



Ogden Ave/North Lawndale Community Roundtable

September 27th, 2021

Agenda

1. Introductions
2. Lawndale Redefined: Developer Outreach



Lawndale ReDefined – Developer Outreach

Team Introductions

LAWNDALE ReDefined

Developer



Design Team



Construction Team





Project Overview

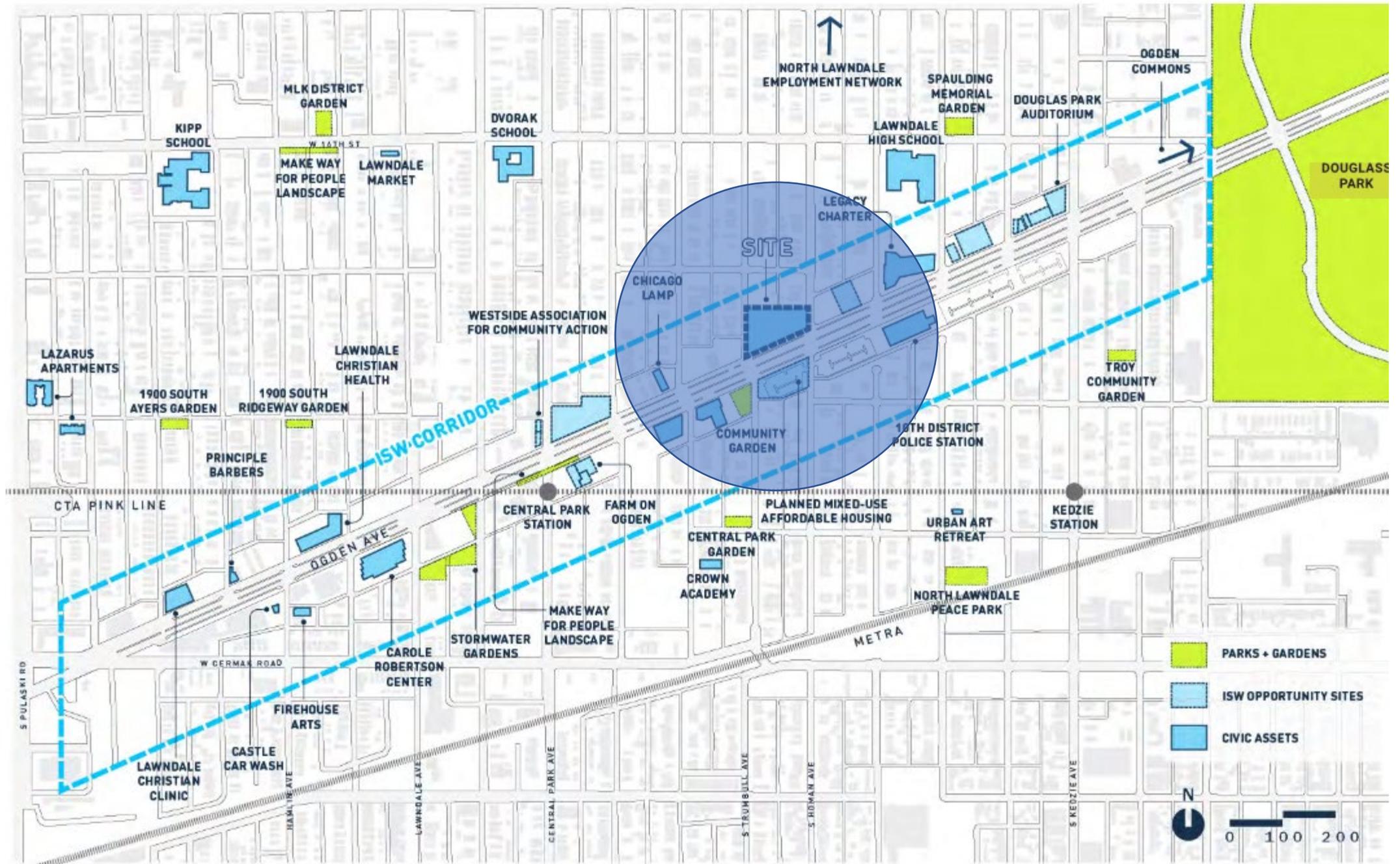


Figure 7: Corridor asset map

Total Development Cost
\$31,402,391

Financial Sources

9% LIHTC
First Mortgage Debt
ComED Energy Efficiency Funds
HOME/TIF

Residential

Tower + Townhomes
48 affordable units
12 market rate units

Commercial

4,500 sf grocer
2,950 sf bistro
7,000 sf retail/restaurant
3,000 sf technology center





Preserve Affordable Housing and Promote Homeownership

Affordable Units

One-bedroom: \$850

Two-bedroom: \$1,100

Three-bedroom: \$1,400

Four-bedroom: \$1,745

Townhomes

\$350,000

Community Engagement

Engaging North Lawndale + RFP Visioning

Key Milestones:

- Research existing plans: 2018 QLP
- Invest South/West kickoff – January 2020
- Monthly ISW roundtables (May 2020-present)
- Stakeholder interviews, Alderman feedback
- Visioning workshop and public meeting: October-November 2020
- RFP release: November 30, 2020
- Developer presentations: May 2021
- Evaluation Committee meetings: July 2021
- Selection Announcement: August 2021



Word cloud from visioning workshop – October 2020

ISSUE AREA | HOUSING

We will invest in our community by promoting homeownership, empowering homeowners, preserving historic architecture, tackling blight, and providing and affordable housing options.

STRATEGY 1

Activate homeownership

- Establish a North Lawndale Homeownership Program to advocate for in the community and provide resources for homeowners.
- Inventory existing homes for purchase or rehab and establish a "HomeShare" program to help navigate these various options.
- Establish a program to help homeowners understand the requirements for the City of Chicago's *Champions: NLCCC, NLARS, CHA*

STRATEGY 2

Use housing resources

- Prioritize rehab of vacant properties in the community.
- Maximize the investment in transit-oriented development.

ISSUE AREA | TRANSPORTATION, INFRASTRUCTURE

We will lay the groundwork for a prosperous North Lawndale with well-designed, multimodal transportation and infrastructure that incorporates green technology. From pedestrians to trucks and from manufacturing to services, we will strive to balance the needs of various infrastructure users.

STRATEGY 1

Improve transit and infrastructure

- Pursue increased bus routes such as a route past extended weekdays.
- Support improvements at Pulaski and Kedzie and at Kostner.
- Facilitate safer, more direct routes between bus routes with improved shelter areas.
- Speed up popular bus routes with dedicated bus transit signal priority.
- Attract residential development to transit with transit-oriented development.

ISSUE AREA | GREENING AND OPEN SPACES

We will promote greening efforts that beautify the community, create social and economic opportunities that encourage community engagement, and improve the quality of life.

STRATEGY 1

Utilize our available green spaces

- Create a centralized location for gardens and parks and maintain existing green spaces.
- Foster the success of the North Lawndale Greening Program by creating a welcoming environment and by leveraging existing partner organizations.
- Encourage the development of agriculture enterprises on vacant parcels in high-vacancy areas.
- Continue to activate vacant lots throughout the community with community gardens and parks.

ISSUE AREA | ARTS AND CULTURE

We will increase awareness of local artists and create a network of artists.

STRATEGY 1

Invest in existing spaces and create new ones

- Continue to expand arts and culture programming, notably the North Lawndale Arts Festival and Gallery Night, as well as the Douglas Park Cultural Center and the Square facility.
- Build a coalition of artists in the community for a semi-annual networking event for North Lawndale artists, spurring collaboration amongst local arts institutions and creating more business opportunities.
- Create an inventory of existing local arts and culture spaces, and training opportunities for additional collaboration, elevate programming and expose more residents to these resources.
- Increase participation and awareness of programming opportunities for teens and young adults at Chicago Park District facilities.

ISSUE AREA | HEALTH AND WELLNESS

We will address health inequities in North Lawndale by educating residents about health and wellness of the community.

ISSUE AREA | COMMUNITY SAFETY

We will maintain trustful relationships within the community to support those who are in need of support to increase peace and safety.

STRATEGY 2

Strengthen relationships

STRATEGY 3

Create a culture of safety

ISSUE AREA | YOUTH, EDUCATION AND RECREATION

North Lawndale will be a community where all children have the opportunity to learn, play in a safe and nurturing environment. We will ensure access to high-quality education and recreational programming that equips youth to become leaders in our community.

STRATEGY 1

Expand school facilities

and establish a Science, Technology, Engineering, Arts, and Mathematics (STEAM) education network.

Establish a STEAM Partnership Academy in North Lawndale, a preschool through 8th grade incorporates research-based STEAM teaching practices and interventions.

Develop partnerships between the Chicago Public Schools, community partners, area universities and corporations to collaborate on the design and implementation of the STEAM Academy.

Integrate a local high school into a STEAM school to serve as a pipeline for talent in the industry.

Use STEAM schools as venues for training and professional development for undergraduate and graduate students from local universities.

Champions: North Lawndale CAC, CPS

STRATEGY 2:

Expand resources to support parents and raise strong families.

Create a standalone Parent Engagement Center, an afterschool destination for students and parents to support families and student learning, complemented by home visits to families.

Integrate mentoring and family services within future STEAM schools, from an in-school health clinic to enrichment programs such as robotics.

Establish community dialogue forums about major decisions that affect the future of our youth between the community and Chicago Public Schools.

Champions: North Lawndale CAC, CPS

STRATEGY 3:

Develop the North Lawndale Athletic and Recreation Association (NLARA) to unify the local youth sports delivery system and to coordinate fundraising to meet the needs of all children in the community.

Centralize and coordinate community-driven sports and recreation programming in North Lawndale so the system is easier to navigate for youth and families.

Build the capacity of youth recreation organizations to provide top-quality programming and create a culture of compassion amongst NLARA organizations.

Evaluate the effectiveness of NLARA so the organization can evolve and best serve the youth of North Lawndale.

Foster a cooperative partnership with the Chicago Park District to ensure its programs are fully utilized by the community.

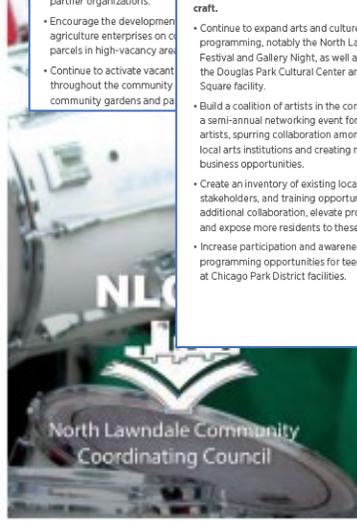
Work closely with local health care providers to promote physical wellness in North Lawndale.

Champions: NLARA

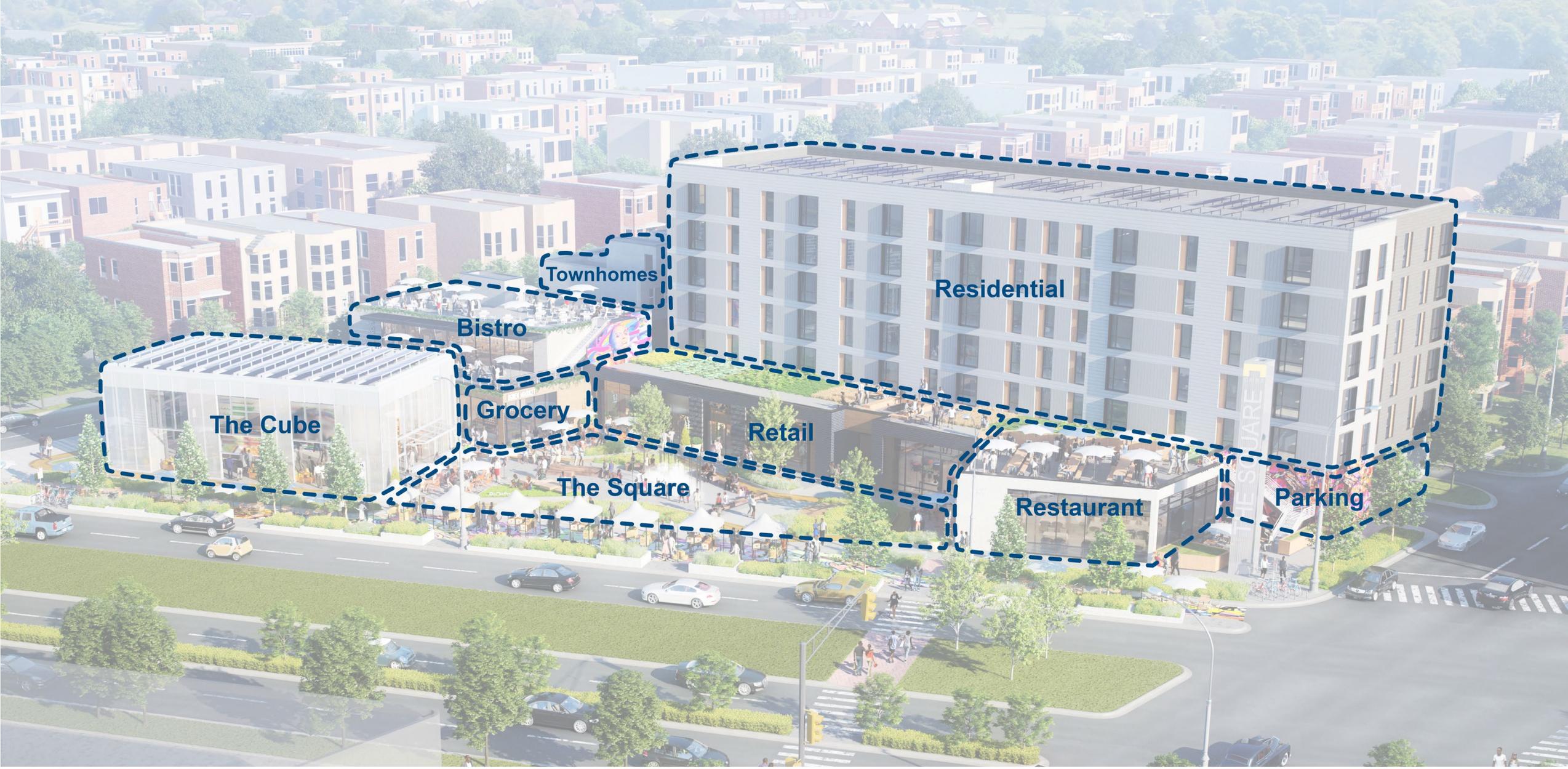
Request for Proposals
3400-18 W. Ogden Ave.
City of Chicago
Lori E. Lightfoot, Mayor



Department of Planning and Development
Maurice D. Cox, Commissioner
City Hall Room 1000
121 N. LaSalle St.
Chicago, IL 60602
November 30, 2020







The Cube

Townhomes

Bistro

Grocery

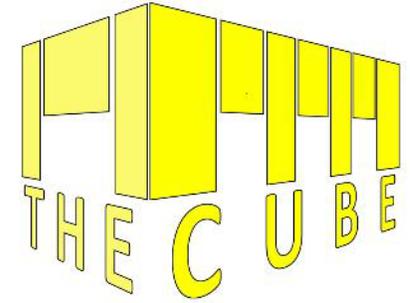
Retail

The Square

Residential

Restaurant

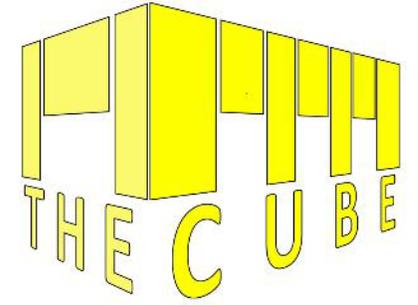
Parking



**The Center for Urban
Brainstorming and
Education – Welcome to
the Cube!**

Programming Partners

1. City Colleges of Chicago
2. Chicagoland Chamber of Commerce
3. JLM Abundant Life Center



A highly flexible space







Gather in the Square

1. History Trail
2. Misting Sculpture
3. Lighting
4. Seating
5. Activate Service Drive
6. Plantings
7. Artwork

Next Steps/Future Outreach

PROJECT DEVELOPMENT TIMELINE



Ongoing community engagement:

- Roundtable updates
- Ward meeting check-ins
- Public meeting(s) prior to entitlements approval

Community Feedback



Ogden Ave/North Lawndale Community Roundtable

September 27th, 2021