



C40/Garfield Green Project Fifth & Kedzie

Community Conversation: Retail

March 11, 2021





Tonight's Agenda

- Welcome
- Summary of Feedback from February 25
- Design Changes
- Retail Feedback from Surveys
- Current Retail Design
- Retail Questions and Discussion
- Where we are in our process
- How to be involved going forward
 - *Monthly general information meetings*
 - *Committees – arts and culture, retail, design & green building*

Design Feedback 2/25



- Going in the right direction
- People liked the warmer and darker colors in general
- Continued discussion of Afro-centric, patterns, art
- Mixed reaction on multicolored window panels
- Like the look of other POAH properties – need more articulation instead of one long building on a block
- Better understanding of outdoor space
- More landscaping and green space
- Wrapping commercial space on Fifth Avenue
- Still need to do more to be reflective of existing buildings in the neighborhood

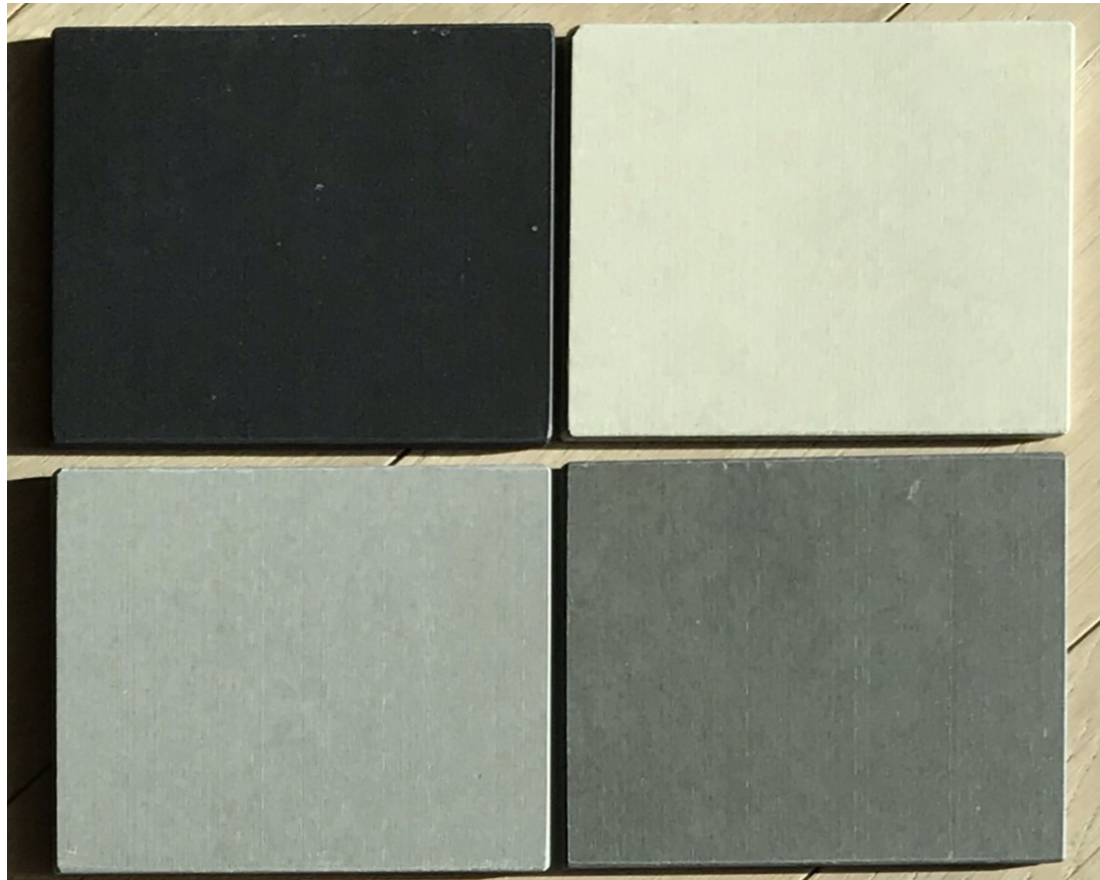
Feb 11 Design Recap



Feb 25 Design Recap



Proposed Materials



High Density Fiber Cement Panels

Proposed Materials



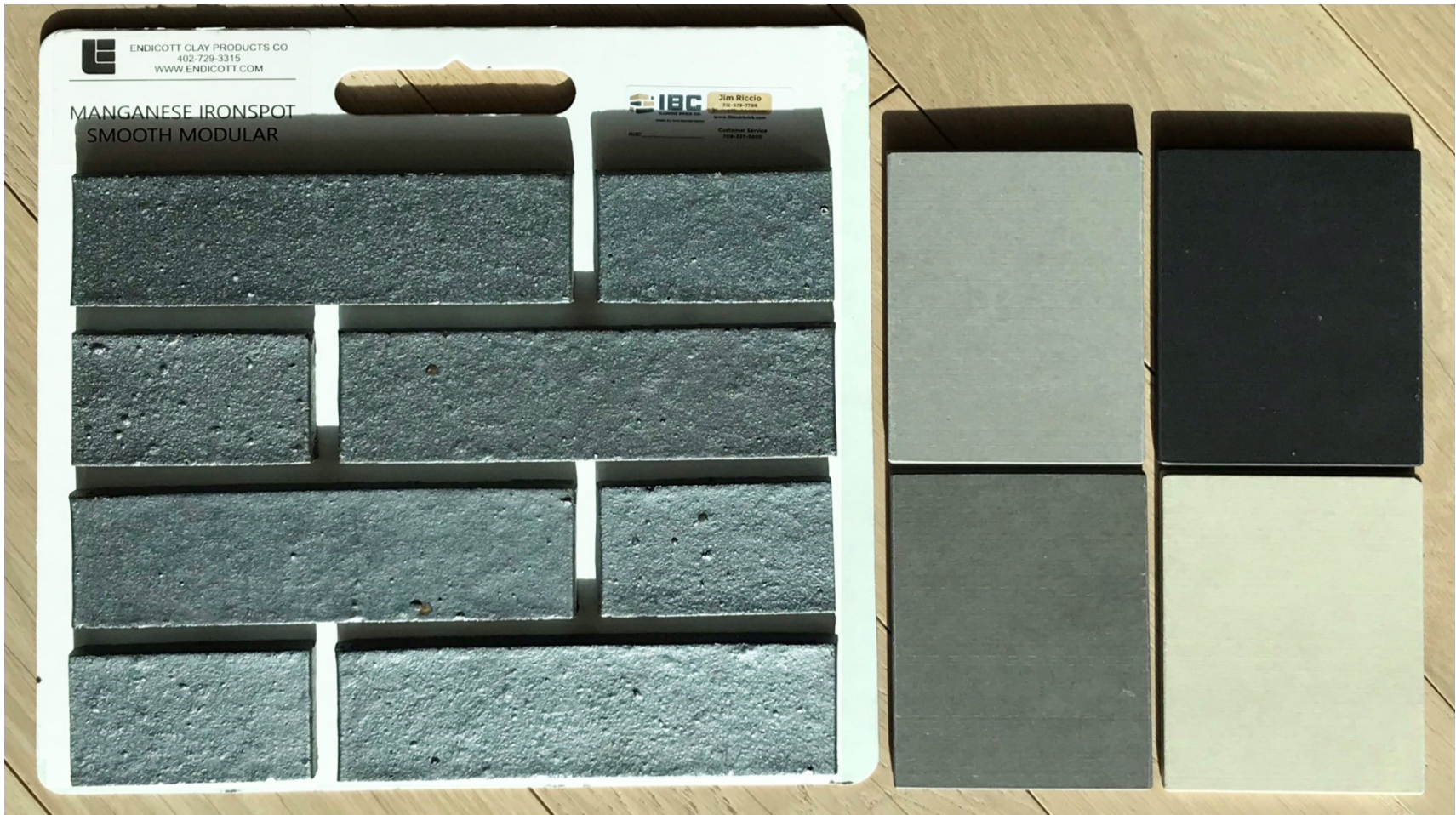
High Density Fiber Cement Panels

Design Alternates



Warmer Panel Scheme

Proposed Materials



Brick and High Density Fiber Cement Panels

Proposed Materials



Ironspot Brick

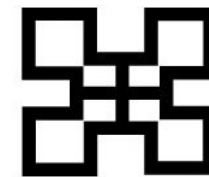
Adinkra Symbols



NEA ONNIM NO SUA A, OHU

"He who does not know can know from learning"

symbol of knowledge, life-long education and continued quest for knowledge



NSAA

a type of hand-woven fabric

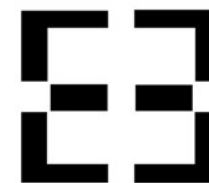
symbol of excellence, genuineness, authenticity



NKYINKYIM

"twisting"

symbol of initiative, dynamism and versatility

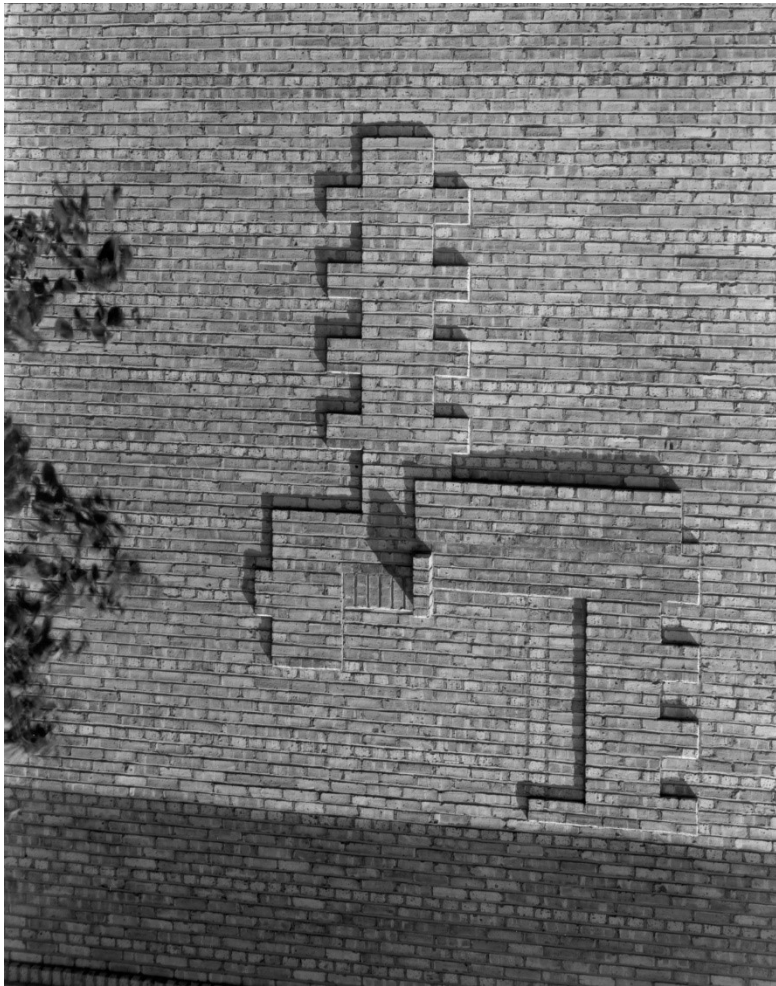


WOFORO DUA PA A

"when you climb a good tree"

symbol of support, cooperation and encouragement

Proposed Materials



Sculptural Relief in Brick Masonry

Design Alternates



Warmer and Darker Panel Scheme with Brick Base

Design Alternates



Warmer and Darker Panel Scheme with Brick Base

Design Alternates



Warmer and Darker Panel Scheme with Brick Base

Design Alternates



Warmer and Darker Panel Scheme with Brick Base

Design Alternates



Warmer and Darker Panel Scheme with Brick Base

Design Alternates



Warmer and Darker Panel Scheme with Brick Base

Design Comments



- Appreciate the efforts on material changes, looks less sterile, adinkra symbols nice gesture – cool look
- Appreciate that neighbors are at the table making comments
- We will continue to bring people to the table, so can be a voice in this project
- Alderman – there have been Covid delays in the design process, we are still leaving people behind without access to technology, will continue to work and get input
- Feels a little like we are being placated by cosmetics – concerned we are leaving people behind that are very worried about displacement
- Self-standing sculptural elements would be nice here, continue the Afro-centric themes

Retail survey feedback



What are your priorities for the neighborhood? What priorities should this development try to accomplish?

General retail development (8), public space (1), library (1), grocery store (3), dog park (1), coffee shops (2), corridor/hub (3), safety (5), movie theatre (1), affordable housing/fair housing (9), more population - neighborhood has lost over 70% of its population since 1950 (1), building preservation (1), youth recreation (2), community involvement (4), cooperative ownership and community determination (1), addressing history of disinvestment/displacement/erasure (1), strengthen existing social fabric (1), dining (1), community people can be proud of (1), track (1), jobs (2), community-serving businesses (6), good management (1), job training/assistance (4), partnerships with schools (2), greenspace/garden/urban farming (1), transit-oriented development (1), improved schools (1), going carbon negative, quality construction (1), giving youth a future and a path (1)

Retail survey feedback



What goods and services do you leave the neighborhood for that this project might be able to provide?

Child care (1), pets (3), grocery (18), coffee shop (8), restaurants (14), diners (1), nail salons (2), hair salon/barber shop (3), gardening/landscaping (2) bars (3), dog park (1), dry cleaner (4), fitness (5), modernized community centers (1), safe spaces for youth (1), cobbler (1), clothing stores (4), gift stores (1), drug store (2), bank (1), thrift shopping (1), office supply (1), bookstore (2), bike shop (1), big box (1), gas (2), home goods (1), bulk items (1), amazon lockers (1) art/supply (1), laundromat (1), places to provide jobs for youth (1)

Retail survey feedback



How can we help West-side-based and Black-owned business owners be successful?

Training (8), patient start-up capital (8), low-interest loans, user-friendly (6), more businesses (2), mentorship/relationships (2), incubators/accelerators (1), make construction jobs available (2), safety/policing (4), below-market rent/short term leases (4), marketing and promotion, esp as black-owned businesses, tied to commercial block (5), incentives to locate and patronize (2), networking and cohorts (2), engagement and transparency (1), social media presence/training (1), simplify/streamline regulations (1), leveraging economic development resources (1), space for outdoor dining etc (1), lighting (1), task force/organizing (1)

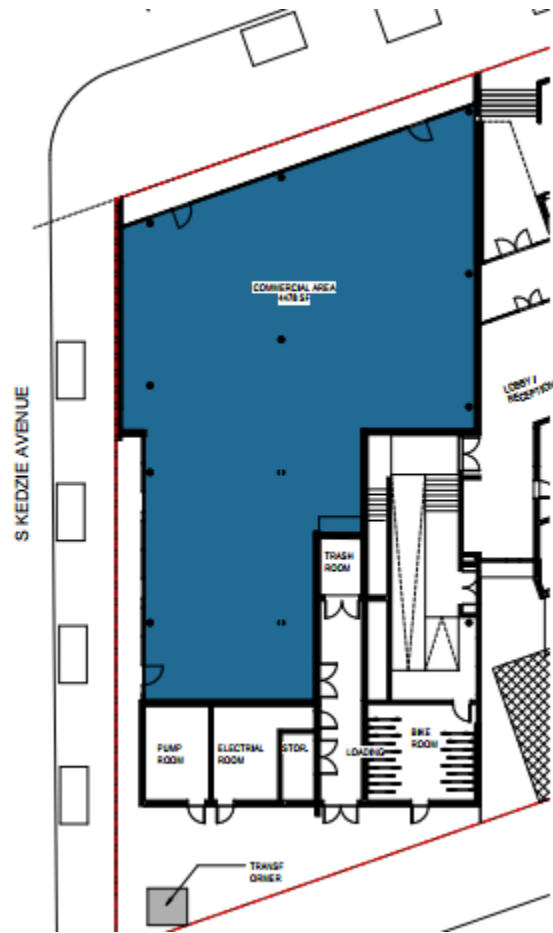
Retail Design Principles



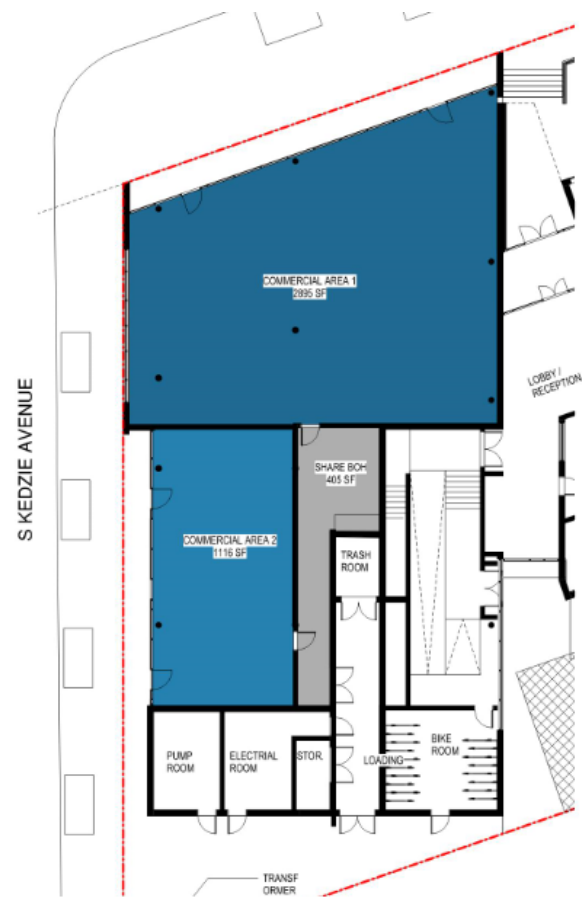
- Create a welcoming “place” for customers and businesses of all kinds
- Flexibility for different kinds of small businesses
(4,500* square feet is small)
- Safety and visibility
- Convenience
- Make Kedzie an active pedestrian and retail street
- Reinforce both Kedzie and Fifth Avenue and corner

*Correction – presented in error at the meeting as 5,000

Retail plans



Single storefront – 4478 square feet



Two storefronts – 2895 and 1116 square feet (shared back of house – 405 sf)

Retail plans



Business incubator model –
Three storefronts – 2895, 402, 338, 338
square feet (shared back of house – 405
sf)

POAH retail precedents



Daley's Restaurant – 63rd and Cottage Grove (5700 square feet)

POAH retail precedents



UPS Store— 63rd and Cottage Grove (1750 square feet)

POAH retail precedents



Blue Lotus Yoga – 63rd and Cottage Grove (1700 square feet)

Retail Next Steps



- Early in process – leasing space fall 2022, no build-outs until early 2023
- Bringing in partners, formal and informal study
- Retail committee to guide research, suggest leads, help make design decisions
- Can't do full grocery, but focus on food
- Want to hear about what you think would be successful
- Working to keep rents low through grants and foundation support

Retail or Other Comments



- Alderman concerned about traffic counts, enough traffic for the businesses to be successful, has to be something that people really want to see, should be a destination, don't want business to fail
- Focus on Black-owned businesses, work with established businesses that are looking to expand, (Lem's, Ain't She Sweet are examples)
- Need for fresh produce in the neighborhood, should be looking at whether something small is viable
- Not everyone wants a coffee shop, consult with people who live here and hear their concerns
- Need for comprehensive development - integrate the movements for more self-development – allied across neighborhoods
- Youth don't have any where to go - Young people want something “Instagram-able” in our neighborhood, place to get jobs, place to go
- Importance of having connectedness with all things in the neighborhood.
Restoration of Garfield Park – scheduling every third Saturday in June – farmers and artists. Spend some time with us.



Ways to stay involved

- Tentative schedule and process – we'll test it out in April and May
- **Monthly general information meetings – second Thursdays**
 - **SAVE THE DATE – APRIL 8, 6 pm**
- **Monthly committee meetings – third Thursdays**
 - **SAVE THE DATE – APRIL 15**
 - 5 - 6 – Youth, Arts and Culture
 - 6 – 7 – Design and Green building
 - 7 – 8 – Retail
- Send us your email address in the chat or via mekerdt@poah.org if you'd like to get emails about the committee meetings and what committee you are interested in if you have one
- Subscribe to our website for updates, feedback opportunities, eventual leasing information - www.c40garfieldpark.org or Text Yes to (773) 694-4131 to follow the website and updates