



# C40/Garfield Green Project Fifth & Kedzie

Community Forum  
Marshall High School

September 20, 2021





# Tonight's Agenda

- Welcome & Introductions
- How the project came about
- Community engagement to date
- Design evolution
- Committee work
- Development commitments
- Timeline
- Questions and Next Steps

# Development Team



- Owner/Developer:
  - Preservation of Affordable Housing, Inc.
- Property Manager
  - POAH Communities
- Architects:
  - Perkins & Will
  - Nia Architects (MBE)
- Contractor:
  - Project will be competitively bid at the end of 2021



**Perkins&Will**

**nia**

# POAH in Chicago



- POAH is a non-profit developer and manager of 2,000 mixed-income apartments in Chicago
- Active in a dozen neighborhoods and communities – north, south and west.
- Chicago work began in 2009 in Woodlawn, where we led a mixed-use, mixed-income, preservation-driven renewal



# City-sponsored opportunity



C4O  
CITIES



2018 Design concept: Looking east down Fifth Avenue

# Community engagement



- **Two dozen** meetings about the project to date
- **200+ views** - Alderman's CANTV meeting December
- **6** public community meetings open to the public drawing an average of 50 people, design-focus
- **12** committee meetings to date drawing an average of 12-15 people (arts, retail, design)
- Ongoing meetings with GP Stability and Affordability Coalition, GP Community Council, SAVE Alliance
- Mailing to **5,000** households in August 2020
- [www.C40garfieldpark.org](http://www.C40garfieldpark.org) launches summer 2020 - materials from meetings, **8500** visitors, **700** comments, **98%** positive or neutral

# A residential community



- Sustainable, equitable, community-driven and serving
- Phase 1 will have 43 rental apartments and 4,500 sf of retail
- Phase 2 will be 30-35 owner-occupied units and 3,500 sf of retail
- Mixed income and affordable, priority for legacy residents, priority for locally owned, neighborhood-serving retail



Community design concept: Looking at south building across Fifth Avenue

# Competition Design



# Progress of Community Design



# Community Design



Warmer and Darker Panel Scheme with Brick Base, Arts

# Community Design



Looking North on Kedzie

# Community Design



Looking east from resident terrace

# Community Design



Looking south across Fifth Avenue

# Community Design



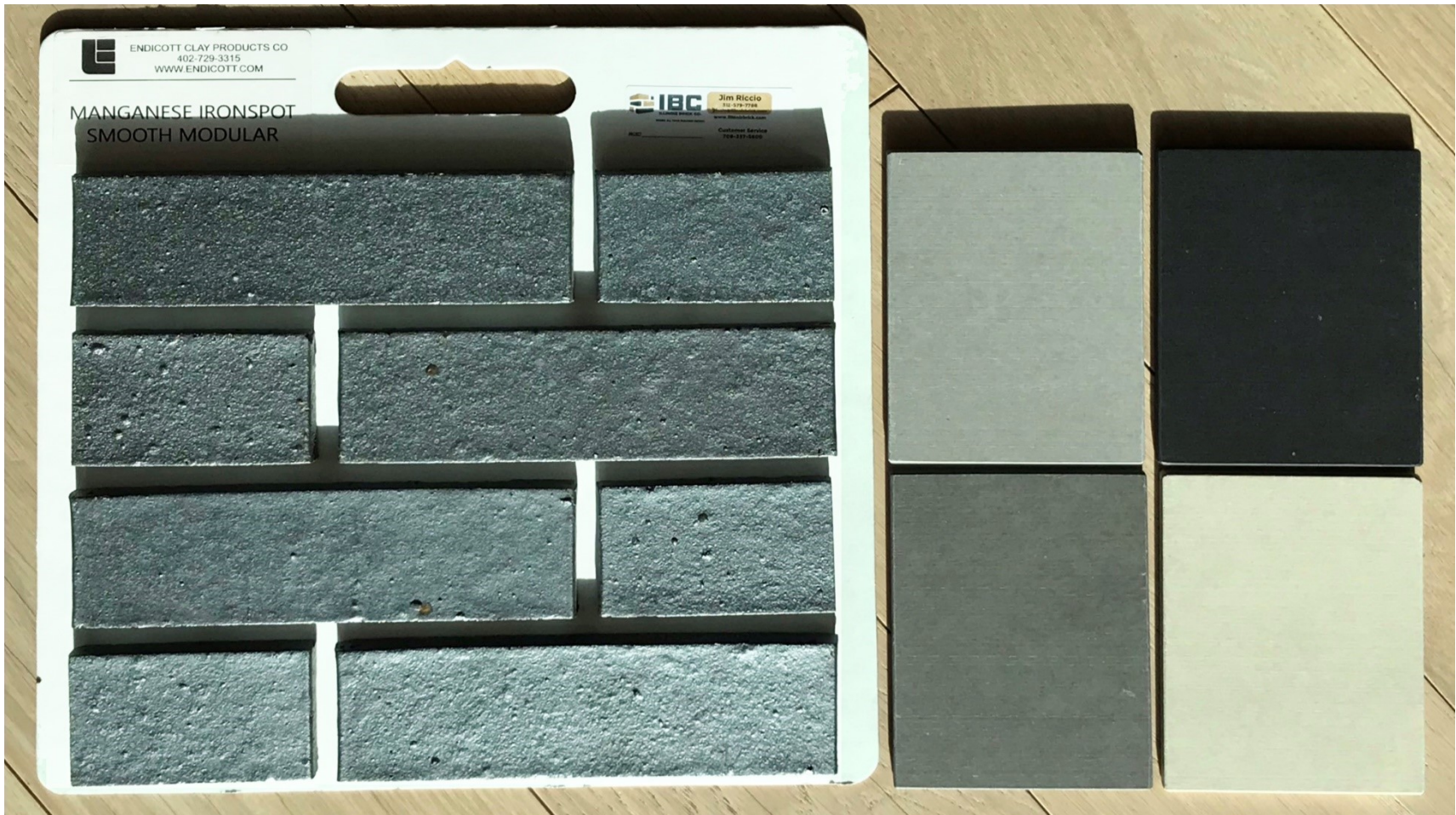
Looking west toward entrance

# Community Design



Looking south down Troy

# Proposed Materials



Brick and High Density Fiber Cement Panels

# Committee Overview



## Arts/Culture

*Help team with placement of murals and patterns, recruit for and evaluate artist proposals, assist with further community engagement*



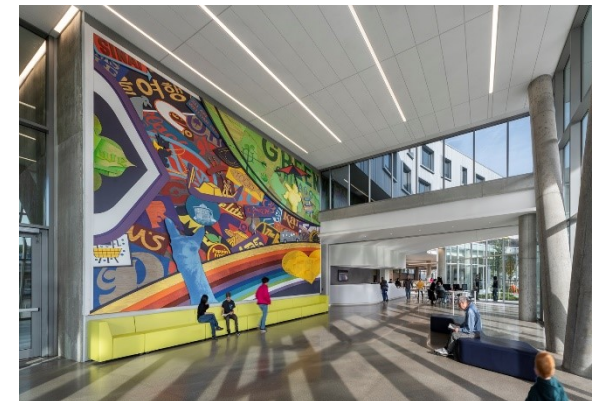
## Design

*Monthly updates from team and inform decisions, focus on sustainability*



## Retail

*Review market studies, tours, talk to potential tenants, evaluate design*



# Developer Commitments



- Goal for **50%** of construction contracts for minority or women-owned firms
- **10** new construction hires
- Construction Passive House training
- Retail tenants approved by community, priority for Black-owned business
- **Three** local leasing fairs with partners, will market heavily to the neighborhood
- **Contribution** from developer fee to arts, housing, youth or job training programs, to be approved by committees





# Development Timeline

- **2019** – Financing Commitments from City
- **2020** – Community engagement
- **Jan - Sept 2021** – Monthly meetings and committee meetings, ongoing design revisions and PD application
- **Fall - Winter 2021** – Housing and affordability trainings, job/contractor recruitment, ongoing design revisions, building permit
- **Spring 2022** – Construction begins
- **Spring 2023** – Development opens
- **2023** – Phase 2 moves forward

# Join us!



- Be involved in a committee, call us with questions or for us to attend your community meeting
  - (312) 235-2352
  - [c40chicago@poah.org](mailto:c40chicago@poah.org)
- Subscribe to [www.c40garfieldpark.org](http://www.c40garfieldpark.org) for updates, feedback opportunities, eventual leasing information --
  - **Text “Yes” to (773) 694-4131** to follow us
- Monthly Committee Meetings
- Quarterly Community Update Meetings
- Let us know if you are a contractor or a retail tenant or know someone
- Spread the word about leasing

# Q&A

