Rogers Park Corridor Development Initiative Kick-Off Meeting

October 1, 2020

metroplanning.org/rogerspark
Housekeeping

**ZOOM CHAT**
Found at the bottom of your Zoom window. Use add a comment, share links, or request troubleshooting help.

**MENTIMETER**
For live polling and ideating throughout the workshops. The link and code to submit feedback will be provided on the slides. Feedback can be sent via smartphone or laptop.

**Q&A**
Found at the bottom of your Zoom window. Please send specific questions through the Q&A box. Any questions sent via Facebook live will also be captured.

**RAISE HAND**
Found at the bottom of your Zoom window. We will be calling on people with their hand raised to speak to comments submitted via Menti, and to ask questions during the Q&A portion of the evening.
Community Agreement

• We are guided by respect for one another
• We act with best intentions knowing they may still impact others in ways that are triggering
• We listen deeply and challenge with care
• We honor lived experience as data
• We commit to be stewards of this space together
Welcome

Maria Hadden
Alderwoman, 49th Ward

Torrence Gardner
Director of Economic & Community Development
49th Ward
Development Opportunity

• 1.05 Acre (Around Size of Football Field)

• City-Owned Lots

• Utilized by Peterson Garden Project
Current Zoning

- Intended for large sites on main streets
- Permits residential living above ground floor
- Max Height: 81 Feet
- Zoning change is possible
Why Howard & Ashland?

- Only city owed undeveloped lot in ward
- Location on Howard corridor, proximity to transit
- Attracting interest from developers
Previous Planning Efforts
MPC’S EQUITABLE DEVELOPMENT INITIATIVE
Principles of Equitable Transit-Oriented Development (eTOD)

**AFFORDABILITY:** Equity-focused policy ensures affordable housing options near transit, low-cost transit fares and tenant protection.

**DENSITY:** Compact development connects people to jobs and commerce, and supports transit infrastructure.

**TRANSIT:** Transit contributes to equitable development by expanding access to opportunities and providing convenient, reliable transportation services.

**WALKABILITY:** Pedestrian-friendly elements create vibrant and active spaces, which lead to health, environmental and economic benefits.

**MIXED USE:** A mix of land uses within a building, block or neighborhood encourages fewer car trips and creates dynamic spaces.

Adapted from Regional Transportation Authority
Corridor Development Initiative (CDI)

A series of interactive, public workshops designed to plan proactively in the context of market realities.
Local advisors

• 49TH WARD OFFICE
• A JUST HARVEST
• GALE COMMUNITY ACADEMY
• GOOD NEWS PARTNERS
• HOUSING OPPORTUNITIES FOR WOMEN
• HOWARD AREA COMMUNITY CENTER
• JAMES SCHNEIDER APARTMENTS
• ONE NORTHSIDE
• PETERSON GARDEN PROJECT
• ROGERS PARK BUILDER GROUP
• ROGERS PARK BUSINESS ALLIANCE

Technical Advisor
Three Meetings

• **Tonight**: Kick off meeting
  – Overview of existing conditions
  – Group discussions on community needs and goals

• **October 8, 10, 14**: Design workshops
  – Creation of hypothetical options for development sites, including design and financial characteristics

• **Thursday, Oct 29**: Community Design Review
  – Review design scenarios
  – Discussion of community proposals with development experts
  – Consensus voting
Meeting 1: Setting the Stage
Polling

Tell us about yourself and your community!
• Helps us know who is in the room
• Votes are anonymous
• Allows greater participation

Go to: menti.com
CURRENT CONDITIONS AND PUBLIC INVESTMENT
CTA Howard Station

Site of CDI

Howard Street

Rogers Ave
Howard & Ashland

- Owned by city, garden in temporary use
- TOD eligible – can build with higher density and have less parking
- Zoned for business use
- If developed as housing must include 10% affordable housing
RFP Process - NEW in 2020

- Goals/ Principals
- Community & Stakeholder Input
- Design Guidelines
- Market Analysis
- eTOD
- ARO
- MBE/WBE
Guiding Principles - THEMES

To achieve the goals of Design Excellence, 10 Guiding Principles have been developed, spanning five key themes aimed at a comprehensive and robust response to the impact of the city’s built environment on the people of Chicago:

**EQUITY** - Fair treatment, targeted support, and prosperity for all citizens

**INNOVATION** - Creative approaches to design and problem-solving

**SENSE OF PLACE** - Celebrating and strengthening the culture of our communities

**SUSTAINABILITY** - Committing to environmental, cultural, and financial longevity

**COMMUNICATION** - Fostering design appreciation and responding to community needs
Public Investment

- CTA Station renovation
- Howard Streetscape
- Park expansion & fieldhouse
Housing Market Conditions
Housing Market Conditions

- Rogers Park is a largely affordable community, but recent price increases raise concerns that house prices and rents might become unaffordable to low- or moderate-income residents.

- Area has seen a growth in higher income households, but remains primarily low- and moderate-income.

- Although the area remains generally affordable compared to the city average, there has been a steep loss of lower-cost rental units.

- The housing stock is largely made up of larger 5+ unit rental buildings which is where much of the area’s naturally occurring affordable rental housing is likely found.
## Rogers Park Health Data

### Health Outcomes

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Rogers Park</th>
<th>Year</th>
<th>Chicago</th>
<th>Year</th>
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<tr>
<td>Child obesity</td>
<td>21.7 %</td>
<td>2012-2013</td>
<td>--</td>
<td>--</td>
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<tr>
<td>Adult obesity</td>
<td>33.5 %</td>
<td>2016-2018</td>
<td>30.8 %</td>
<td>2018</td>
</tr>
<tr>
<td>Asthma</td>
<td>9.6 %</td>
<td>2016-2018</td>
<td>9.5 %</td>
<td>2018</td>
</tr>
<tr>
<td>Diabetes</td>
<td>11.2 %</td>
<td>2016-2018</td>
<td>9.9 %</td>
<td>2018</td>
</tr>
<tr>
<td>Hypertension</td>
<td>26.5 %</td>
<td>2016-2018</td>
<td>27.7 %</td>
<td>2018</td>
</tr>
</tbody>
</table>

Chicago Department of Public Health
Health worksheet

- Summarizes priority health data
- Offers design strategies that have health benefits
Q & A
Polling

Go to:
menti.com
Next Meeting

- Please join us **October 8, 10, or 14**, for the next meeting, which will be a block exercise, a hands-on opportunity to sketch out a future for the neighborhood

- Sign up for an **in-person or online** session

- Sign up to pick up a **DIY kit**

- Go to [metroplanning.org/rogerspark](http://metroplanning.org/rogerspark) for more information

Text Howard to 33339 to receive updates