



Austin Community Roundtable

July 2020



Please mute
your microphone

Community

Alex Roseborough, *Austin Community Family Center*

Andrea Smith

Audrey Woodley, *Changing Oasis*

Darnell Shields, *ACT*

Flavian Prince

Grady Norwood Jr, *BCCI*

Jon Veal, *alt_*

Letrusia May, *L May Creations & AAABNA*

Dr. Liz Lockhart

Malcolm Crawford, *AAABNA*

Margaret Garner

Melody Lewis, *Austin Chamber of Commerce*

Melvin Bailey

Morris Reed, *West Side Health Authority*

Shirley Fields

Tenisha Jones, *West Side United*

Vanessa Stokes, *SSA 72*

City

Alderwoman Mitts (37th)

Alderman Taliaferro (29th)

DPD West Region

CDOT

DCASE

LISC

Mayor's Office

Agenda

1. DCASE ISW Artists in Residence
 - RFP due July 26th
2. LISC ISW Corridor Manager
 - RFPs closed July 10th
3. Chicago Ave Development Vision
4. Laramie State Bank RFP
5. Next Steps

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

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 at least two community representatives.

We ask 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

LISC Corridor Manager Update

- LISC received 1 application for the Austin Chicago Ave Invest S/W corridor
 - Will be evaluated for quality & capacity in the same way
 - If needed, capacity-building with applicant or a 2nd search
- A team at LISC is reviewing 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 relationship 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, & check-ins	Willingness to collaborate with DPD, LISC, other CMS, and other ISW participants

Selection Timeline

- June 8: aldermanic review of RFP
- June 15: RFP released to the public
- July 10: Applications due to LISC
- **July 13-24: Application review period**
- July 31: Final Corridor Managers named

Chicago Ave Development Vision

June & July

Current work:

- Identify development sites (public land & interested private owners)
- Create a framework for development along Chicago Ave
- Embed community objectives and aspirations into development framework

Chicago Ave Development Vision

June & July

6/26 Workshop Recap – Community Objectives:

Enliven streets and grow local economy

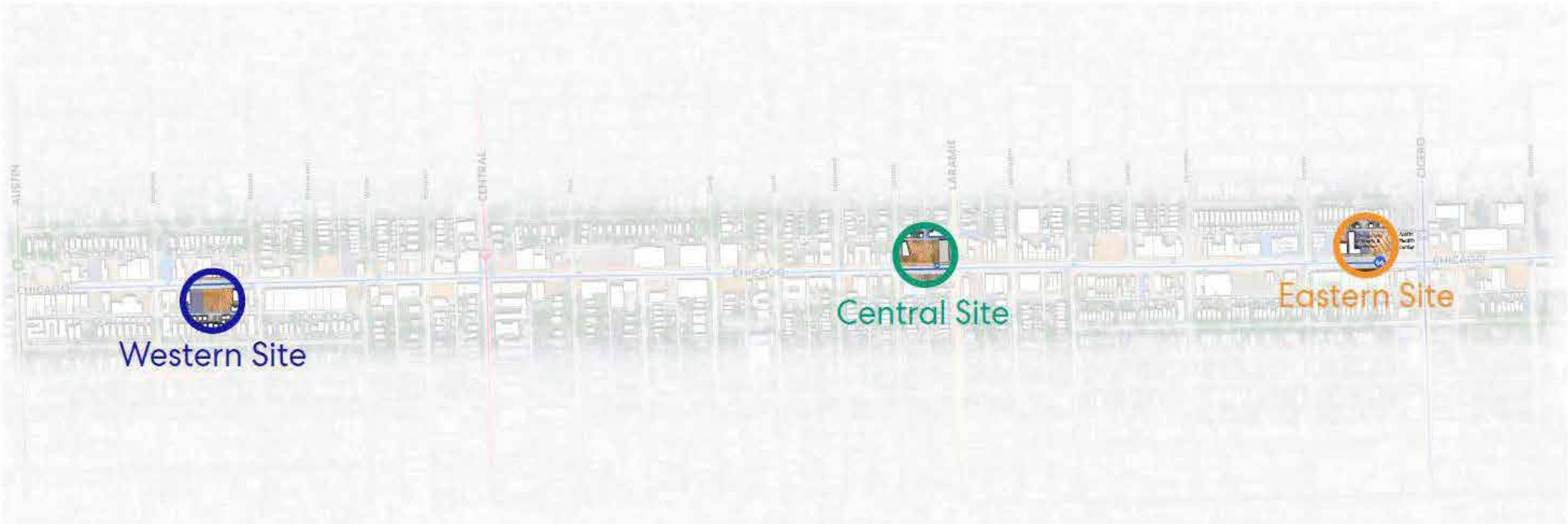
1. Tax-generating and wealth-creating local business
2. Get a bank on the corridor (in Laramie State Bank building?)
3. Upscale sit-down restaurants
4. Attract cultural-related events (Soul Center entertainment district)
5. Community serving pharmacy / grocery option
6. Retail near the sidewalk helps
7. Public plazas
8. Visible parking is important

“High-quality, new rental apartments would have demand, if they existed”

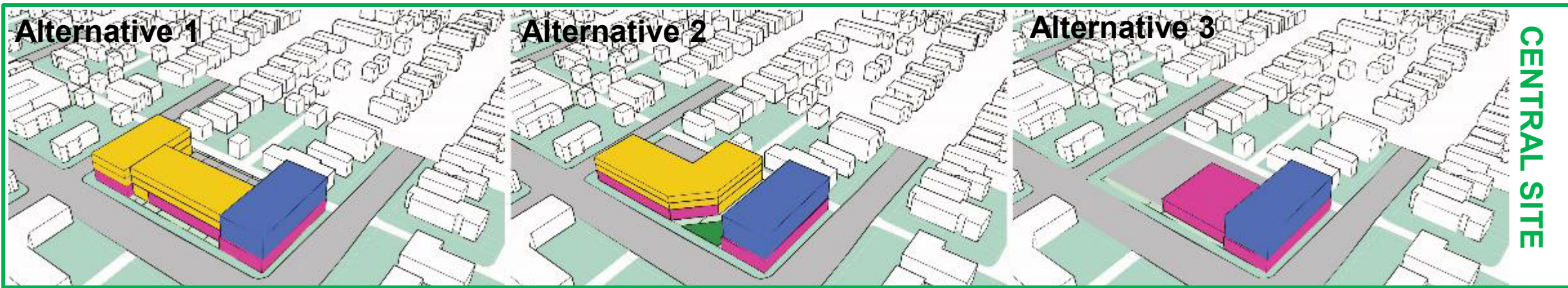
1. Austin needs to “prove the market”
2. “More upscale, mixed-use property on corridor”
3. Affordable & supportive housing where helpful

AUSTIN SOUL CITY

PRELIMINARY PLANS
EASTERN SITE
CENTRAL SITE
WESTERN SITE

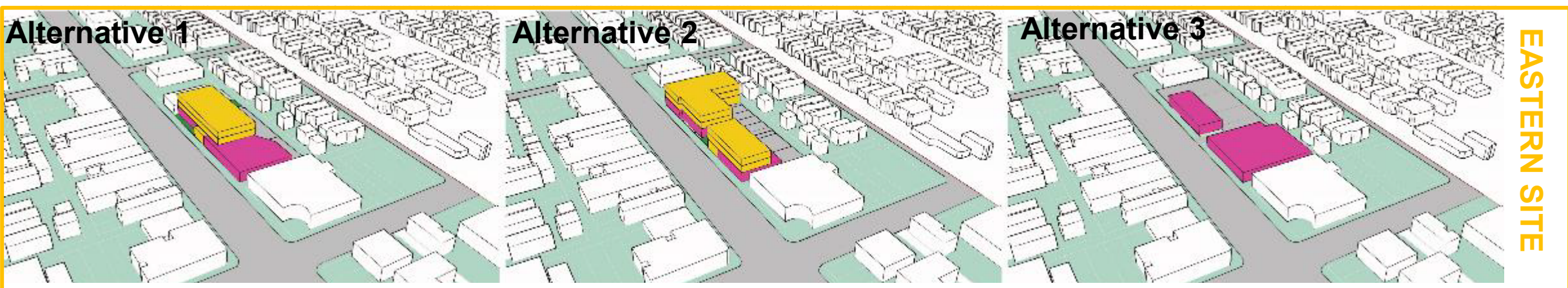


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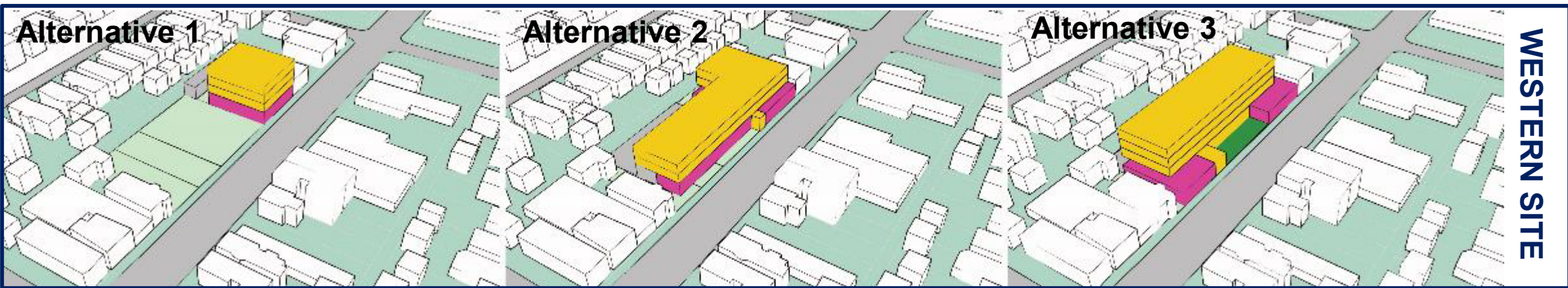


CENTRAL SITE

P

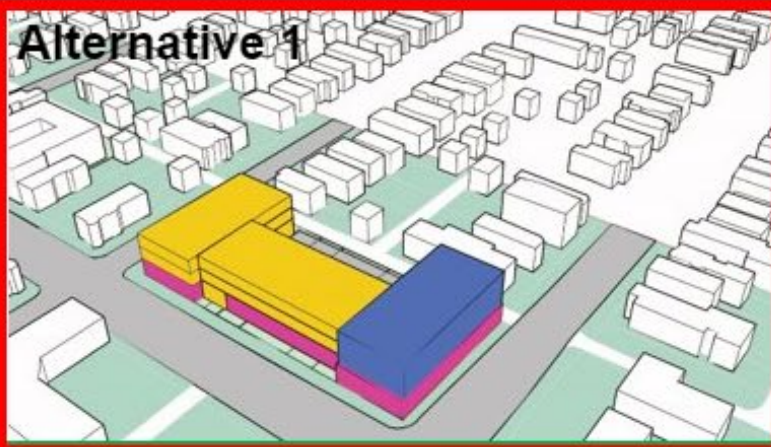


EASTERN SITE



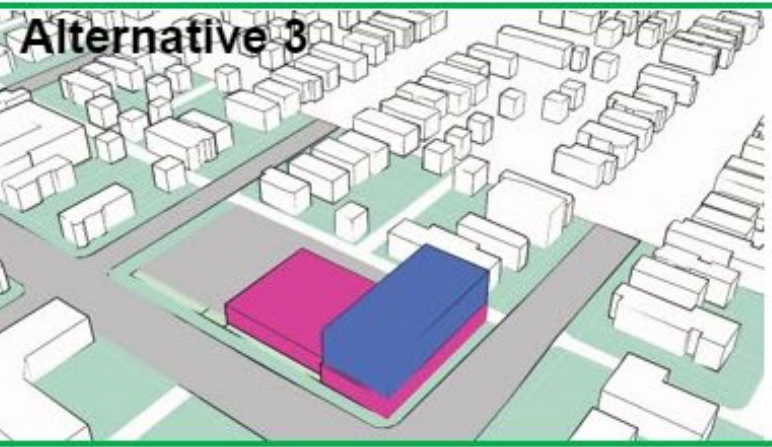
WESTERN SITE

Alternative 1

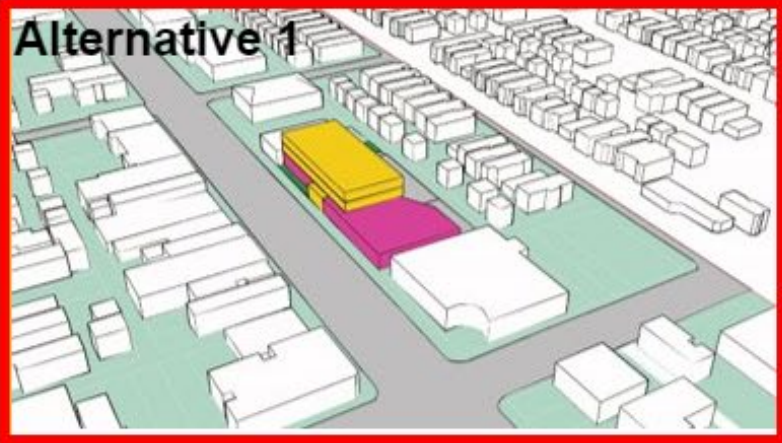


- Preferred Concept:
- ~50 units housing
 - Adaptive reuse of Bank Building into retail and commercial office
 - Surface parking in rear

Alternative 3



Alternative 1



- Preferred Concept:
- ~50 units housing
 - Incorporate neighborhood serving retail (grocer or pharmacy) at ground floor, configure parking above retail or shared

Alternative 3



Alternative 1



Alternative 2



- Preferred Concept:
- ~50 units housing
 - Mid-site pocket plaza
 - Small scale retail spaces flanking plaza

Alternative 3

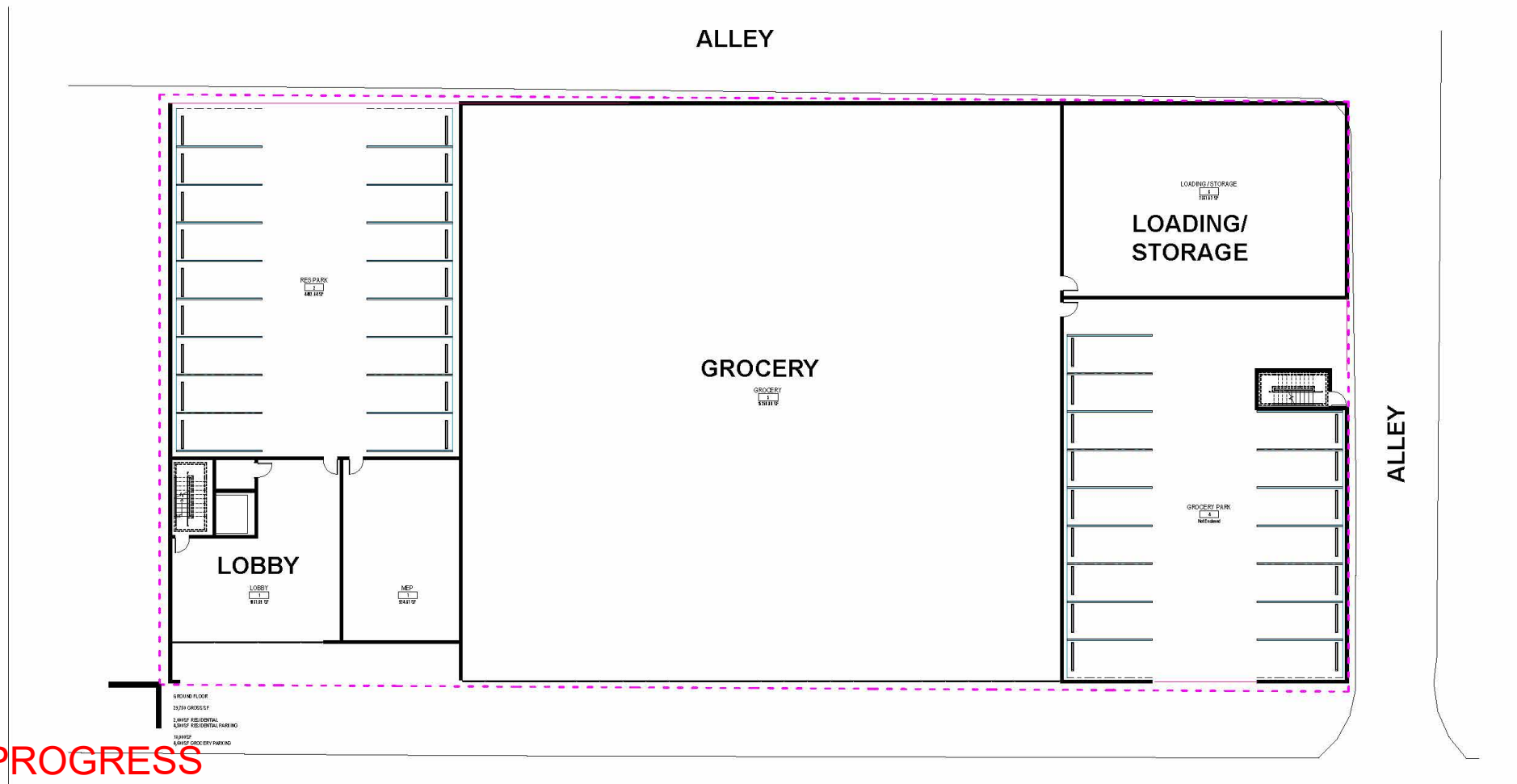


Chicago & Cicero



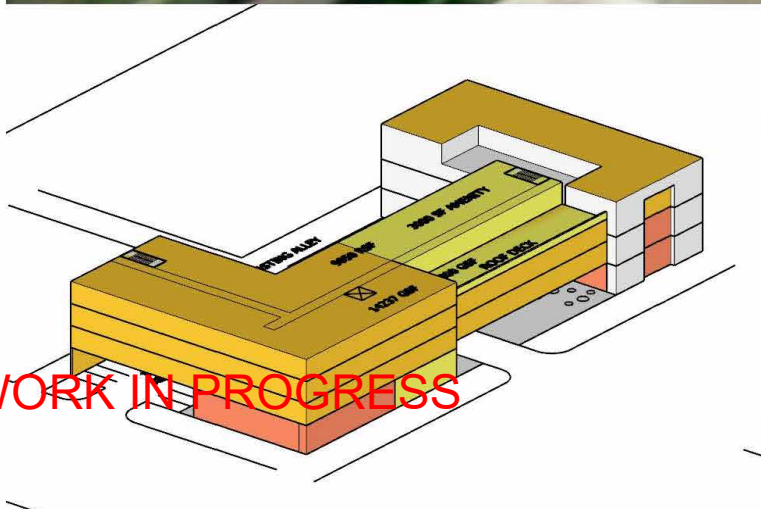
WORK IN PROGRESS

Chicago & Cicero



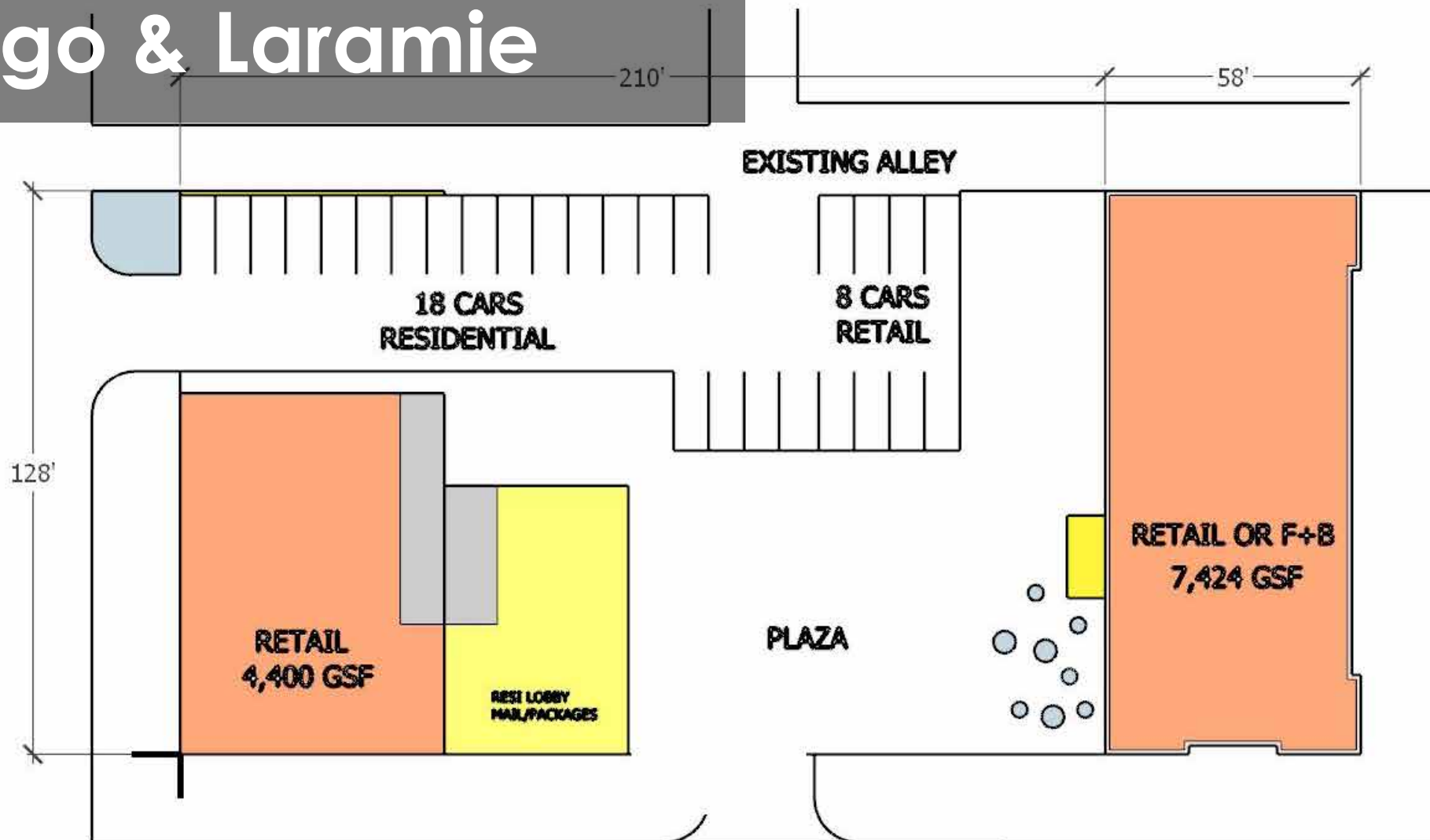
WORK IN PROGRESS

Chicago & Laramie



WORK IN PROGRESS

Chicago & Laramie



WORK IN PROGRESS

Chicago & Mayfield



WORK IN PROGRESS

Chicago & Mayfield

- 1
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- 10

A

B

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RETAIL
6300.00 SF

SERVICE
200.00 SF

SERVICE SERVICE
100.00 SF 100.00 SF

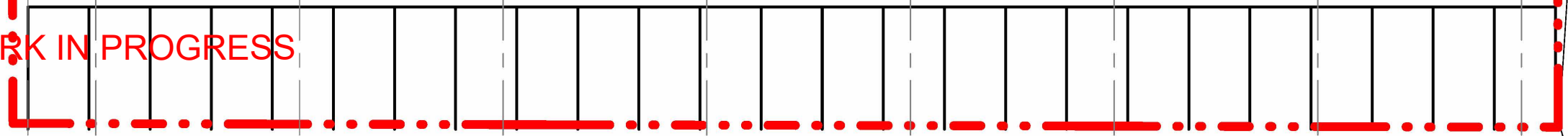
LOBBY
3450.00 SF

SERVICE
200.00 SF

RETAIL
5600.00 SF

25 PARKING

WORK IN PROGRESS



Chicago Ave Development Vision Funding Considerations

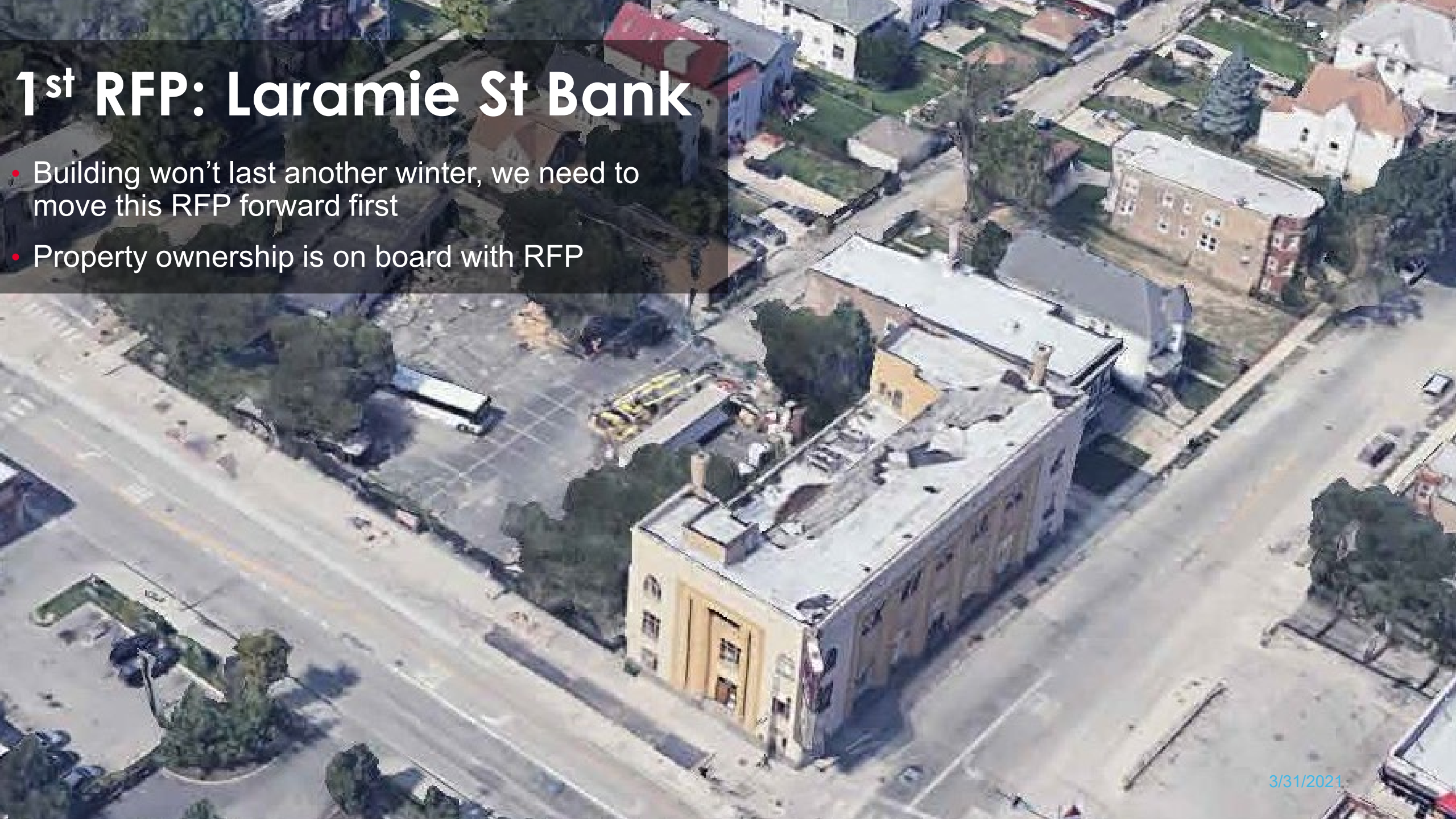
- Given preferred concept from workshop, CCAC design & real estate professionals helping to determine funding consequences based on tools we have
 - Real estate market data analysis
 - Achievable rent for retail, office, residential
 - Operating costs
 - Property taxes
 - Pro forma
 - Construction costs
 - Sources of financing
 - Potential cash flow
 - Determine funding gap for each site
 - City align financial assistance options
 - TIF, NOF, Dept. of Housing, CHA

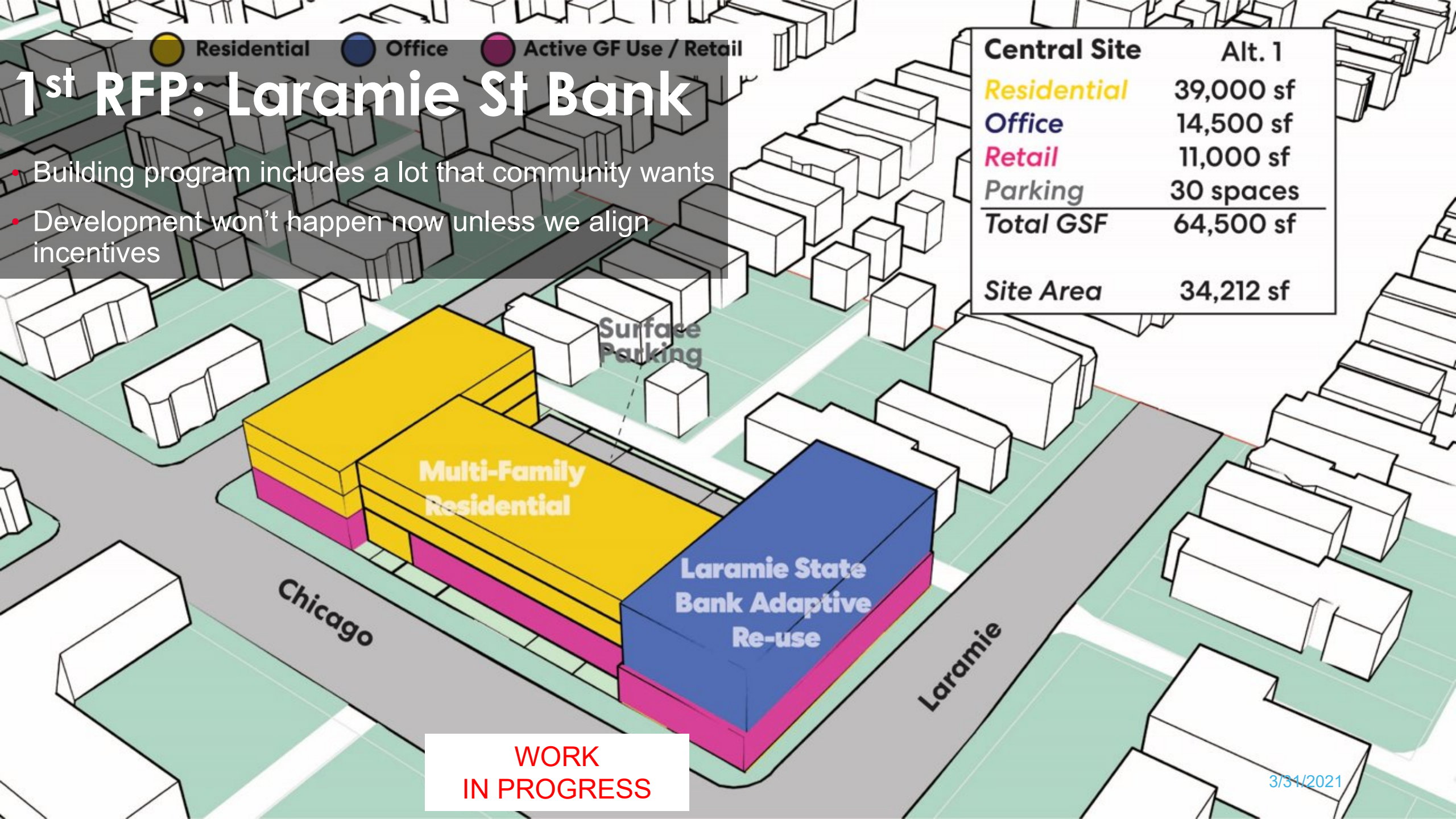
Chicago Ave Development Vision August & September Roundtables

- Present funding consequences of possible development
- **Combine with stakeholder work to determine next RFPs**
 - “Eastern and/or Western Site, or other priority site?”
 - Use framework’s pro forma / visuals / materials for other sites
 - Set the stage for future RFPs

1st RFP: Laramie St Bank

- Building won't last another winter, we need to move this RFP forward first
- Property ownership is on board with RFP





● Residential ● Office ● Active GF Use / Retail

1st RFP: Laramie St Bank

- Building program includes a lot that community wants
- Development won't happen now unless we align incentives

Central Site	Alt. 1
Residential	39,000 sf
Office	14,500 sf
Retail	11,000 sf
Parking	30 spaces
Total GSF	64,500 sf
Site Area	34,212 sf

Multi-Family Residential

Laramie State Bank Adaptive Re-use

Surface Parking

Chicago

Laramie

**WORK
IN PROGRESS**

Laramie State Bank Next Steps

“Show developer what is desired & feasible”

Laramie State Bank RFP Community Participation

- Mid-August: Laramie State Bank RFP released
- Mid-Nov. (90 days) RFP Shortlist present to community

Next Steps

Roundtable Friday, August 21st @ 12pm

If DPD West Region team has not talked to you recently

- DPD@cityofchicago.org