



79th Street ISW Corridor Roundtable



Please mute
your microphone

February 9, 2021

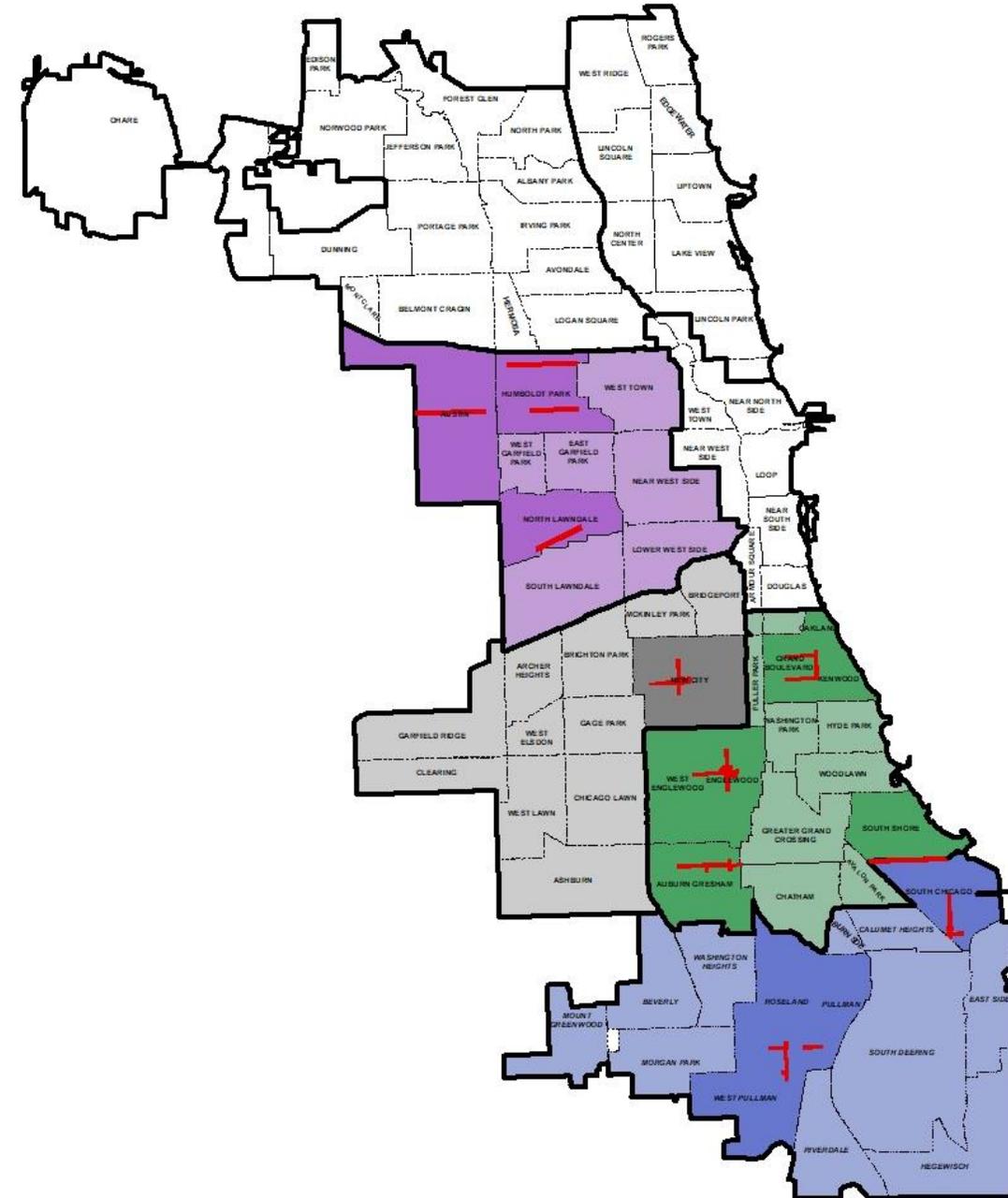


AGENDA

- Review of ISW Corridor
- Corridor Project Manger
- Mainstreet
- Visioning of the 79th Street Corridor
- Open Discussion
- Additional Information

Implementing INVEST South/West

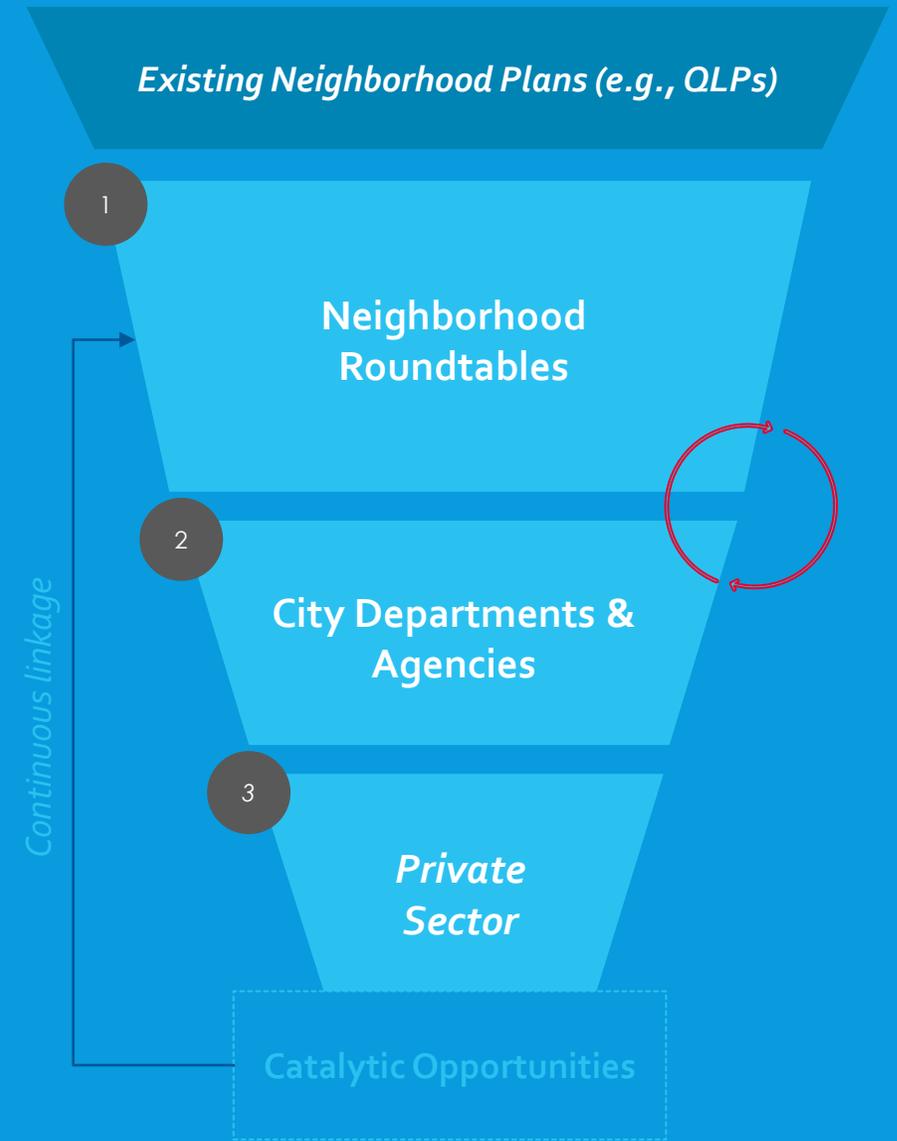
- Marshal the **resources of multiple City departments**, community organizations and corporate partners
- **12 corridors across 10 neighborhoods** on Chicago's South and West sides.
- Re-activate neighborhood cores to **spur Economic Development**
- Focus on **pedestrian activity**, transportation, **retail & services**, public spaces and **quality-of life amenities** for residents.



South Shore ISW Community Roundtable

Goal of the Roundtables

- **Monthly touchpoints** for Corridor / Community engagement
- **Focus on INVEST South/West** for 63rd / Halsted Corridor
- Two-way communication of **DPD initiatives and community needs**
- **Part of a suite** of engagement strategies
 - Ward-specific engagement
 - Public meetings / webinars
 - Digital communication
 - In-person, socially distant meetings when possible



CORRIDOR PROJECT MANAGER

Roundtable Update

February 9, 2021

MAINSTREET

Roundtable Update

February 9, 2021



**URBAN
MAIN®**

CHICAGO INVEST SOUTHWEST CORRIDOR MANAGER PROGRAM

Revitalizing Chicago Neighborhoods

February 2021



ABOUT MAIN STREET

- + The Main Street program was created in 1980 to combat the harmful impacts of sprawl and the changing nature of retail on the physical character and economies of communities
- Today's Main Street programs serve both rural and urban communities, more than 80% of which are located in low-to-moderate income census tracts.
- Main Street programs are currently in more than 1,200 communities in 45 states. The program has served more than 2,000 communities since its inception.
- The National Main Street Center and its programs, Main Street America and UrbanMain, are headquartered in Chicago. The Center is a 501(c)3 corporation with an independent board composed of leaders in community revitalization.



THE MAIN STREET APPROACH



At the center of the Main Street program is a proven methodology that focuses on four core areas of work to bring about sustainable economic change.

MAIN STREET AMERCIA – GENERAL MEMBER BENEFITS

Discounts on Conference (Virtual and In-person), Workshops and Webinars

Members –only printed and digital communication resources and publications

Access to tailored insurance products from the National Trust Insurance Services, LLC

Membership with the National Trust for Historic Preservation

Priority Access to Grant Programs

Business Recruitment/Retention Strategies



Supporting Small Businesses in the Next Phase of Reopening



MAIN STREET AMERCIA – SERVICES ISW CORRIDORS

CORDR. MGR ORG, COMMUNITY AND INTERESTED STAKEHOLDERS

Main Street 101

Community Asset Mapping, Engagement and
Partnership building

Organization board training (roles & responsibilities)
managing a main street program

Volunteer Recruitment /Retention

Resource Development (fundraising)

Business Recruitment/Retention Strategies

CORDR. MGR SMALL SCALE DEVELOPERS

REGULATORY ENVIRONMENT
(COMMERCIAL SPACES)

SMALL SCALE DEVELOPMENT
FUNDAMENTALS

ESTIMATE PROJECT COSTS AND INCOME

INTERPRET, ANALYZE, BUILD AND REFINE A
PROFORMA

PITCH, PROJECT STRUCTURING AND
FUNDING

PARTNERSHIP IDENTIFICATION

Training and Referral Partners

**Chicago CARES
Metropolitan Planning
Council
CMAP
CDOT
ULI Chicago
Chicago Lawyer's
Committee for Civil Rights
Enterprise
Chicago Community Loan
Fund
Chicago Community Trust
CNI
Incremental Development
Alliance**

MAIN STREET AMERCIA – SERVICES ISW CORRIDORS

Transformation Strategies:

During this phase of main street programming, we conduct a comprehensive analysis of the district that aligns vision and consumer data with transformation strategies that drive revitalization programming – working side by side with the corridor manager, we will utilize a community developed survey and ESRI Market data.

- Create a foundation for successful revitalization by tapping into local knowledge to understand the district's economy to;
- Identify current strengths of the business mix with existing business clusters;
- Supply relevant and up-to-date consumer data to the local revitalization organization so it can help existing businesses become stronger;
- Identify opportunities for future business attraction, district programming, and business cluster expansion;
- Build a strategic framework for market niche development including real estate development, business development, promotions, marketing and branding, etc.
- Stay on the same page – as new partners join the Main Street
- Vet new projects



Transformation Strategy Report *Morgan Park Beverly Hills Business Association* Western Ave. Main Street

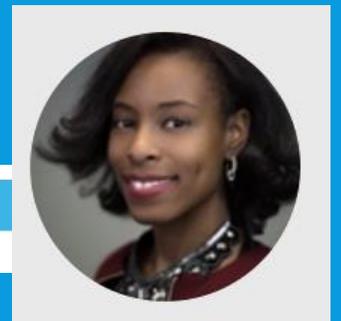
Chicago, IL
September 2020

Dionne Baux
Director of UrbanMain
National Main Street Center



RESEARCH – ISW CORRIDORS

- Goals
 - Provide support to corridor managers as they gather and organize information for business and real estate inventories
 - Track business successes and struggles using monthly SMS-based (text message) pulse surveys
 - Identify barriers and threats to business and corridor success
- Skills
 - Research design; survey, interview, and focus group techniques; data gathering, management, and analysis; GIS mapping



INVEST SOUTH/WEST DEVELOPER RFP PROCESS AND TIMELINE

Roundtable Update

February 9, 2021

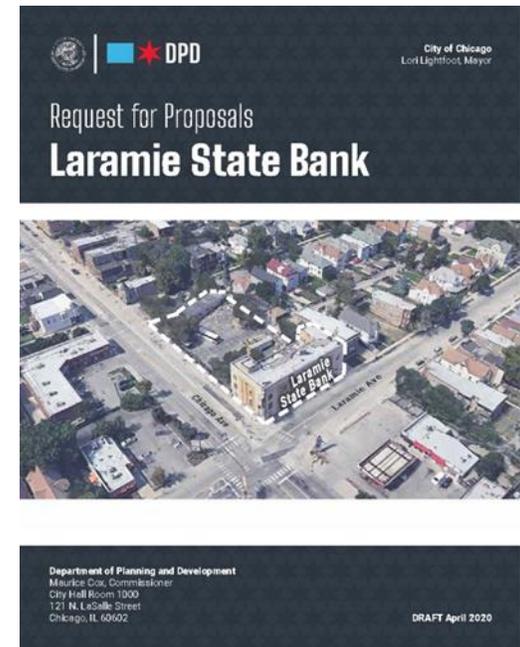
What are the ISW RFPs?

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**.

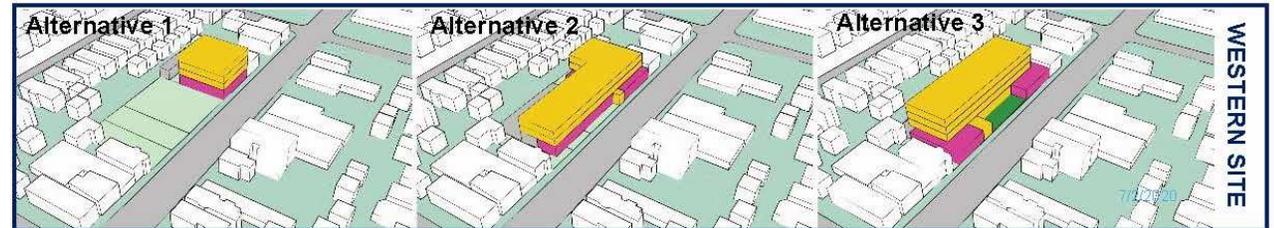
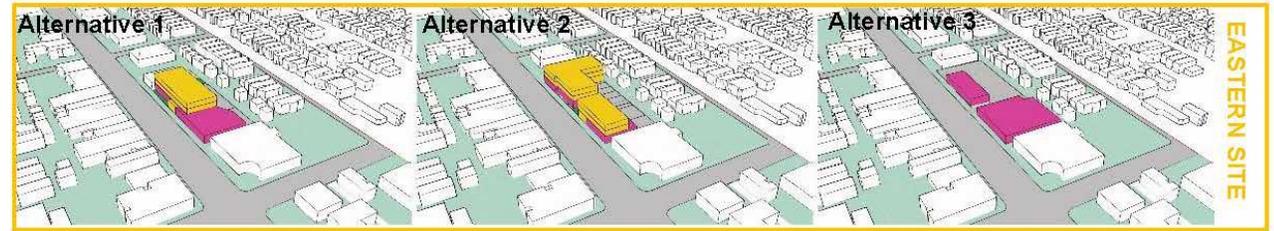
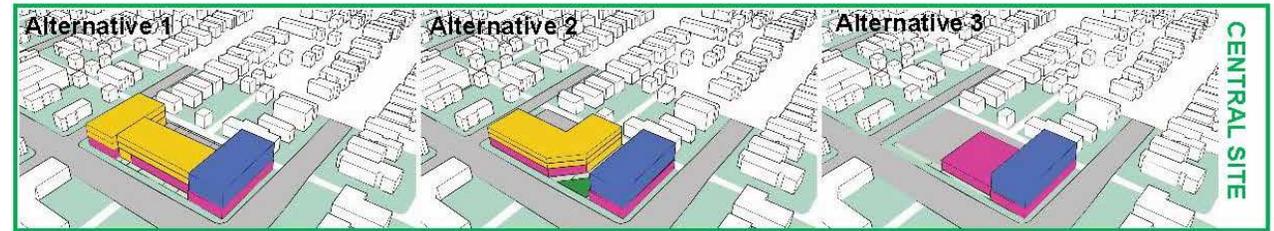


The RFP is not a Plan

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...



Focus on City-Owned Land

- High-visibility development on “front doors” of neighborhoods
- City can control development outcome



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



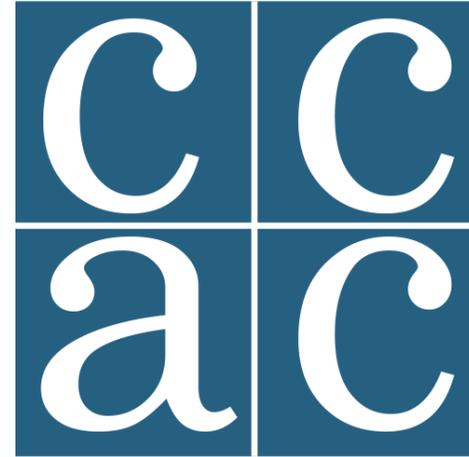
Goal 1

Facilitate Design Excellence on the South and West Sides

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

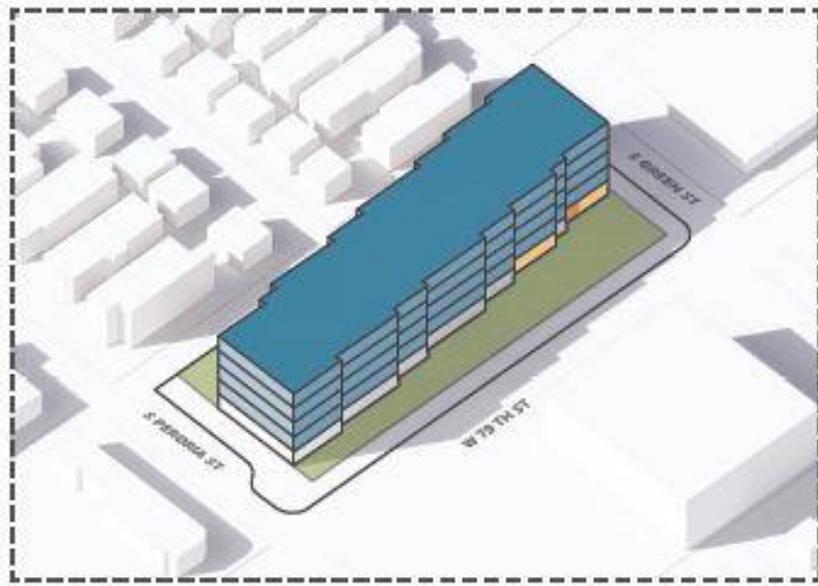
CCAC creating development & design framework for ISW corridors

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

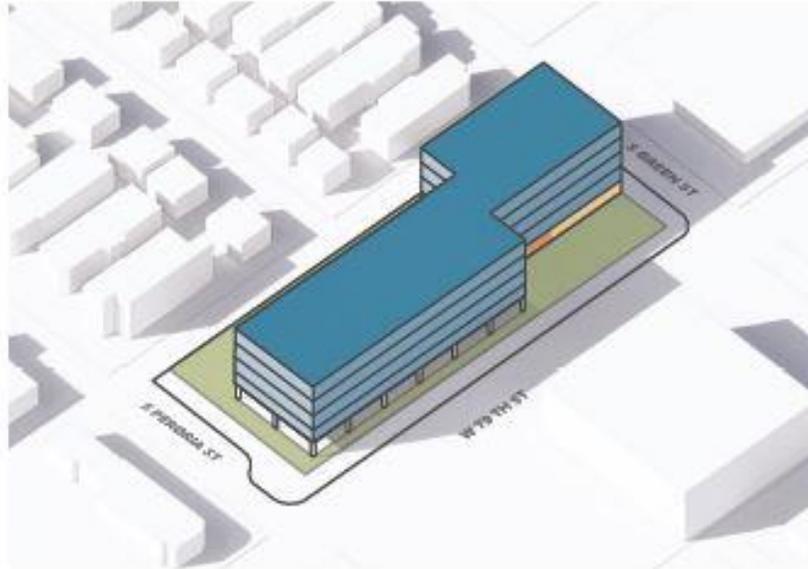


Goal 1

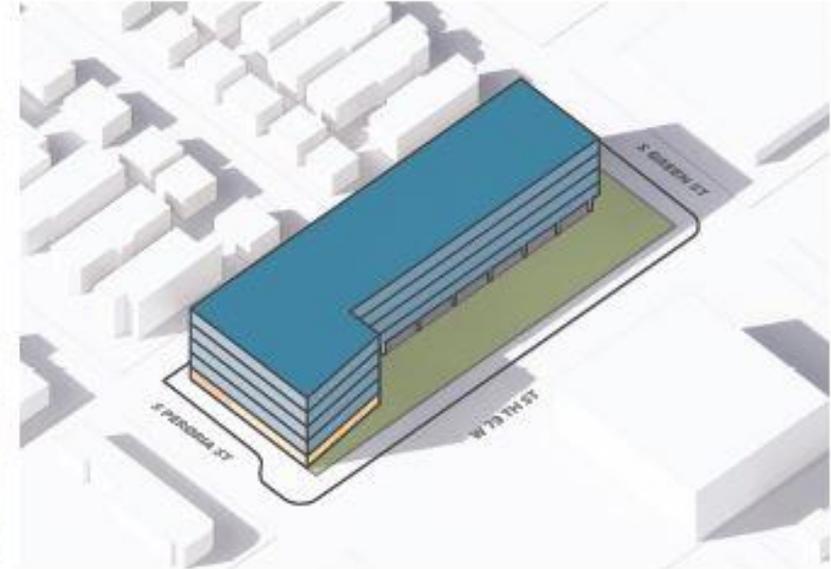
Facilitate Design Excellence on the South and West Sides



Massing Alternatives - Option 01



Option 02



Option 03

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

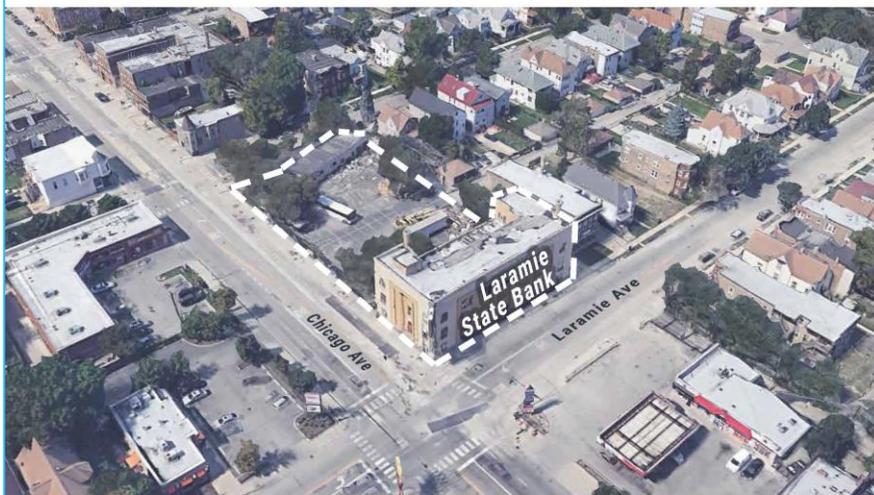
RFP Development Manual

“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



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

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.



Department of Planning
and Development

Goal

3

Build Local Wealth

Because local developers...

- hire local designers
- lease to local businesses



LAINÉ'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

Community Engagement Process

**Community
Feedback**

STEP 1

Roundtables

Community to provide feedback on priorities that will guide the overall vision for the RFP

STEP 2

Visioning Workshop

Consultant led workshop that will provide massing schematics of RFP site

STEP 3

**Stakeholder
Interviews**

Interviews with small focus groups

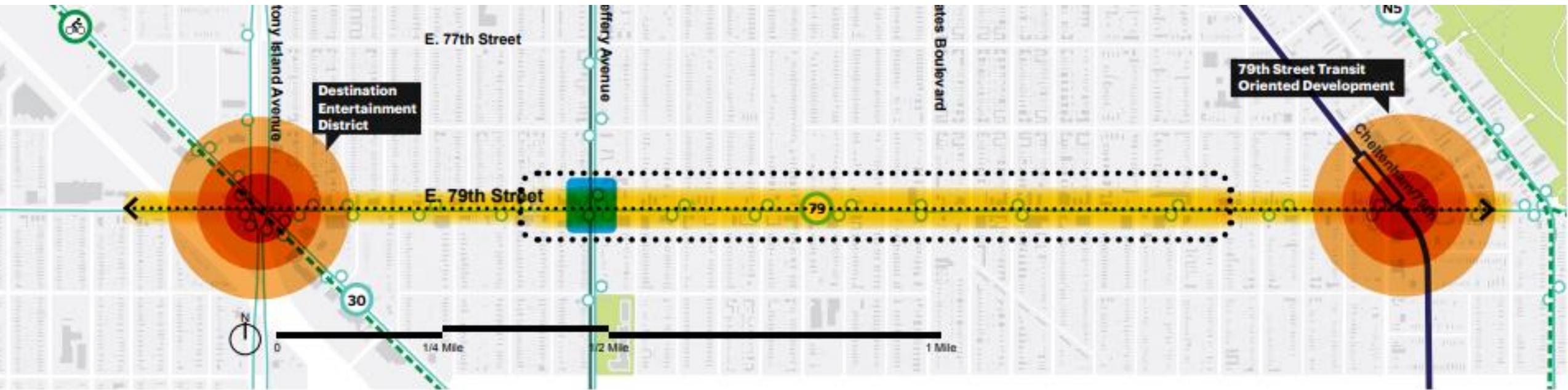
Continued Engagement



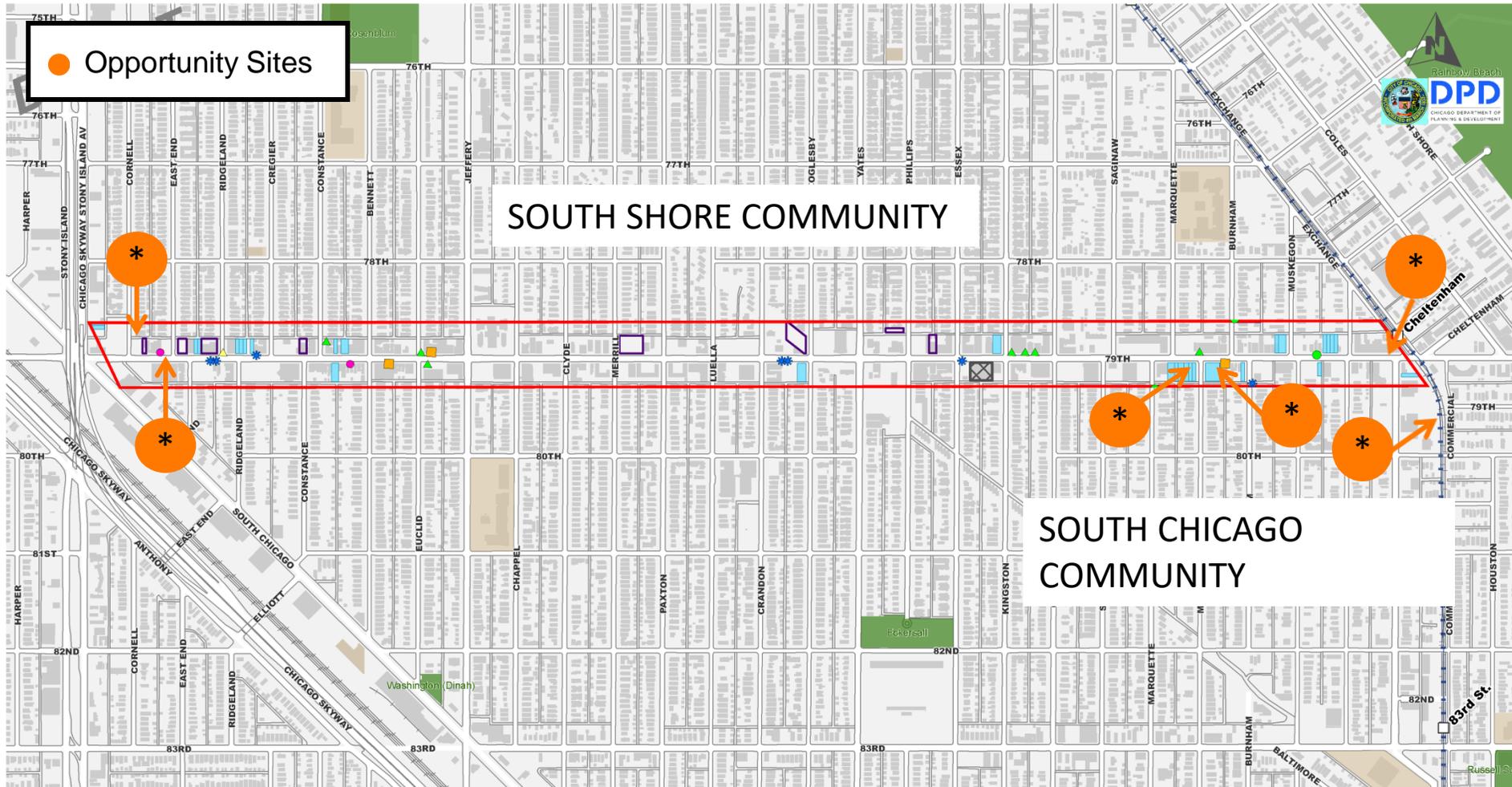
Release Schedule



REVIEW OF OPPORTUNITY SITES



79th - Commercial to Stony Island



● Opportunity Sites

SOUTH SHORE COMMUNITY

SOUTH CHICAGO COMMUNITY

- Invest South & West Corridor
- Parks and Boulevards
- City Owned
- CTA
- School Grounds
- Vacant Improved--Not Exempt
- Metra
- Closed CPS Schools
- Cook County Land Bank Controlled
- Resilient Corridor Project
- Buildings
- Demo Lien
- Tax Sales in Invest S&W Corridor
- NOF Grantee - Active
- ▲ SBIF Grantee - Active
- ▲ SBIF Grantee - Complete
- RTZ - Active
- RTZ - Complete

Sources:
 City Owned Parcels - COLS Data, displaying only PINs with no managing organization, February 2020
 Vacant Improved -- Not Exempt - Cook County Assessor
 Cook County Land Bank Controlled - Vacant and improved land in CCLB inventory through 2018
 Resilient Corridor Project - Michael Berkshire, 2020
 Demo-Lien - City of Chicago Law Department, January 2020
 Buildings Layer - DoIT, partially maintained, 2017

79th &
 Stony Island





7901 S Exchange Ave

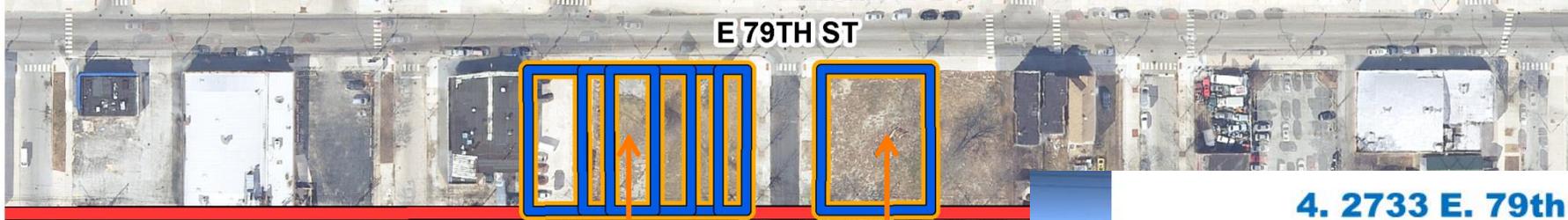
2908-26 E 79th Street

7911-33 S Exchange Ave.

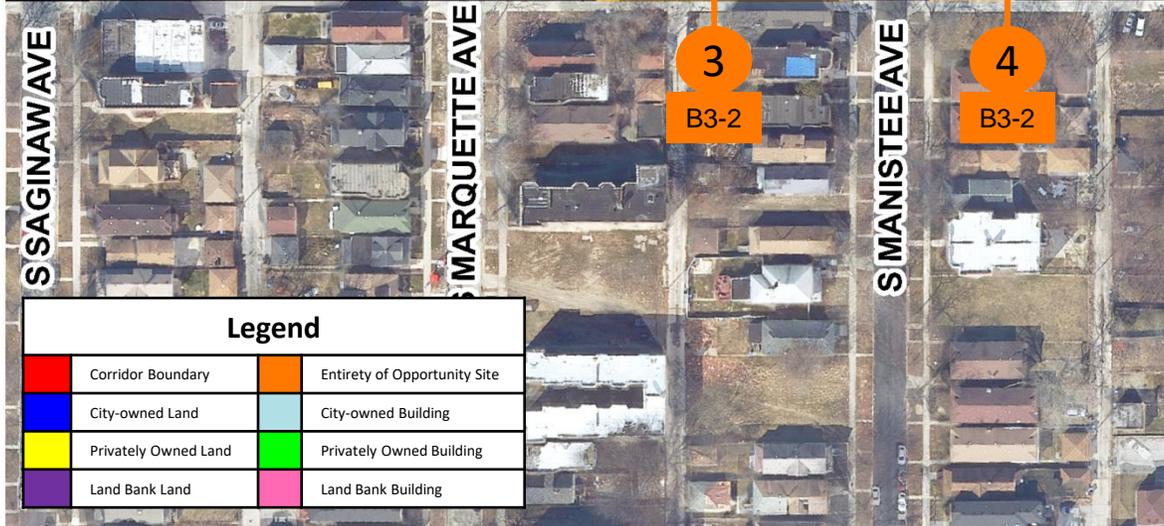
Holy Nazarene Missionary Baptist...

Building Our Posterty Chamber of Commerce

3. 2711-2725 E. 79th St.

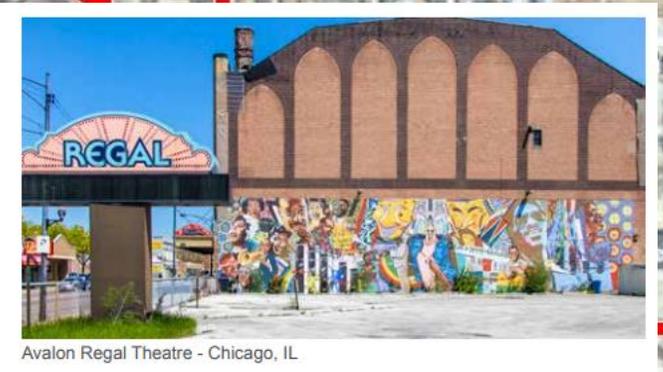
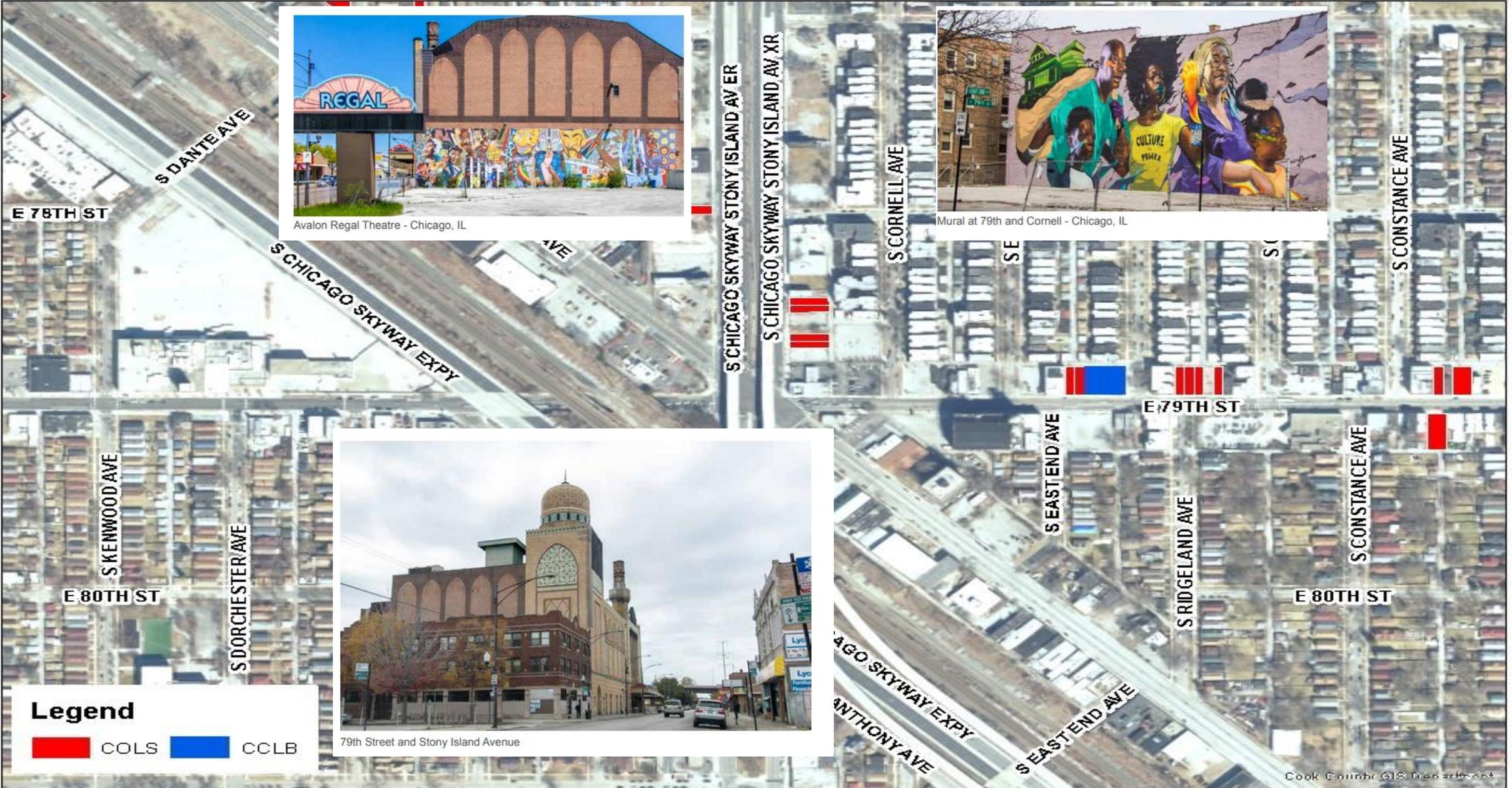


4. 2733 E. 79th St.



Legend			
█	Corridor Boundary	█	Entirety of Opportunity Site
█	City-owned Land	█	City-owned Building
█	Privately Owned Land	█	Privately Owned Building
█	Land Bank Land	█	Land Bank Building

79th St & Stony Island Ave



Legend

- COLS
- CCLB

- **Set up Timetable for Visioning Workshops**
- **Next Roundtable: TBD**

NEXT STEPS



OPEN DISCUSSION