



# North Ave Community Roundtable

December 2020



Please mute  
your microphone



# Agenda

- 1. Welcome**
- 2. Department Updates**
  - a. Corridor Manager Program
- 3. RFP Overview**
- 4. Opportunity Sites Refinement**
  - a. 4000 W North Ave
  - b. 1535 N Pulaski
- 5. Neighborhood Priorities**
- 6. Open Discussion**

# Community

Kedar Coleman, *Bickerdike Development Corp.*  
Lissette Castaneda, *LUCHA*  
Jose Lopez, *Puerto Rican Cultural Center*  
Paul Roldan, *Hispanic Housing*  
Cristina Pacione-Zayas, *The Puerto Rican Agenda*  
Jessie Fuentes, *The Puerto Rican Agenda*  
Pete Schmugge, *Northwest Connect Chamber of Commerce*  
Bill Smiljanich, *Nobel Neighbors*  
Josie Pacheco, *First Midwest Bank*

# City

Alderman Maldonado (26th Ward)  
DPD  
CDOT  
Mayor's Office  
LISC  
Saving Places (NTHP)

\*If information is missing, please email [mike.parella@cityofchicago.org](mailto:mike.parella@cityofchicago.org)

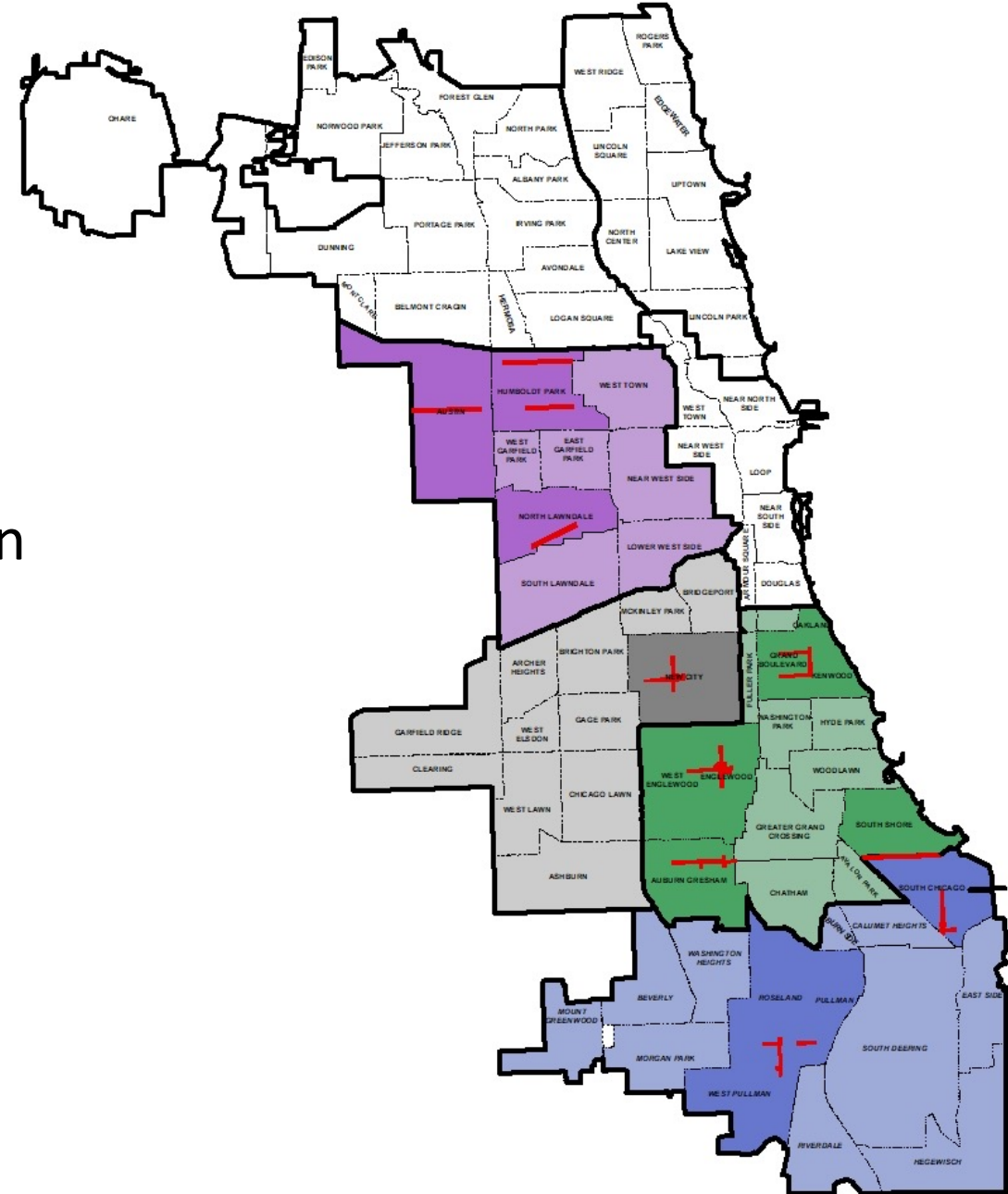
# Department Updates

# RFP Overview

# Implementing Invest South/West

## Goal of Invest South/West

Re-activate neighborhood cores that have historically served as focal points for pedestrian activity, shopping, services, transportation, public spaces and quality-of-life amenities for residents.



# What are the ISW RFPs?

The **INVEST South/West (ISW) Request for Proposals (RFPs)** solicit development proposals.

Traditionally, RFPs provide basic details regarding the subject property (e.g. size, zoning, appraised value) and a brief indication of the preferred use.

**ISW RFPs** go one step further, and **illustrate the desired urbanism** of the site as well as a more robust description of **uses desired by the community**.

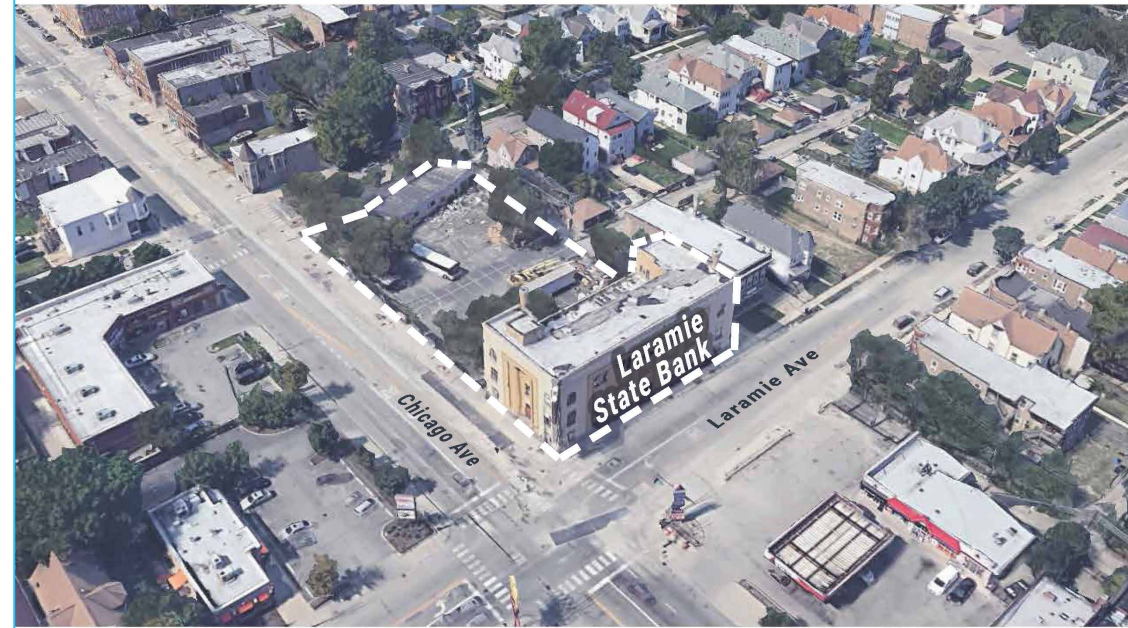
**ISW RFPs** are also built on available **incentives** and partner the incentives with the proposed development to **ensure high-level financial feasibility**.



City of Chicago  
Lori Lightfoot, Mayor

Request for Proposals

## Laramie State Bank



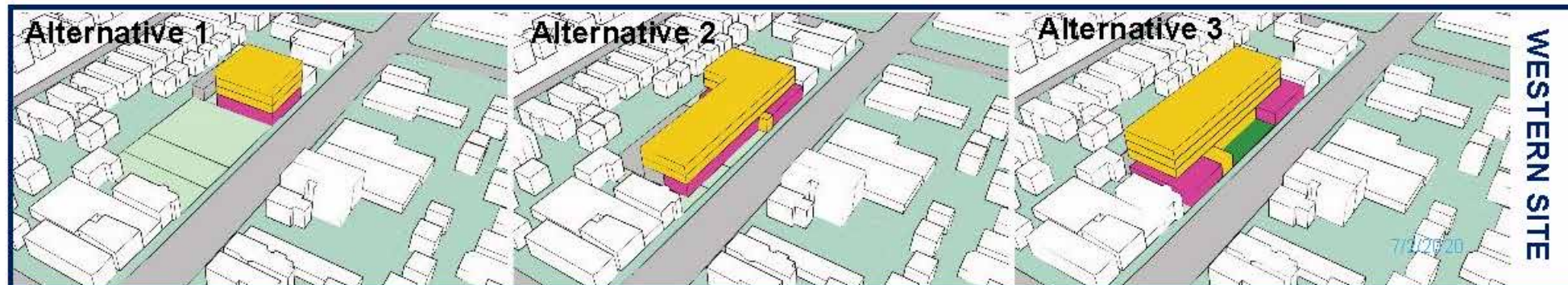
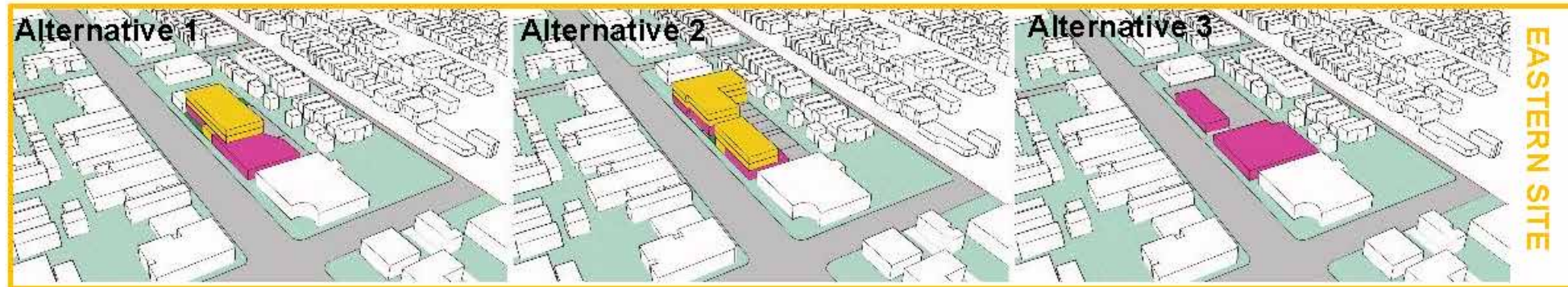
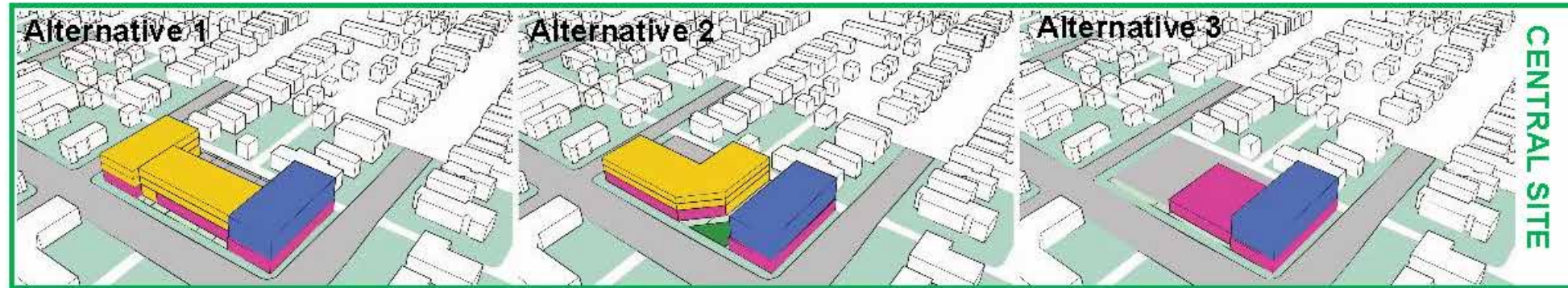
Department of Planning and Development  
Maurice Cox, Commissioner  
City Hall Room 1000  
121 N. LaSalle Street  
Chicago, IL 60602

DRAFT April 2020

# The RFP is not a Plan

RFPs help **shape** the **responses** DPD will receive from developers.

The respondent **developers** will **propose their own designs** and programs.





# RFPs Have Three Main Goals

- 1** Use Inclusive Decision-Making Process to Guide Economic Development
- 2** Build Local Wealth
- 3** Facilitate Design Excellence on the South and West Sides

# Goal 1

## Use Inclusive Decision-Making Process to Guide Economic Development

### RFP Development Manual

“Show developer what is desired by the community & feasible with coordinated City incentives”



**Figure 18:** Perspective Rendering

# Goal 1

# Use Inclusive Decision-Making Process to Guide Economic Development

## Funding Implications

Planning, Housing, & Incentives teams coordinate to determine City financial assistance needed to complete each project

- TIF, NOF, DOH multifamily grants, CHA
- Low-Income Housing Tax Credits
- New Market Tax Credits
- Historic Tax Credits

## Conclusion

- City needs to put in 50% of funds (TIF, NOF, DOH)
- Other 50% of funds:
  - 25% LIHTC
  - 25% conventional (developer debt & equity)

# Goal 2

## Build Local Wealth

Ensure applicants are **local developers of color**

**Four potential levels of local involvement:**

- Developer Teams / Designer Teams / Contractor & Trades (26/6) / Tenants & Businesses

**Foster Opportunities for Professional Services**

# Goal 2

## Build Local Wealth

### Because local developers...

- hire local designers
- lease to local businesses



LAINE'S BAKE SHOP – ROSELAND

Retailers



XQUINA CAFE CO-WORKING – LITTLE VILLAGE

Offices



SHAWN MICHELLE'S HOMEMADE ICE CREAM - BRONZEVILLE

Restaurants/Cafes



KEHREIN CENTER FOR THE ARTS - AUSTIN

Theatres/Galleries

Goal  
3

# Facilitate Design Excellence on the South and West Sides

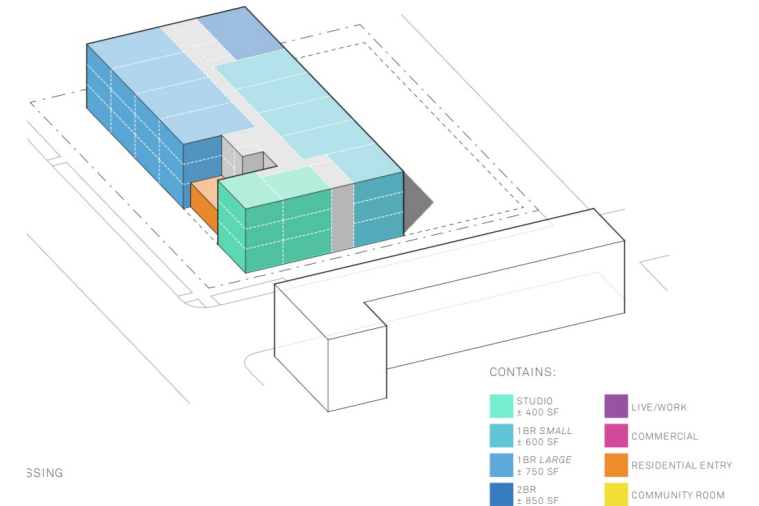
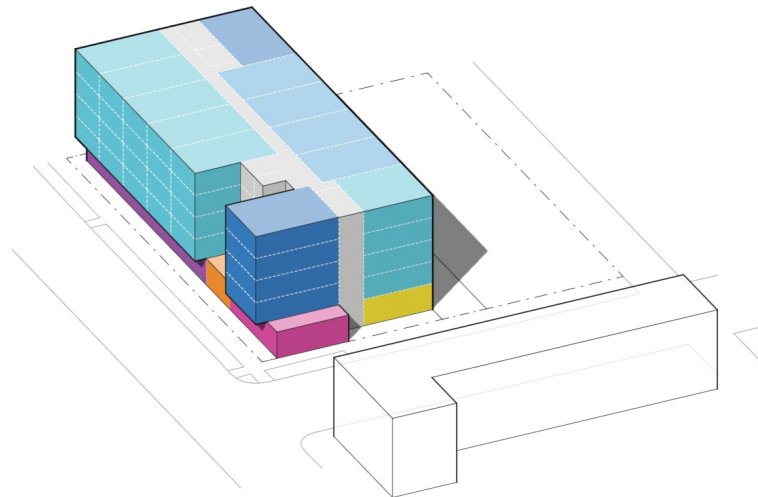
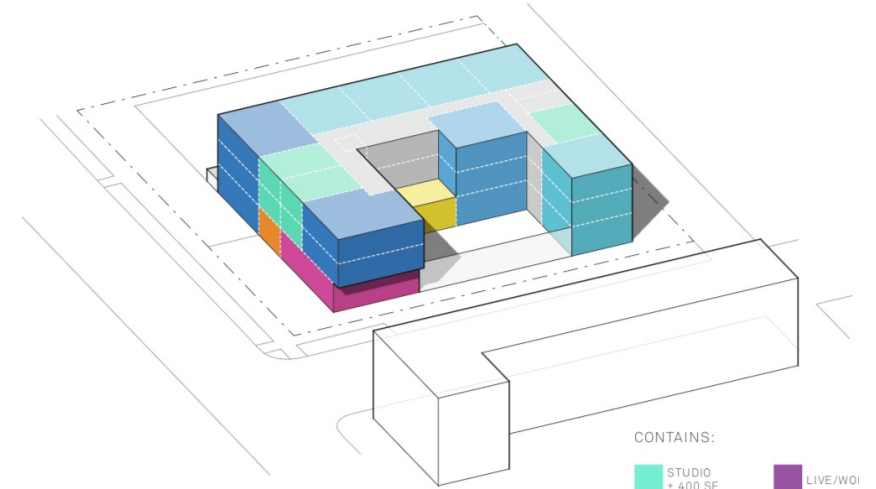
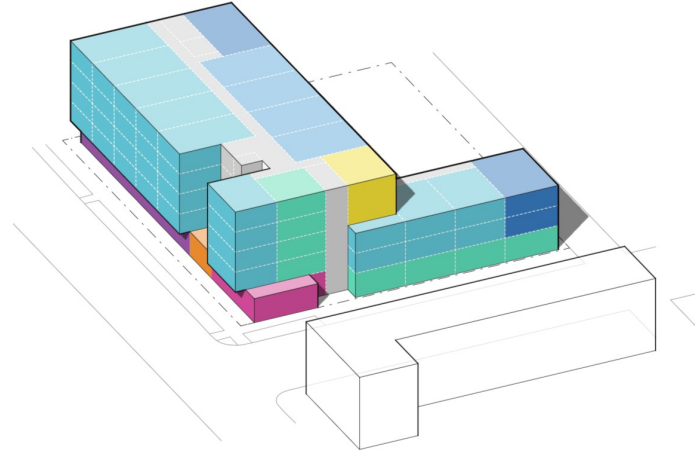


# Goal 3

## Facilitate Design Excellence on the South and West Sides

### Design Approach

Propose at least  
**three unique  
massing concepts**

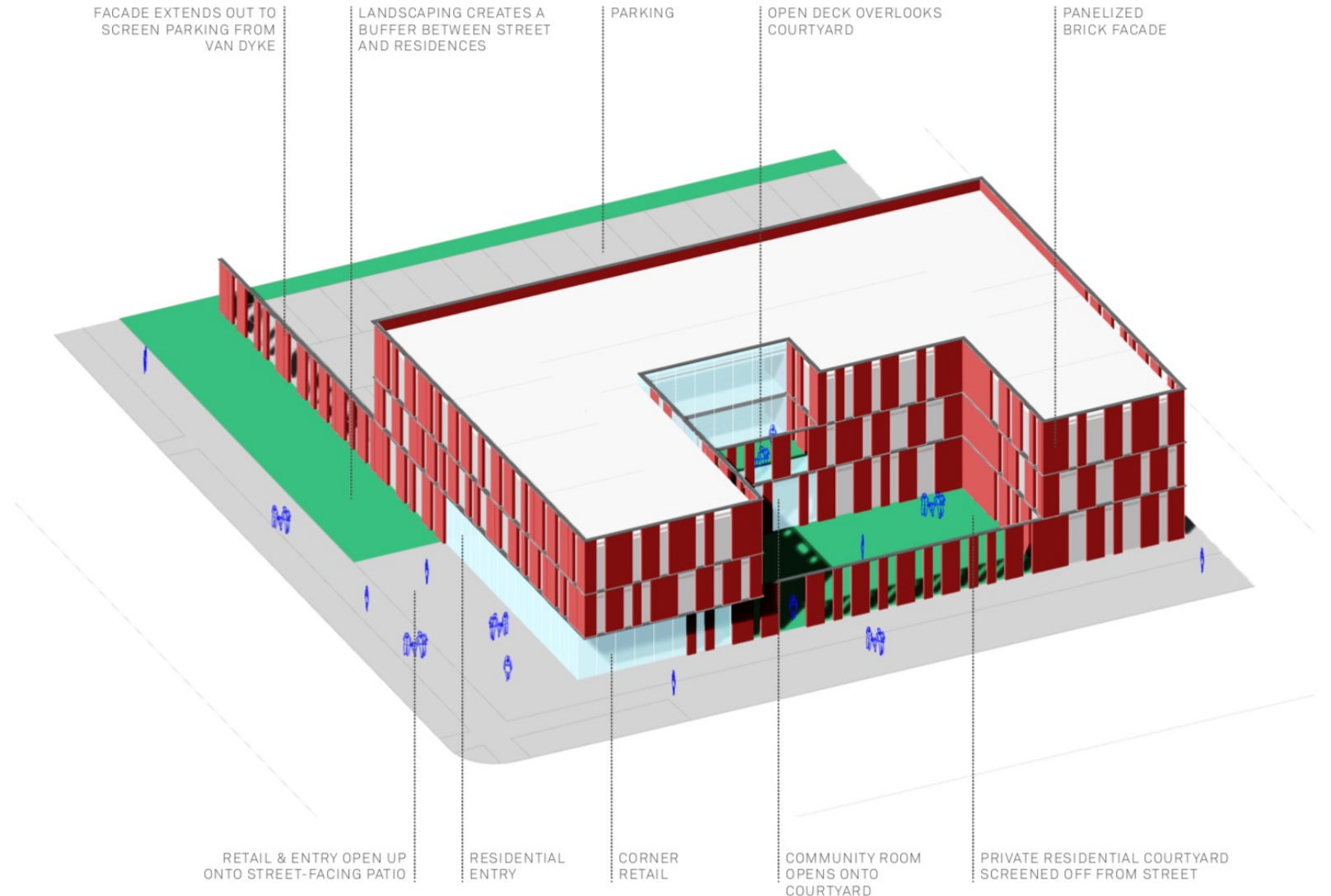


# Goal 3

## Facilitate Design Excellence on the South and West Sides

### Design Approach

Choose a **preferred concept** and refine via DPD's review process





An architectural rendering of a modern, multi-story residential building. The building features a facade of grey stone panels and large windows, some of which are illuminated from within. A prominent feature is a colorful, vertical-slatted facade in shades of blue, green, and yellow, with the words "LA JOYA" written in white. The building is surrounded by lush greenery, including trees and a vertical garden wall. In the foreground, a paved courtyard area is populated with silhouettes of people walking, sitting at tables, and a dog on a leash. The scene is set during the day with a clear blue sky.

# Reference Project: La Joya Gardens, Southwest Detroit

Four stories / 53 units + retail  
40 units @ 40-80% AMI, 13 market rate  
Sitio Architecture

# La Joya Gardens

**21** Composition is asymmetrical but balanced, with taller massing in northwest corner, stepping down to southeast/Vernor Hwy

**11** All roofs are flat, consistent with commercial structures in area

**13** Setbacks retain visual and physical connectivity to public sidewalks, creating a welcoming public space for the community



Landscaped plazas surround retail  
Community pavilion for events  
Variation in massing and materials



Reference Project:  
2638 N  
Emmett Street

Seven stories / 100 units +  
retail  
100% affordable housing  
LIHTC, CHA & TIF funding  
Landon Bone Baker

2638 N  
Emmett



Variation in building materials  
Massing transitions  
Integrated open spaces  
Engages with pedestrian realm

# Local Design References



Independence Library  
John Ronan



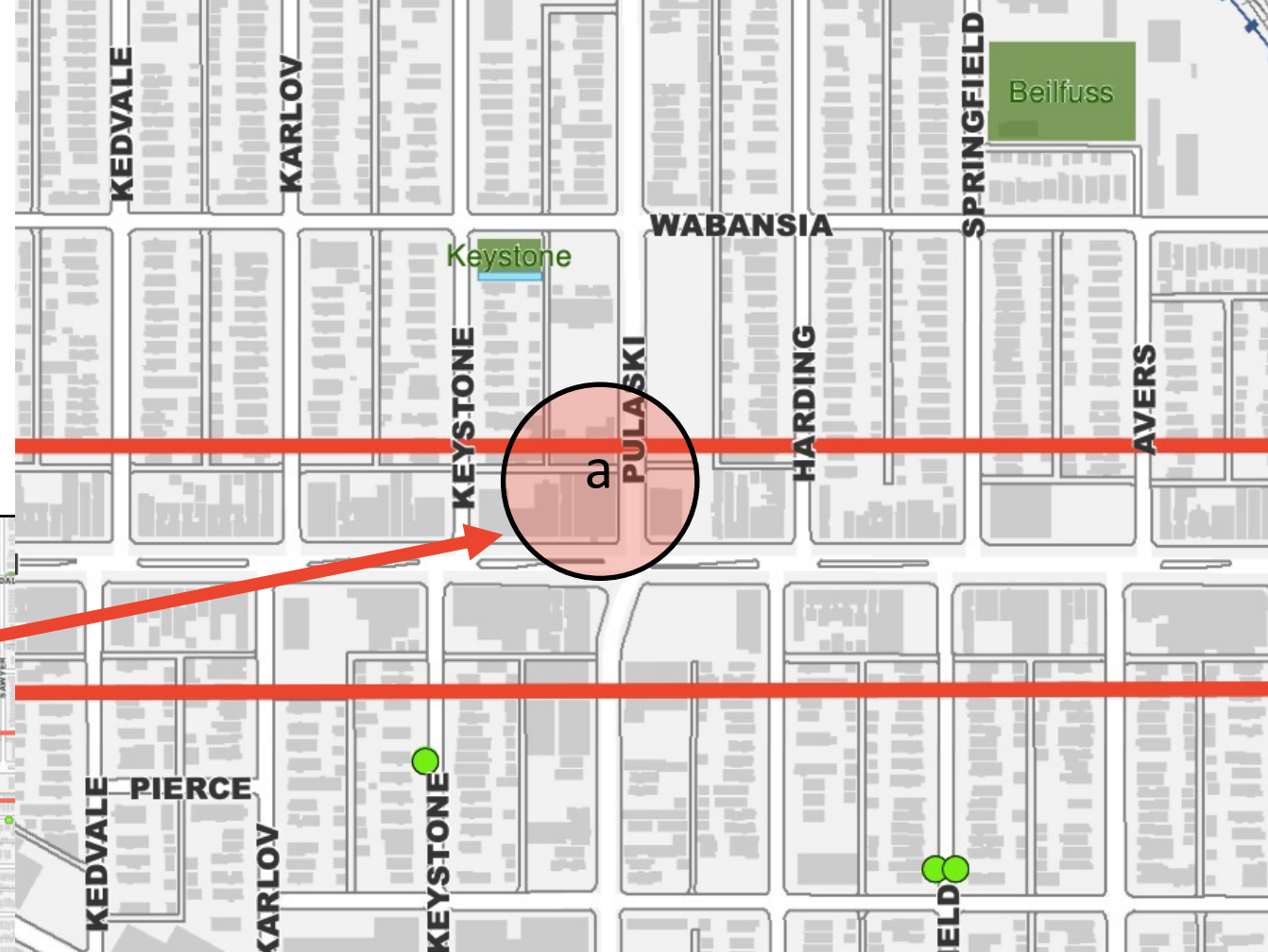
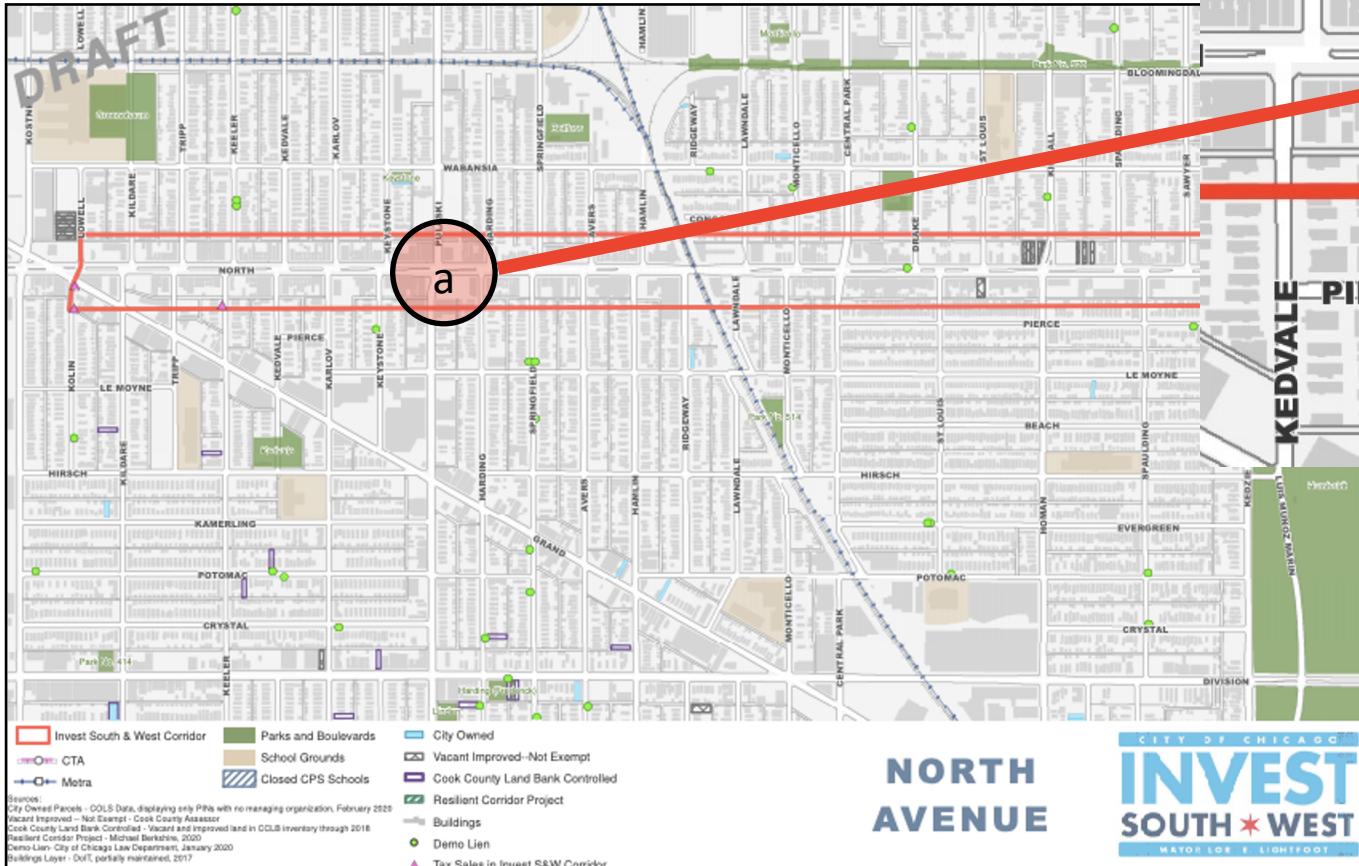
Legacy Charter School  
Ogden Corridor  
Lothan Van Hook DeStefano



KLEO Art Residences  
Juan Gabriel Moreno Architects  
(JGMA)

# Opportunity Sites

# a. 4000 W North Ave





N KEystone AVE

N PULASKI RD



N KEystone AVE

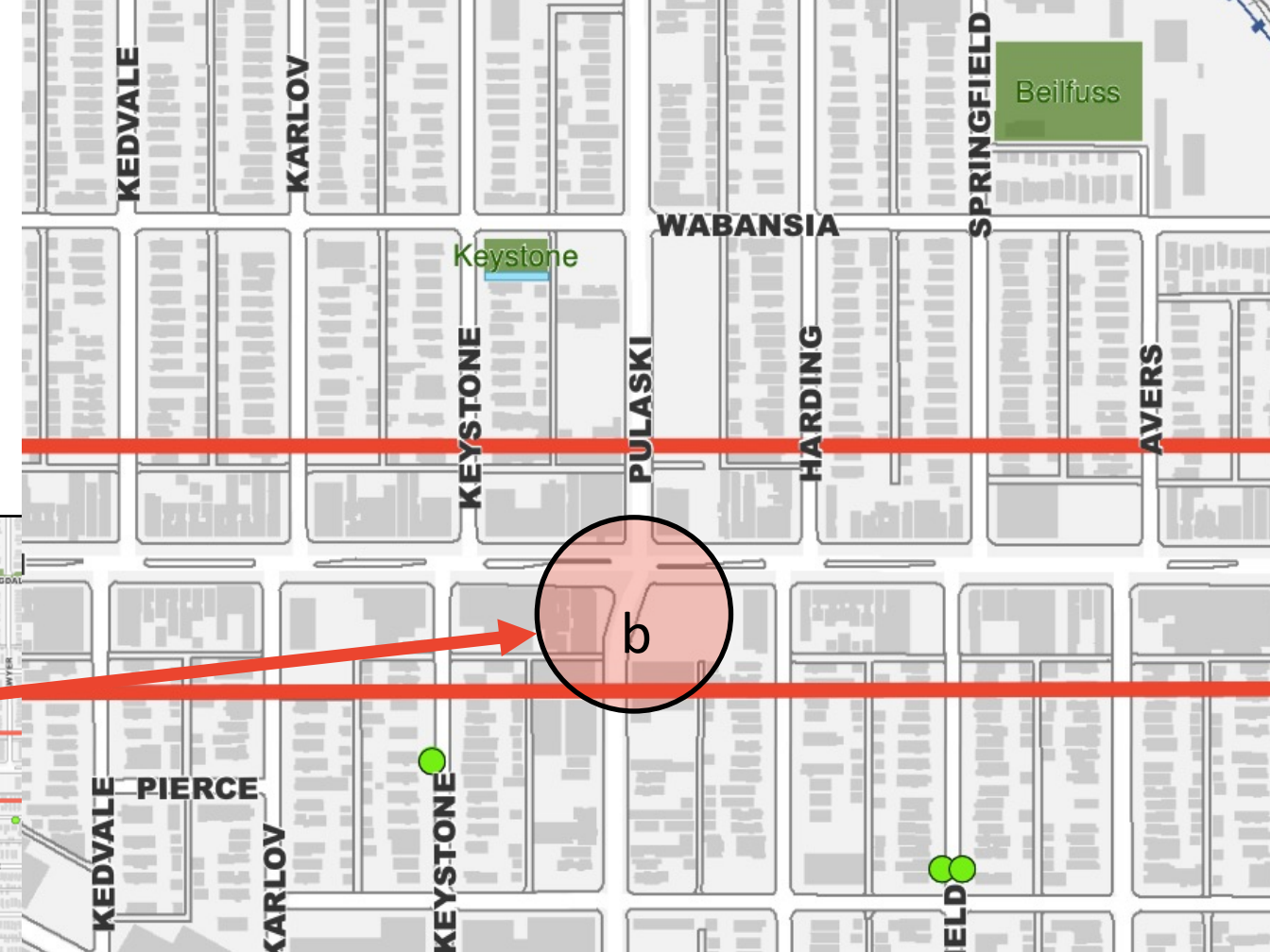
### Legend

-  North INVEST South/West Corridor
-  Site 1a
-  Site 1b





# b. 1535 N Pulaski



**NORTH AVENUE**



TIF	SBIF	SSA	Enterprise Zone	Opportunity Zone	Ward	Community Area	Zoning	NOF	NMTC	Lot Size
Pulaski Corridor	Y	N/A	N/A	N/A	26	Humboldt Park	PD 1205	Y	Y	23,905 sq ft



**Legend**

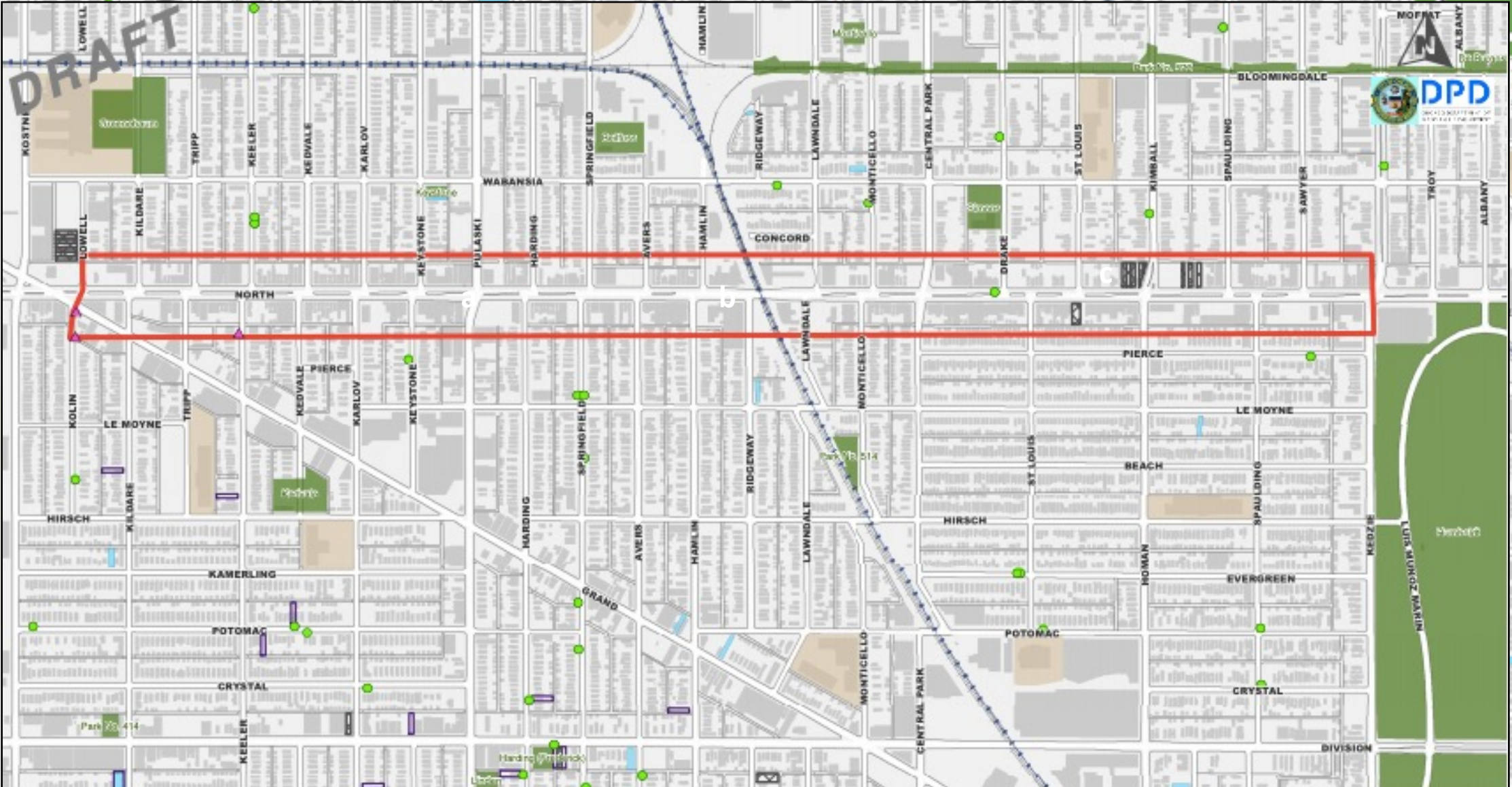
North INVEST South/West Corridor
  Site 2





# Neighborhood Priorities

DRAFT



- Invest South & West Corridor
  - Parks and Boulevards
  - City Owned
  - Vacant Improved - Not Exempt
  - School Grounds
  - Cook County Land Bank Controlled
  - Resilient Corridor Project
  - Buildings
  - Closed CPS Schools
  - Demo Lien
  - ▲ Tax Sales in Invest S&W Corridor
- Sources:  
 City Owned Parcels - COLS Data, displaying only PINs with no managing organization, February 2020  
 Vacant Improved - Not Exempt - Cook County Assessor  
 Cook County Land Bank Controlled - Vacant and Improved land in COLS inventory through 2018  
 Resilient Corridor Project - Michael Berkshin, 2020  
 Demo Lien - City of Chicago Law Department, January 2020  
 Buildings Layer - DoIT, partially maintained, 2017

# NORTH AVENUE

CITY OF CHICAGO  
**INVEST**  
**SOUTH WEST**  
 MATOR FOR E LIGHTFOOT

# Next Steps



# Next Steps

1. Next Neighborhood Roundtable

*-- January 25th @ 12:00pm*

*1. Refine Opportunity Site*

2. Engage North Ave Consultant

3. Kick-off Meeting TBD

4. Visioning Workshop TBD