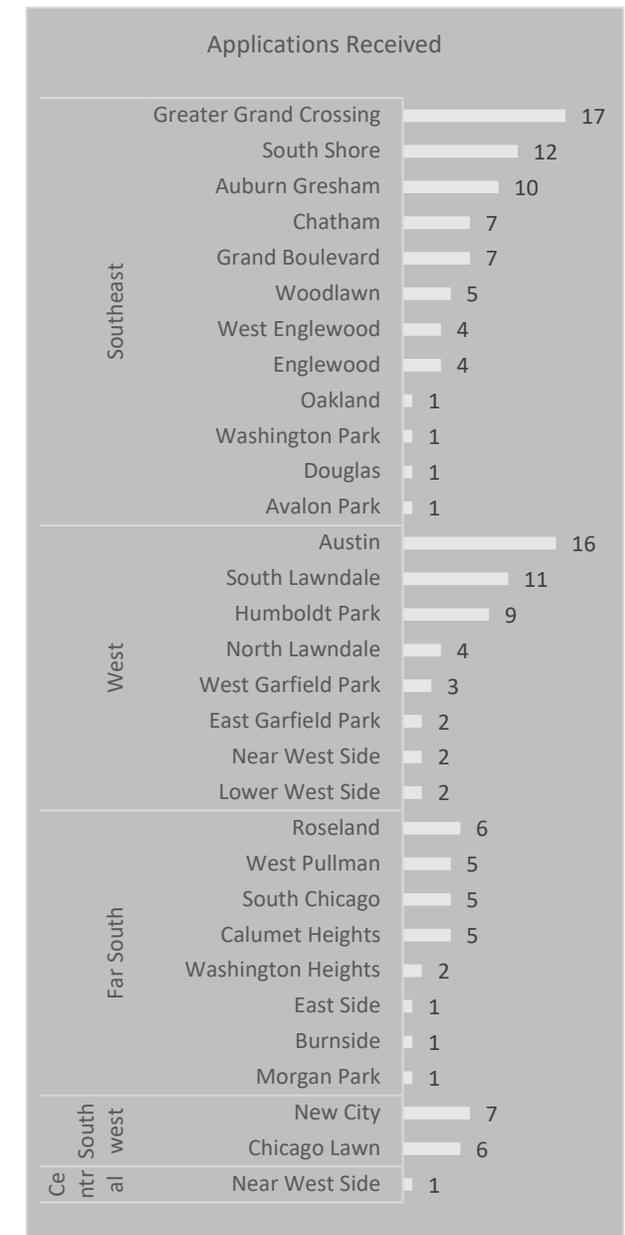
**9**  
Finalists  
**\$4.3m of TPC**  
West

**4**  
Finalists  
**\$1.4m of TPC**  
Southwest

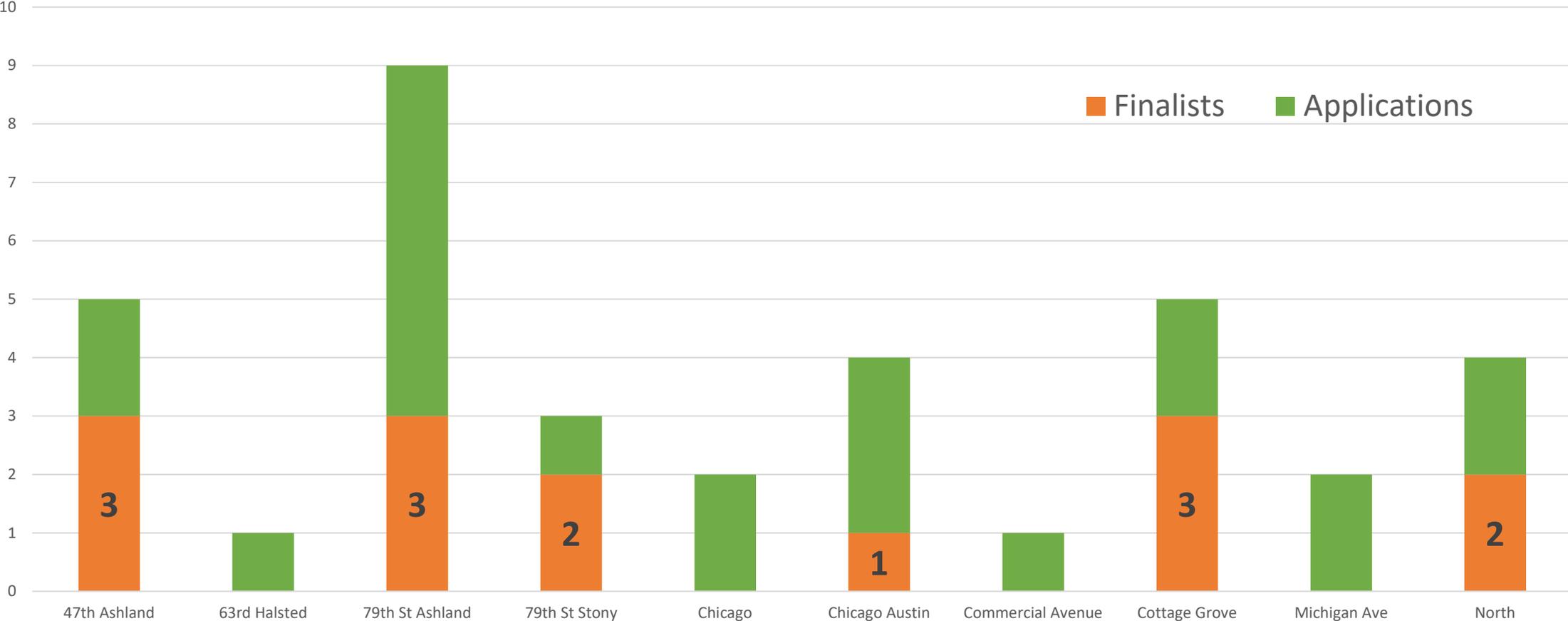
**8**  
Finalists  
**\$4.7m of TPC**  
Southeast

**3**  
Finalists  
**\$1.2m of TPC**  
Far South

**\$11.5 Million**  
**of Total Project Costs (TPC)**



# Invest South/West Corridor Projects



Project Name	Project Address
Restaurant Las Esperanzas	1758 W. 47th St.
Elia's Mattress	1846 W 47th St.
Blue Tin Production	3055 W. 63rd St.
Ninety Two Sneakers & Apparel	4717 South Ashland Ave
The Plant	1400 W. 47th St.

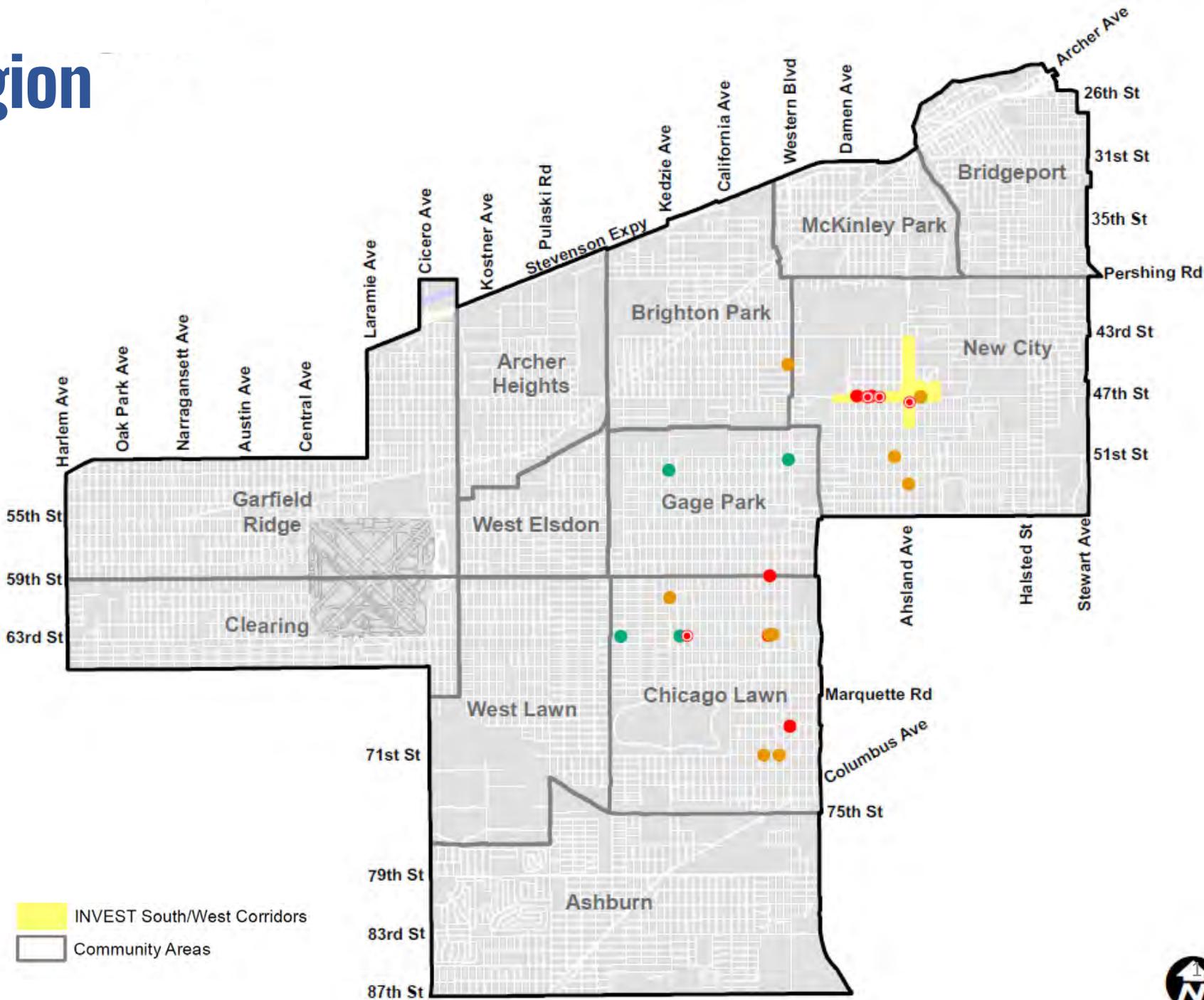


# Southwest Region Finalists

# Southwest Region

Completed	4
Under Construction	10
Previous Finalists	6
New Finalists (2021 Round 1)	4
ISW	5 -> 8

Data as of June 2021



- ⦿ New Finalist
- Finalist
- Completed
- Under Construction
- INVEST South/West Corridors
- Community Areas



Project Name	Project Address
Urban Luxe Café	2911 E 79th st
Chicago BodyShop	2049 E. 79th Street
Chicago Human Rhythm Project	8701 S. Bennett Ave.

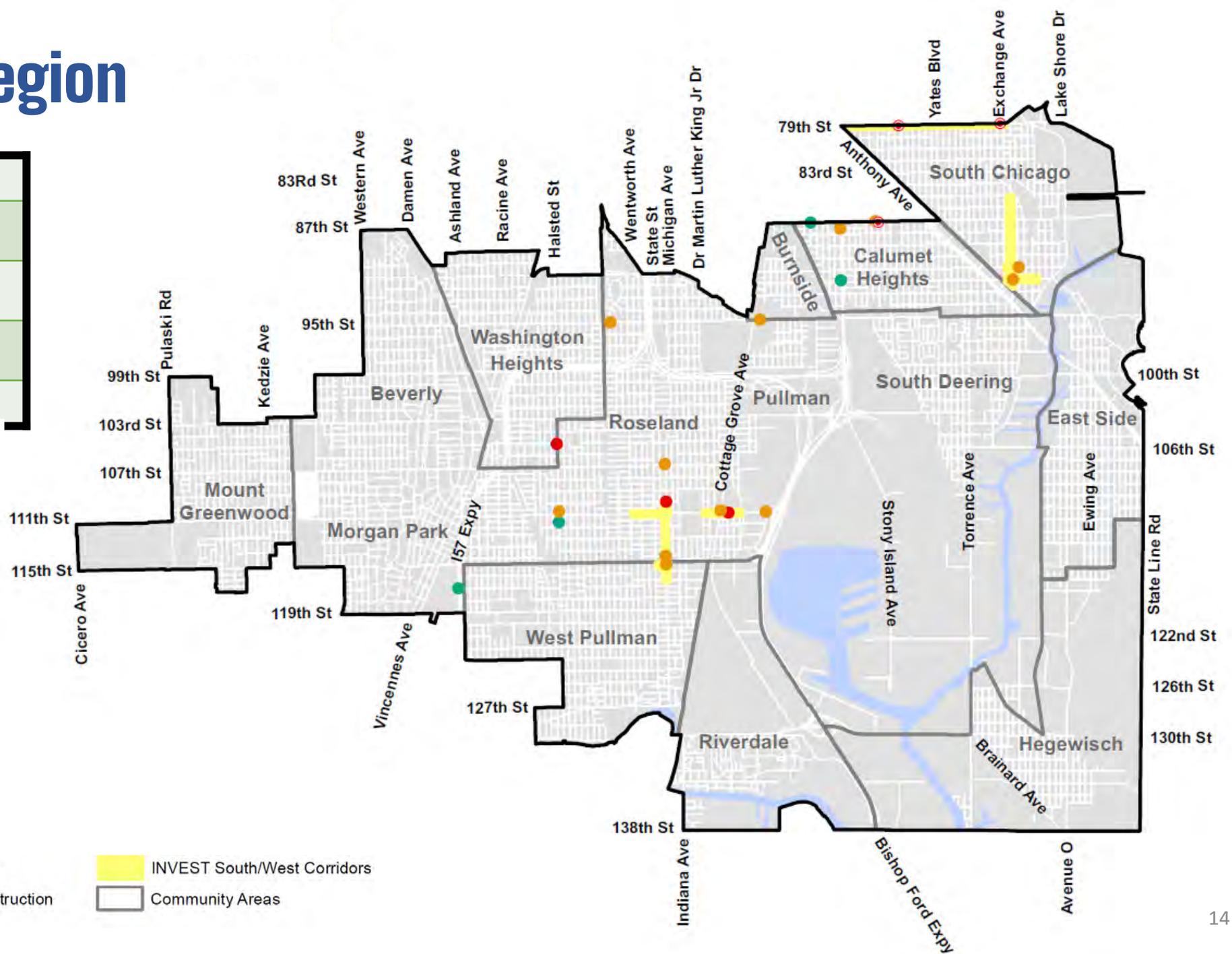


# Far South Region Finalists

# Far South Region

Completed	4
Under Construction	12
Previous Finalists	3
New Finalists (2021 Round 1)	3
ISW	6 -> 8

Data as of June 2021



- New Finalist
- Finalist
- Completed
- Under Construction
- INVEST South/West Corridors
- Community Areas

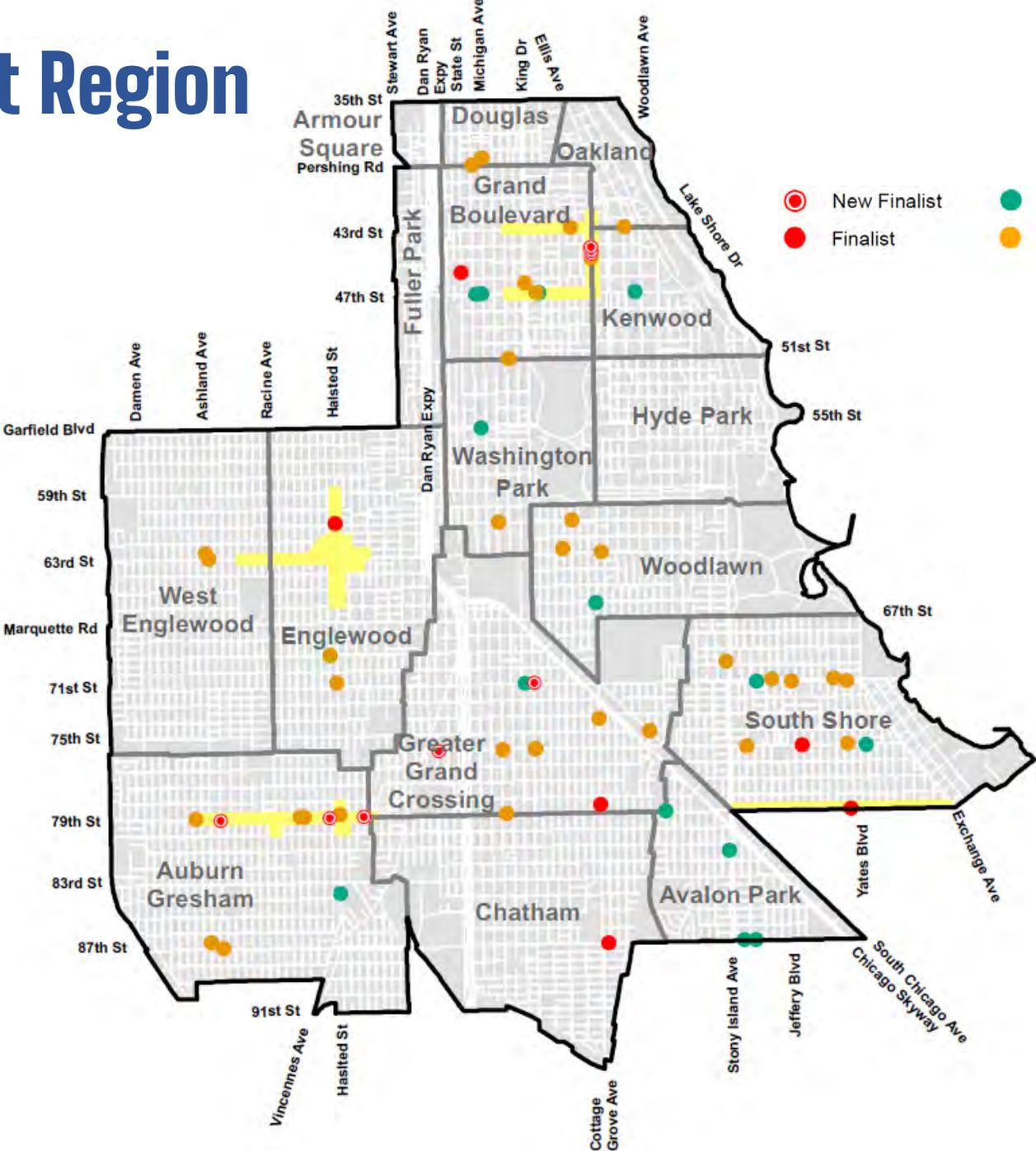


Project Name	Project Address
Stephens Properties 1 LLC	1519 W. 79th St.
SanJustins Kitchen	157 W. 75th St.
Mikkey's Retro Grill	839 W. 79th St.
ChiFresh Kitchen	400 E. 71st St.
Reggio's Pizza	4438 S. Cottage Grove
Pop That Pop on the Grove	4424 S. Cottage Grove
Jamaican Jerk Villa	632-654 W 79th st
Flyball	4404 S. Cottage Grove
J Marie Development	949 E. 75th Street



# Southeast Region Finalists

# Southeast Region



Completed	14
Under Construction	36
Previous Finalists	7
New Finalists (2021 Round 1)	8
ISW	12 -> 18

Data as of June 2021



Project Name	Project Address
La Casa de Samuel	2836-38 W. Cermak Road
Taqueria Huentitan	4019 W. North Ave
Rincon Family Services	3944 W. North Ave.
Carnitas Uruapan - Little Village	3801 W. 26th St.
Burdeens Chicago	2139 W. Cermak Rd
Nuevo Leon Bakery	4062 W. 26th St.
Naty's Pizza 26	3849 W. 26th Street
Lawndale Christian Development Corporation	3806 W 16 Street
Bitoy's Sweet Treats	5957 W. Chicago Ave
Motoworks Chicago	1901 South Western Avenue

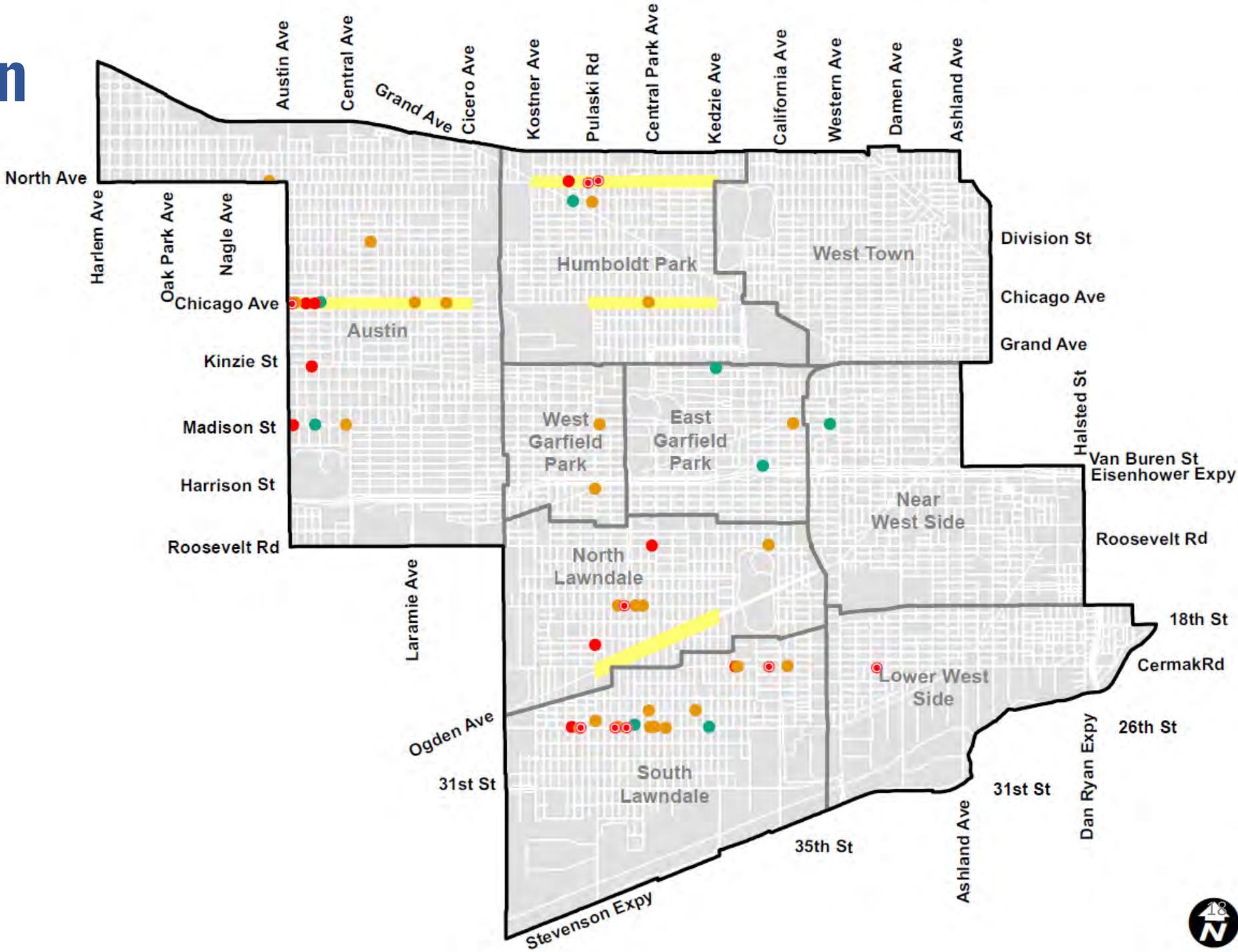


# West Region Finalists

# West Region

Completed	9
Under Construction	26
Previous Finalists	9
New Finalists (2021 Round 1)	9
ISW	9 -> 12

Data as of June 2021



# Tips for a Competitive Application: SPEC

- **Site Control:** Show lease, deed, sales or real estate contract, or signed letter of intent (LOI) from landlord.
- **Plan for Construction:** Complete the construction plan in the application with realistic dates and upload a contractor bid.
- **Equity or Loan:** Provide evidence of funds available for applicant portion of project (minimum is 25% of project costs)
- **Cost Itemized (Budget):** Enter a line-item budget into application with numbers that match contractor bids uploaded.

# NOF Rollout Dates

Application Opens:  
**Monday, August 16th**

Application Closes:  
**Friday, September 24th**





## Next Steps:

1. Let us know if you would like to host an NOF Info Session and we will post it on our website.
2. Dates for DPD-hosted NOF Info Sessions will be posted on our website and emailed to our mailing list.
3. Recorded sessions are available at [chicago.gov/NOF](http://chicago.gov/NOF) --> Applicant Support
4. NOF is hiring! Apply at [chicago.gov/jobs](http://chicago.gov/jobs)
5. Questions? [nof@cityofchicago.org](mailto:nof@cityofchicago.org)

# Altenheim Line Planning Study – DPD, CDOT, SOM

# Altenheim Line Development Framework Plan

City of Chicago - Department of  
Planning and Development



SOM

HOOD

LNENT  
DESIGN

SBFRIEDMAN

WR Ware Realty Group  
Real Estate Simplified

ENGAGECIVIL  
INCORPORATED

HNTB

NLCCC

# Agenda

Team Introductions

Project Goals

The Community and the Altenheim line

Discussion

Next Steps





# Team Introductions

# Team Introductions

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Project Management, Planning & Urban Design, Design Guidelines, Engagement

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Rail Spur, Public Realm, Landscape, Engagement

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Urban Design Guidelines, Engagement

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Market Analysis, Development Strategies



Residential Market Analysis

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Civil Engineering

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Transportation Advisory

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Neighborhood Community



# Schedule

# Schedule

## Community Meeting #1 July/August

### Visioning Workshop

Project  
Intro

Development  
Opportunities

- Summary of existing plans, data, design guidance and development regulations
- Rail spur envisioning concepts
- 20 Key Opportunity sites and draft selection criteria

## Community Meeting #2 August/September

### Design Options Review

Initial Design  
Concepts

Development  
Opportunities

- Market Analysis Report
- Density Analysis of key sites
- Design Guidelines
- Exploring development options on 20 Opportunity sites

## Community Meeting #3 October/Nov

### Draft Review

Design  
Refinement

Review Final  
Document

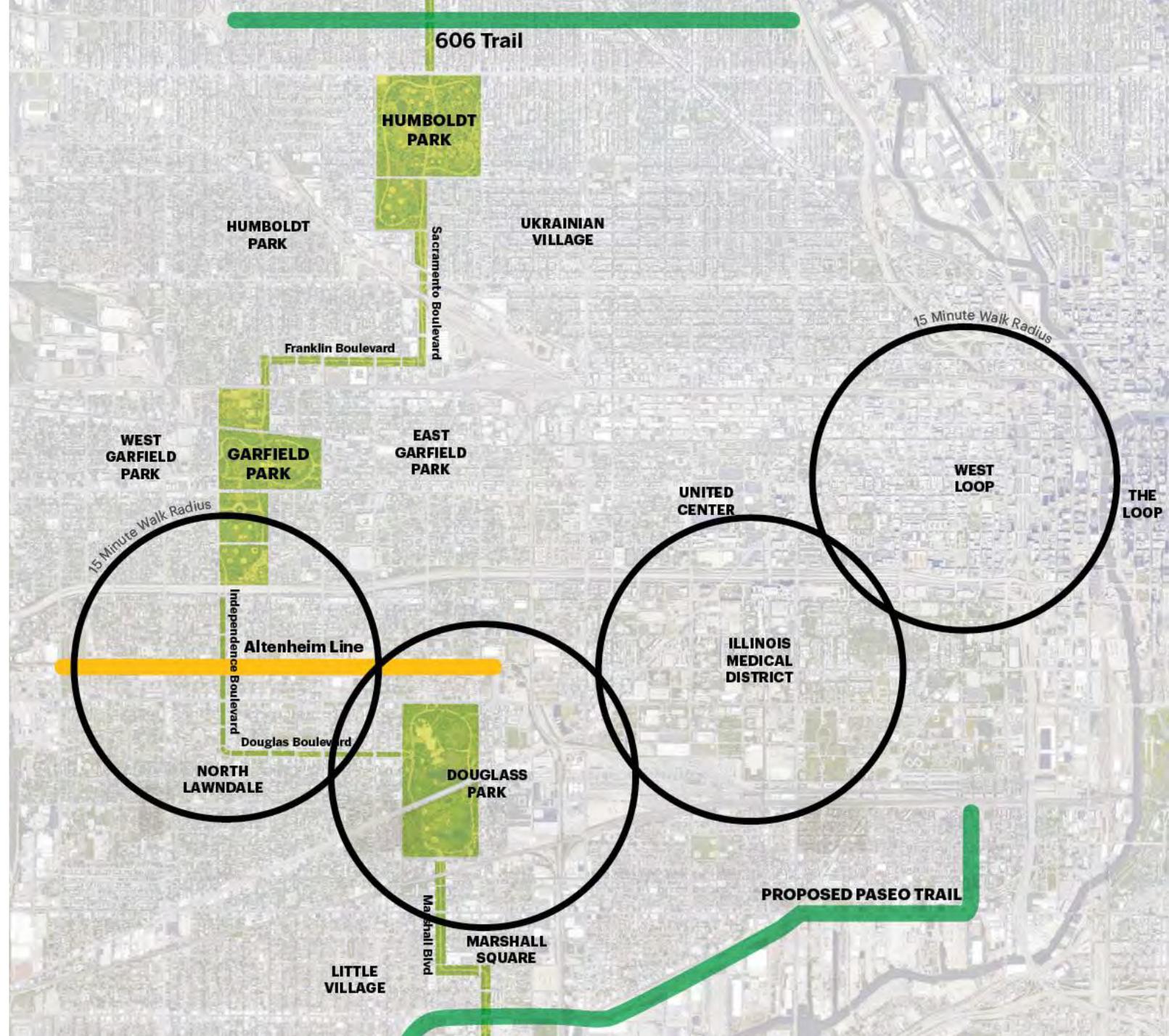
- Final Design & Development Guideline Framework Plan Documents
- Implementation Plan



# Project Goals

# Opportunity: Creating a healthier, greener, and more connected city

- Opportunity for 15-Minute neighborhood centered on the Altemheim Line
- Build on the existing west side anchors
- Explore how the existing green boulevards, parks and open spaces can be better leveraged and connected



# CSX Altenheim Line

Lavergne Ave

29th ward

Cicero Ave

Kostner Ave

Pulaski Rd

Independence Blvd

Homan Ave

Kedzie Ave

California Ave

Eisenhower Expressway

Altenheim Line

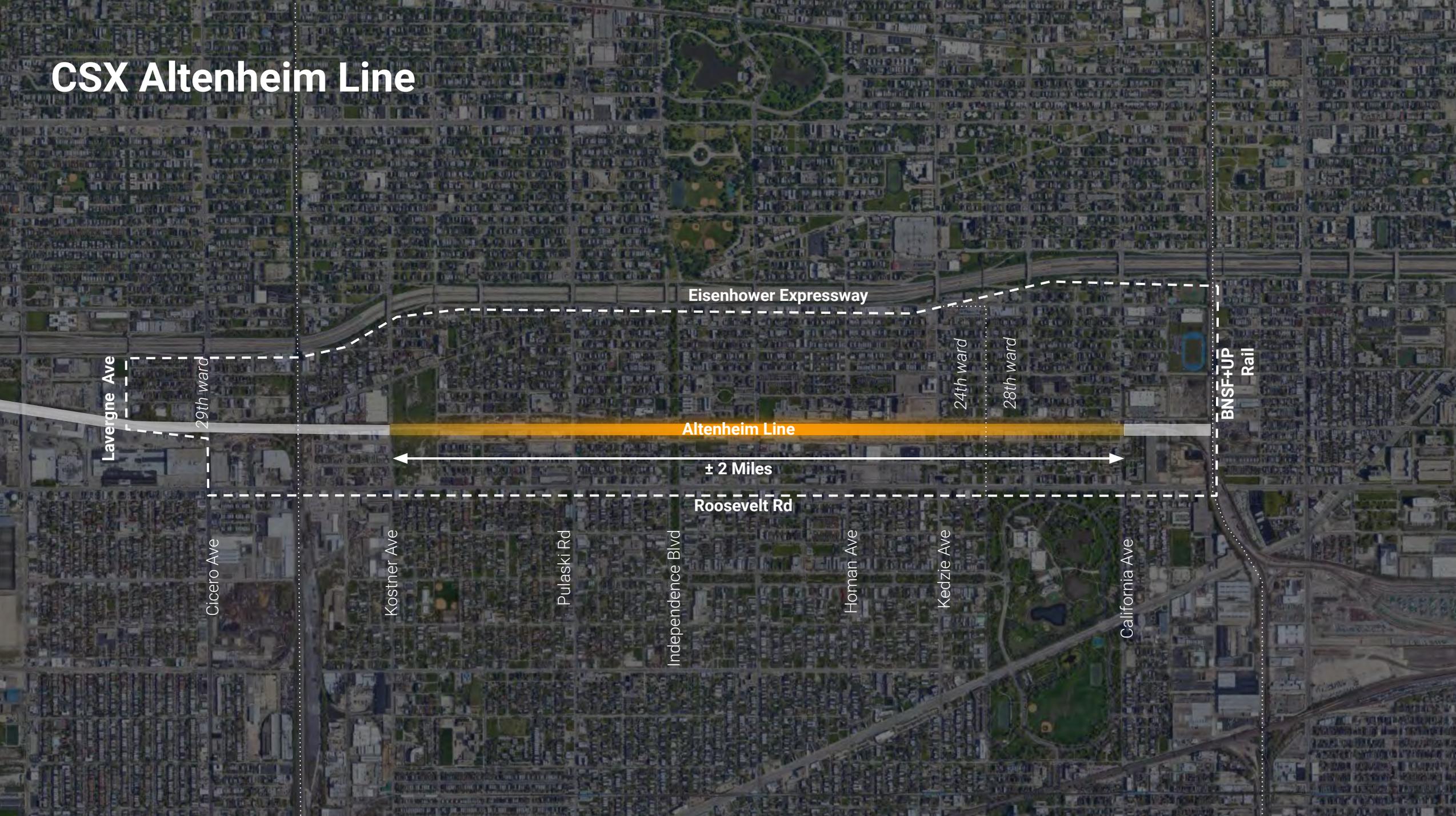
± 2 Miles

Roosevelt Rd

24th ward

28th ward

BNSF+UP  
Rail





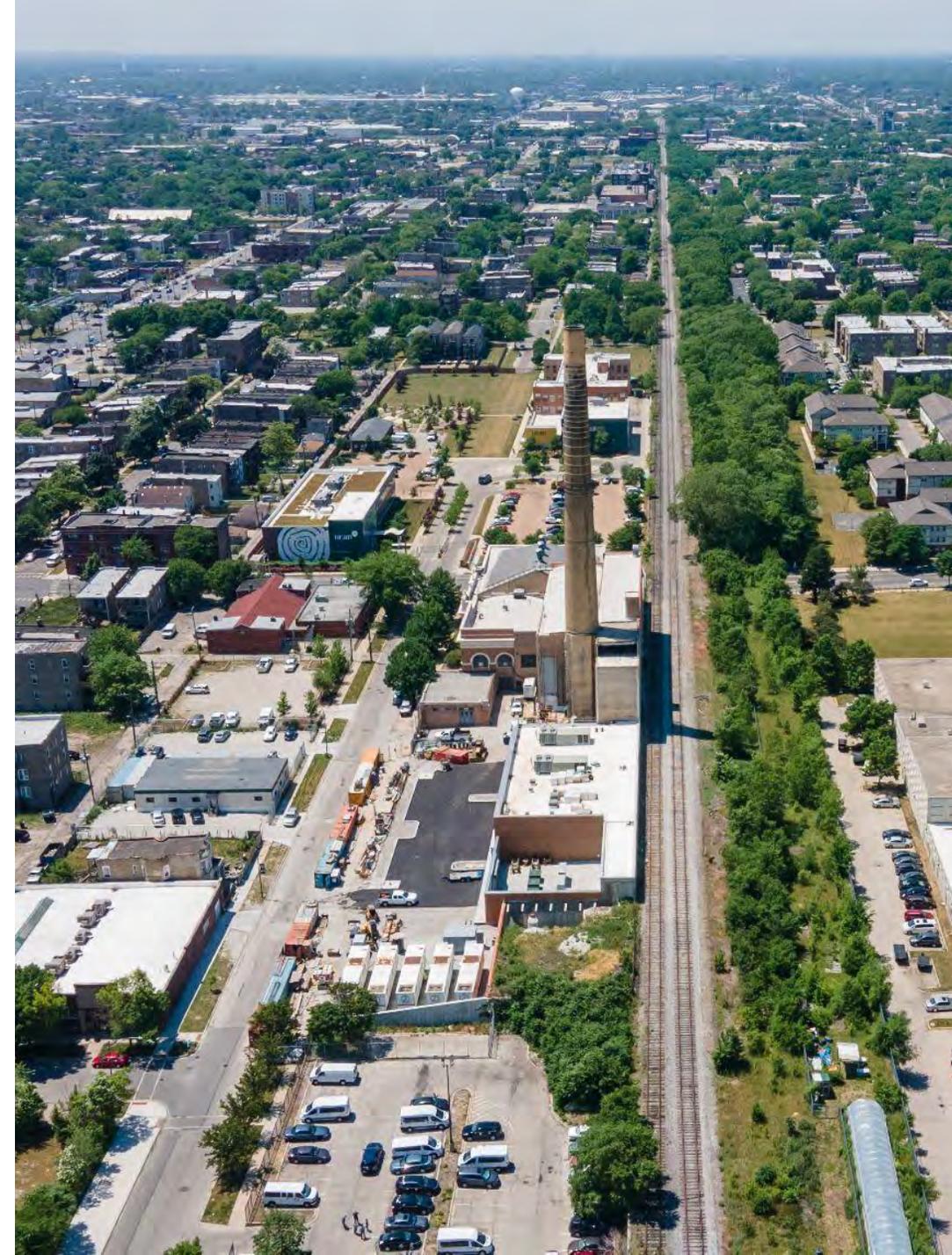
## Finding a name

- Altenheim Line is the existing name of the CSX Rail line
- In the future, collaboration with the community will develop a new identity for the line that aligns with the vision
- The future name needs to resonate with the residents and community.

# Equitable Economic Development

City of Chicago Goals include:

- A comprehensive vision for industrial and commercial development within North Lawndale adjacent to the current CSX Altenheim railroad corridor
- Creating a wider recreational and well-being framework
- Building a sense of community ownership and control
- Identifying highest-and-best-use of available parcels
- Supporting indigenous economic growth
- Informing the redevelopment of the Roosevelt & Kostner Site
- Planning for job creation





## Rails & Trails

- Advance the rails with trails initiative
- Envision a new recreational use of the rail spur

## Community Housing

- Prepare a residential housing strategy
- Retain and grow population
- Identify a residential infill strategy on underutilized parcels
- Explore anti-displacement strategies

# Opportunity: Identify 20 catalytic sites

Initiatives underway or in early planning stages

- Homan Square
- 2 Invest S/W sites
- Infill Opportunities - 250 Residential Lots



# Previous Planning

## North Lawndale Quality of Life Plan - 2018

*We envision North Lawndale as a healthy, vibrant community with a diversified and innovative economy, competitive workforce, engaged citizens and infrastructure that supports long term, sustainable growth. Our neighborhood will be vibrant, healthy, green and safe— a place where children can grow and families can put down roots.*



# Previous Planning

## North Lawndale Quality of Life Plan - 2018

### **Housing**

We will invest in our community by promoting homeownership, empowering homeowners, preserving historic architecture, tackling blight, and providing safe and affordable apartments.

### **Economic and Workforce Development**

Diverse, sustainable economic and workforce development will enhance our access to quality jobs, goods, and services, help local entrepreneurs establish successful businesses, and improve pathways to middle-wage job opportunities and connect residents to local employers.

### **Transportation, Infrastructure, and Technology**

We will lay the groundwork for a prosperous North Lawndale by expanding access to safe, well-designed, multimodal transportation and infrastructure and harnessing innovative green technology. From pedestrians to trucks and from manufacturing facilities to schools, we will strive to balance the needs of various infrastructure users.

### **Greening and Open Space**

We will promote greening efforts that beautify our neighborhood and also expand social and economic opportunities that encourage entrepreneurship, education, social engagement, and environmental stewardship.

### **Arts and Culture**

We will increase awareness, participation, and expression in the arts, including hosting annual events. We will continue to partner with other arts-based organizations to build a network of artists.

### **Health and Wellness**

We will address health inequities in North Lawndale by educating residents and advocating to improve the overall health and wellness of the community.

### **Public Safety**

We will create and maintain trustful relationships within the community to properly engage those who are in need of support to increase peace and safety.

### **Youth Education and Recreation**

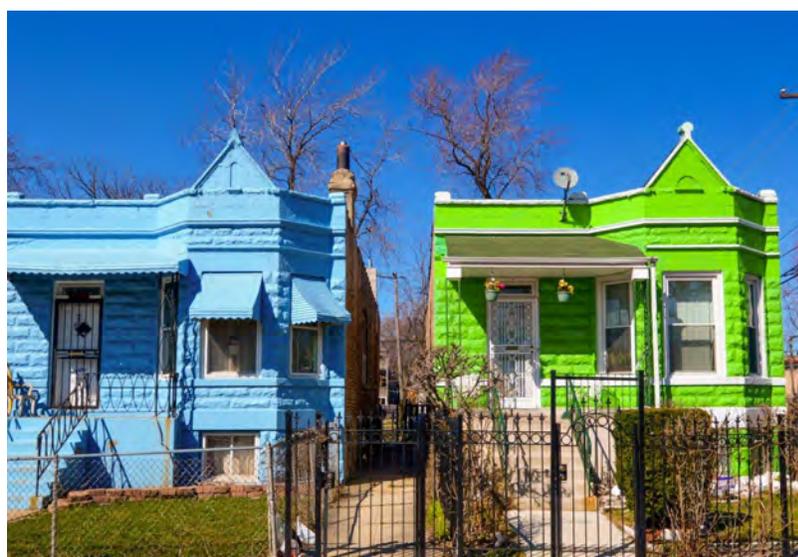
North Lawndale will be a community where all children have the opportunity to learn and play in a safe and nurturing environment. We will ensure access to high-quality education and recreational programming that equips youth to become leaders in our community.



# The Community and the Altenheim Line

# Opportunity: Transform existing barriers to new community assets





View looking east towards  
downtown



# View looking west



Roosevelt Road

Independence Blvd

# View looking east

adjacent elevated  
land varies in size



two existing  
train lines



View looking west



# America's Rails-with-Trails



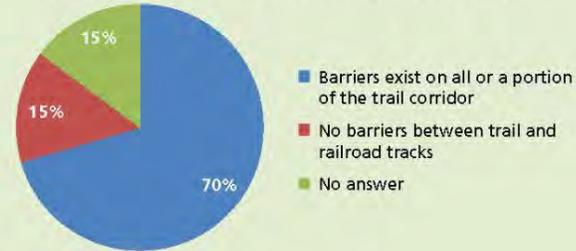
A Resource for Planners, Agencies and Advocates  
on Trails Along Active Railroad Corridors



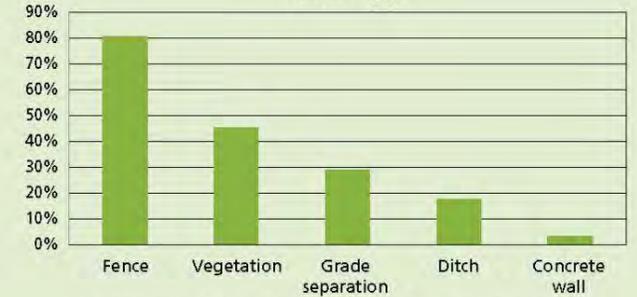
## Separation

Separation refers to constructed or natural barriers between the trail and railroad. Survey results indicated that a vast majority (70 percent) of rails-with-trails have installed some type of barrier or were designed to be grade-separated for all, or a portion of, the trail's length. The most common barrier used is fencing, with a variety of fencing types and heights reported (e.g., chain link, wire fence with wood post). In some instances, railroads required that their fencing standards were met.

### Existence of barriers between trail and rail



### Barrier type

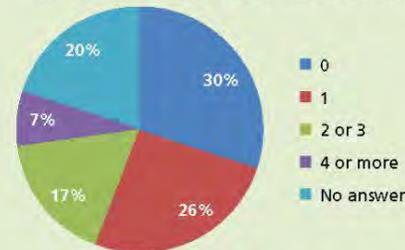


*Represents results from 62 trails that reported existing barriers; some trails have more than one type of barrier.*

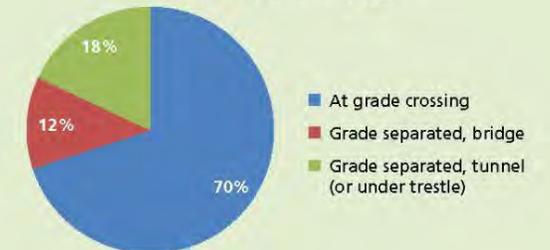
## Crossings

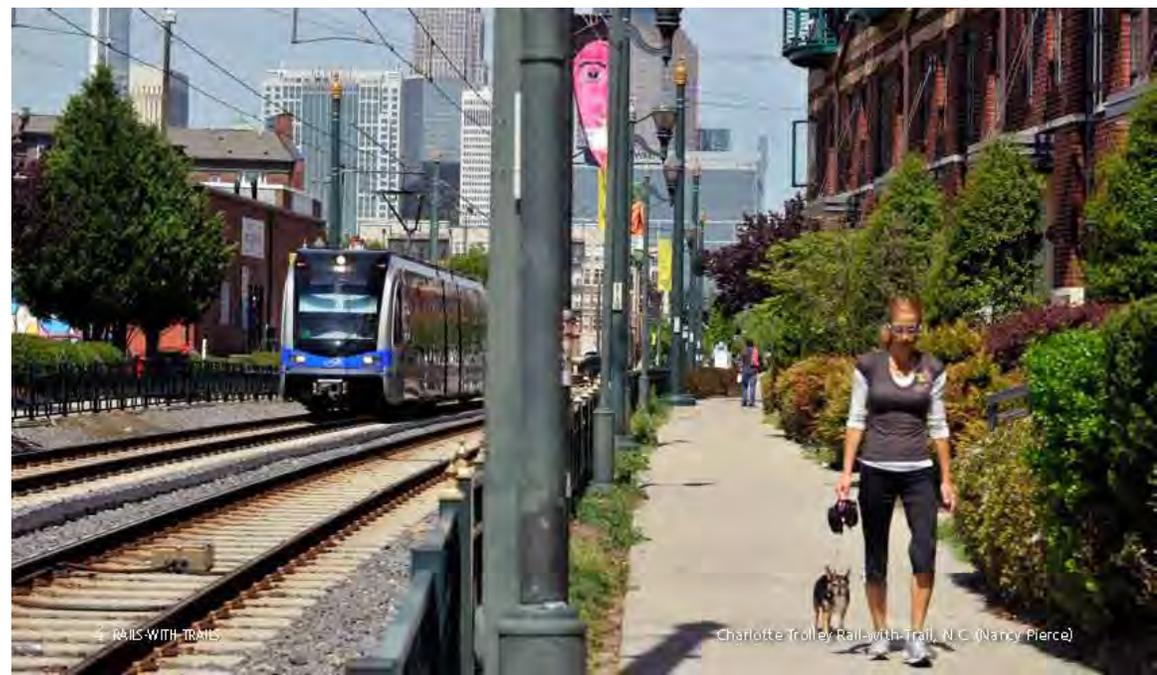
Designing safe rail crossings is critical to creating a safe and accessible rail-with-trail. Fifty-four trails (61 percent) reported at least one crossing; the average number of crossings was 1.6 and 70 percent of those crossings are at grade. The Camp Chase Trail in Ohio reported seven crossings, the most of any trail. Several trail managers indicated that no new crossings would be considered by the railroad, and nearly a third of trails studied do not have a single crossing.

### Number of times trail crosses railroad tracks



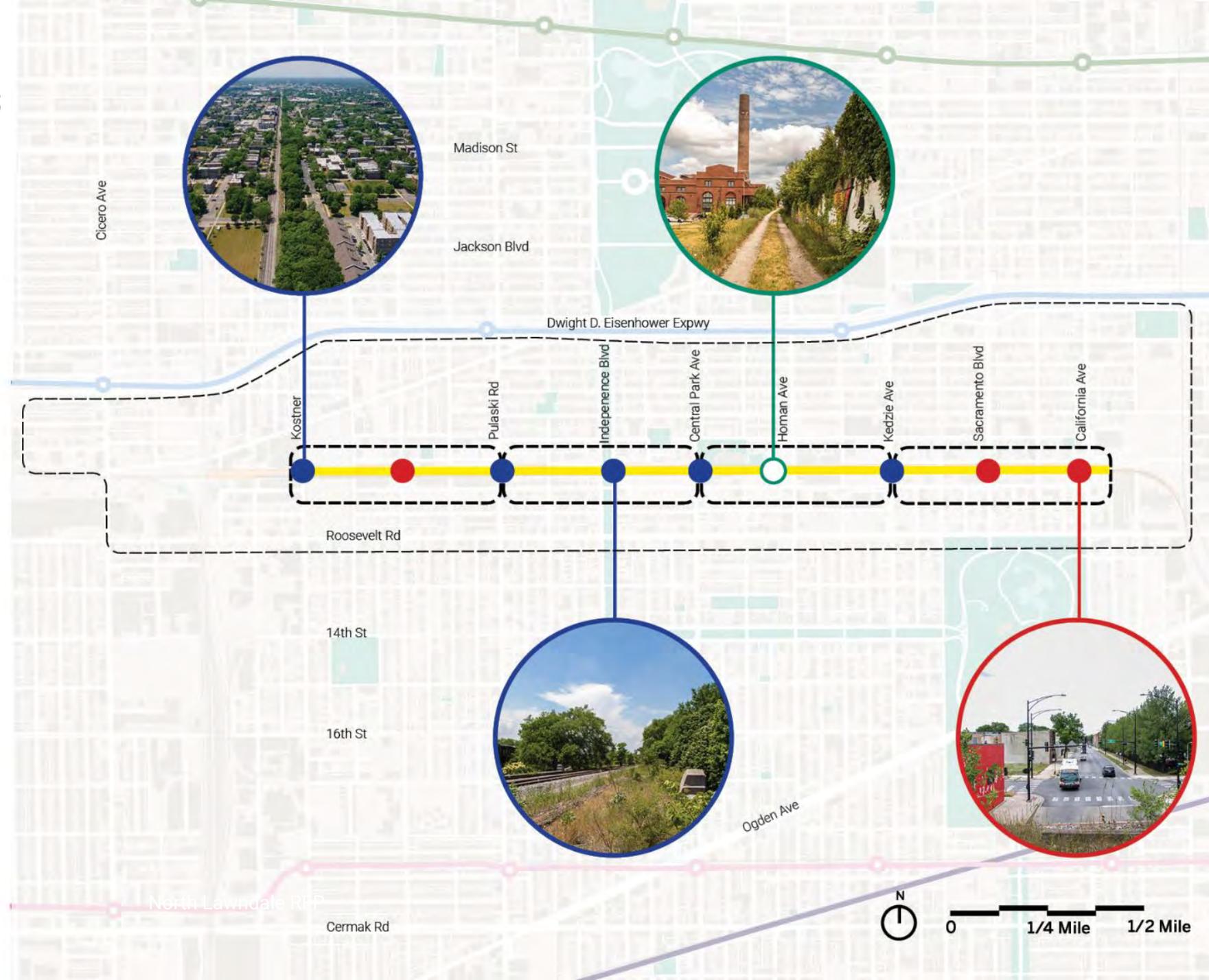
### Trail/Rail crossing type



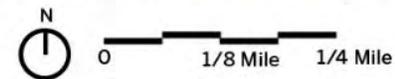
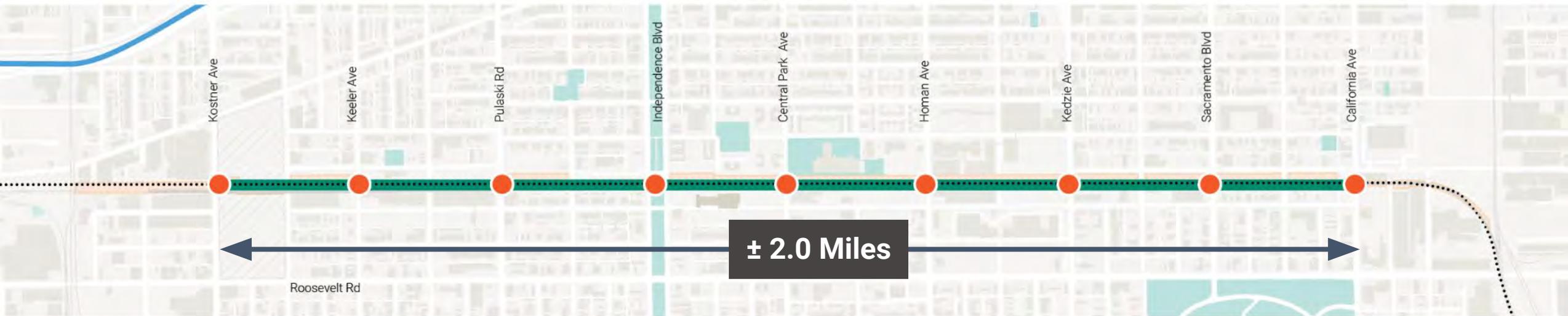
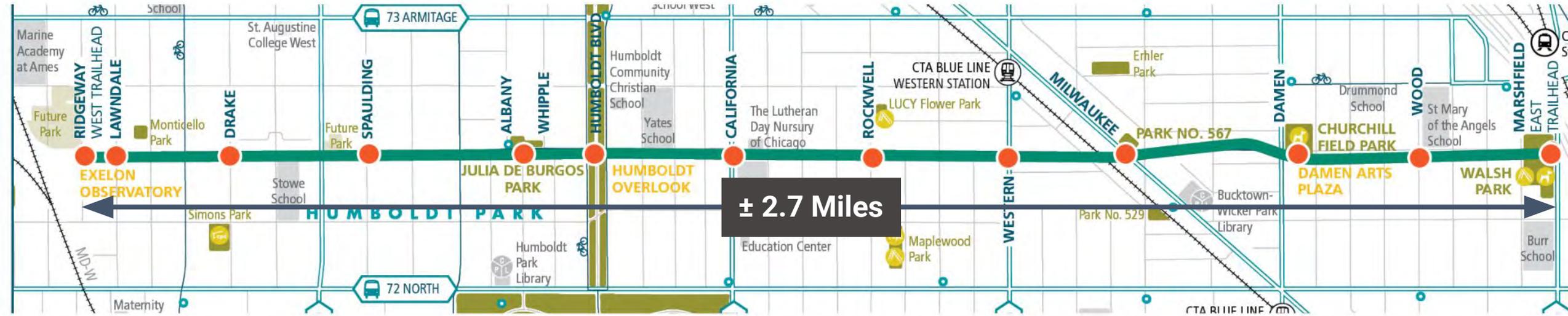


# Understanding Access

- Existing access
- Potential future access
- Constrained intersections/bridges

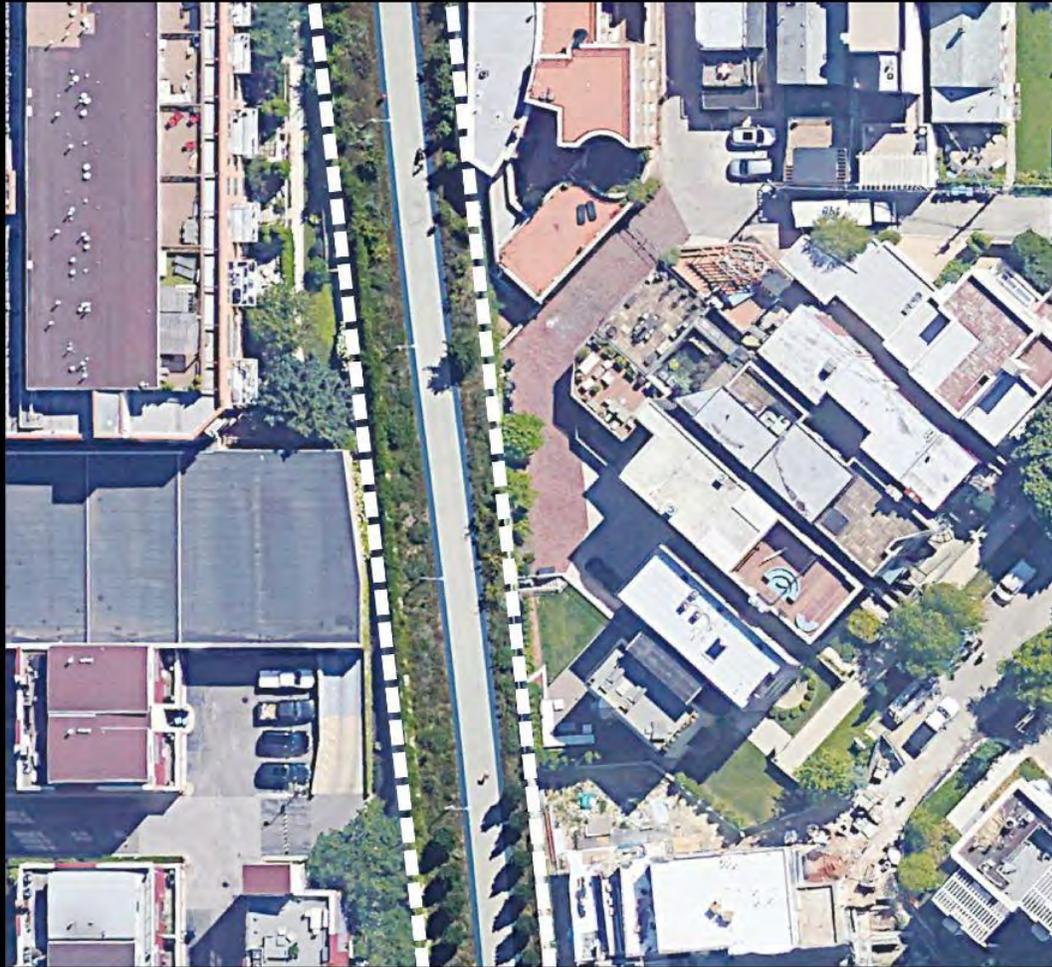


# Altenheim Line|606 Comparison



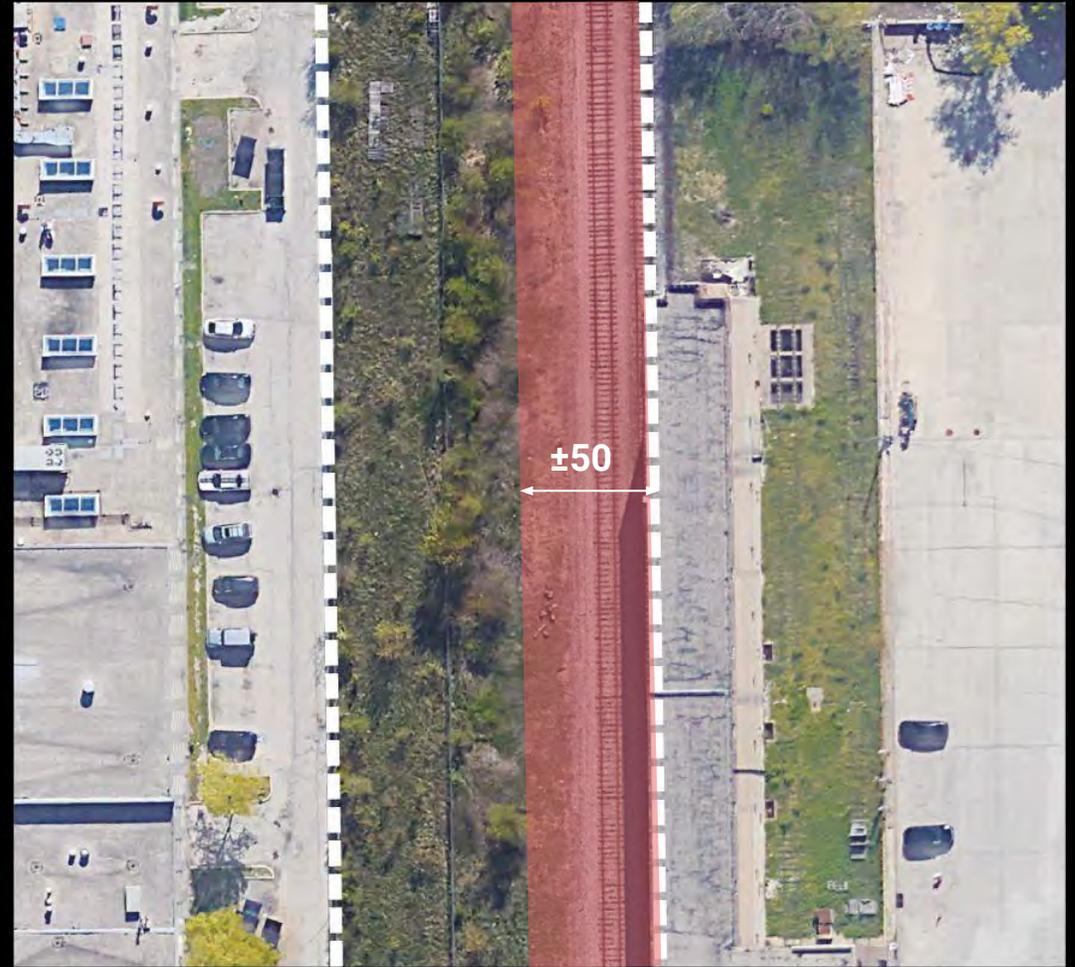
# Altenheim Line|606 Comparison

## The 606



± 40'  
(14' trail)

## Altenheim Line



± 110'

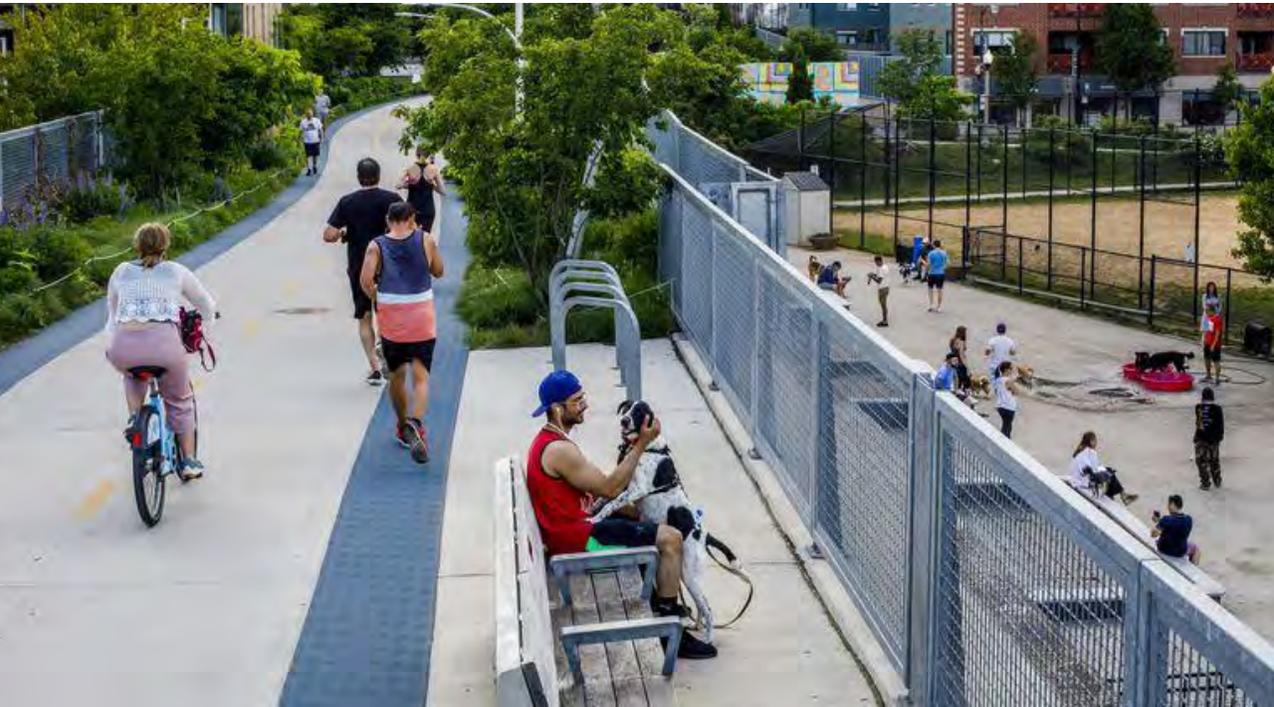


# Learning from Other Communities

# The 606 Chicago, IL

2.7 Mile linear park

- Reactivated an abandoned rail line through Humboldt Park, Wicker Park, Bucktown and Logan Square communities
- Gentrification and displacement an issue

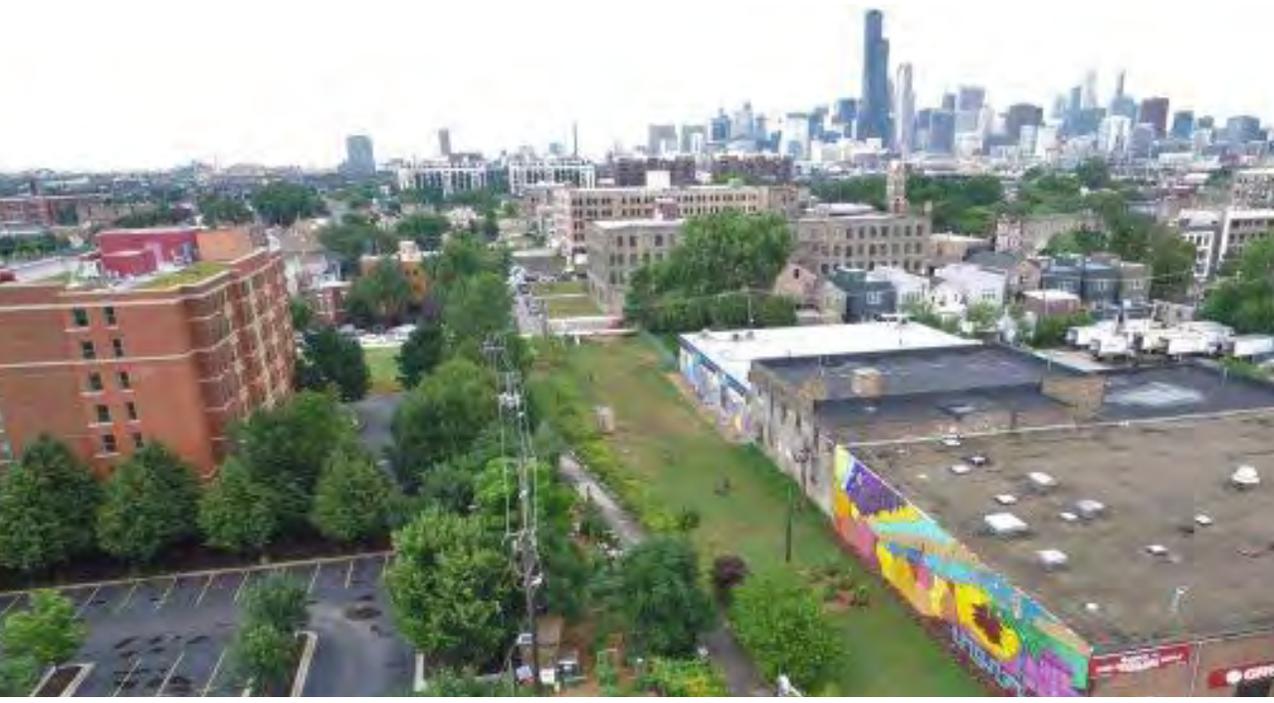


# El Paseo Trail

## Chicago, IL

At-grade 4.2-mile-long, at grade multi-use path

- Reactivated an abandoned rail line through Little Village and Pilsen communities
- DPD, CDOT, and DOH working to develop tools and policy to address displacement before the project is designed



# Dequindre Cut Detroit, MI

At-grade/below grade 2-mile-long, multi-use path

- Reactivated an abandoned rail line to the detroit river
- Detroit Riverfront Conservancy works to program and manage the greenways



# Atlanta Beltline

## Atlanta, GA

Circular greenway surrounding the city

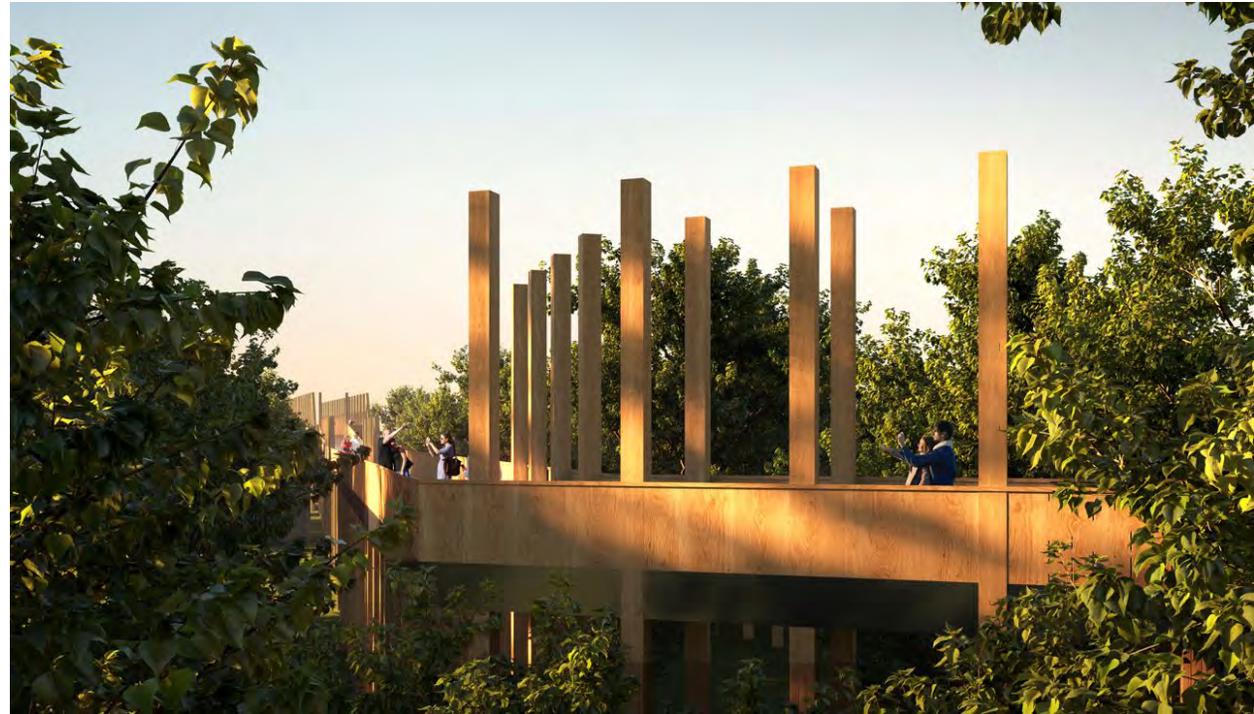
- Reactivated an abandoned rail line, with future transit planned
- Line goes through both various communities



# Riverline Buffalo, NY

Linear Greenway in south of downtown

- Place of Refuge for the city
- Elevated berm along abandoned rail line



# Beer Line Milwaukee, WI

Linear Greenway in through industrial neighborhoods

- Introduce forest into the city for health
- Art & Program to activate industrial area



**What types of program are missing that the line can help support?**

**What types of development would you like to sparked by the line?**

**What does success look like?**



# Discussion





# Ogden Ave/North Lawndale Community Roundtable

July 26<sup>th</sup>, 2021