



Ogden Avenue / North Lawndale Community Roundtable

September 2020

Agenda

1. Corridor Manager Announcement
2. Neighborhood Opportunity Fund Applications - DPD
3. Opportunity Site RFP Process
4. Visioning Workshop Preparation and Studio Gang Introduction
5. Open Discussion and Next Steps

Community

Commissioner Dennis Deer, *Cook County District 2*
Angela Mason, *Farm on Ogden*
Richard Townsell, *Lawndale Christian Development Council*
Bruce Miller, *Lawndale Christian Health Center*
Pastor James Brooks, *Lawndale Christian Health Center*
Rodney Brown, *New Covenant CDC*
Haman Cross, *North Lawndale Community Coordinating Council*
Sheila McNary, *North Lawndale Community Coordinating Council*
Jesse Green, *North Lawndale Community Coordinating Council*
Christyn Freemon, *North Lawndale Employment Network*
Debra Wesley, *Sinai Community Institute*
Mara Ruff, *Sinai Health System*

City

Alderman Rodriguez (22nd Ward)
Alderman Scott (24th Ward)
Alderman Ervin (28th Ward)
DPD
CDOT
DCASE
Mayor's Office
Mayor's Office Summer Fellows

Corridor Manager Announcement



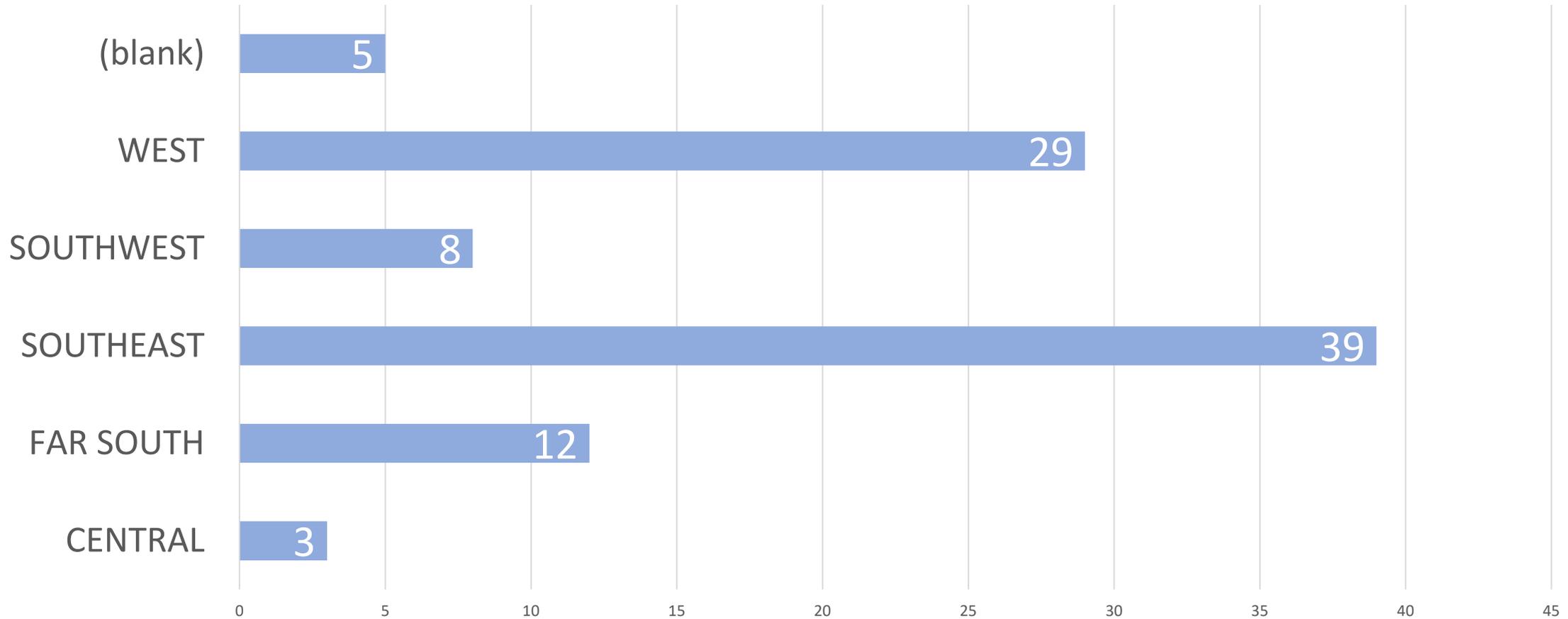
Neighborhood Opportunity Fund Open for Applications

NOF Small Grants Application Updates

- **Project Readiness Quiz** completed 1,488 times in the first week
 - 1,183 unique email addresses
 - 22% of email addresses completed the quiz more than once (highest was 6x's)
- **101 applications** submitted so far
 - 2 applications received in the North Lawndale community area
- Application period ends **Friday, Nov. 6th at 10:00PM**
 - To apply, visit <https://Chicago.gov/NOF>

Where are the applications?

Total Applications Received as of 9/14-9/18



INVEST SOUTH/WEST

DEVELOPER RFP PROCESS

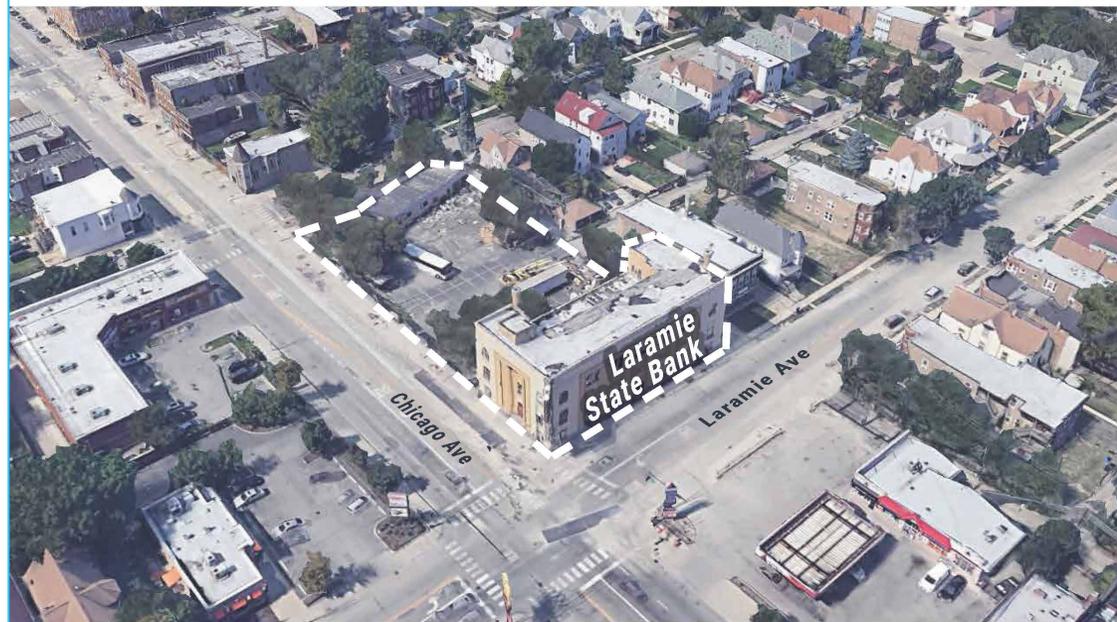
Roundtable Update

September 2020

WHAT IS AN RFP?



Request for Proposals Laramie State Bank



Department of Planning and Development
Maurice Cox, Commissioner
City Hall Room 1000
121 N. LaSalle Street
Chicago, IL 60602

DRAFT April 2020

What are the ISW RFPs?

The INVEST South/West (ISW) Request for Proposals (RFPs) **solicit development proposals** for City-owned land.

Traditionally, RFPs simply provide details regarding the subject property (e.g. **size, zoning, appraised value**) and a brief indication of the preferred use (e.g. residential development).

The **INVEST South/West** RFPs go one step further, and illustrate the **desired urbanism** of the site as well as a **more robust description of uses** desired by the community.

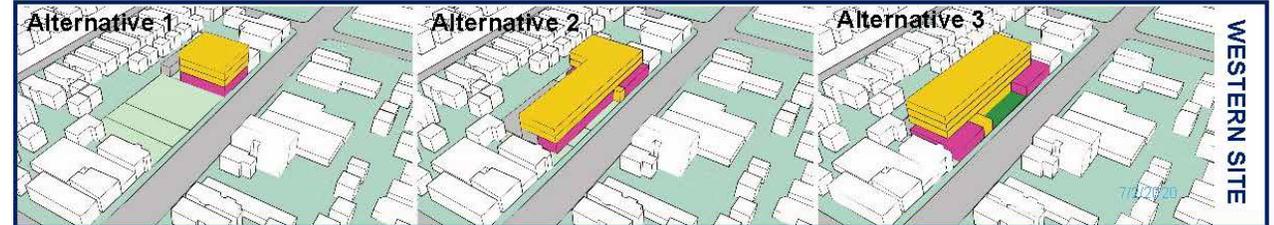
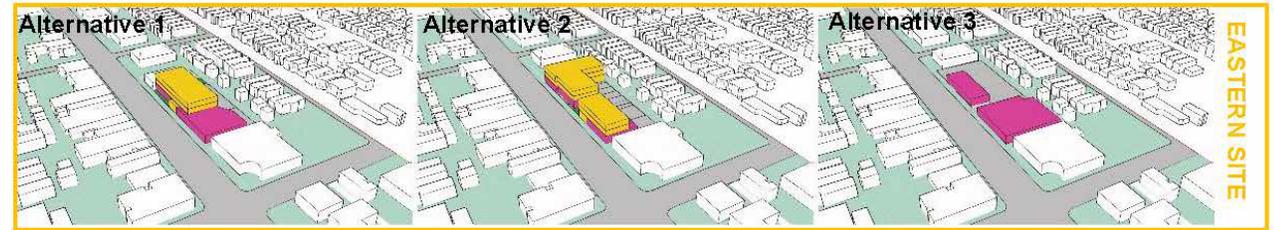
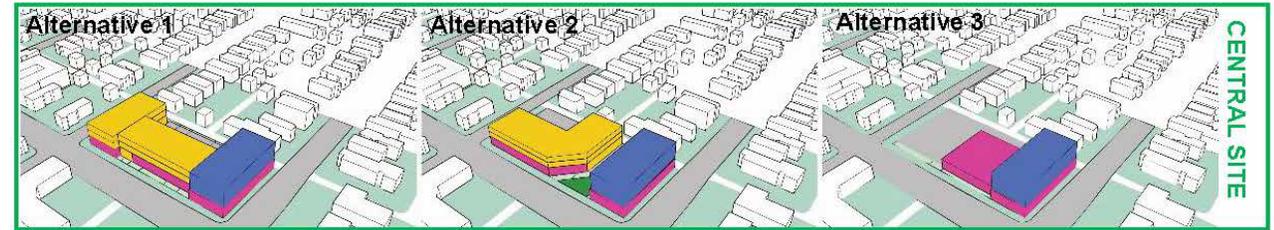
The ISW RFPs are also built on an **understanding of available incentives** and partner those incentives with the proposed development to ensure **high-level financial feasibility**.

The RFP is not a Plan

The RFPs **do not represent a *plan*** for the site in question. The **drawings, images, and narratives** associated with the RFPs simply help to **shape the responses** DPD will receive from developers.

The engagement carried out to date (**Roundtables and Visioning Workshop**) were aimed at reviewing **potential uses, densities, and site layout**. However, it is important to note that the respondent **developers will propose their own designs and programs**.

There will be several opportunities to review these proposals during the process...



RFP PROGRESS UPDATE

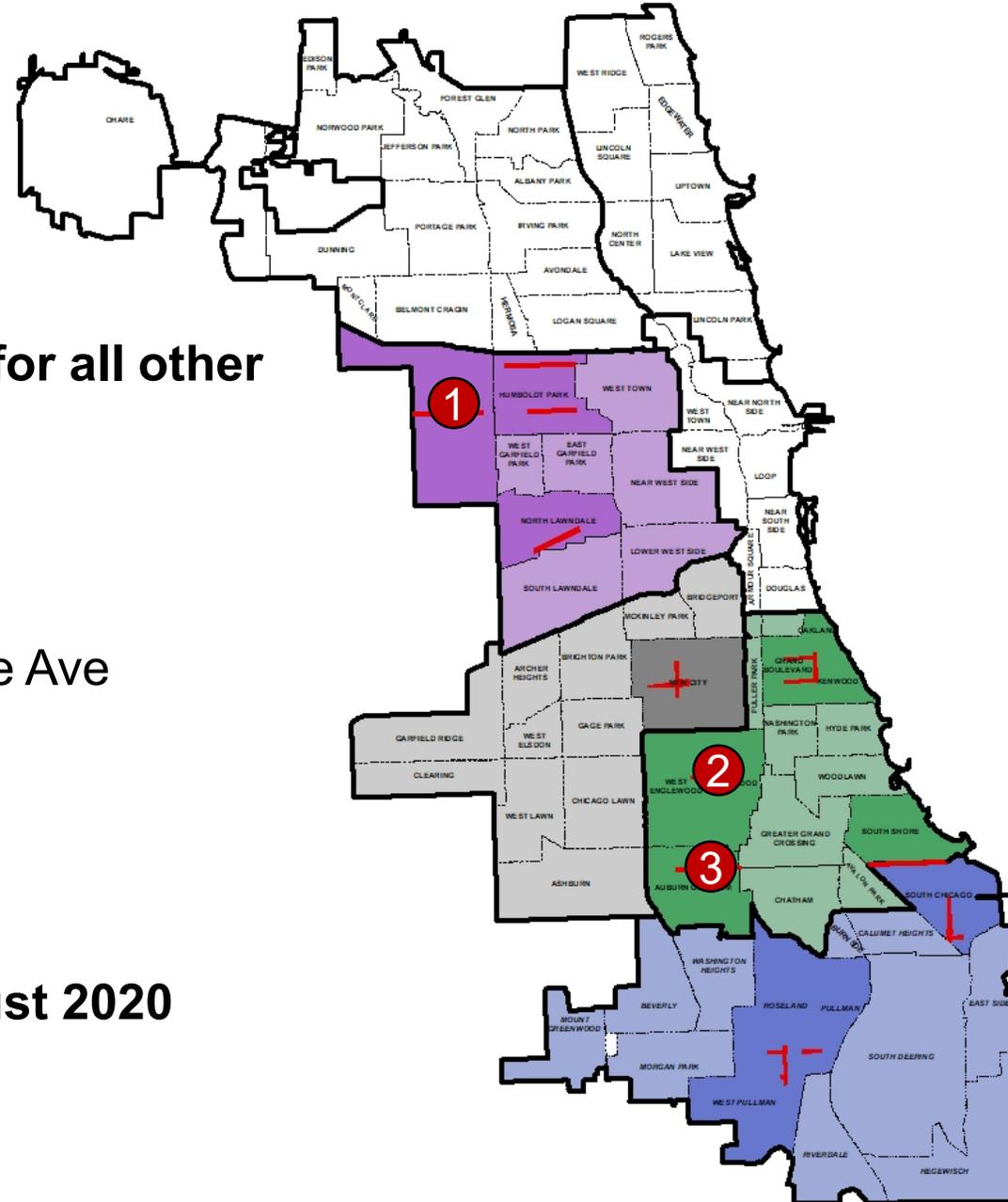
Implementing Invest South/West

Start with RFPs in August, which become template for all other regions

First RFPs

- | | |
|-------------------|----------------------------|
| 1. Austin | Chicago Ave & Laramie Ave |
| 2. Englewood | 63 rd & Halsted |
| 3. Auburn Gresham | 79 th & Halsted |

Future RFPs released every 3 months starting August 2020



SITE SELECTION FACTORS

The site selection process started with a preliminary walking survey of the corridor to determine characteristics that would be suitable for development. The Draft South City Corridor Development Plan was published on August 26, 2020. The 10 sites presented below were selected by looking at the following factors:

Focus on City-Owned Land

- **High-visibility development on "front doors" of neighborhoods**
- **City and community will have influence over development outcome**

- **Size & Shape** - parcel large enough to house a meaningful development or a cluster of buildings
- **Location** - corner lots, large midblock gaps close to existing activity centers, transit or large residential centers
- **Suitability to Respond to a Community Need** - ability of the site to house programming that addresses community needs



1
5926-30 Chicago Ave
Private Property
9,000 GSF

3
5704-22 Chicago Ave
Public Private
24,580 GSF

2
5815-35 Chicago Ave
Public/Private
28,180 GSF

4
755 Parkside Ave
Private Property
10,600 GSF

5
759 Long Ave
Private Property
10,200 GSF

6
5249 Chicago Ave
Public Property
9,800 GSF

7
5200 Chicago Ave
Private Property
34,200 GSF

8
5028-48 Chicago Ave
Public/Private
33,350 GSF

9
4814-36 Chicago Ave
Public/Private
27,950 GSF

10
4711 Chicago Ave
Public
12,500 GSF

10 Sites of Interest
5 Total Acres
324k Development Potential
 (with current zoning) 12/20/2021 15

RFPs Have Three Main Goals

- 1** Facilitate Design Excellence on the South and West Sides
- 2** Use Inclusive Decision-Making Process to Guide Economic Development
- 3** Build Local Wealth

Goal 1

Facilitate Design Excellence on the South and West Sides



Achieve Design Excellence

PRIORITIZE INCLUSIVE DESIGN PROCESSES TO FOSTER EQUITABLE DEVELOPMENT



Goal 1

Facilitate Design Excellence on the South and West Sides

City of Chicago
Lori Lightfoot, Mayor

DPD

Design Excellence Neighborhood Design Guidelines

Department of Planning and Development
Maurice Cox, Commissioner
City Hall Room 1000
121 N. LaSalle Street
Chicago, IL 60602

INTERNAL DRAFT August 4, 2020

Ground Floor

Active and interesting building ground floors add vibrancy to the public realm when properly expressed through the design of a building's façade.

- 1 Provide street-level spaces within buildings that are designed to accommodate active uses that are visible to pedestrians.
- 2 Use transparent materials, lighting, and other design elements such as art to create human-scale visual interest, especially along sidewalks and open spaces.
- 3 Long façades should be broken up with vertical elements and articulation of the street wall as well as proportioned to enhance existing patterns along the street.



Woodlawn Station
Genster



Northtown Library and Apartments
Perkins+Will, James Steinkamp Photography



Currency Exchange Cafe Storefront
Theaster Gates Studio
City of Chicago

Signage and Security

Building signage is a critical form of communication for building occupants, but care must be taken to ensure that signage is integrated into the overall building design and reflects neighborhood character.

In addition, security features should continue to serve their primary function while integrating with the overall façade design.

- 1 Commercial developments should avoid sign clutter, especially when it obstructs views of interior spaces and activities. Signage should be used to contribute to the neighborhood character and identity by using color, style, and architectural integration appropriate to the context.
- 2 While security is certainly a concern, the visibility of security gates and shutters should be minimized and whenever possible be interior-mounted and integrated into the storefront design.



Eyeconic Storefront, Wicker Park
Perkins+Will, Tom Harris Photography

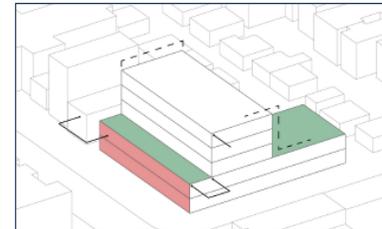


Image caption explaining highlighted element(s)

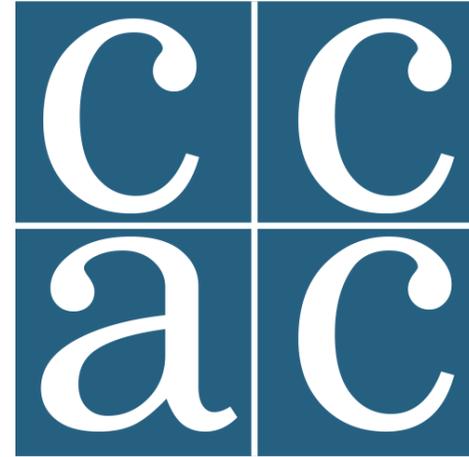
Goal 1

Facilitate Design Excellence on the South and West Sides

Chicago Central Area Committee providing pro bono design & real estate services

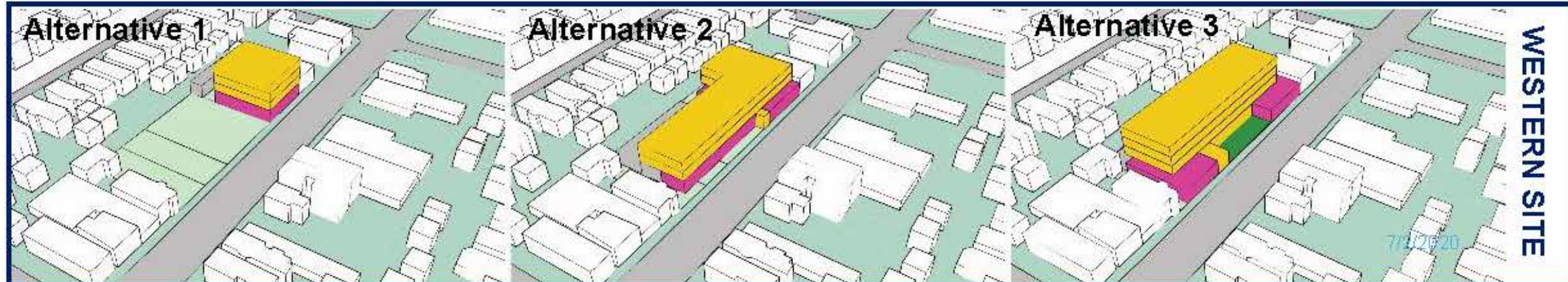
CCAC creating development & design framework for first 3 ISW corridors

- Building program & massing concepts
- Renderings & visuals of concepts
- ROW & streetscape recommendations
- Urban design recommendations
- Market analysis
- Financial analysis



Goal 1

Facilitate Design Excellence on the South and West Sides



Present Multiple Development Possibilities to Community

Goal
1

Facilitate Design Excellence on the South and West Sides

Determine
Community's
Preferred Concept



Goal 2

Use Inclusive Decision-Making Process to Guide Economic Development

On-Going Engagement

- CCAC's development framework based on previous **community-driven designs & plans**
- DPD leading **ISW Community Roundtables & Workshops** with support from CCAC teams to determine community's preferred development concepts
- **Additional one-on-one outreach** with targeted groups to supplement information from past engagement (roundtables, workshops, past community plans)

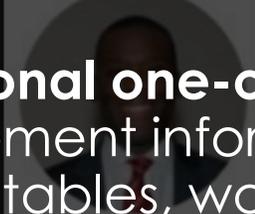


Kevin Bargner

Lisa



Luke Mich



Goal 2 Use Inclusive Decision-Making Process to Guide Economic Development

Funding Implications of Preferred Concept

Planning, Housing, & Incentives teams coordinate to determine City financial assistance needed to complete each project

- TIF, NOF, DOH multifamily grants, CHA
- Low-Income Housing Tax Credits
- New Market Tax Credits
- Historic Tax Credits

Conclusion: can only fund one major mixed-use project per ISW corridor

- City needs to put in 50% of funds (TIF, NOF, DOH)
- Other 50% of funds:
 - 25% LIHTC
 - 25% conventional (developer debt & equity)

Goal 2

Use Inclusive Decision-Making Process to Guide Economic Development

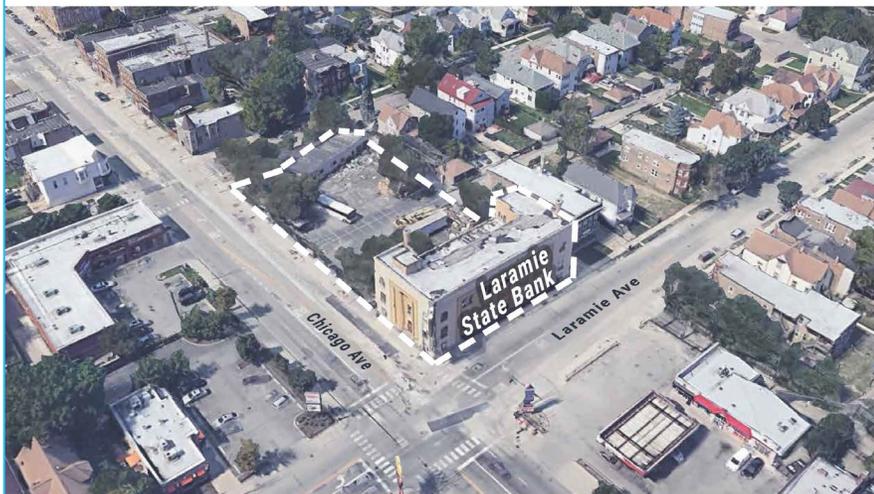
RFP Development Manual

“Show developer what is desired by the community & feasible with coordinated City incentives”



City of Chicago
Lori Lightfoot, Mayor

Request for Proposals Laramie State Bank



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DRAFT April 2020

Laramie State Bank | Request for Proposals

DRAFT April 23, 2020

I. Executive Summary

PURPOSE: BUILD ON INVEST SOUTH / WEST

Invest South/West is Mayor Lori Lightfoot's groundbreaking collaborative by government, businesses, philanthropies, and community leaders, in which the City will align more than \$750 million in public funding over the next three years. The initiative will seek to maximize those public investments in order to attract private capital, respond to changing commercial trends and enrich local culture. The goal of the initiative is to re-activate neighborhood cores that have historically served as focal points for pedestrian activity, shopping, services, transportation, public spaces and quality-of-life amenities for local residents.

W Chicago Ave through the Austin community is a historic commercial corridor and an Invest South/West corridor. The City believes this Laramie State Bank property is a key element of improving the Chicago Ave corridor and identified this as one of the highest priority opportunity sites. We are looking for innovative development proposals that bring new vibrancy to the corridor.



Figure 1: Development concept sketch



Goal 3

Build Local Wealth

Using RFP Submission Requirements

Ensure applicants are **local developers of color**

Four potential levels of local involvement:

- Developer Teams / Designer Teams / Contractor & Trades (26/6) / Tenants & Businesses

Submission requirements considerations (TBD with Law):

- Required vs. additional weight given
- Metrics vs. description of approach

Goal 3

Build Local Wealth

Foster Opportunities for Professional Services

CHICAGO ARCHITECTURE CENTER

The Chicago Architecture Center, on behalf of the City of Chicago, will create a **list of preferred local design services firms** for contracting opportunities within Mayor Lightfoot's INVEST South/West initiative. A key tenet of this initiative is **driving inclusive growth**, and our design community has much to offer given the chance.

Chicago Emerging Minority Developer Initiative

The goal of CEMDI is to (1) source and build **a pipeline of community-focused developers**, and (2) **lift up emerging talent** to lead and/or meaningfully participate in **large-scale commercial real estate development projects**, including ownership in the development entities.

Goal

3

Build Local Wealth

Because local developers...

- hire local designers
- lease to local businesses



LAINE'S BAKE SHOP – ROSELAND

Retailers



XQUINA CAFE CO-WORKING – LITTLE VILLAGE

Offices



SHAWN MICHELLE'S HOMEMADE ICE CREAM – BRONZEVILLE

Restaurants/Cafes



KEHREIN CENTER FOR THE ARTS – AUSTIN

Theatres/Galleries

Using RFP Selection Process

Meaningfully engage community:

- **City to shortlist** finalist respondents
- **Finalists present** to Community (e.g. Aldermen, roundtable, public forum, etc.)
- Community **feedback incorporated into City negotiation process** with selected respondent
- **City announces selected proposal** to Community

RFP RELEASE SCHEDULE

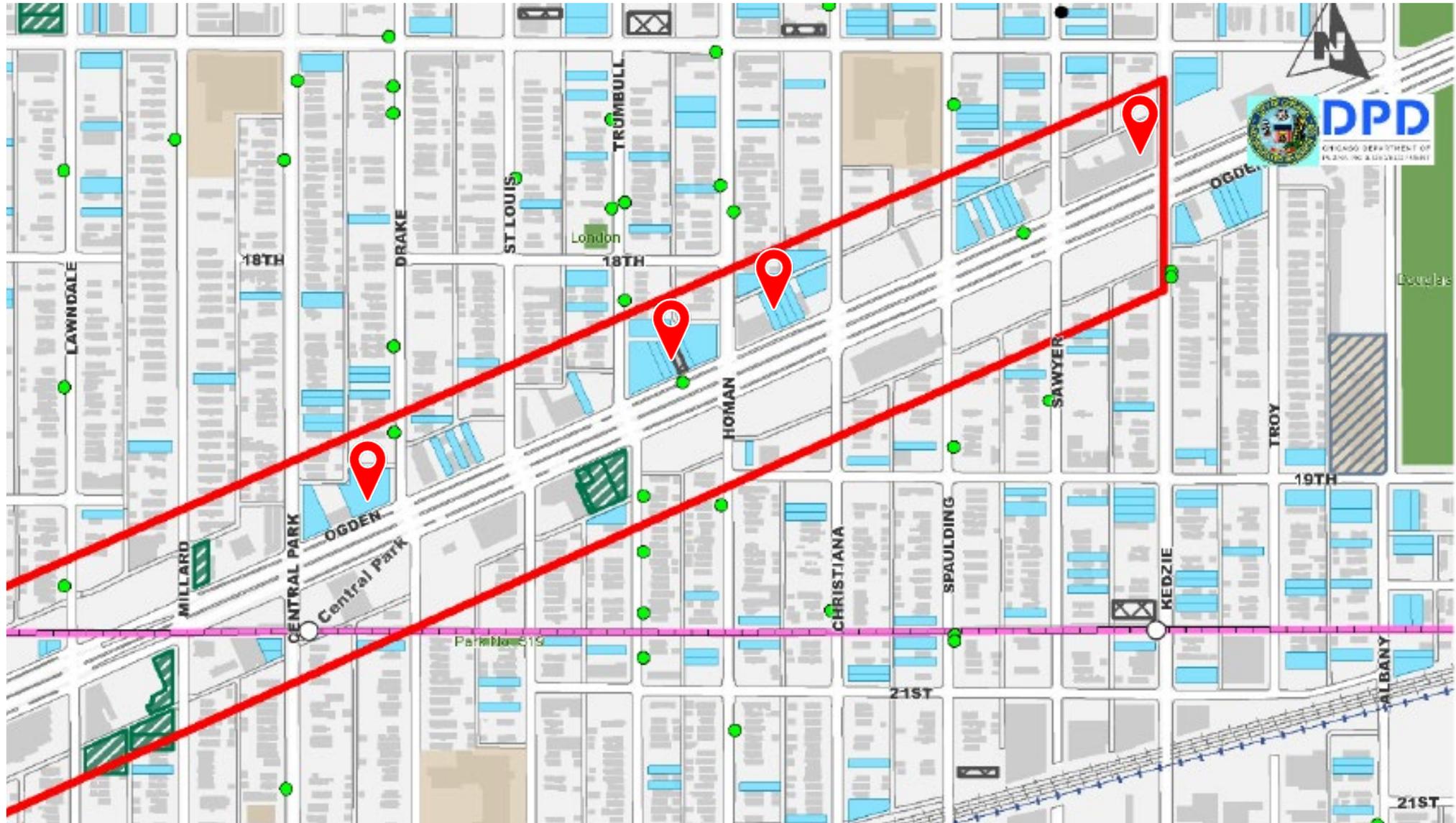
Release Schedule



Continued Community Engagement



Opportunity Sites on Corridor





Stroman Ave

W Ogden Ave

Strumbull Ave

INVEST SOUTH/WEST

DEVELOPER RFP PROCESS

Roundtable Update

September 2020

Opportunity Site Visioning Workshop / Studio Gang Intro

Workshop Preview

1. When: mid-October date, invite to go out soon
2. Where: Virtual platform, 1.5-2 hour session
3. What to expect:
 - a. Review existing conditions data and previous plans,
 - b. Present conceptual plans for opportunity site,
 - c. Gather community input on preferred uses and design formats
4. Who to invite: Expand group beyond Roundtable to residents and stakeholders

Open Discussion



Ogden Avenue / North Lawndale Community Roundtable

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