



# Ogden Ave/North Lawndale Community Roundtable

November 23, 2020

# Agenda

1. Introductions
2. Announcements:
  - a) Individual Artists Program
  - b) Corridor Manager Onboarding
3. Roosevelt/Kostner RFP – Ethan Lassiter, DPD
4. Ogden Avenue RFP Review
5. Open Discussion

# 2021 INDIVIDUAL ARTISTS PROGRAM GRANTS

**Application Deadline is  
December 1 @ 5pm CST**

*Individual Artists Program (IAP) Grants support artists across all artistic disciplines including:*

- *Film & Media Arts*
- *Literary Arts*
- *Performing Arts (Theatre/Dance)*
- *Music*
- *Visual Arts & Design*

*As part of the extended Year of Chicago Music, the 2021 program will include special funding opportunities for musicians!*

*Visit [ChicagoCulturalGrants.org](https://ChicagoCulturalGrants.org) for detailed grant guidelines, timeline information, eligibility, assistance workshops and to apply!*

[ChicagoCulturalGrants.org](https://ChicagoCulturalGrants.org)





# ROOSEVELT & KOSTNER RFP OVERVIEW

CITY OF CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT (DPD)

October 20, 2020

# Roosevelt & Kostner Site

- Site has been vacant for decades
- Ald. Scott & DPD have received numerous proposals for the Site
- Use the ISW RFP to create competitive, transparent process

## RFP Has Two Main Goals:

- 1) Job & Wealth Creation
- 2) Be A Good Neighbor

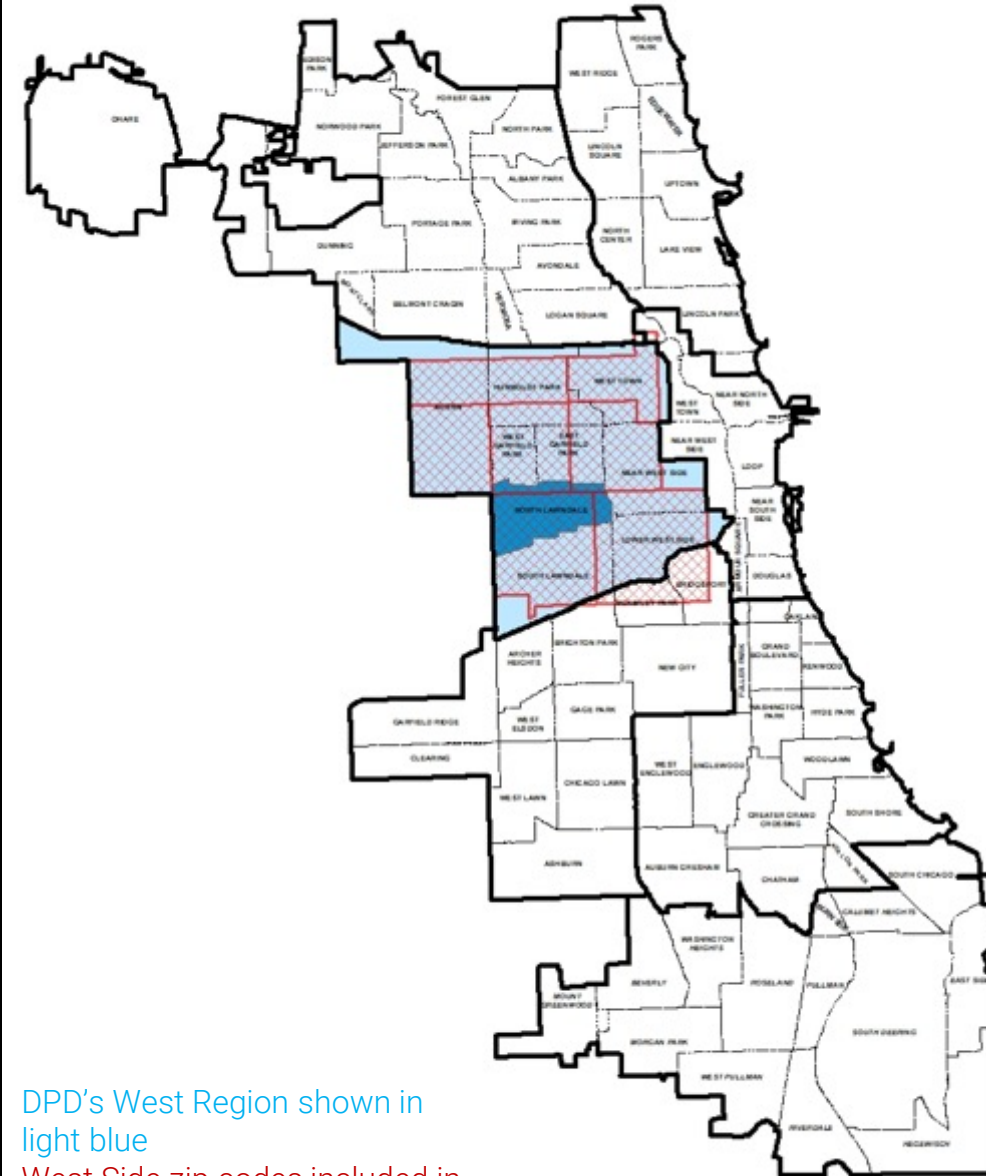


# 1. Job & Wealth Creation

\*Beyond 26/6 MWBE requirements

## Local Hiring & Ownership Strategy

- Number of Jobs (FTE)
  - Number of Local Jobs
  - *Job Access for Hard to Employ*
- Wages
- Opportunity for Advancement & Training
  - Labor / Skill / Management
- Local Wealth Building Opportunities
  - *Employee Ownership & Co-Ops*
  - *Business Partnerships*



DPD's West Region shown in light blue  
West Side zip codes included in RFP criteria shown in red hatch

# 2. Be A Good Neighbor

- Meaningful local involvement
  - Partnership with Local Orgs & Biz
  - Development team / tenants / partners
- Environmental / Noise / Truck Concerns
- Promote a high-quality built environment
  - **Commitment to Design Excellence**
  - Connection to “rails with trails”, even if in future

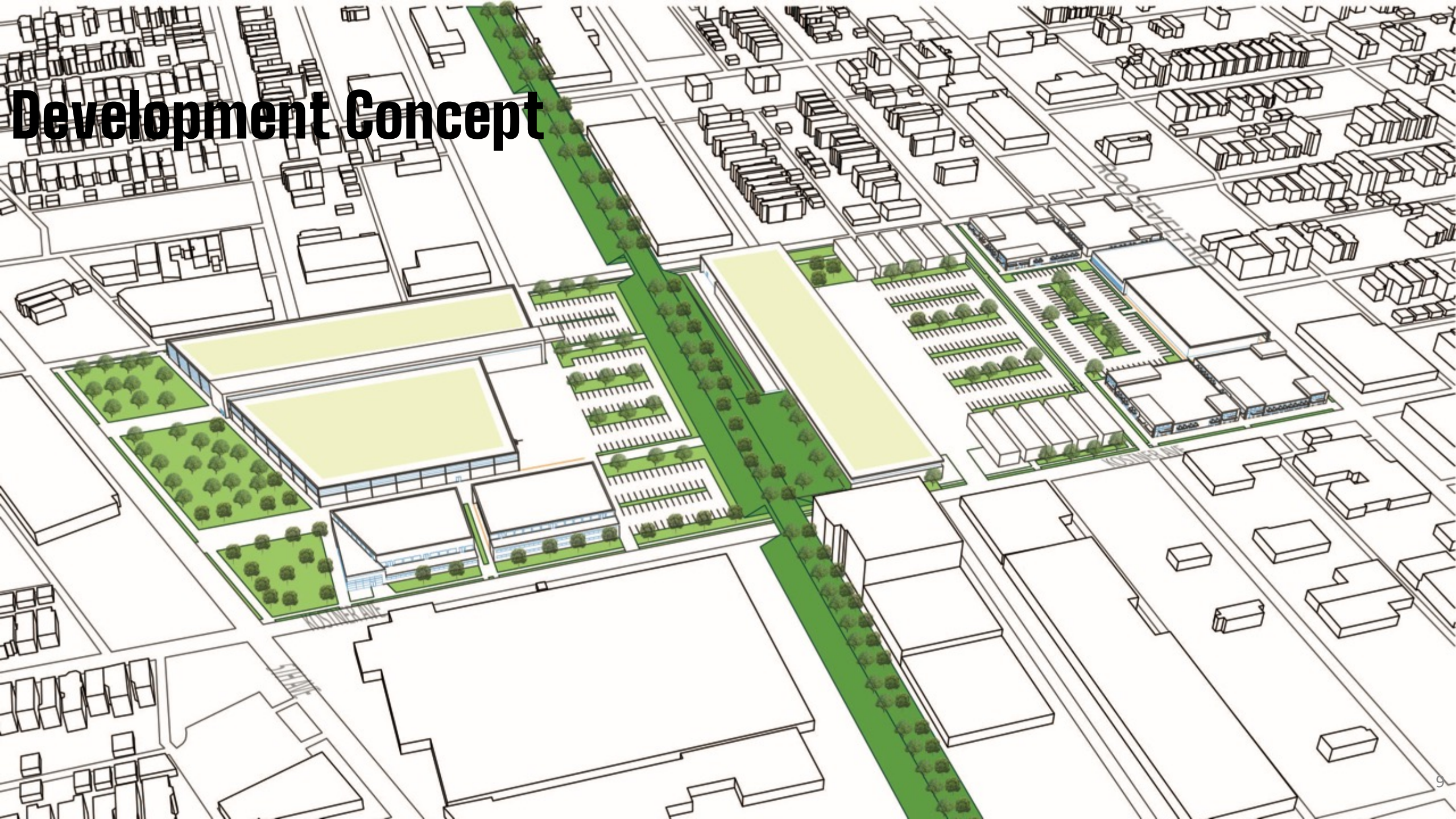


# Development Concept





# Development Concept





# Site Plan Recommendations



## SETBACKS

Set buildings back from the street while being mindful of context and preserving existing street walls. Significant setbacks should be provided adjacent to non-industrial uses,

## PARKING

Parking areas should be located away from the street and screened by any proposed buildings.

## MINIMIZE QUEUING AND IDLING

Provide long drive aisles for freight vehicles and set back access points within the site to eliminate queuing in the public way.

## MINIMIZE CURB CUTS

Curb cuts should be kept to a minimum and should always provide a consistent pedestrian travel path. Additionally, they should be located to minimize congestion and designed with the safety of all users of the public way in mind.



# Urban Design Suggestions



## TRANSITION FROM INDUSTRIAL TO NEIGHBORING RESIDENTIAL

Use landscaping, fencing, and smaller buildings, to the extent possible, to create. The Site is at the eastern end of the industrial corridor and must be a “good neighbor” for the residential communities to the north, east, and south.

## FOCUS COMMUNITY AMENITIES ON ROOSEVELT ROAD

Non-industrial uses can be focused along Roosevelt Road in order to catalyze amenities along the area’s major commercial corridor.

## CREATE SPACES FOR MULTIPLE USERS

Use multiple sizes of buildings and multi-tenant spaces in order to support a variety of businesses. Smaller spaces can increase the participation of local entrepreneurs and small businesses in the economic revitalization of the area.

## CREATE OPEN SPACE NEAR POTENTIAL GREENWAY

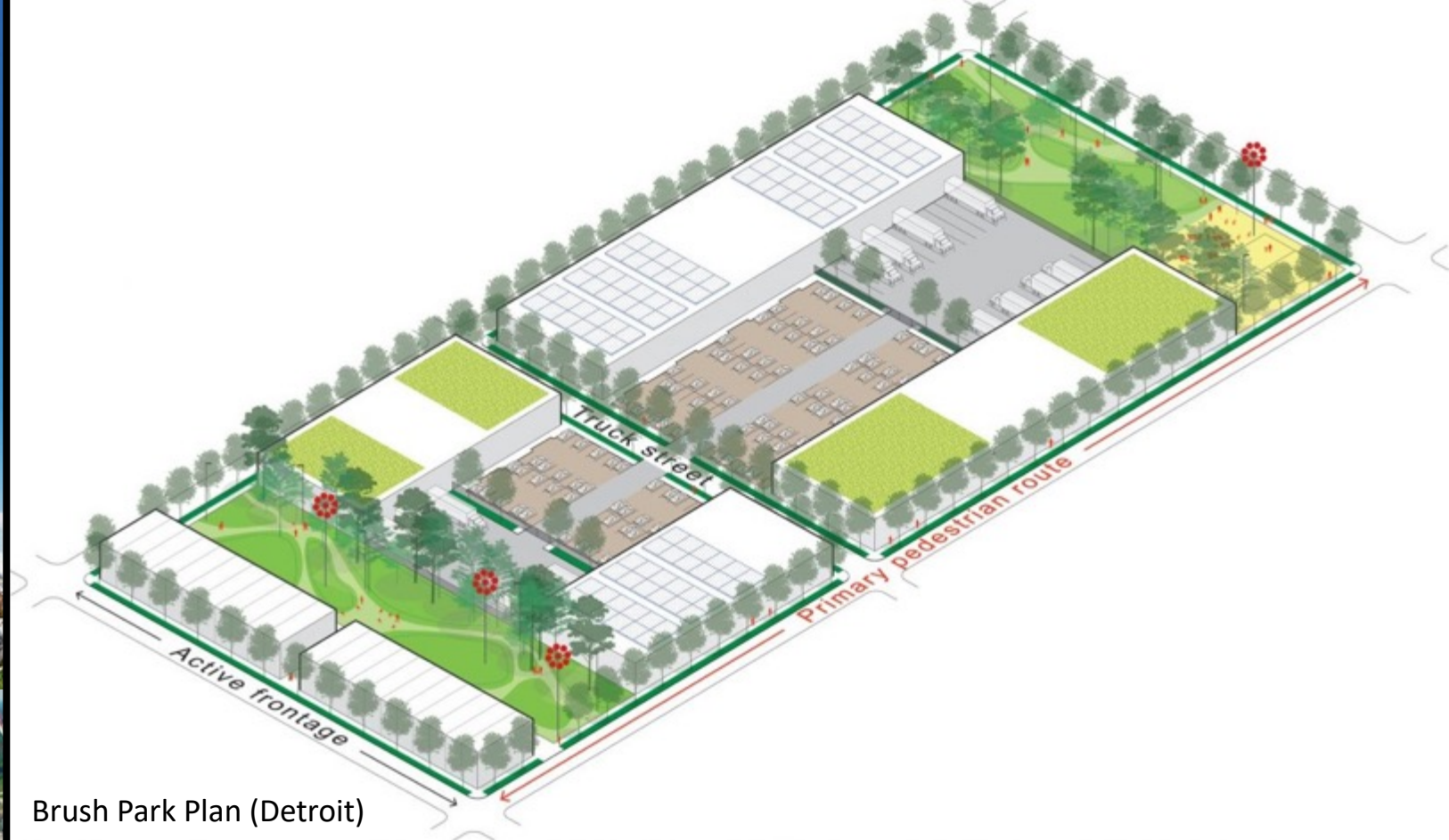
The City and community are beginning initial analysis about the potential of a “rails with trails” greenway along the current CSX Altenheim line rail corridor. As a major potential greenspace and community amenity, the Site should create or reserve open space near the rail line



Testa Produce



Method Soap



Brush Park Plan (Detroit)



Brush Park Plan (Detroit)



# Achieve Design Excellence

Mayor Lori E. Lightfoot launched INVEST South/West as a **transformative** approach to **reinvesting equitably** in the fabric of Chicago's South and West Side neighborhoods. This list will do a great deal to **promote** the qualifications of **established and emerging firms that reflect the diversity of the city of Chicago**—firms uniquely positioned to play an important role in this work

## INVEST SOUTH/WEST PRE-QUALIFIED LIST OF DESIGN SERVICES FIRMS

CHICAGO  
ARCHITECTURE  
CENTER



AIA  
Chicago

Image: Aerial view of Chicago South Side, Bronzeville, by Kaitf Ahmed

# Achieve Design Excellence



**PRIORITIZE INCLUSIVE DESIGN PROCESSES TO FOSTER EQUITABLE DEVELOPMENT**





# Potential financial incentives overview

Incentive	Type	Description
Property Tax Incentive Classifications <i>Class 66b, 7a, 7b, and 7c</i>	County	6b: Encourage the full utilization and new construction of industrial buildings in areas in need of industrial development 7a/b/c: Encourage the full utilization and new construction of commercial buildings in areas in need of commercial development
Neighborhood Opportunity Fund (NOF)	City	Grant funding that will pay for the development or rehabilitation of real estate and projects that support new or expanding businesses or cultural assets in many of Chicago's South and West side neighborhoods
Tax Increment Financing (TIF)	City	TIF assists development projects by using the increased property tax revenue generated by these projects. TIF may provide reimbursement for eligible development costs such as land acquisition, site preparation, environmental remediation, building rehabilitation and repair, public infrastructure, professional fees, leasing commissions, up to 30% of the construction period interest costs, and job training
Enterprise Zone	City	Exemptions are available for companies that make minimum statutory investments that either create or retain a certain number of jobs.
New Market Tax Credits (NMTC)	Federal	Commercial or industrial development of the property can benefit by attracting investment from a qualified Community Development Entity; the investment can consist of a loan or equity participation.
Opportunity Zone	Federal	Opportunity zones are designed to spur economic development by providing tax benefits to investors. First, investors can defer tax on any prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026.

# Evaluation criteria and partnerships overview

(subject to change)

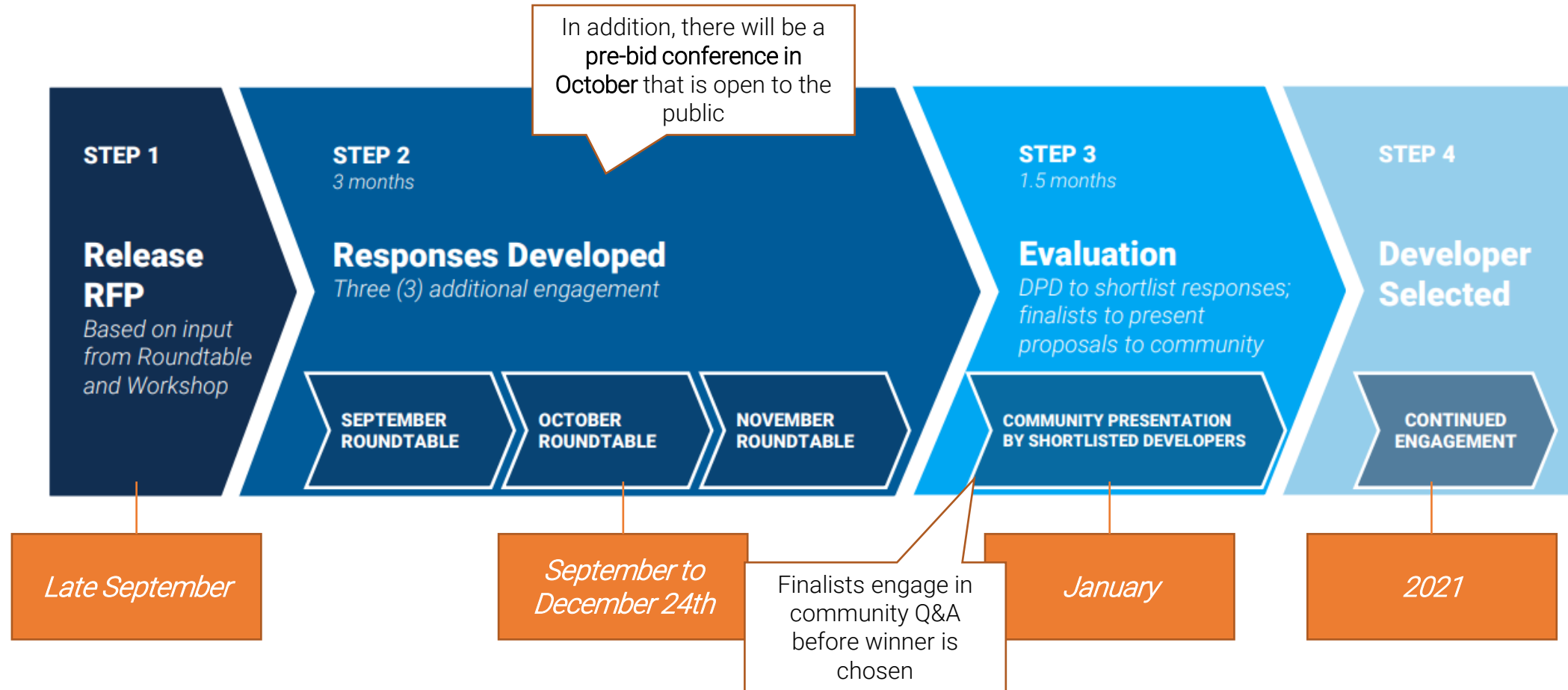
## Overview of evaluation criteria

- **Promotion of short- and long-term community wealth building**
  - Bidding teams formed through creative/innovative partnership model(s) that showcase **equitable control, ownership, and/or decision-making authority** of Black and/or Latinx partners (i.e., not sub-contracts; see partnership model explanation)
  - Track record of working and making investments in South and West Side communities
  - Collaboration with and support from community-based organizations, community residents, and key stakeholders
  - *Etc.*
- **Professional and technical competence**
  - Professional and technical competence as evidenced by the professional qualifications and specialized experience of development team
  - Commitment to high-quality design and an exhibition of adherence to the recently released Design Excellence Principles (**see next page for overview**)
  - *Etc.*
- **Economic feasibility**
  - Purchase price, financial qualifications, total project cost
  - *Etc.*

## Partnership model explanation

- The City of Chicago and DPD are committed to **inclusive economic development** that increases the capacity of and participation from **racial and ethnic minorities, and residents who are members of other historically disadvantaged groups**.
- As part of INVEST South/West, this RFP has dual goals:
  - 1) To **build development sites** in an identified community area
  - 2) To **maximize the participation and ownership of local Black and Latinx residents in all phases of a project** – including, but not limited to, design, development, construction, financing, and operations. **The expectation is that bidding teams/partnerships reflect the demographics of the community area where the development will take place**

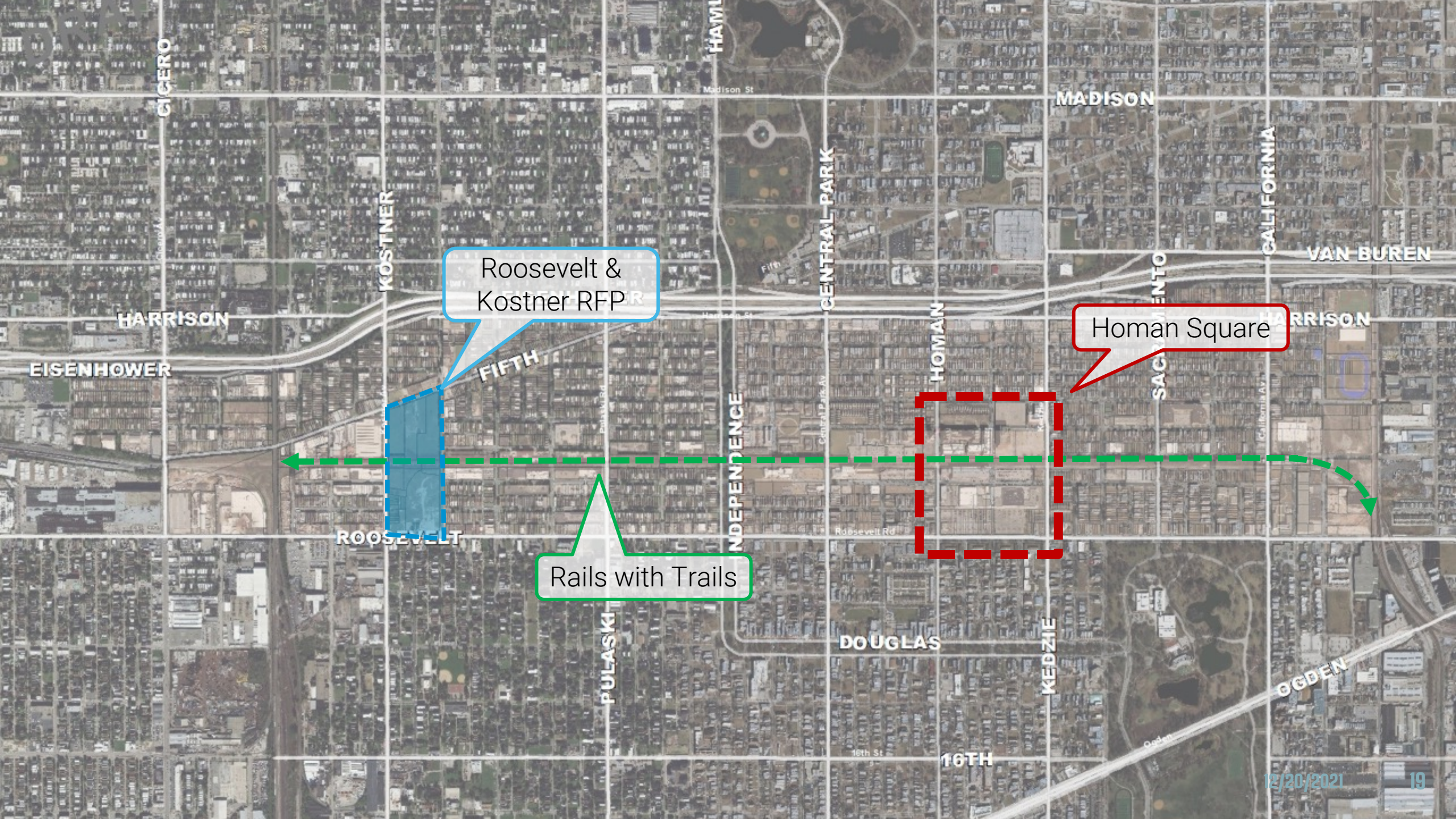
# RFP process and next steps





# RFP Q&A





Roosevelt & Kostner RFP

Homan Square

Rails with Trails



# 2.5-Mile Unused CSX Rail Corridor





# 2.5-Mile “Lawndale Line”



# Ogden Avenue RFP Release

November 30, 2020



# Timeline





# Site Context





# Document Structure

- **Executive summary**
- **Community context**
- **Development site technical details**
- **Planning framework and development potential**
  - Community priorities and relevant plans
  - Market analysis
- **Design guidelines and preferred concept**
- **Financial analysis and available incentives**
- **Proposal requirements and evaluation process**



# Community Development Priorities

- **Economic Development By and For The Community**
  - Build local wealth through project ownership
  - Add living wage jobs for community residents
  - Support local entrepreneurship
  - Increase retail options to address community needs
- **Inclusive and Equitable Growth**
  - Preserve affordable housing with a mix of options
  - New development driven by local development corporations
  - Robust local engagement for new projects



# Community Development Priorities

- **Pedestrian-Oriented Design**
  - Improve pedestrian safety on Ogden
  - Create a business and community friendly streetscape
- **Pathways to Home Ownership**
  - Increase the share of owner-occupied housing
  - Explore alternative strategies
- **Access to Healthy Food**
  - Grocery and dining options are needed

# Market Data and Financial Incentives

- Market demographic and data summary
- Overview of available financial incentives
- Sample Pro Forma with gap analysis anticipating financial need





# Development & Design Guidelines

- **Mix of land uses that fit the community, active ground floor uses**
- **Activate the public realm: streetscaping, flexible public spaces**
- **Pedestrian-scaled development**
- **Embrace Design Excellence principles in site design and building materials**



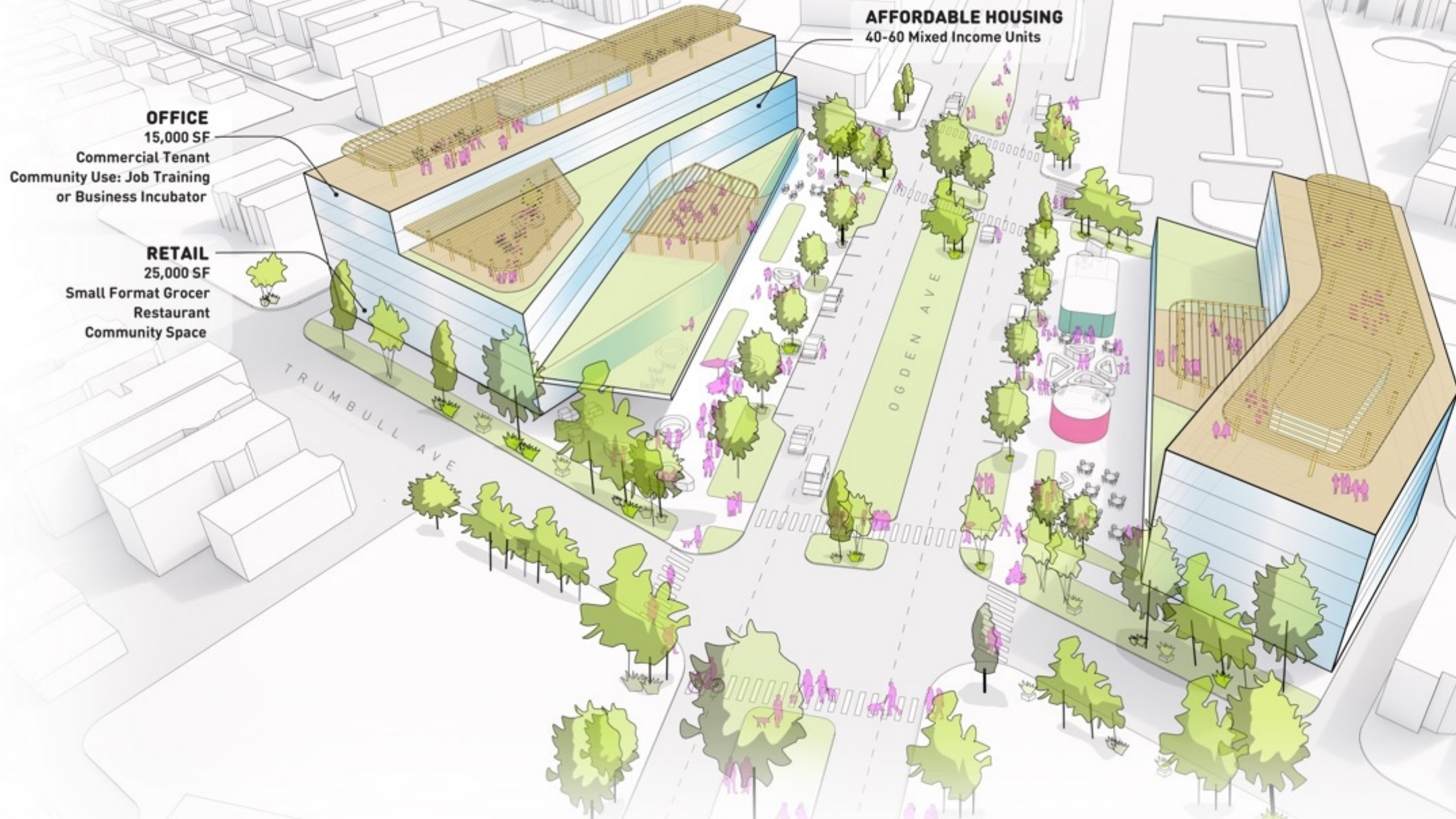


# Preferred Concept Rendering





# Preferred Concept Program



**OFFICE**  
15,000 SF

Commercial Tenant  
Community Use: Job Training  
or Business Incubator

**RETAIL**  
25,000 SF

Small Format Grocer  
Restaurant  
Community Space

**AFFORDABLE HOUSING**  
40-60 Mixed Income Units

TRUMBULL AVE

OGDEN AVE

# Next Steps

- **November 30:** RFP release
- **Mid-January:** Pre-Bid Conference
- **March 30:** Deadline for submissions
- **Project evaluation:** April-May
  - Internal review of eligibility
  - Outreach to local elected officials and stakeholders
  - Focus on Community Wealth Building and financial viability





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