



CHICAGO PLAN COMMISSION Department of Planning and Development

43 GREEN Transit Oriented Development

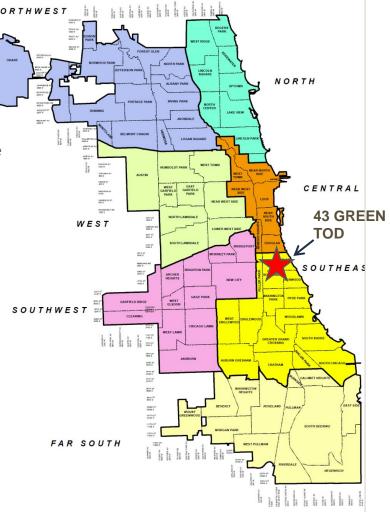
319-31 East 43rd St. & 4300-18 South Calumet Avenue (3rd Ward)

Owner / Developer 43 GREEN JV LLC - The Habitat Company and P3 Markets

Landon Bone Baker Architects

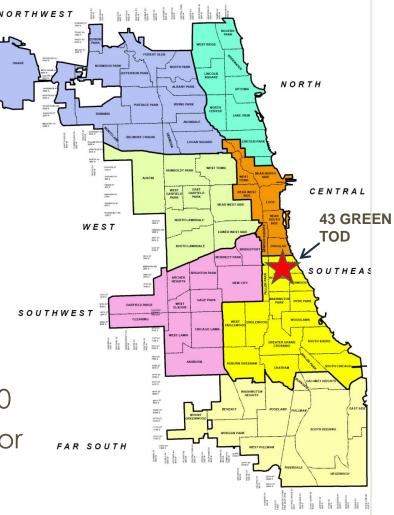
Project Overview

- 43 Green is a transit-oriented (TOD), mixed-use commercial & residential development anchored by the 43rd St. Green Line station at 43rd and Calumet.
- The development will directly **invest over \$100 million** in the historic **Bronzeville neighborhood** on Chicago's South Side.
- The project is led by a joint venture between **P3 Markets**, a Bronzeville-based development company, & **The Habitat Company**, a full-service developer & property management company.
- 99 residential apartments
 - 51% affordable housing & 49% market rate units
- Ground Level Retail accessible from E. 43rd Street



Community Area Snapshot

- South-East Region
- Grand Boulevard Community Area (aka Bronzeville)
- Demographics (2014-2018):
 - Total Population: 22,784
 - Race/Ethnicity: 92.6% African American
 - Median Age: 36.9
 - Median Income: \$32,348
 - 42.8% of the population earn less than \$25,000
 - Nearly 40% of the population takes public transit or walks/bikes to work



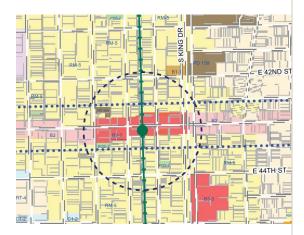
Planning Context

- Planning Document: Bronzeville Retail District Land Use Plan
- Published Date: August, 2013
- Lead Organization: CMAP / The Bronzeville Alliance / Metropolitan Planning Council

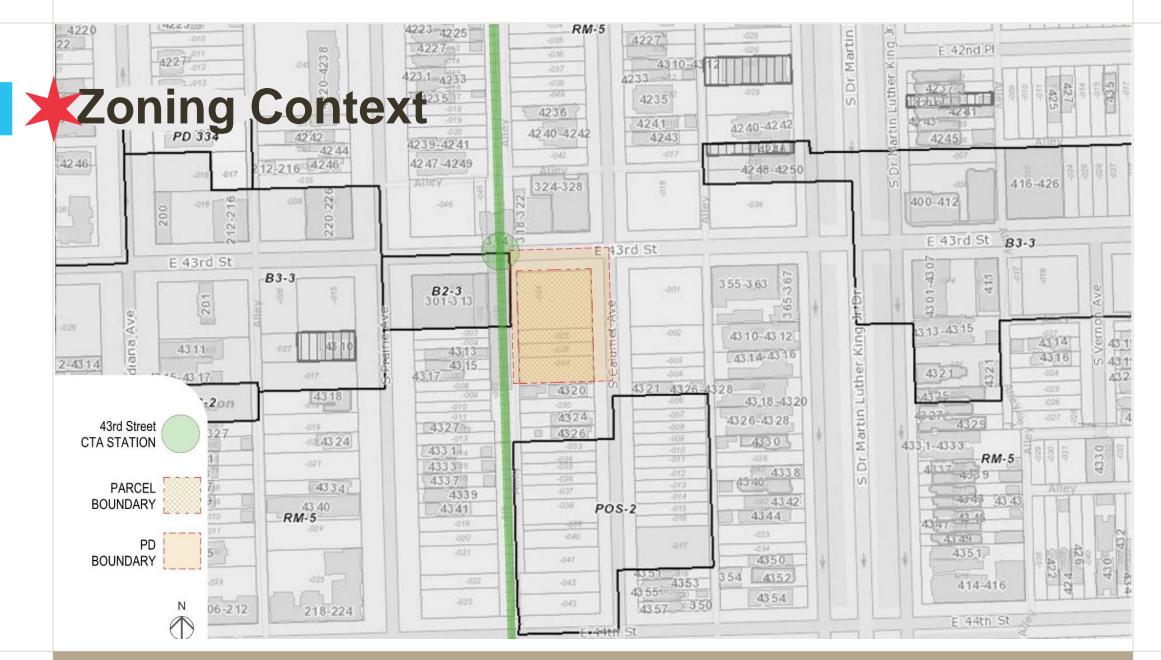


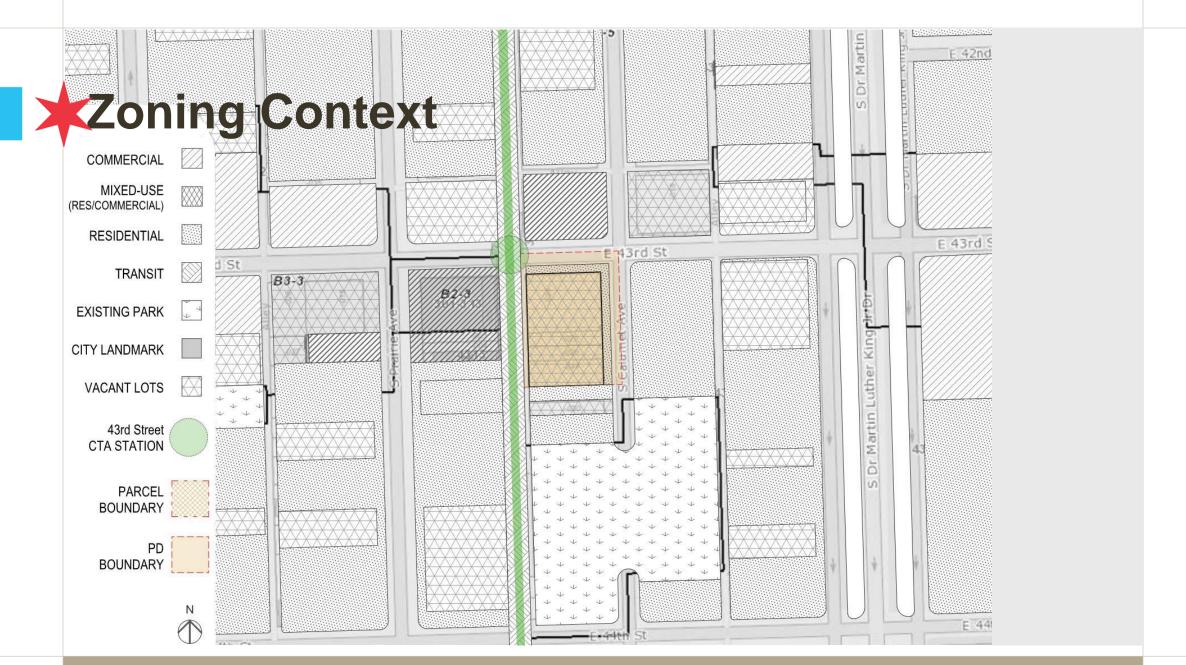
- Increase Development Intensity at Transit Nodes
- Rezone to create Mixed-Use Commercial Developments
- 43rd Street is designated a Retail Corridor Priority Node
- Allow Rezoning of 43rd St. Priority Parcels to B District











Introduction

My name is Phillip Lomax Beckham III, Principal of P3Markets, LLC a Bronzeville and Little Village based development firm.

The 43 Green project located in Bronzeville is more than a building it's a statement. A statement that what was once a vibrant retail corridor will rise again, a statement that brings people back to fill 43rd street sidewalks once again. A statement that Bronzeville is not just history it's our future.

43 Green will begin the process of re-populating this corridor with a young professional that will bring a vibrancy that's been missing for decades, this will also continue the strong growth of single family homes by offering amenities such as new restaurants, clothing stores, financial institutions and more.

When 43 Green was introduced to the community last November the response was positive and even got a standing ovation.

This project is more than a building, it's my neighborhood, my father's neighborhood, my grandfather's neighborhood and my children's neighborhood and my team and I appreciate your consideration.



Project Timeline + Community Outreach

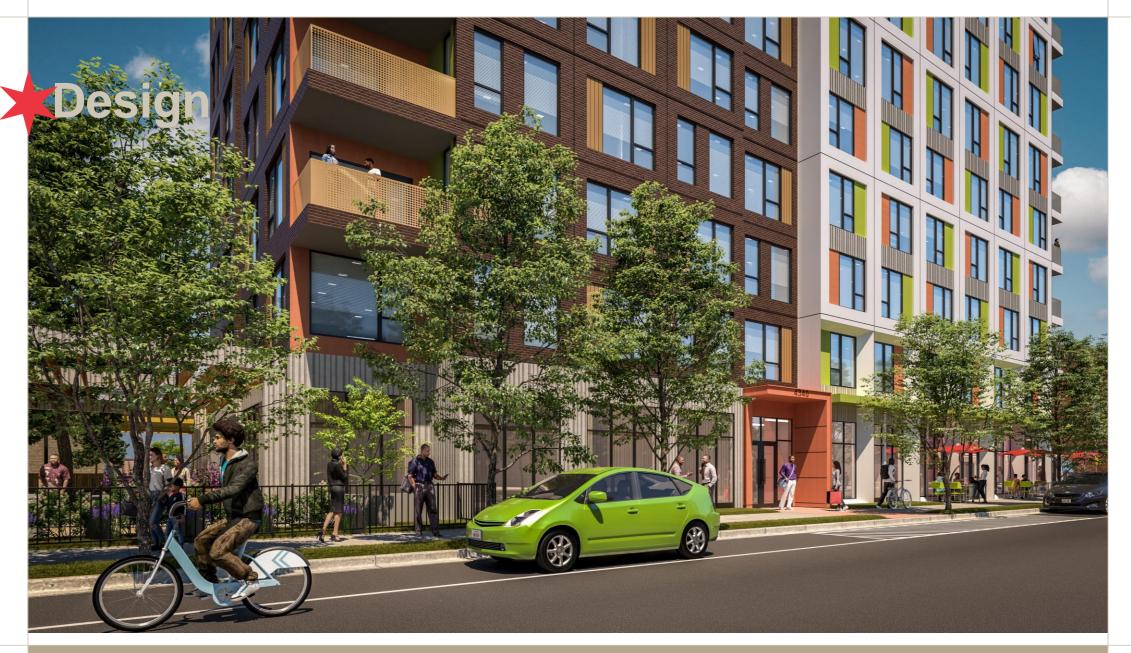
- Date of Community Meeting: November 11, 2019
 - The project was well-received and enthusiastically supported
 - Interest in preserving open space buffer along Calumet
 - Support was expressed for inclusion of both affordable and market rate units
 - Strong Interest in local black-owned business development
- Tax Credit Approval: February, 2020
- Date of PD Filing: November 16, 2020
- Plan Commission Hearing: January 21, 2021



















Design

43 GREEN ZONING DETAILS

Gross Site Area (PD Boundary): 39,139 square feet

(.90 acres)

Total Net Site Area (Parcel Boundary): 25,299 square feet

(.58 acres)

Maximum Overall Floor Area Ratio: 4.0

Maximum Residential Units: 99

Affordable: 50

Market Rate: 49

Off-Street Loading Spaces: 1 (10x25)

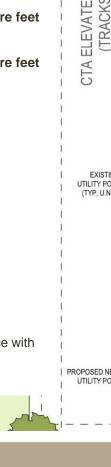
Off-Street Parking: 24

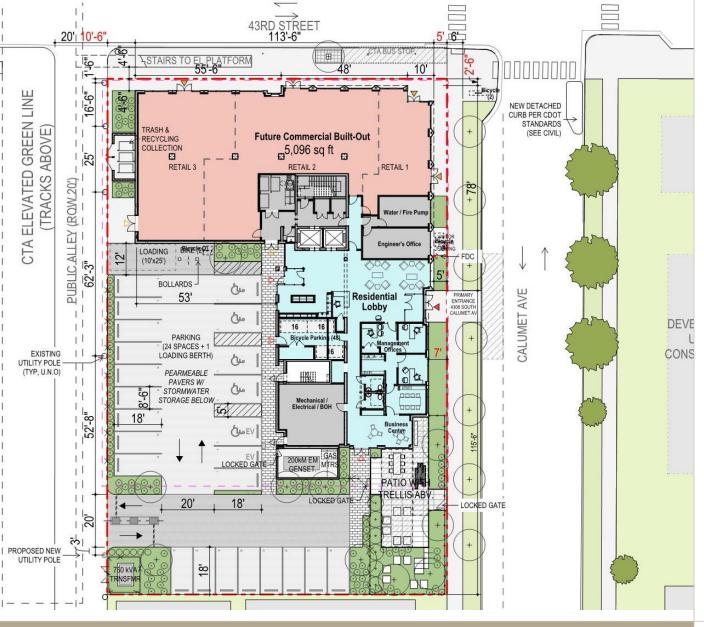
and Bike Spaces: 54

Maximum Building Height: 106'-5"

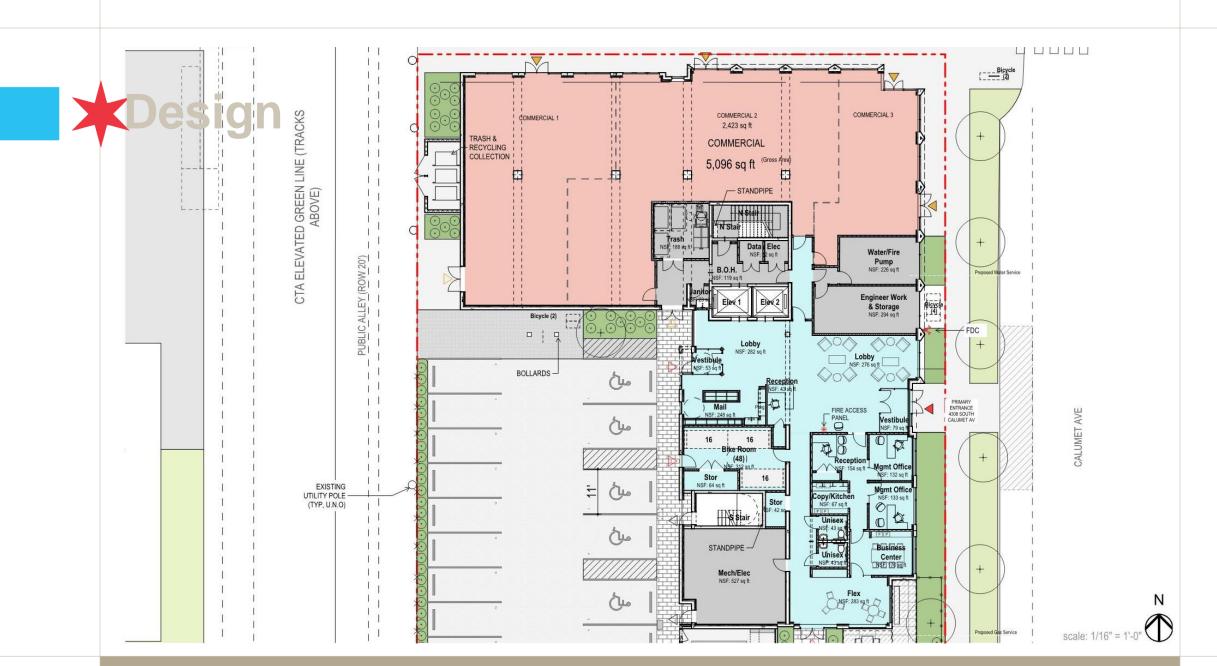
Minimum Required Setback: In accordance with

the Site Plan













ale: 1/16" = 1'-0"





N ale: 1/16" = 1'-0"









8th - 10th FLOOR PLAN

22



NORTH ELEVATION



EAST ELEVATION

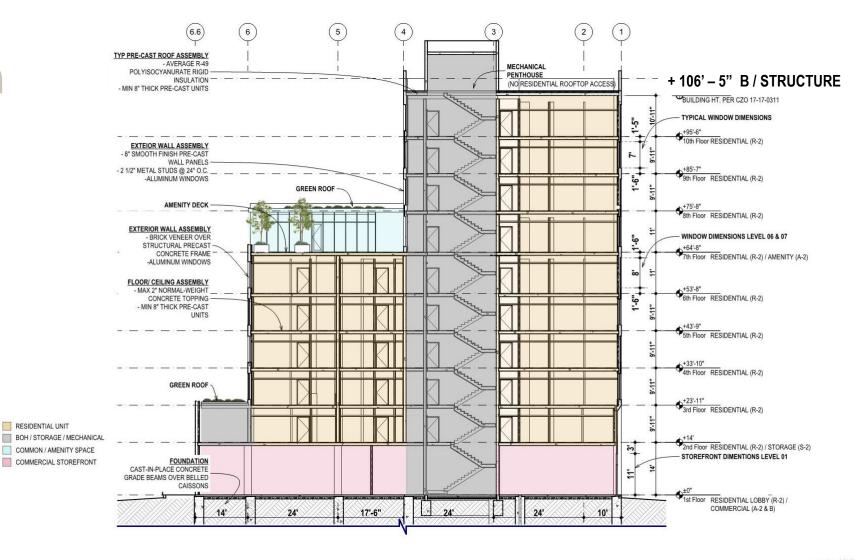
24



(FORM-LINER) FINISH







scale: 1/16" = 1'-0"

BUILDING CROSS SECTION

RESIDENTIAL UNIT

Chicago Sustainable Development Policy 2017.01.12





Desig			Sustainable Strategies Menu																																	
		Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	Health		Energy						Stormwater						Landscapes			Green Roofs		Water								Work Force						
			1.1 Achieve WELL Building Standard			Choo	Choose one		Choos	Choose one		Choose on	e								Choose one		Choose one											Choo	Choose one	
Compliance Paths	Starting Points			2.1 Designed to earn the Energy Star	Designed to earn the Energy Exceed Energy Code (5%)	2.3 Exeed Energy Code (10%)	2.4 Exeed Energy Code (25%)	2.5 Exeed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	Exceed Stormwater Ordinance Exceed Stormwater Ordinance 100% Stormwater Infiltration Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	Achieve Sustainable Sites Green Roof 50-100% Green Roof 100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)				
Options Without Certification All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	
Options With Certification																																				
LEED Platinum	95	5/0/0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10	
LEED Gold	90	10/0/0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	
LEED Silver	80	20/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Green Globes 4-Globes	90	10/0/0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	
Green Globes 3-Globes	80	20/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	
Green Globes 2-Globes	70	30/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Living Building Challenge	100	0/0/0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10	
Living Building Challenge Petal	90	10/0/0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Enterprise Green Communities*	80	20/0/0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10	
PassiveHouse	70	30/0/0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	

^{*}only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction

TIF Funded Development Projects (TIF) - New Construction*

DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction

PD, TIF, DPD-H MF and Class L - Renovation Projects*

Moderate Renovation Projects

Substantial Renovation Projects

100 points required
25 points required
50 points required

*LBBA RECOMMENDS TARGETING +/- 20% ABOVE REQUIREMENTS INCLUDED WITH EGC / ENERGY STAR COMPLIANCE

CURRENT TARGETS

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

Design







VENEER BRICK





XDesign

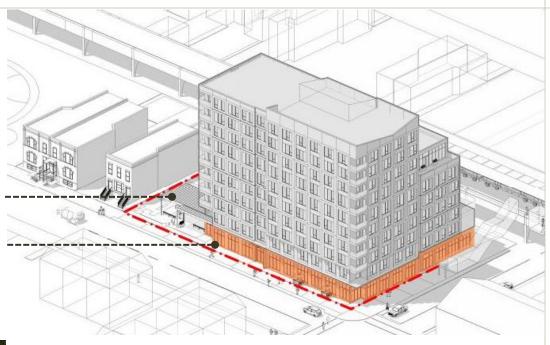
REARYARD OPEN SPACE AND SCREENING

55'-6" REARYARD FROM INTERIOR LOT LINE PARKING / LOADING ACCESSED OFF ALLEY

INCREASED SETBACKS AT PUBLIC R.O.W.

5'-0" TO 7'-0" SIDEYARD ALONG S. CALUMET 2'-6" TO 4'-6" FRONTYARD ALONG E. 43RD





BUILDING ENVELOPE

FACADE DESIGN INCLUDES HIGH-PERFORMANCE GLAZING CONTEXTUAL MATERIALS & VIBRANT COLOR

STEPPED MASSING

APARTMENTS ARE SETBACK FROM CTA ELEVATED TRAIN W/ COMMON AMENITIES & ROOF TERRACES AT LEVEL 07

ACTIVATED PUBLIC REALM

GROUND FLOOR RETAIL & CONTINUOUS CANOPY AT 43RD RECESSED STOREFRONT ACCOMMODATES CAFÉ SEATING

Community + Economic Benefits

- 43 Green Community Benefits:
 - Transit Oriented Development
 - Additional retail services
 - Enhanced streetscaping



- 43 Green Business and Economic Benefits:
 - MBE (Minority Business Enterprise)
 Development Partnership
 - MBE led General Contractor JV
 - MBE Engineering Consultants
 - MBE retail / small business opportunities
 - Estimated 40 New Permanent Jobs
 - Estimated 125 Construction Jobs

XDPD Recommendations

DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

- The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale (17-8-0907-B-1).
- The project promotes **equitable and sustainable transit-oriented development** by providing community-focused benefits such as affordable housing, strong local businesses, and environmental sustainability.
- The project promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles (17-8-0904-A-1); promote transit, pedestrian and bicycle use (17-8-0904-A-2); minimize and mitigate traffic congestion associated with the proposed development (17-8-0904-A-5); and provide adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas (17-8-0904-A-7)
- The proposed building **conforms with the City's Design Guidelines** by utilizing materials, finishes and architectural details that are of high-quality (17-8-0907-B-3).
- The proposal provides adequate, inviting, usable and accessible open spaces and provides substantial landscaping of the open areas (17-8-0909-A-1&2).