



Pullman/Roseland/West Pullman Neighborhood Roundtable

January 26, 2021



Agenda

01 Welcome

02 General Updates

- Deputy Commissioner Claudia Herasme
- Red Line Extension Station Area Workshops
- ISW Year in Review

03 Corridor Manager Introductions

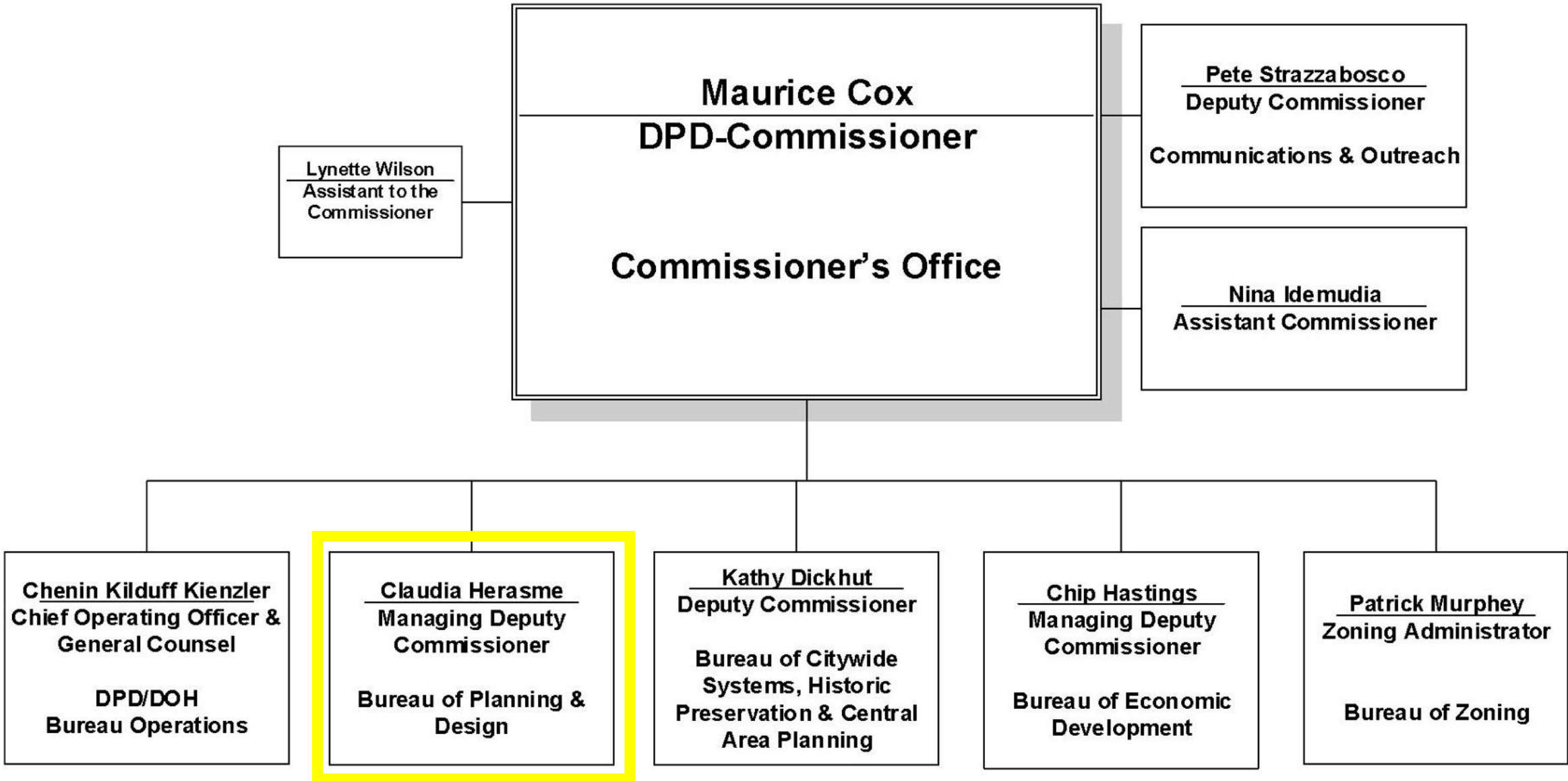
04 RFP Update

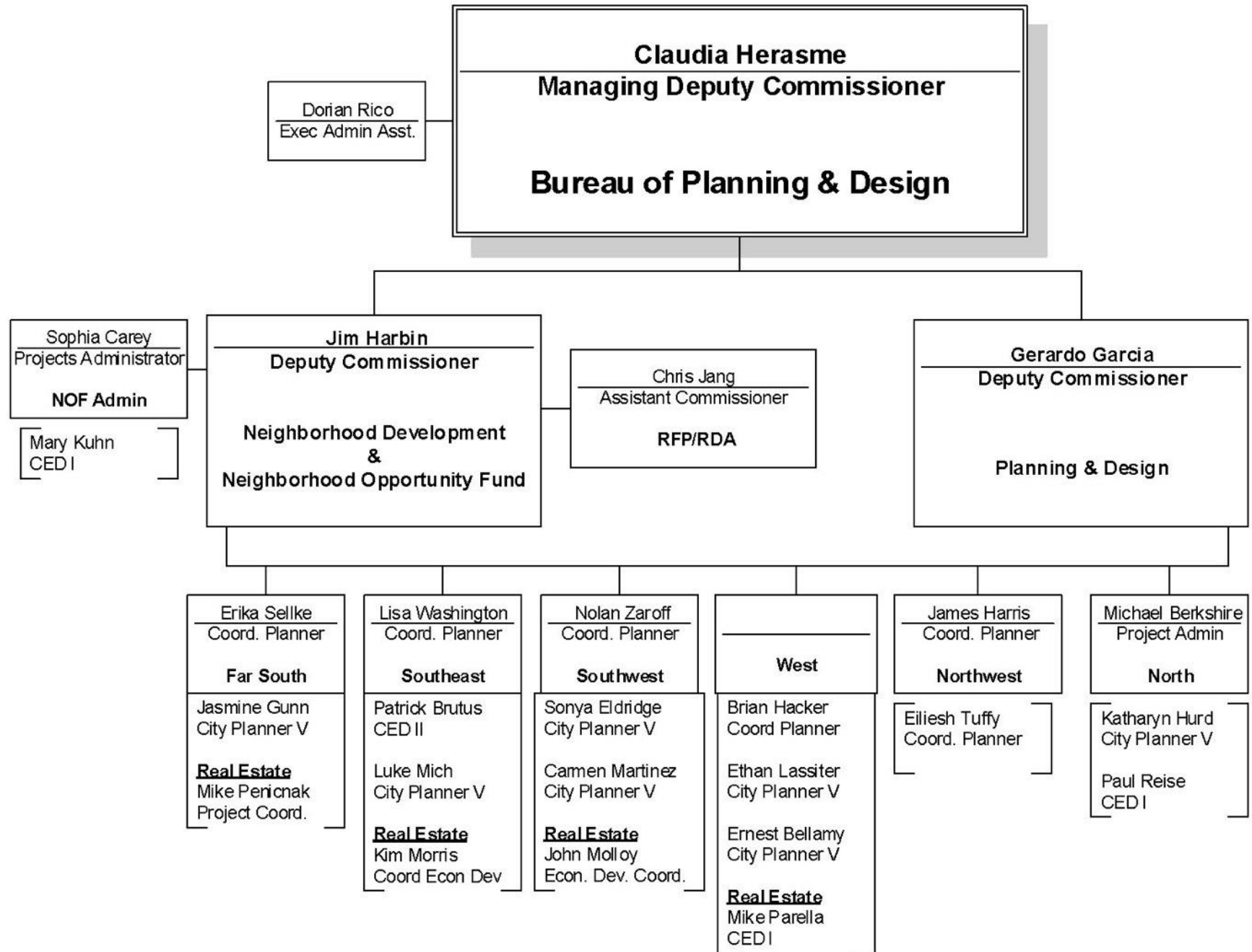
- Pro-bono Design and Development Team

05 Plan Updates

06 Open Discussion & Next Steps

General Updates





Claudia Herasme
Managing Deputy Commissioner
Bureau of Planning & Design

Dorian Rico
 Exec Admin Asst.

Jim Harbin
Deputy Commissioner
**Neighborhood Development &
 Neighborhood Opportunity Fund**

Chris Jang
 Assistant Commissioner
RFP/RDA

Gerardo Garcia
Deputy Commissioner
Planning & Design

Sophia Carey
 Projects Administrator
NOF Admin

Mary Kuhn
 CED I

Erika Sellke
 Coord. Planner
Far South
 Jasmine Gunn
 City Planner V
Real Estate
 Mike Pericnak
 Project Coord.

Lisa Washington
 Coord. Planner
Southeast
 Patrick Brutus
 CED II
 Luke Mich
 City Planner V
Real Estate
 Kim Morris
 Coord Econ Dev

Nolan Zaroff
 Coord. Planner
Southwest
 Sonya Eldridge
 City Planner V
 Carmen Martinez
 City Planner V
Real Estate
 John Molloy
 Econ. Dev. Coord.

West
 Brian Hacker
 Coord Planner
 Ethan Lassiter
 City Planner V
 Ernest Bellamy
 City Planner V
Real Estate
 Mike Parella
 CED I

James Harris
 Coord. Planner
Northwest
 Elliesh Tuffy
 Coord. Planner

Michael Berkshire
 Project Admin
North
 Katharyn Hurd
 City Planner V
 Paul Reise
 CED I



JOIN US!

CTA Red Line Extension Virtual Station Meetings

The CTA is hosting a series of virtual public meetings to discuss project progress and YOUR VISION for the area around the four proposed stations for the Red Line Extension (RLE) project. Your input as a community member will help determine the needs and priorities for future development around each station area.

130th Street | Wednesday, January 27 (6:00 p.m. – 7:30 p.m.)

111th Street | Tuesday, February 2 (6:00 p.m. – 7:30 p.m.)

103rd Street | Tuesday, February 9 (6:00 p.m. – 7:30 p.m.)

Michigan Avenue | Tuesday, February 16 (6:00 p.m. – 7:30 p.m.)

Due to COVID-19 restrictions, these meetings will be conducted virtually via Zoom and broadcasted on Facebook Live.

Registration is required to attend these meetings.
Please register at: transitchicago.com/RLE/engage.

Attendees will receive information to join via Zoom or telephone.
If you require assistance to register, call us at 1-888-968-7282 at least three [3] days before the meeting you plan to attend.

Each meeting will be broadcasted simultaneously on Facebook Live at facebook.com/CTARedExt.

Presentation audio in Spanish, American Sign Language interpretation and captioning will be available at each meeting for those joining online through Zoom only.

A recording will be posted online after each meeting at transitchicago.com/RLE/whats-new.

For questions about the RLE project, please contact the project team at RedExtension@transitchicago.com.



Share your ideas to inform the Red Line Extension Transit-Supportive Development Plan for a chance to win a **\$50 Visa gift card!** Multiple prizes are available for those who participate by February 7, 2021. Visit transitchicago.com/RLE/engage to earn up to three entries in the sweepstakes by creating an account and completing any of the following activities:

1. Fill out the survey (+1 entry)
2. Place a pin on the map (+1 entry)
3. Add a post to the ideas wall (+1 entry)

Terms and conditions apply. Visit tiny.cc/RLE-promotion for more information.

transitchicago.com/RLE/engage



Visit transitchicago.com/RLE/engage



Upcoming CTA Red Line Extension Virtual Station Meetings

130th Street

Wednesday, January 27

6:00 p.m. – 7:30 p.m.

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Engagement Site

Red Line Extension

RLE will bring **access, equity, and economic opportunity** to the Far South Side by **connecting** people to **direct and sustainable rail transit**.

Welcome to CTA's Red Line Extension (RLE) community engagement site!

We're glad you're here. Please use this page to provide feedback, ask questions, and interact with your fellow community members about the ongoing RLE project initiatives!

If you're new to the RLE Project, we encourage you to [click here](#) to learn more.

At this time, we're currently seeking input on the following two RLE initiatives:

Transit-Supportive Development Plan

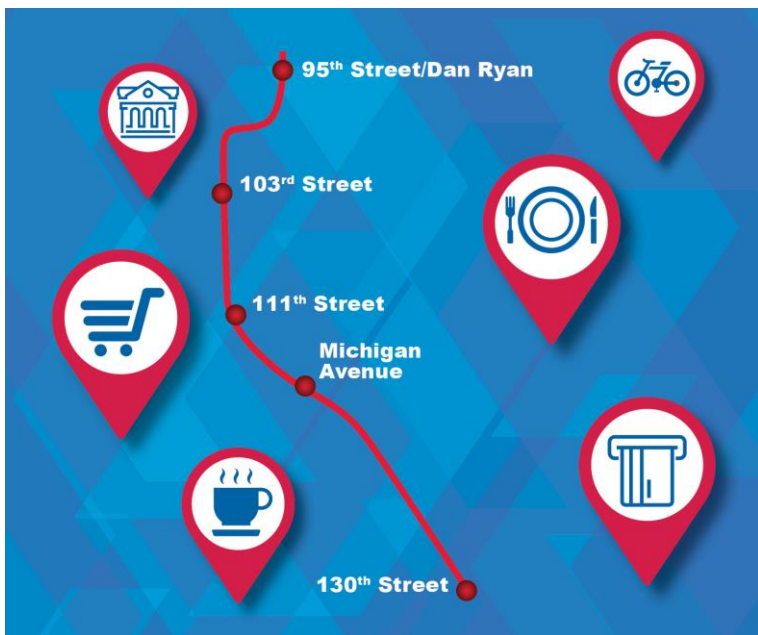
Now through summer 2021, we're developing a Comprehensive Plan to help guide future development around the four new RLE rail stations. The Plan's development will rely on **YOUR** input as a community member to help determine the needs and priorities of the project area.

Not familiar with the plan? [Click here](#) to learn more. Share your thoughts and ideas on the TSD Plan using any of the feedback options listed below.

REGISTER Create an account to stay involved!

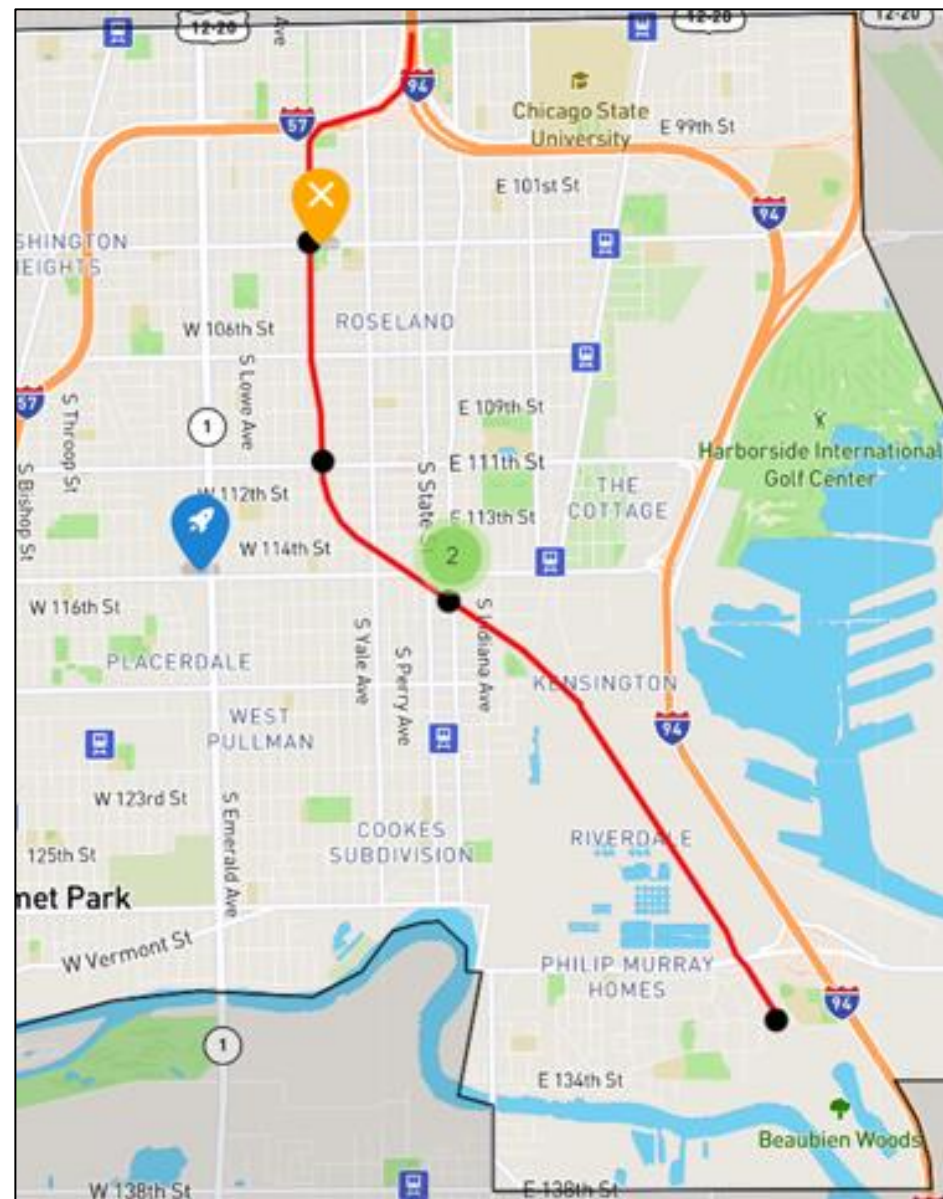
Sign up for upcoming meetings!

Jan 27	130th Station Meeting
Feb 2	111th Station Meeting
Feb 9	103rd Station Meeting



Visit transitchicago.com/RLE/engage

RED AHEAD
Moving Ahead to a Better Red

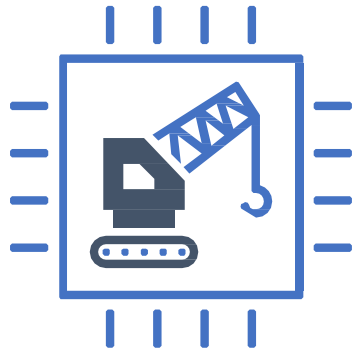


INVEST South-West Year in Review

Foundational elements of ISW after the first year:



Process changes & increased community engagement: NOF, Roundtables, TIF, SBIF, City RFPs, etc.



Visible change on/around corridors with coordinated City efforts: over \$70M invested



Private sector & philanthropic commitments to our shared goals: over \$300M committed

INVEST South-West Year in Review

Process

NOF

- **Based on community feedback**, (a) regularly-scheduled application rounds; (b) expanded Technical Assistance program; (c) select escrow options; (d) free business workshops with BACP; (e) applicant readiness quiz

INVEST S/W Operations

- Dedicated **ISW Leads** in every department/agency meeting monthly to collaborate on projects on/near corridors (e.g., streetscapes near development sites)
- **Regional Business Centers** launching in ISW neighborhoods to bring City services and professional services support to small business community

Community

Neighborhood Roundtables

- **Monthly meetings** convened for every corridor, including business owners, Aldermen, community organizations to discuss public projects, private projects, RFPs, and more

City RFPs

- **Community input-oriented RFP development process**, including **community visioning sessions** and opportunity for Roundtable to review/provide finalist feedback
- Revised RFP evaluation criteria to emphasize **community wealth-building** and partnerships across developers that represent demographics of communities and build capacity
- Partnership with CAC to develop list of **minority and women-run architecture and design firms**

Corridor Managers

- **Locally-based Corridor Managers** being identified for each ISW corridor to identify investment opportunities, liaise with residents about INVEST S/W, and market the corridor based on community needs and feedback

INVEST South/West Corridor Managers

Corridor Managers



- **Andrea Reed**
Executive Director



- **Ciere Boatright**
Vice President of Real Estate and Inclusion



- **Sheilah Robinson**
Retail Development Coordinator / Roseland SSA #71



- **Beth Dybala**
Director of Economic Development

Corridor Managers

- Local representation “on the ground” is critical to the success of the INVEST South / West program – to better understand communities’ sentiments and needs, and to plug the community in closer with the City of Chicago’s various departments and agencies
- A unified community voice for activity and investment on the corridor(s) helps the City to be targeted in its resource allocation + helps the broader city engage more meaningfully with the neighborhood and its opportunities
- The Corridor Manager role creates a close-knit partnership between the City of Chicago and the community’s work and goals

Corridor Managers



- INVEST South/West program lead by program leads in all City departments and Sister Agencies, and driven by DPD and Mayor's Office / Community Engagement team
- Partner of Corridor Manager organizations

LLSC

- Corridor Manager contract partner, on behalf of the City of Chicago
- Organizational support in developing work plans, monitoring & evaluating progress, etc.



- Corridor Manager training partner
- Organization support in neighborhood/corridor marketing efforts, metrics tracking, etc.

Corridor Managers

Next steps:

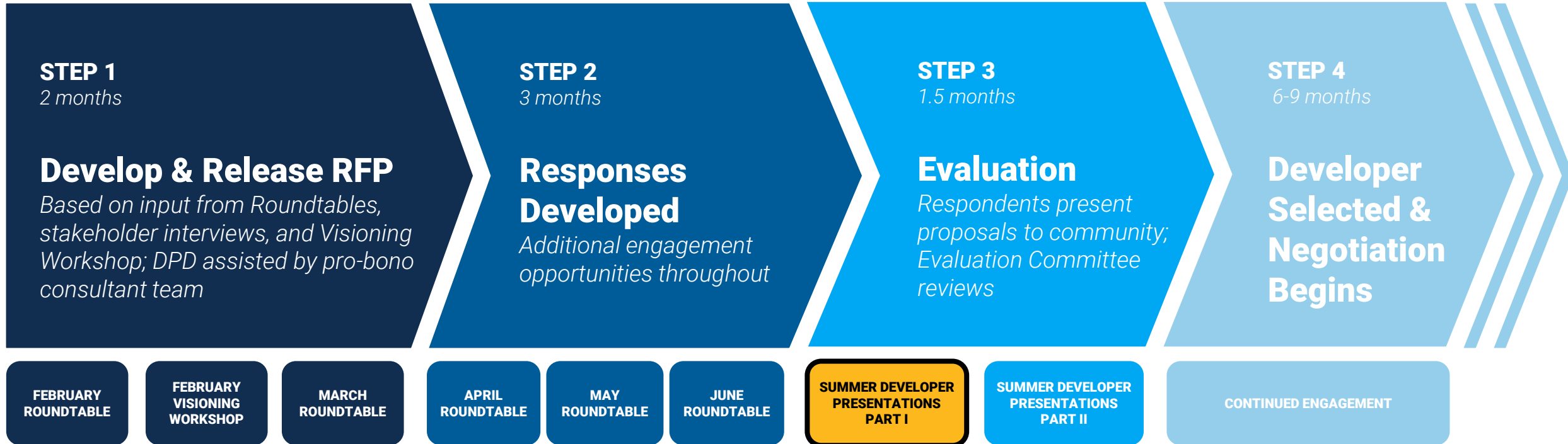
1. Develop work plan
2. Outline goals
3. Identify metrics to measure progress

Goals (for example):

1. Build and maintain a team of engaged Roundtable members
2. Bring jobs to the community
3. ...

INVEST South/West Request for Proposals (RFP)

Draft RFP Timeline



Roseland RFP Team

Chicago Central Action Committee (CCAC)

- Kelly O'Brien – Pro-bono Team Manager

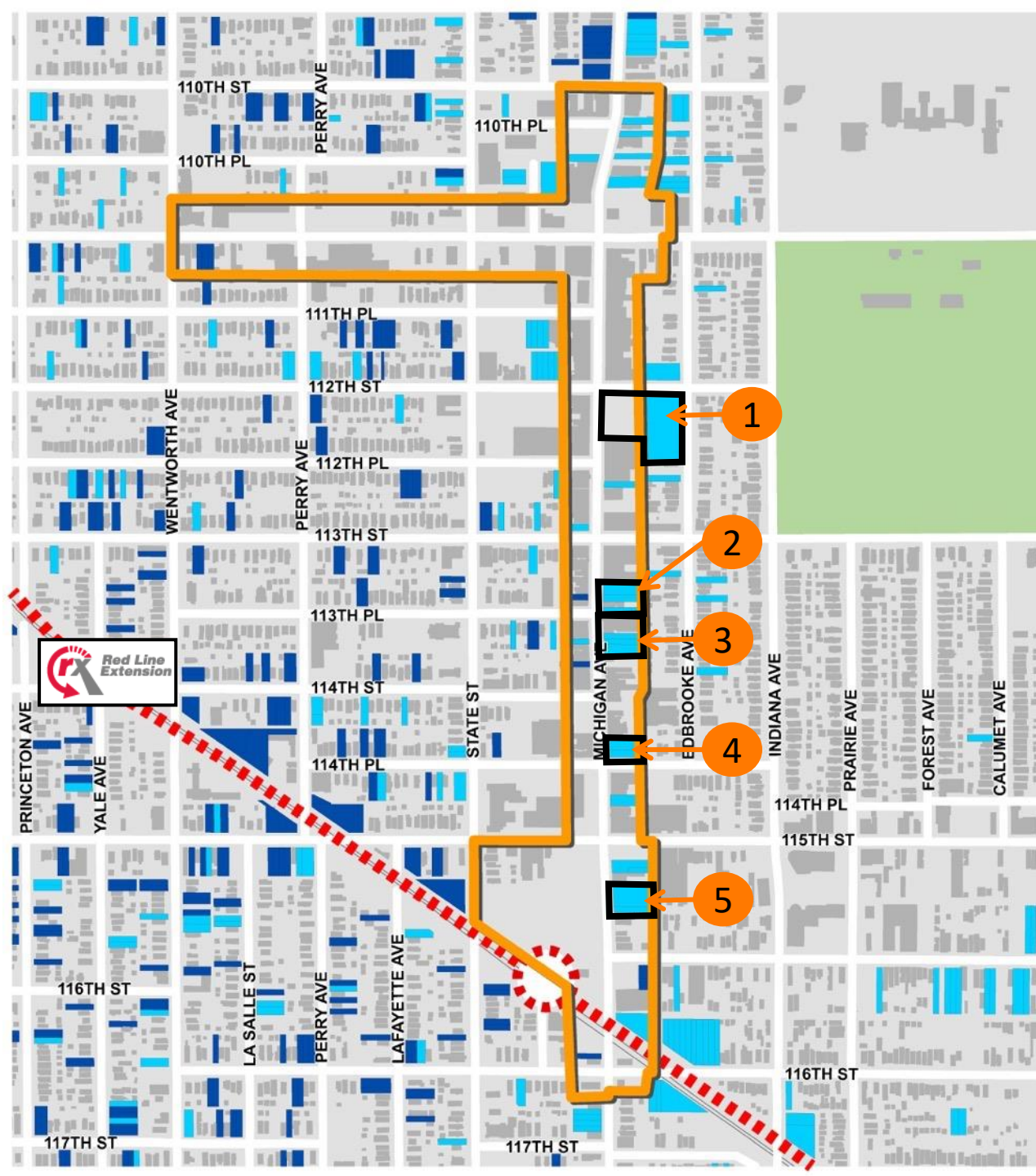
SmithGroup

- Site Planning
- Design Guidelines

Matt Dumich
Rana Lee











Sterling Bay

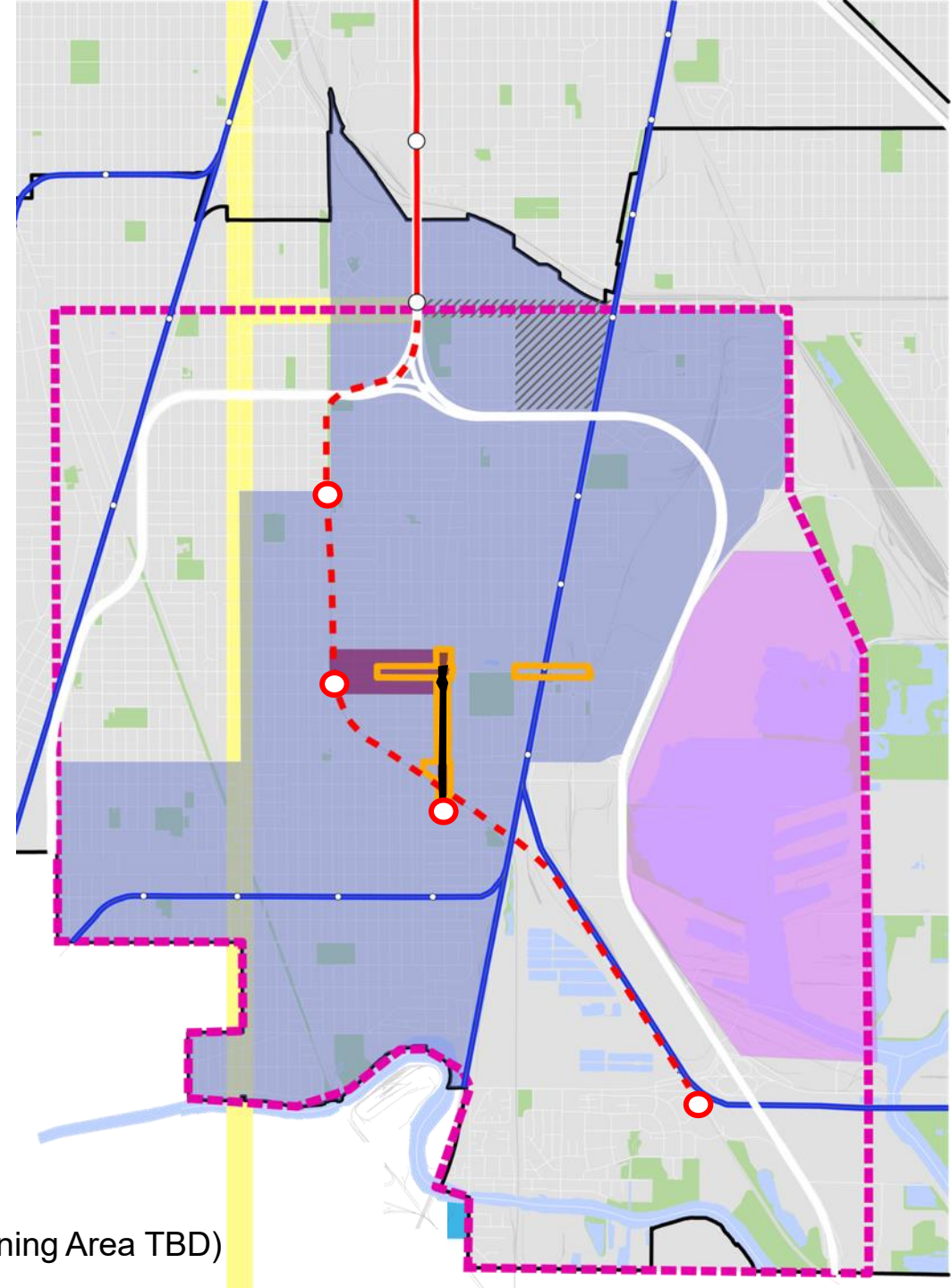
- Market Analysis
- Development Pro Forma



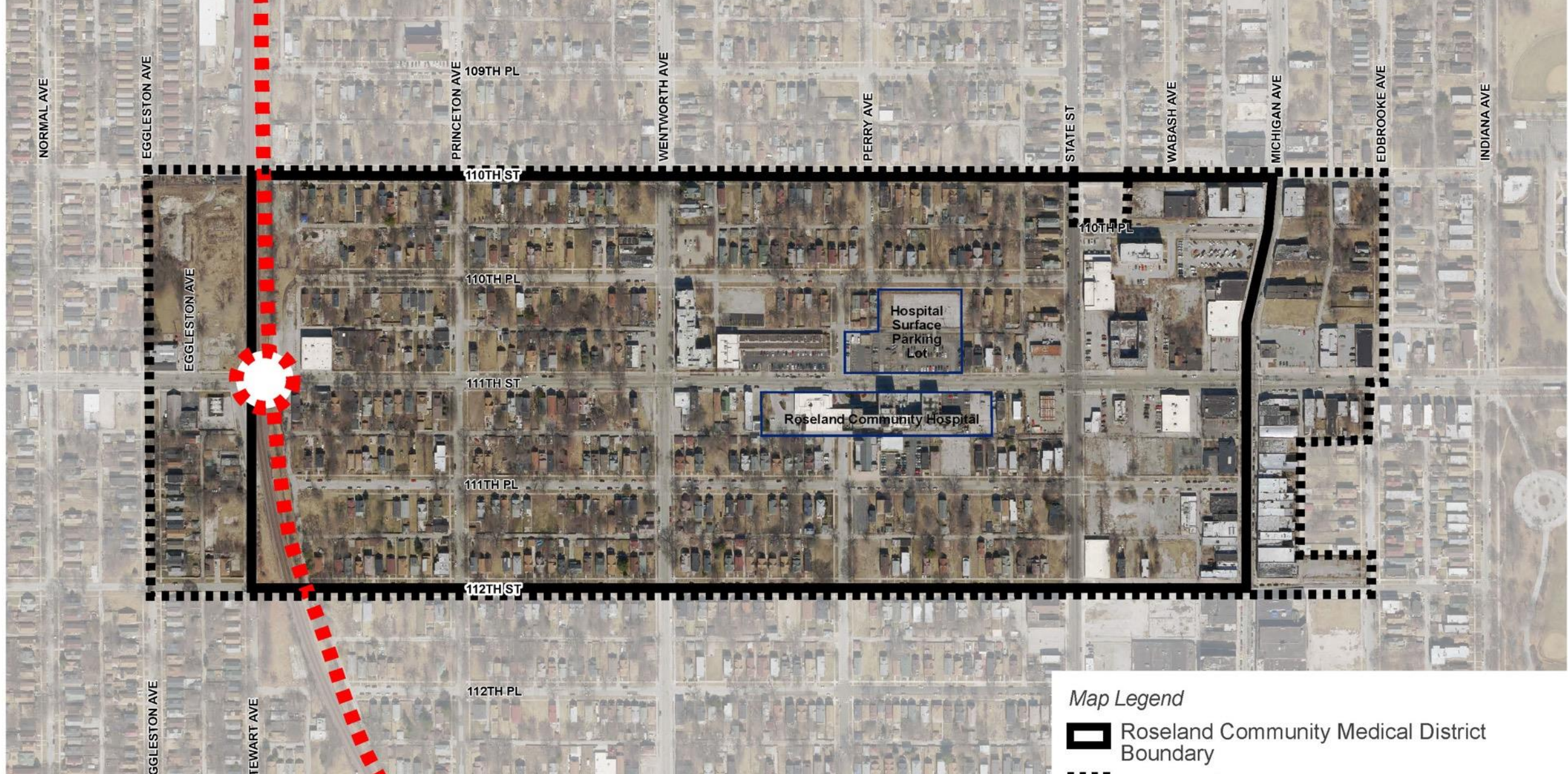
Area Plan Updates

Current/Upcoming Plans





-  Far South Boundary
-  INVEST S/W Corridors
-  Red Line Extension (RLE)
-  RLE Transit-Supported Development Plan
-  Illinois Port District Master Plan
-  LISC Quality-of-Life Planning
-  Roseland Medical District Planning
-  Historic Preservation Study (Michigan Ave)
-  Modern Metra Electric (Station Updates)
-  South Halsted Bus Corridor Enhancement Project
-  Chicago State University Study



*Pullman Porter Museum Social Enterprise - Randolph's Dream (Planning Area TBD)



Map Legend

-  Roseland Community Medical District Boundary
-  Planning Study Boundary
-  Roseland Community Hospital Properties
-  CTA Red Line Extension & Station

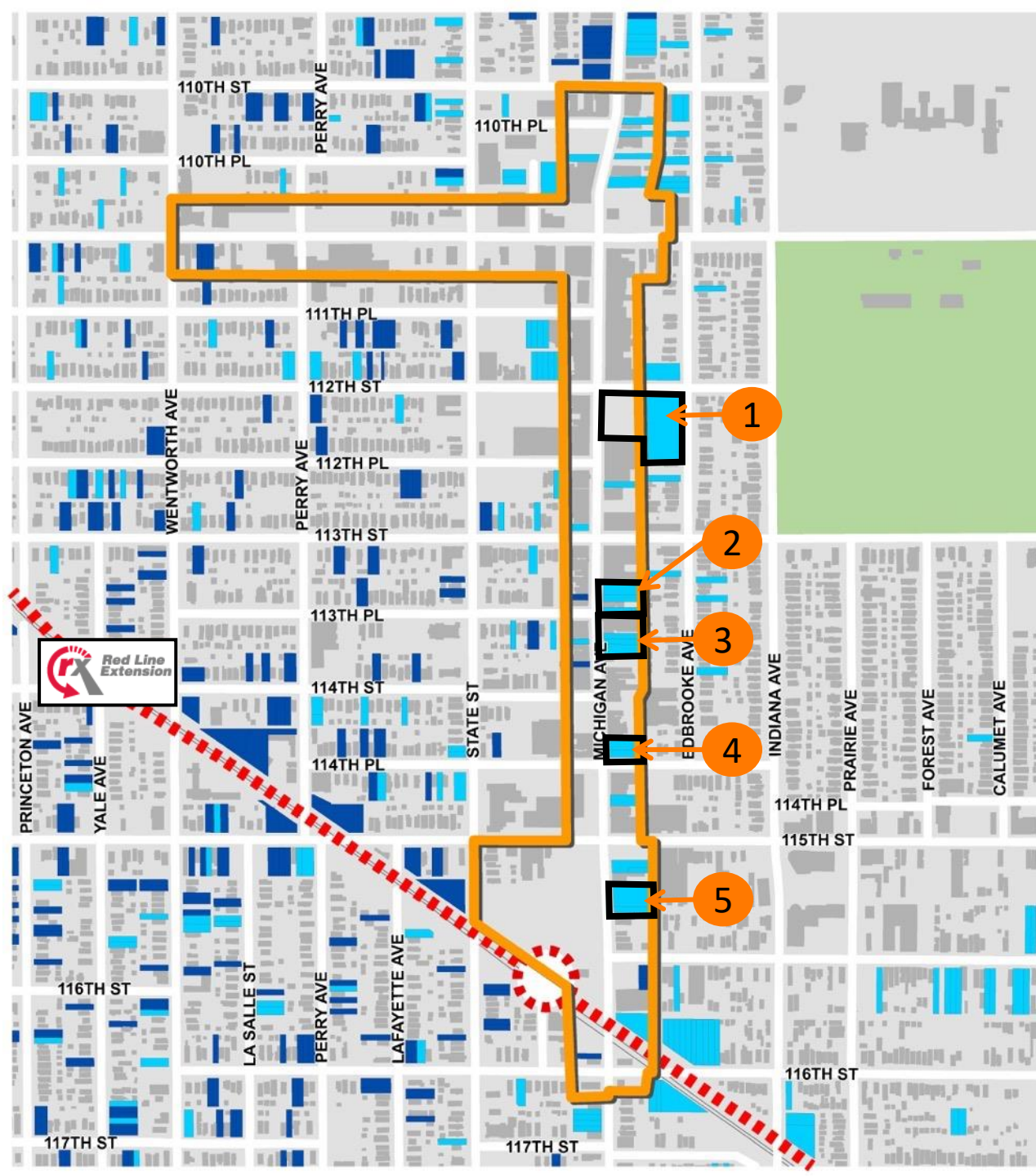
Roseland Community Medical District

Study Boundary

Open Discussion and Next Steps

Next Steps

- 01 Continue the RFP discussion with upcoming visioning sessions



1 Former Gately People's Store 12001-15 S. Michigan Ave.

Owner

- Red: City of Chicago
- Yellow: Judicial Drive Property Holding LLC
 - Young Chun Nam of McLean, VA

Geography

- 9th Ward, Ald. Anthony Beale
- Roseland/Michigan Avenue TIF
- Roseland community area
- Zoned M1-1 (private) and B1-3 (city)
- Roseland SSA #71



1 Former Gately People's Store 12001-15 S. Michigan Ave.

- Total area is 73,358 SF
 - City: 43,813 SF | Private: 29,545 SF
- Taxes Bought by Tax Buyer
- There are various encumbrances/liens



2 11315-29 S. Michigan Ave.

Owner

- Land: City of Chicago
- Building: Jeff Lewis of Loman, ID

Geography

- 9th Ward, Ald. Anthony Beale
- Roseland/Michigan Avenue TIF
- Roseland community area
- Zoned RS-3 and B3-2
- Roseland SSA #71



2 11315-29 S. Michigan Ave.

- Land 21,566 SF and Building 4,914 SF
- Taxes are “open” on the private PIN and past forfeit date

Observations

- Private building bisects the City-owned property



3 Roseland Theatre Building*

11331 S Michigan Ave

Owner

- Candace Professional, Inc.
 - Roderick V. Gardiner of Chicago, IL

Geography

- 9th Ward, Ald. Anthony Beale
- Roseland/Michigan Avenue TIF
- Roseland community area
- Zoned B3-2
- Roseland SSA #71

*Can be combined with adjacent City-owned land



3 Roseland Theatre Building*

11331 S Michigan Ave

21,919 SF building and 13,677 SF land

Taxes bought by buyer

- Must redeemed by the buyer within next 6 months

Observations

- Adaptive reuse of cultural icon
- Adjacent to City-owned land
- Property is in building court
 - Injunction preventing occupancy in parts of building

*Can be combined with adjacent City-owned land



3 City-owned land*

11339-43 S. Michigan Ave.

- 15,430 SF of land

Observations

- Land is adjacent to Roseland Theater
- The land is in the middle of the block
- Land can be incorporated into Roseland Theater redevelopment
- Rezoning likely needed

*Can be combined with adjacent Roseland Theater Building



4 11417-21 S Michigan Ave

Owner

- City of Chicago

Geography

- 9th Ward, Ald. Anthony Beale
- Roseland/Michigan Avenue TIF
- Roseland community area
- Zoned B3-2 and C1-3
- Roseland SSA #71



5 11517-27 S Michigan Ave

Owner

- City of Chicago

Geography

- 9th Ward, Ald. Anthony Beale
- Roseland/Michigan Avenue TIF
- Roseland community area
- Zoned B3-2 and C1-3
- Roseland SSA #71

