

13:20:19 >> [recording in progress]

13:20:40 >> SEAN T.: Thanks everyone. Welcome to the expansion of the kickoff for the 18th and Peoria framing development plan. My name is Sean Tapia. Ae come. We're going to walk you through the scope of this project and discuss some public engagement components.

13:21:01 Next slide. Really quick before we get into the presentation -- just the agenda for this presentation is a quick round of introductions on who the consultant team is. Then we're going to kick it over to the city to disuses some planning projects... ward office to discuss the stakeholders.

13:21:22 And then we'll move through the presentation... and then finally wrap it up with some Q and A questions that we receive from folks at the beginning of this process. So again, my name is Sean Tapia. I'm leading this project from the AECOM side. We are architecture and planning firm based in Chicago.

13:21:30 We've done a lot of work throughout the city and in the pillson neighborhood and excited to be leading this effort. Maria

13:21:57 >> MARIA P.: Hi everyone. I'm Maria principle and design worker. Architect and also a certified planner. Urban work asks a minority and woman owned ark architecture interiors firm in Chicago. Our office has been 29 years. We're working on 30th year this coming year. We've done a tremendous amount of work in the Pilson area and the south side of Chicago.

13:22:18 And are very focused on design excellence and social responsibility through our design. Really focused on transformational work. We are involved in the high school expansion when we were managing architects for the Chicago public schools. And we were one of the champions to make sure the school received the plaza and expansion deserved to meet the community's needs.

13:22:40 We have also done other work in Latinx communities not only in Chicago but also in the Midwest and the East Coast. We are currently working on the framework plan for grand park which is over 300 acres and we have done many other projects such as homes ka brie knee green as well as many other development projects in the area*.

13:23:05 With me today I have Maria Hidalgo. And she is very involved in this project as well. Our work spans from private work to single family homes to over 3,000 units of mixed income and affordable housing. And we are delighted to be part of this team and to make sure that the community gets the best development project possible

13:23:21 >> SEAN T.: Thanks Maria. And another member of our team is cue architecture. They are leading part of the development scenarios and ark... as we move through that in task 3 and 4. James, you want to talk about the past planning efforts?

13:23:44 >> JAMES H.: Hello everyone. James Harris. I am the lead planner for the west region planning and development. Just to provide an overview. Earlier the city worked in collaboration with the 25th ward office to acquire the site of 18th and Peoria facilitating the development of multiphase majority affordable housing development

13:24:09 We see the sites development with affordable housing as an opportunity to combat residential displacement to ensure folks can remain in the community. We also believe that this effort will support planning priorities around housing outlined in the city wide. We will plan as well as the Pilson quality of life

13:24:16 >> SEAN T.: Thanks James. Ruben, can you speak to the selection of the stakeholders?

13:24:39 >> RUBEN F.: Hello everyone. My name is Ruben.... working closely with stakeholders in the community. Before urban works AECOM and cue were brought on as consultants. We have been holding bimonthly meetings with working group. From that working group we went down and selected 18 members.

13:25:06 Some of the criteria that we used to do that was folks who have been regularly attending these meetings, folks who are residents of Pilson, had attended at least three of these meetings, had extees regarding... they held no conflict of interest with the eventual bidding of the site. All this information is available on our website.

13:25:28 .org. Just to say we did end up with two subject matter experts university professors from UIC. Six community representatives and ten community members or neighbors of the area around 18th and Peoria. That information will also be up on our website soon. Happy to be on board for this project. Thank you

13:25:57 >> SEAN T.: Thanks Ruben. Next slide. So quick background on the project site and the study area. The purpose of the project overall is to provide a multi-phased redevelopment of majority affordable housing on the 6 acre site at 18th and Peoria. The purpose of the development framework plan is to go through an engagement process with the community to understand what are the opportunities for this site within the community.

13:26:27 What are the needs that this site can address and how can we set that up to kick off early next year. Next slide. So just a quick overview of the scope for this project. It starts with existing conditions analysis we've already begun working through throughout the entire process community engagement is a critical component as we move through the different scope tasks we will be engaging the community to review the work that we've done.

13:26:52 Or collect input before we conduct additional work. As we move from existing conditions we get into the development scenarios and open space conditions. Much of the actual design components of this planning process for the site and then finally we have financial analysis that brings together the design with the economic opportunities and realities of this site and the potential development scenarios.

13:27:15 Next. So now for each of the following slides I'm going to go through in more detail what each of the scope tasks include as well as the deliverables for each task. So task No. 1 is the existing conditions analysis includes two components which is a review of the previous documentation. So James mentioned some of the previous work that's been done. We know it's important.

13:27:36 A lot of work has gone into understanding the needs of the Pilson community before the work that we're conducting as well as some even implications for the project site itself that we want to review those previous documents and incorporate those relevant findings and recommendations into our process to make sure we don't lose any of the great work that's already been done.

13:28:06 The site context as a part of that we are conducting a demographic and economic analysis to understand what the make-up of Pilson is today and how that's changed in recent years as well as what are the economic opportunities currently within the neighborhood and how that relates to the broader city of Chicago. As a part of that we have toured the site itself with the city to understand what environmental or other physical constraints are currently there.

13:28:24 And how the site itself connects to the neighborhood and what are some opportunities to improve or expand upon those connections. Deliverable for this task is a formal existing conditions report that includes all that documentation and analysis that we are conducting. Next slide

13:28:57 Then task No. 2 is the financial analysis sort of building off the demographic and economic and site context components. There's a real estate market analysis to understand what the opportunities and constraints are for housing in the neighborhood as well as commercial and employment uses to again see what potential there are for supportive uses on the site. We need to understand what the implications are within market realities currently again within the neighborhood and how the neighborhood

13:29:07 As a part of that analysis, we're also developing case studies to understand what some local and national best practices are for sites of this similar size.

13:29:14 And with similar idea for primarily affordable housing

13:29:20 And thirdly as a part of that we are developing a summary of potential funding sources and financial strategies.

13:29:28 That can help support the development of the majority affordable housing project. So really understanding within the city of Chicago.

13:29:36 And the state of Illinois what funding sources are available for the development of this project as we move through the planning phase.

13:29:49 And again as a part of that the deliverable is the financial analysis report summarizing all of that analysis that we've done including those case studies and the summaries of the funding sources.

13:30:01 Next slide. Then task No. 3 is development snare Joes. It includes three sub tasks. The first is the holding capacity analysis. This is where we will understand.

13:30:12 What the based on development constraints what the maximum capacity for development is on this site. Where based on market factors again those development constraints.

13:30:19 What can we actually build on this site and why do we need to maintain and preserve for other uses as we move through the development process.

13:30:29 It will include that capacity analysis and a workshop with staff to begin understanding what those constraints are based on the knowledge of the different individuals.

13:30:45 Within the different city departments that have worked with this site or near this site. And then we will also develop preliminary site plans for the site based on the holding capacity analysis to understand now that we know the capacity.

13:30:53 Here's how the sciet can lay out and that will include three different site plans to understand what some options are for development.

13:31:02 Next. 3.2 is the feasibility analysis. So again tying that back to market realities and economic opportunities.

13:31:13 Once we develop those preliminary site plans, and understand of the best options we will develop financial models to determine what the returns for those developments could be.

13:31:23 And what the costs for them will also become. Not only will we understand what the outcomes are financially for this site itself.

13:31:33 But also what the impacts to the neighborhood economy and again the broader city economy could be

through that development. So what are the opportunities for the neighborhood.

13:31:43 Based on this potential future development. And the deliverables for this will be the summary of that financial analysis for each of those three individual development scenarios.

13:31:58 Next slide. And then lastly is just combining all of that. Once we finished the financial analysis and have understood what the best opportunities are from both the site development perspective.

13:32:09 As well as the financial opportunities we will move through and develop those final site developments that include final renderings and a full 3D, model set.

13:32:17 To really provide opportunities to visualize what the three different scenarios could look like within the Pilson neighborhood.

13:32:31 Then task No. 4 is the open space connection and is scenarios. Similar to the development* scenarios for the project site we also want to understand what opportunities are for open space on the project. So not just built development.

13:32:51 But also open space on the project site as well as connecting to the adjacent neighborhood. This will also include an analysis of continuing the pa say owe trail sphf and connecting to the broader trail network within the city. That will also include three trail connection scenarios as a deliverable.

13:33:17 Next. Task No. 5 is community engagement. This again will be conducted throughout the entire planning process. So it's not a linear task here. This task is folded in between and throughout all of the other tasks. This meeting is one key component of that. We will have four public engagement meetings that Maria is going to talk to in a little bit more detail here in just a minute.

13:33:32 And then once we've finalized that public engagement component and developed those scenarios our final deliverable and final task for this project is the final development framework plan that will be presented for adoption at the end of this process.

13:33:39 And now Maria is going to talk through the community engagement plan in more detail

13:33:50 >> MARIA P.: Great. Thank you Sean. So now we want to talk about the engagement process and where we are. We have begun the process with stakeholder engagement, which is all of us.

13:34:03 And then in shown here in blue is a smaller group of stakeholders which is the entity imposed of the alder men. The alder men working group... we are going to be meeting with them.

13:34:16 That's six smaller stakeholder group on a regular basis and frequency. Then in pink is the community engagement in which we are right now.

13:34:31 All of us are a part of this. The community engagement will include residents, community groups, local institutions and local businesses. And we will be meeting with you periodically in focus groups and foppic groups and in smaller workshops.

13:34:43 Next please*. And as mentioned all of us here listening here today are part of the community and as such we have roles and responsibilities to assign to you just like we do.

13:34:55 So we ask -- what we ask of you is that you participate in community meetings. You're also going to be the sounding board for the plan that we are developing with your ideas and your thoughts.

13:35:10 So it is very very important that you stay engaged and you communicate your thoughts and ideas to us. And lastly we want to make sure that you help garner participation and support from the whole Pilson community for this process.

13:35:25 Here in the black and white photos are some of the images of urban works doing actually engagement in different forms from open house meetings to other types of meetings in the suburbs in the city West Coast.

13:35:41 Et cetera. Next. So the community engagement process will be in person. And again here are some images of engagement styles and processes that we have had within our office.

13:35:56 Some which have been very successful projects here in Chicago and elsewhere including link homes in ka brie knee green* as well as... that received unanimous city council approval on the first try.

13:36:07 So these projects were with public agencies as well as public private developers. And we look forward to having engagement similar format with all of you.

13:36:17 In addition to these in-person meetings during which we will get your information and your input your dialogue we will also be having meetings in a box.

13:36:29 These are collected documents and information that you are able to pick up as a package in the alderman's office so you can conduct your own stakeholder meeting within your own group.

13:36:45 We'll talk about that a little bit more further. Next please. So our enghaijment process in more detail. We have a very robust process. Includes several meetings with the established stakeholder group.

13:36:57 As well as the community and the public in general. The diagram here outlines the process. With the

stakeholders shown in blue at the top and the public meetings shown in pink at the bottom.

13:37:06 We started the engagement process in the late summer and expect to complete it by late winter as shown in the yellow bar right down the middle.

13:37:20 To date we have had three stakeholder meetings within the last month and today we're kicking off the community engagement series of meetings which will alternate with the stakeholders meetings as shown in this diagram.

13:37:31 So after today all community meetings will be in person as mentioned earlier. Our next community meet about will be community meeting No. 2 to be held in the late fall.

13:37:49 And this will be a listening and informational meeting for us to start getting your input. And again it's extremely important that all of you that are able to attend and share your thoughts with us so it can help us guide the design of this property and the future.

13:38:01 We want to hear your ideas, your thoughts and your concerns, your dreams. So we can develop this idea and reflect a plan that has all of our ideas integrated.

13:38:11 Stakeholder meeting No. 4 in blue will follow that second community meeting. And we will report back to the stakeholders what we heard from the community at that time.

13:38:24 After that we'll have community meeting No. 3 shown in pink during which we'll start presenting some concepts. And those concepts will continue to evolve into the final product.

13:38:36 We want to again get your input on those concepts and then present your input to the stakeholder meeting No. 5, which is the last meeting at the top right in blue.

13:38:48 Which will happen after that. And then we'll come back together once we narrow those ideas and meet with the public again in public meeting No. 4 at the bottom right.

13:38:58 This will be sort of a celebration and reveal of the plan that we have all come up with together. Next slide

13:39:15 Next slide. This is the same process in Spanish for those that prefer to read about it in Spanish. Next please

13:39:23 Now I'll pass it back to Sean Tapia to answer some questions.

13:39:46 >> SEAN T.: Thanks Maria. So from the public meeting No. 1 we did receive a great number of questions from everyone during that presentation, which we greatly appreciate a lot of feedback for. And so, as a part of that we just want to answer the larger higher level questions. Here's a part of this.

13:39:58 And then in the future once we post this each individual question will also be posted with answers to them specifically as well. But just wanted to cover some of the higher level ones in this video.

13:40:13 So first is around the interpretation and opportunities as a part of the meetings. We know that there were difficulties in the first public meeting for Spanish translation.

13:40:25 And even some for American signing sign language. We apologize* for the difficulties with that translation, not being able to provide that immediately at the beginning of the presentation.

13:40:41 We have addressed that issue and for all future public meetings we will be able to provide both Spanish and American sign language translation and interpretation as well as having appropriate closed captioning services for those that need them as well.

13:40:56 Another big question during that presentation was around technical difficulties with the panel view and the chat and the audio issues. So first the chat was available. It was a question and answer function.

13:41:06 And we did receive over 80 different questions from folks during that meeting. So we do know that that function was working. The panel view issues we have also addressed.

13:41:20 We believe it was some difficulties for some specific individuals not being able to see certain members of the pinned panelist group. So that should also be addressed for all future meetings with a virtual component.

13:41:36 Another question was about future meetings recordings and additional meeting materials. So this as well as all other meetings and include a virtual component will be posted to the public website for the project.

13:41:52 As well as any additional project materials including flyers and handouts the workshop in a box that moo ree yeah mentioned will all be posted on the project website* and we have a slide right after this one you can see to get that website link from as well

13:42:01 Participants -- a lot of folks asked how many people were participating during that first public meeting a few weeks ago.

13:42:11 At the very end we did a total count from zoom and there were approximately 202 unique participants that joined the zoom throughout the entire meeting.

13:42:32 We also know that there were several different watch parties held throughout the neighborhood that include multiple folks. One at Devore park for example. So we know there were a lot of people in-person gathered together participating in the virtual meeting as well. It's 202 unique folks that joined the virtual meeting itself.

13:42:43 The meeting schedule -- Maria just talked through the public engagement timeline. That will be available on its own posted to the project website as well.

13:43:03 As well as the ward office has the timeline that you can go and pick up. We're handing out flyers. So it's available throughout many different facets to be able to see that. Again, but it will always be posted to the project website for everyone to view and understand when engagement is going to be occurring throughout the process.

13:43:15 Secondly people had a lot of questions or thoughts about the site development plan itself, the development scenarios. A lot of folks made comments about including parking.

13:43:24 Or how tall the buildings were going to be as part of the design. How many units it was going to include. The architectural style of the building.

13:43:38 How many acres of green space would be included. What types of sustainability or green infrastructure would be utilized as a part of the development. We have not started the development scenarios phase.

13:43:47 The design phase of this process yet. So none of that has been determined. Up to this point we've done that existing conditions analysis and that financial analysis.

13:43:55 Task No. 1 and No. 2. So now taking those findings we're going to begin reviewing that and developing those opportunities for those development scenarios.

13:44:15 But none of those questions that you've asked again around parking and basically the development and design of the site itself has been determined. We're still rorg through that process and we'll be continually engaging you all as members of the public as we move through developing those design scenarios as well.

13:44:26 We'll have multiple opportunities to have input for what should go on this site.... just to reiterate none of the planning for the actual site and design of the site has occurred yet.

13:44:40 Several folks also asked questions around the analysis and what would it be included in that demographic analysis and would impact gentrification and displacement be included as part of that.

13:44:58 The short answer is yes. We've done a very extensive demographic analysis looking at population and households. The race ethnicity make-up. Whether or not folks are foreign born or members of the undocumented community as part of this analytical process.

13:45:05 So we are analyzing that and understanding what the implication of this development could be on those communities.

13:45:21 So that was definitely included throughout this process. Another question about the site specifically is whether or not the site has always been vacant. And what sort of environmental analyses have been conducted to date on that site.

13:45:37 The site was not always vacant. It had an active manufacturing use on it until the early 2000's. And then later there was another wholesaler use on the site as well as some residential uses as well.

13:45:50 Those were torn down. And the city has conducted an environmental site review prior to this process. So that has all been included. And we are incorporating components of that analysis.

13:46:03 Into our planning process*. Lastly another key question that folks asked was around the level of involvement of different developers throughout this process

13:46:12 And how they were being included in it. Developers are not specifically a part of this planning process.

13:46:19 Folks that could be developers could be engaging in the community engagement process just as regular members of the public.

13:46:33 But they are not specifically included in this task. Once this planning process has been completed and has been adopted as a part of the process, then the recommendations of this plan will go.

13:46:49 Will be adopted and will be placed into a formal RFP for the development community to begin construction of this site. So as part of this* planning process developers are not being specifically called out or engaged.

13:47:08 And then the last question is around the make-up of the stakeholder group. And transparency around that group. And then some political issues or concerns that members of the public have around that. We understand that concern and the frns parn si behind it.

13:47:23 That the members of the stakeholder group are listed on the project website. They are available to be seen and viewed. Those members understand that their role asked the stakeholder group is to be representatives of the public.

13:47:40 And that it comes with a public component to that. So those members are all listed. And accept that role as the stakeholder group. To reet rate this is a planning process* for the planning... there are no political affiliations with the site itself.

13:47:52 This project is about planning for the development of this site. And that is the single priority. And engaging the public as a part of that process.

13:48:19 And that was the last big question. So thank you all for joining us and vee viewing this recording. Down here below are... where you can view regular updates throughout the process to go see the different materials related to public engagement.