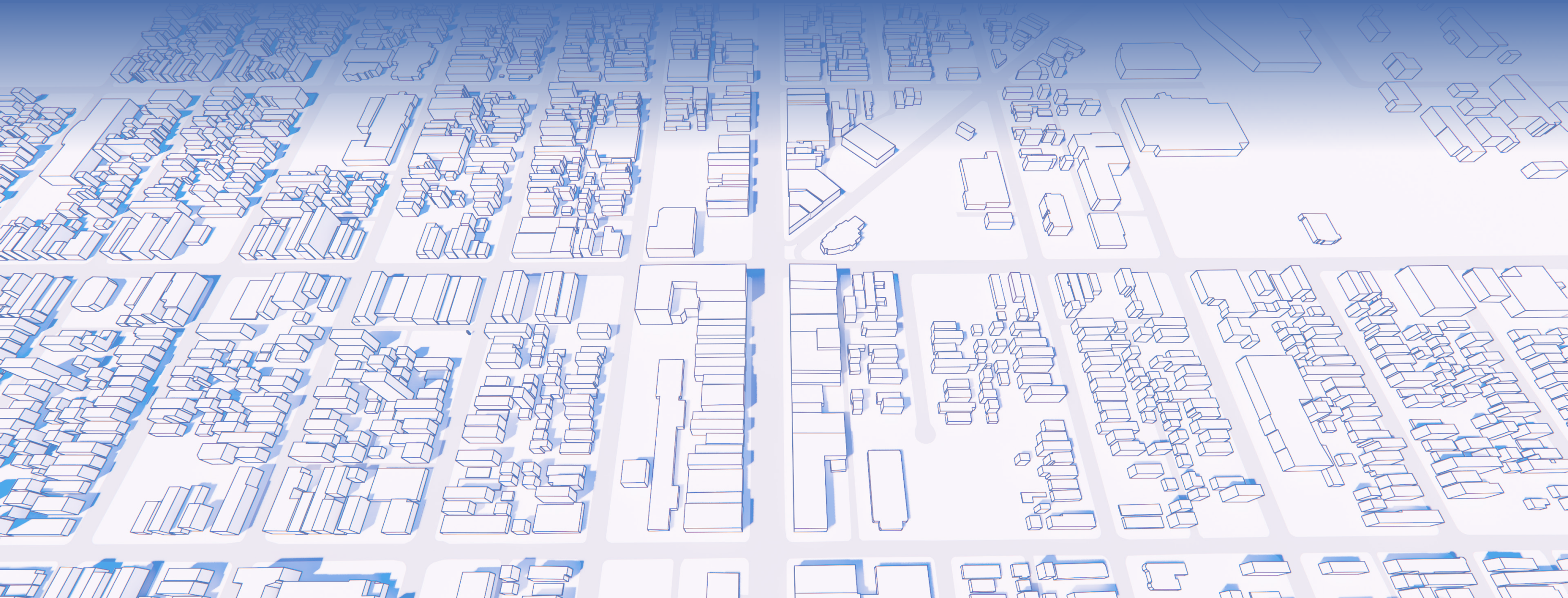


INVEST South/West New City/Back of the Yards

RFP Site Discussion

November 5th, 2020



1. Welcome
2. Overview- RFP Process and Site Selection
3. Community Priorities
4. Overall Corridor Context
5. Market Analysis
6. Vision for 47th and Justine
7. Polling and Break-out Groups
8. Next Steps

AMPLIFY

Aspire Center for Workforce Innovation



Local assets

FOCUS



Public Investments to support local priorities

DRIVE

Laramie State Bank Building



Private investment to build local wealth

INTEGRATE



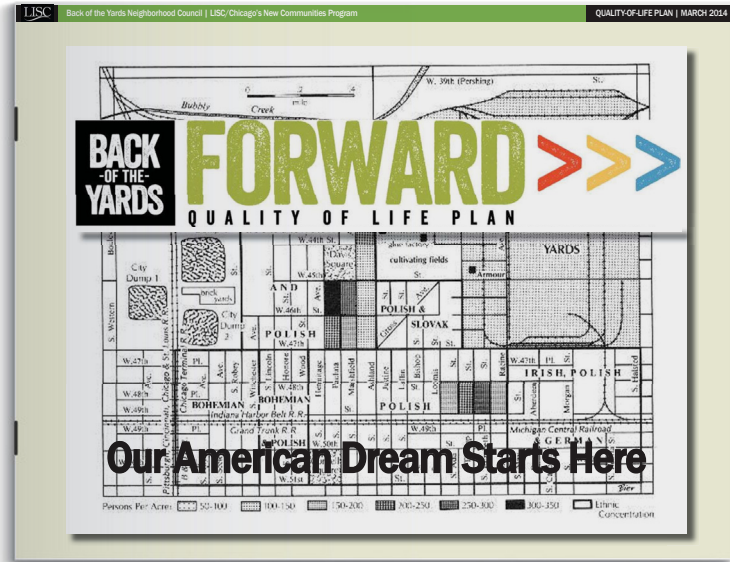
New strategies for public safety



Today is just one part of the larger community engagement process, the planning team has been working through several avenues to capture as many voices as possible:

- Previous planning documents
- DPD Community Roundtables
- Corridor Manager - BYNC
- One-on-one interviews with local businesses and residents (in person and online)
- Meeting with Alderman Lopez and Alderwoman Taylor
- Visioning Workshops

2014 LISC & BYNC Quality of Life Plan



2017 UIC Great Cities Institute



October 25, 2016 Community Visioning Meeting

Education	Employment	Health	Family and Youth	Recreation	Housing	Economic Development	Beautification	Safety	Civic Engagement	Transportation	Arts and Culture	Other
Technical School	\$15 minimum wage	Access to nutritious healthy foods and health programs	Non-violence training and peace circle training for adults of parks	Fitness classes/groups for adults of parks	Subsidies and loans to repair homes	Stronger business community	"More" attentiveness in the community (potholes, garbage cans, street lighting)	Gangs and crossing path passages for kids going to parks and recreation	Cultural events that are designed to entertain the community as a whole	Bench on every bus stop	A big sculpture that identifies the Back of the Yards community in main intersection the commercial corridor along with new landscaping	Voice of all be included
Pathway to college for undocumented	Hire people from the hood to be part of Great Cities Research team	Bigger and better health clinics	Get a gang free environment	Community Center central point to bring residents entertainment, sports, and a place gather.	Abandoned Building More S.R.O. a Group home buildings	Thriving Affordable businesses locally owned	Clean Air and Soil	Improve relationship between police and residents	Peace and nonviolence Programs	Speed Bumps or Roundabouts not both	Arts and culture Community Center	Development Director for funds
Youth Internships for undocumented students	Job Development/Coaching Center	Hospital	More social programs for at risk teens	Parks/Schools space available for resident led activities	Help Homeless Youth	Beautification of industrial areas (and can we improve their smell?) also, use symbols for language barrier and safe passage	Maps at bus stops showing resource locations throughout the community (Warming centers, train centers, hospitals, etc.) also, use symbols for language barrier and safe passage	Red the neighborhood of abandon buildings	Bridge the gap between blacks and hispanics and respect each others culture	CTA Accessibility (Train Stop on 47th, Heynes, Benches, Shelters)	Utilize vacant lots on 47th street for a plaza	Legal/social and other resources for undocumented residents
High quality open-enrollment education	Jobs with good wages and benefits	Free Mental Health Centers	Opportunities for youth (Programs)	Year-Round Hoop in the Hood	Affordable Housing	Small Business day to encourage people to shop within the community (47th)	More vegetation, community gardens, parks, trees, less concrete!!!	Police stop the shooting!	Community of Back of the Yards be more involved	Less Speedbumps	Increased public murals and art	A community restorative justice court
"BOTY Promiser" college funding for all (dreamers)	Manufacturing/Industrial areas have employers that hire community residents	Reopen Mental Health Clinics/health care-based community center with emphasis on primary care and mental health	Collaborate after school programs with community agencies	More recreational places (Theater, movies, galleries etc.)	Mixed-use Senior Housing	Job shadowing (Mentorship)	No Garbage (Give tickets to the people that throw garbage on the floor)	culturally competent police	Working with other neighborhoods	Connect Damen Corridor 47th-Pershing	Cultural Center for Performing/Visual Arts	Local Legal Services (multi-lingual and free or sliding scale especially immigration)
STEM programs in eve community and school	A community wide hiring policy of people with a criminal record	All programs must be trauma-informed	Resources services for Families!	Empty lots into Recreational parks	Multiple affordable senior housing buildings	New Business opportunities	47th Streetscape	Remove violence in the Streets	100% Voter participation and ways for all residents to participate as well	Infrastructure Improvements Sidewalks/Parks/School	Art increasing art with kids/teens (Murals)	Accountability in putting tax dollars to non-profits
More english spoken to close the communication gap in the community	Community Benefit Agreement forums for new corporate businesses	Accessible Health/mental health care	Free Parenting Classes	Community Gardens	House rehabilitation training: carpenter, plumbing electricity	Adult Job Training	Put holes on the street and water pumps open during the summer that stay on for up to two days after calling 311	More Security Cameras	Weekly community newspaper in print	Better Transportation to local jobs	More music classes	Better methods of communication (Positive messages)
Equitable funding for schools (statewide)	Thousands of youth work internships especially summer youth-at-higher risk internships	Lead-Free Healthy Homes	Computer Learning Classes	Free community gyms that provide boxing and Martial arts to teach people how to deal with anger...	More Shelters for the homeless	Bring more job for the young future children or teens so they could participate with everyone	Fix the Streets 45th and Marshfield, Paulina, Heritage, and Wood	Respect to people	Collaborative online portal/website for community info/new events		2nd Friday late night (like in Pilsen) Businesses are open later galleries are open later showcasing the Back of the Yards	Animal Hospital
More African American and Hispanic kids going to college	Youth job opportunities	Comprehensive Health care facility	Youth recreational center (open on weekends?)	Park east of Ashland (47th to 49th)	Community policies that are enforced against absentee landlords	Training for jobs for free	Do community art and Murals on/inside abandoned buildings	Police on foot	Open House Back of the Yards a big resource fair in the community		Cultural Center in hood with art history focus. Must be led and employ community residents	Accountability
More attendance staff	Education/Training of interested youth and	Mental Health Services	Increase access to available resources	Great Indoor Soccer	convert abandoned building into housing	Utilize Ashland railroad yard south of parking road including the	I would like to see our streets fixed on it to not	A safe place to live (Where you don't feel	One neighborhood one		Community Center (Kids, Families, After	More Businesses

2019 UIC Great Cities Institute





Engaged with nearly **100 stakeholders**, including **20 local residents** and **51 businesses**, 45 of which are directly on the corridor.

Community Priorities



Youth and Recreation



Quality Open Space +
Beautification



Cultural Assets +
Community Resources

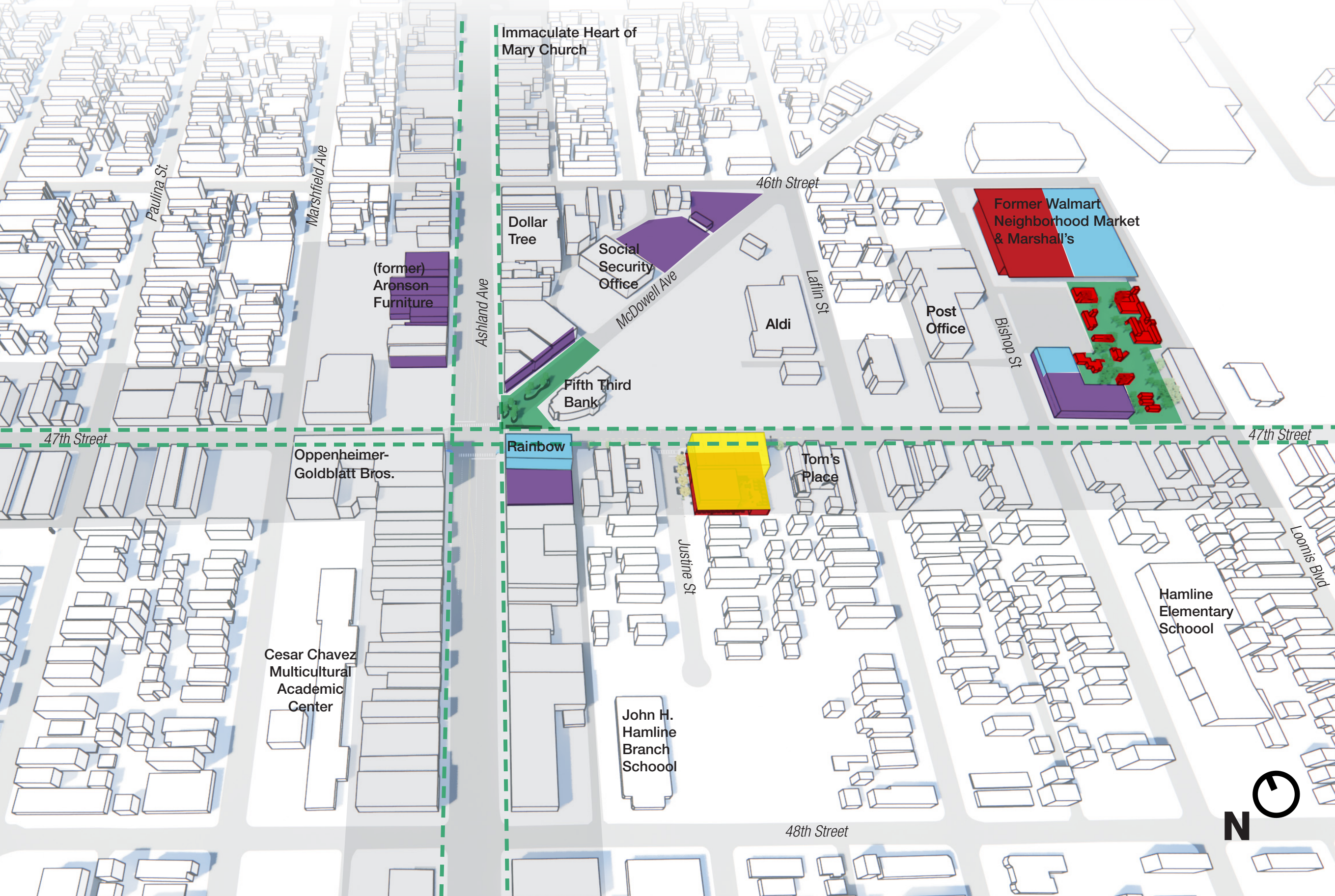


Housing



Local Business Development +
Workplace Training

Potential Future Development | 47th & Ashland Corridor



Youth and Recreation

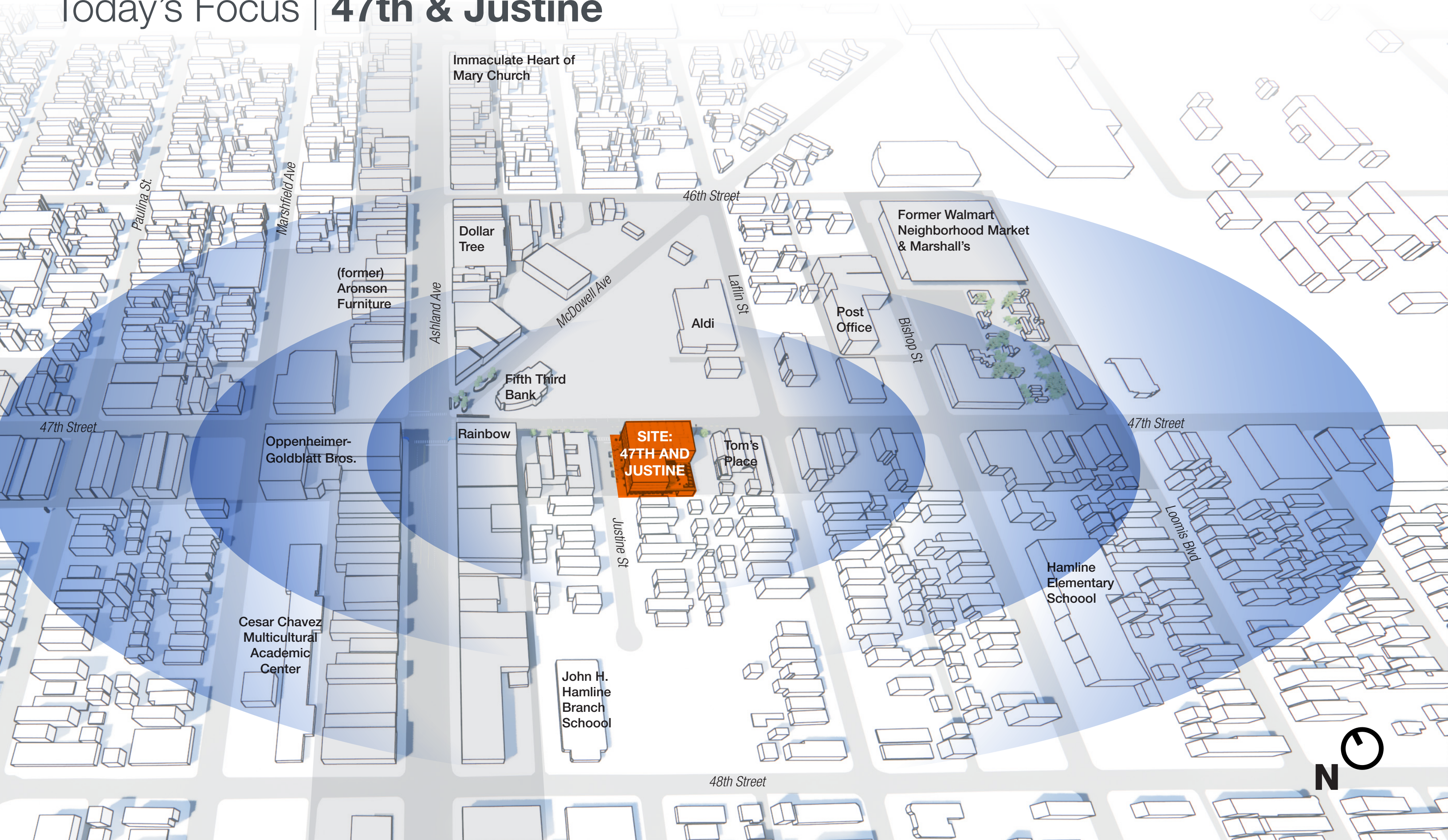
Quality Open Space + Beautification

Cultural Assets + Community Resources

Housing

Local Business Development + Workplace Training

Today's Focus | 47th & Justine



Immaculate Heart of Mary Church

Dollar Tree

(former) Aronson Furniture

Fifth Third Bank

**SITE:
47TH AND
JUSTINE**

Tom's Place

Former Walmart Neighborhood Market & Marshall's

Post Office

Aldi

Hamline Elementary School

John H. Hamline Branch School

Cesar Chavez Multicultural Academic Center

Oppenheimer-Goldblatt Bros.

Rainbow



To have a dialogue with the community around the development opportunities at 47th and Justine.

Specifically - what are active ground floor uses that support community priorities at this site?

Existing Conditions | 47th and Justine

Zoning: **Business**

Ownership: **City**

14,872 sqft **Site**



HOUSING:

- Housing is one of the community priorities noted in larger planning studies.
- Housing will encourage private developers to invest in the corridor and will offset the cost of other amenities desired by the community.
- New residential housing is a catalyst for business - for new services, goods and jobs to come into the community.
- Affordable units are planned for the community. Market analysis is based on demographics of the neighborhood.

Housing Needs:

- Median age of existing housing stock is 120 years
- Commercial and residential development will need public subsidy to be realized

OVERVIEW

13,296
HOUSEHOLDS, 2020

3.44
AVE. HH SIZE, 2020
Chicago | 2.49

\$34,816
MEDIAN HH INCOME
Chicago | \$55,222

HOUSING

19.9%
VACANCY
Chicago | 12%

28.9%
OWNERS
Chicago | 37%

51.2%
RENTERS
Chicago | 51%

AGE

28.5% Under 15 YO
Chicago | 18.2%

32.4% 35-64 YO
Chicago | 36%

32.6% 15-34 YO
Chicago | 32%

6.5% 65 YO+
Chicago | 13%

Income Brackets	% of HH	# of HH	EXISTING HOUSEHOLDS	5% CAPTURE RATE
\$35,000 - \$49,999	16.10%	2,141	60% AMI 2,141	107 HH

47th and Justine Site

47th & Justine | **Fitting into the Context**

Proposed
Mixed-Use
Development

58'

Rainbow
Building

63'

Oppenheimer-
Goldblatt Bros.

63'

73'

35'

47th St.

Ashland Ave



Visioning | 47th & Justine

47,000 sqft Residential [50 units]

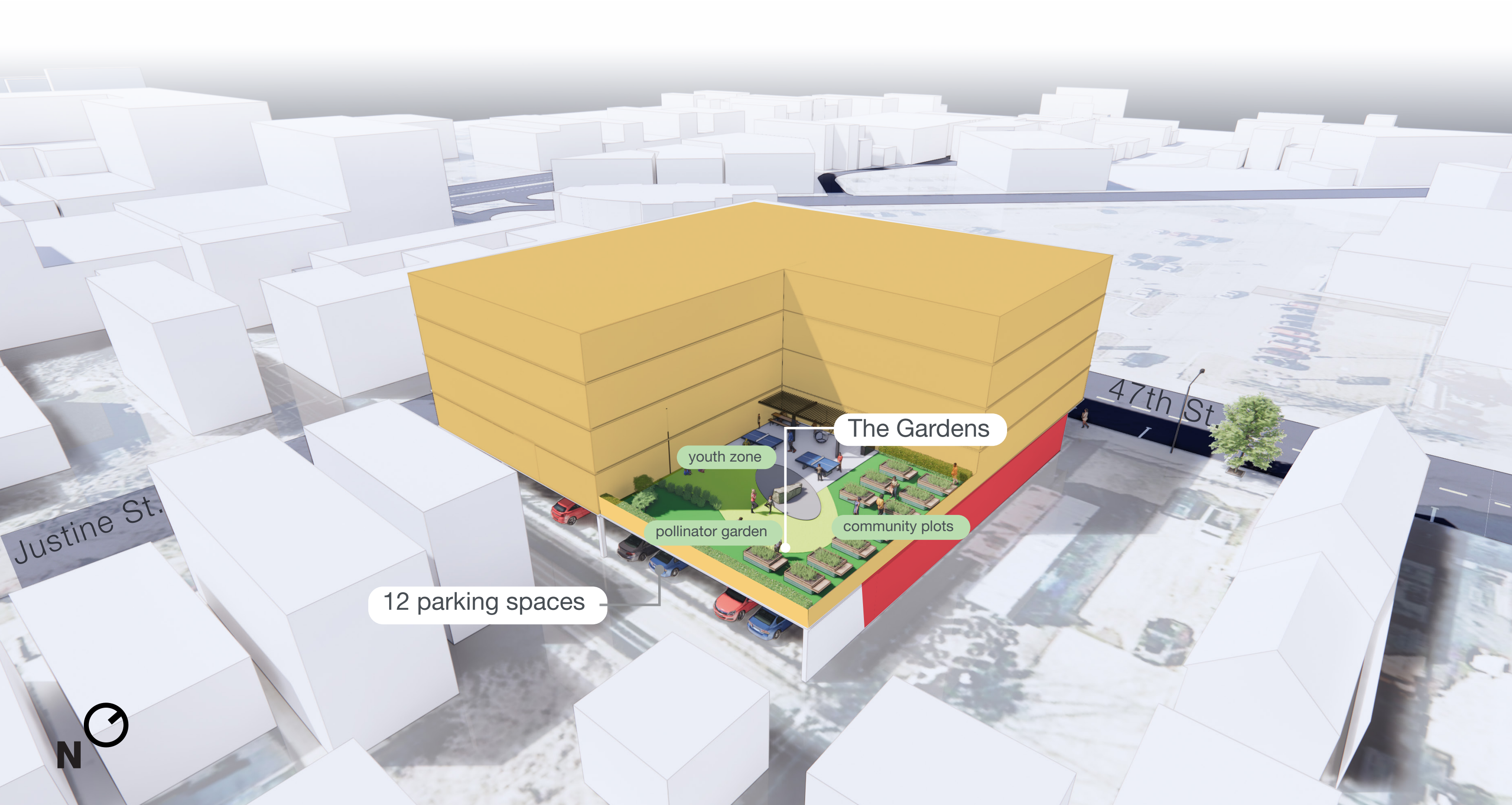
1,630 sqft Ground Floor

4,200 sqft Green Space

12 Parking Spaces



Visioning | 47th & Justine



The Gardens

youth zone

pollinator garden

community plots

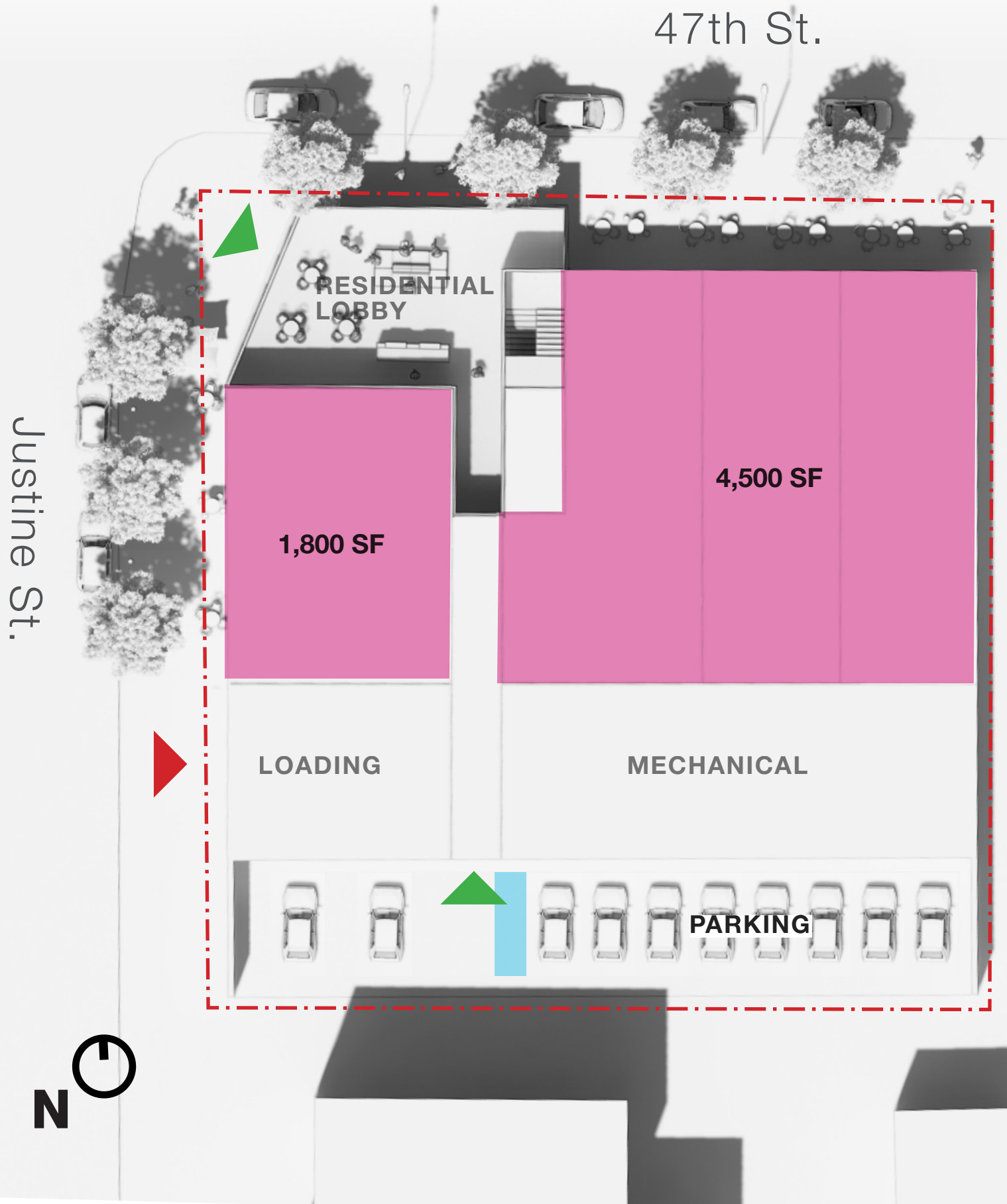
12 parking spaces



Justine St.

47th St

47th & Justine | Discussion



BASED ON COMMUNITY FEEDBACK

- Job Training / Workforce Development
- Maker Space with Retail or Dining
- Mental Health Center
- Restaurant / Dining
- Dance / Fitness Studio
- Martial Arts Gym

BASED ON RETAIL LEAKAGE

- Arts Supply Store
- Record Shop
- Book Store
- Instrument Retailer / Repair
- Comic Book Store

OTHER SUGGESTIONS?



Polling Questions

Activity:

- What types of programming would you like to see on the 47th and Justine site?

47th & Justine | Discussion

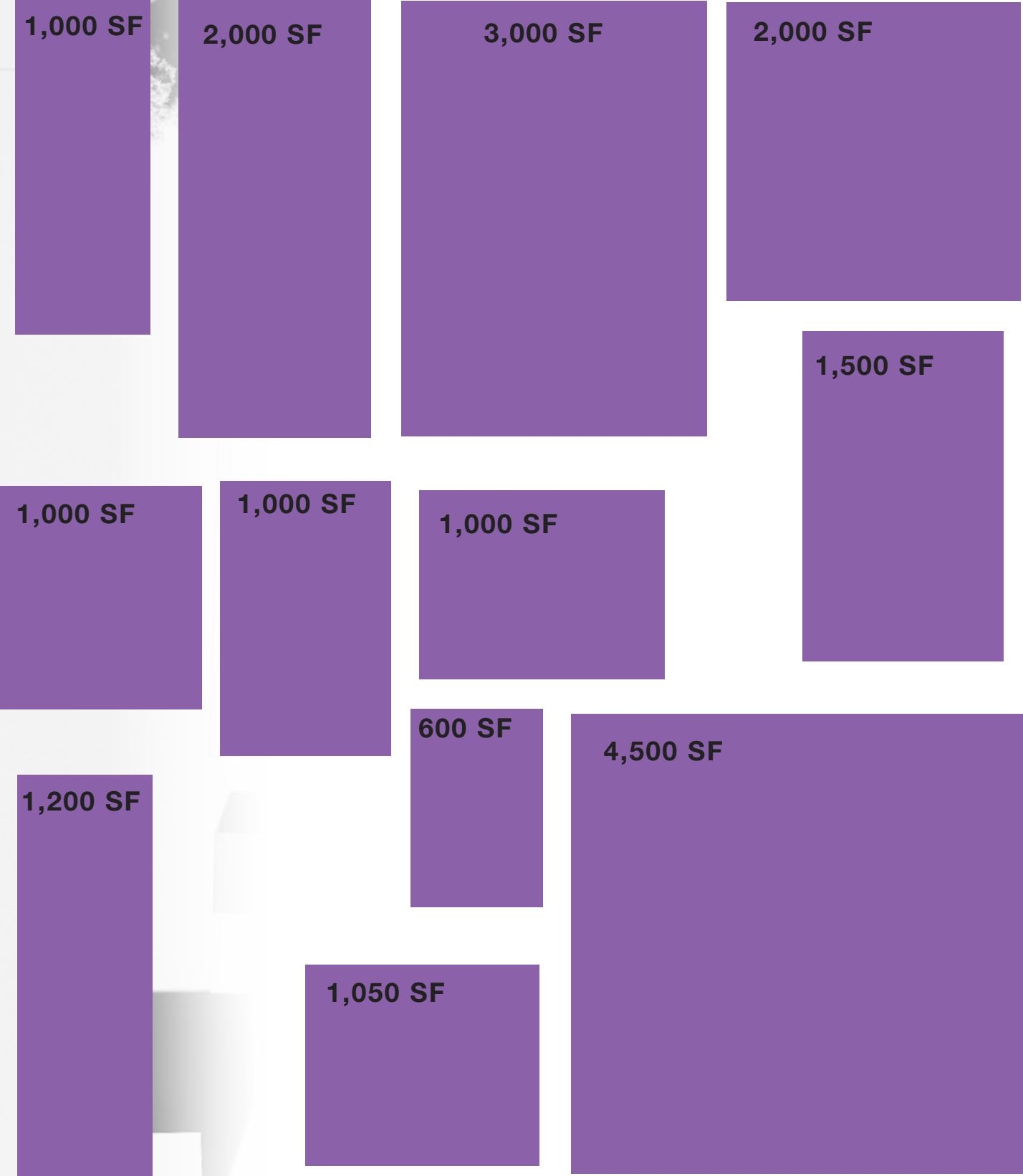


INDOOR VOLLEYBALL COURT 2,160SF	DANCE STUDIO 3,000 SF	CROSSFIT GYM 1,500 SF	YOGA STUDIO 1,200 SF	2,000 SF
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ART STUDIO 1,200 SF	THERAPY OFFICES 600 SF	INDUSTRIAL KITCHEN 1,050 SF	MENTAL HEALTH WELLNESS CENTER 4,500 SF
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RETAIL 1,000 SF	ART STORE 1,000 SF	BOOK + RECORD STORE 1,000 SF	COFFEE SHOP 1,200 SF	40 DINNING SPACES 600 SF	1,000 SF
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47th & Justine | Discussion



Questions:

- What were some of the top development priorities discussed?
- Share your ideal floorplan with the rest of the group

RFP Process and Engagement



Schedule

Community stakeholder and property owner interviews

Ongoing

Draft RFP developed

month of November

New City ISW Neighborhood Roundtable

November 19

Review draft RFP

RFP released

November 30 (Target)

Community review of RFP bids

Early 2021



Thank you!