

CHA

CABRINI

»»»»» NOW

Community Workshop #3

December 11, 2024

TODAY'S AGENDA

**WELCOME &
INTRODUCTIONS**

5:00 - 5:15

PRESENTATION

5:15 - 6:00

**DISCUSSION
& ACTIVITIES**

6:00 - 7:00

**WRAP UP &
NEXT STEPS**

7:00



CABRINI NOW PURPOSE

Capture an **Updated Community Vision** for a changing neighborhood context

Improve the Quality of Life for current and future neighborhood residents

Use Development Opportunities to bring amenities to the neighborhood

WHY CABRINI NOW?

- **Housing more people by making it easier and faster to develop housing on vacant CHA land**
- **Updating our plans so future CHA developments contribute to strong, thriving communities**
- **Ensuring future development is informed by community feedback and priorities**
- **Ensuring transparency for CHA's development plans**
- **Coordinating development plans with other City of Chicago departments and agencies**
- **Responding to new development and growth in the Near North community area**

AREA OF INTEREST (AOI) & FOCUS PARCELS

The Cabrini NOW Area of Interest (AOI) covers a significant portion of the Near North community area bounded by North Avenue, Chicago Avenue, Wells Street, and Halsted Street. CHA has proposed and completed a significant amount of development in this area since 1997. The Cabrini NOW development sites are clustered north and south of Division Street.

| TOTAL SITES | TOTAL ACRES |
|-------------|---------------------------|
| 16 | ± 43 (16 north; 27 south) |

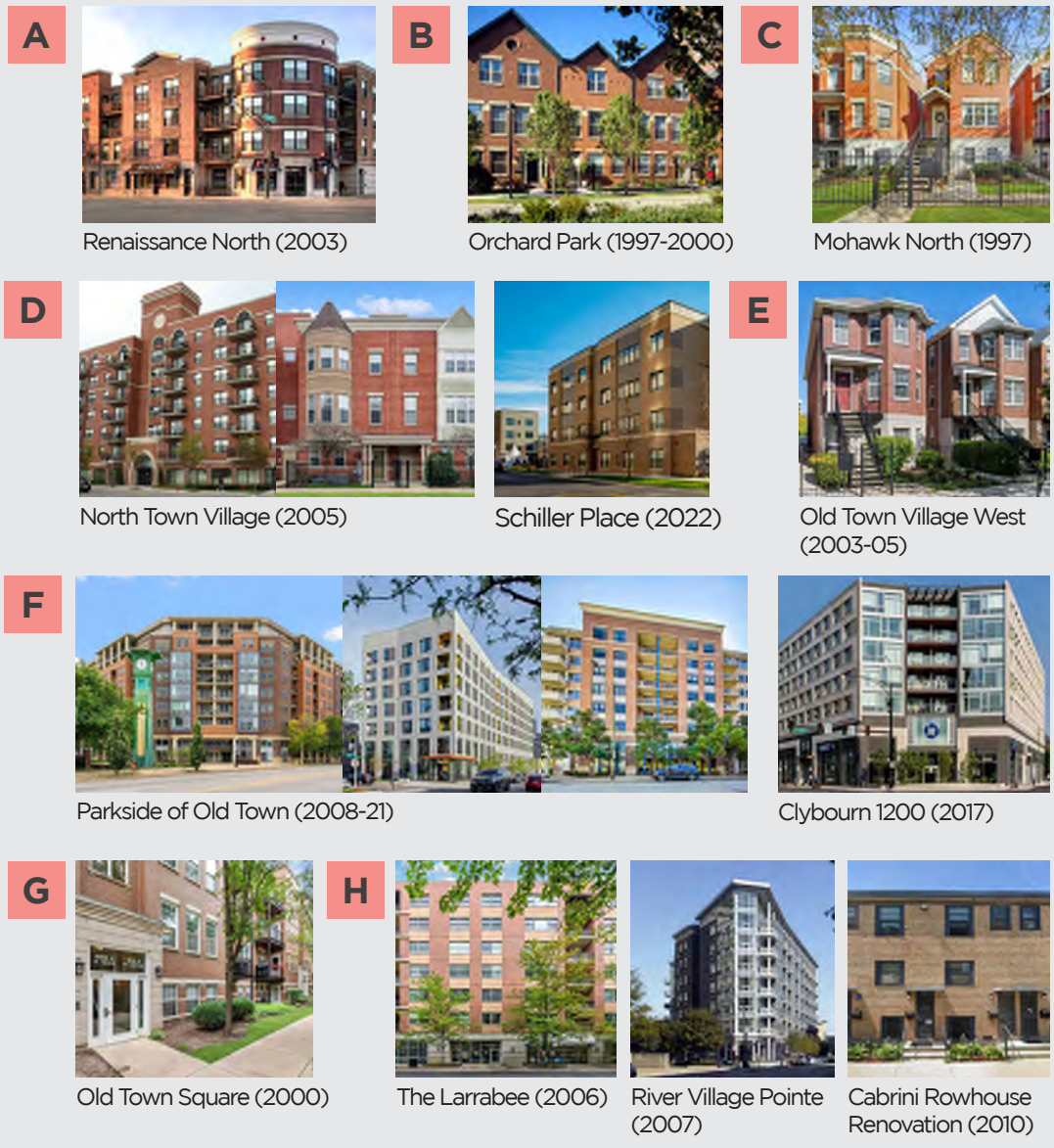
| NORTH SITES | |
|-------------|-------|
| SITE | ACRES |
| A | ± 6.7 |
| B | ± 1.9 |
| C | ± 0.3 |
| D | ± 1.9 |
| E | ± 2.5 |
| F | ± 0.3 |
| G | ± 2.4 |

| SOUTH SITES | |
|-------------|--------|
| SITE | ACRES |
| H | ± 0.4 |
| J | ± 2.6 |
| K | ± 14.2 |
| L | ± 6.9 |
| M | ± 1.5 |
| N | ± 0.2 |
| P | ± 0.5 |
| Q | ± 0.5 |
| R | ± 0.1 |

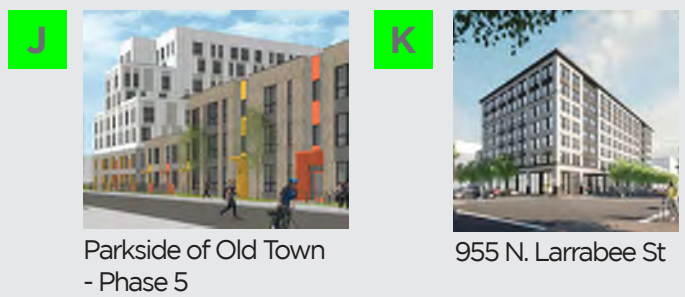


CHA AOI DEVELOPMENT

COMPLETE (SINCE 1997)



IN DEVELOPMENT



CABRINI NOW PLANNING TIMELINE

PHASE ONE [COMPLETE]

- Site and Market Analysis; Vision and Goals
- 10 Stakeholder meetings & engagements
- **May 8, 2024** - Community Meeting #1 (100+ attendees)

PHASE TWO [COMPLETE]

- Concept Development
- 4 Stakeholder meetings & engagements
- **July 31** - Community Meeting #2 (120+ attendees)

PHASE THREE [CURRENT]

- Concept Refinement; Feasibility Analysis; Documentation
- 16 Stakeholder meetings & engagements
- **December 11** - Community Meeting #3
- **Q1 2025** - Cabrini NOW Report finalized



KEY TAKEAWAYS FROM PRIOR COMMUNITY MEETINGS:

There is a **strong desire for development** to happen in the neighborhood.

There was **support for prioritizing connectivity** and improvements to the street grid.

The idea of **preserving and renovating only a portion of the vacant rowhomes** was also generally supported by community members.

A need for **more contiguous park space** was expressed but the type and programming should be **aligned with neighborhood needs**.

There is a **strong desire for the preservation or integration of urban farms** currently in the community.



REMINDERS FOR ENGAGING WITH TONIGHT'S PRESENTATION & MATERIAL:

- The plan draft plan you'll see tonight is **based on YOUR feedback** – please tell us how we did and how we can still improve the plan.
- Cabrini NOW is not the final plan for any individual site in Cabrini – **it's a community-wide framework plan** to help guide proposals from potential development partners and make sure site-specific proposals result in cohesive developments.



REMINDERS FOR ENGAGING WITH TONIGHT'S PRESENTATION & MATERIAL:

- CHA will begin applying for zoning changes and releasing site-specific solicitations for development partners on the first sites to **begin implementing the plan throughout 2025**. Development partners will be recommended by CHA and the Near North Working Group, and need CHA Board approval.
- CHA is still **bound by all regulations, legal requirements, and court orders** applicable to Cabrini – the Cabrini NOW planning process does not change any of those requirements.



DESIGN STRATEGIES



OVERALL DRAFT DEVELOPMENT FRAMEWORK

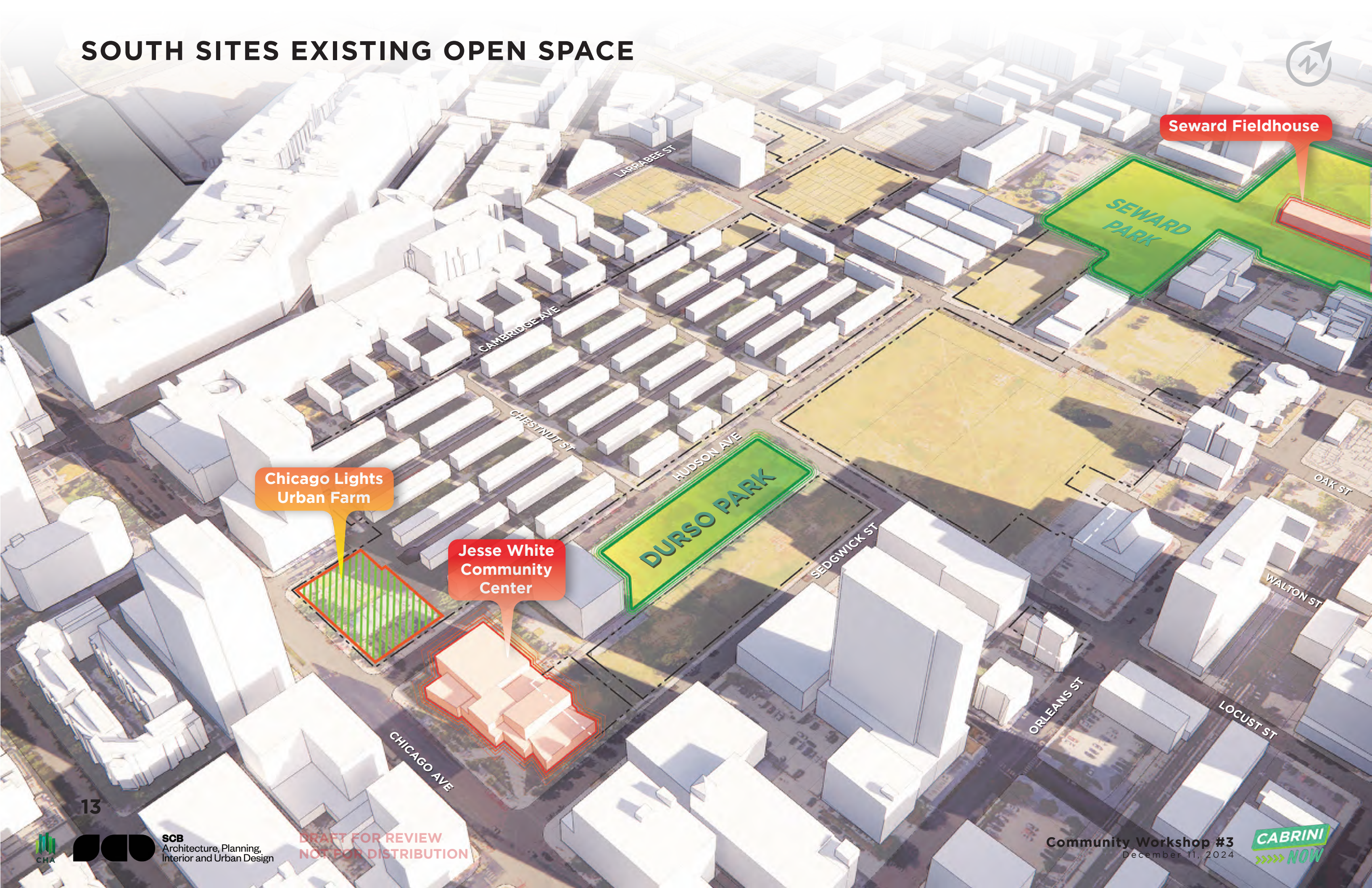
~4,100 NEW RESIDENTIAL UNITS + RENOVATED ROWHOMES



LEGEND:

- NEW MULTIFAMILY
- NEW TOWNHOME
- NEW OPEN SPACE
- RENOVATED ROWHOME

SOUTH SITES EXISTING OPEN SPACE



Seward Fieldhouse

SEWARD PARK

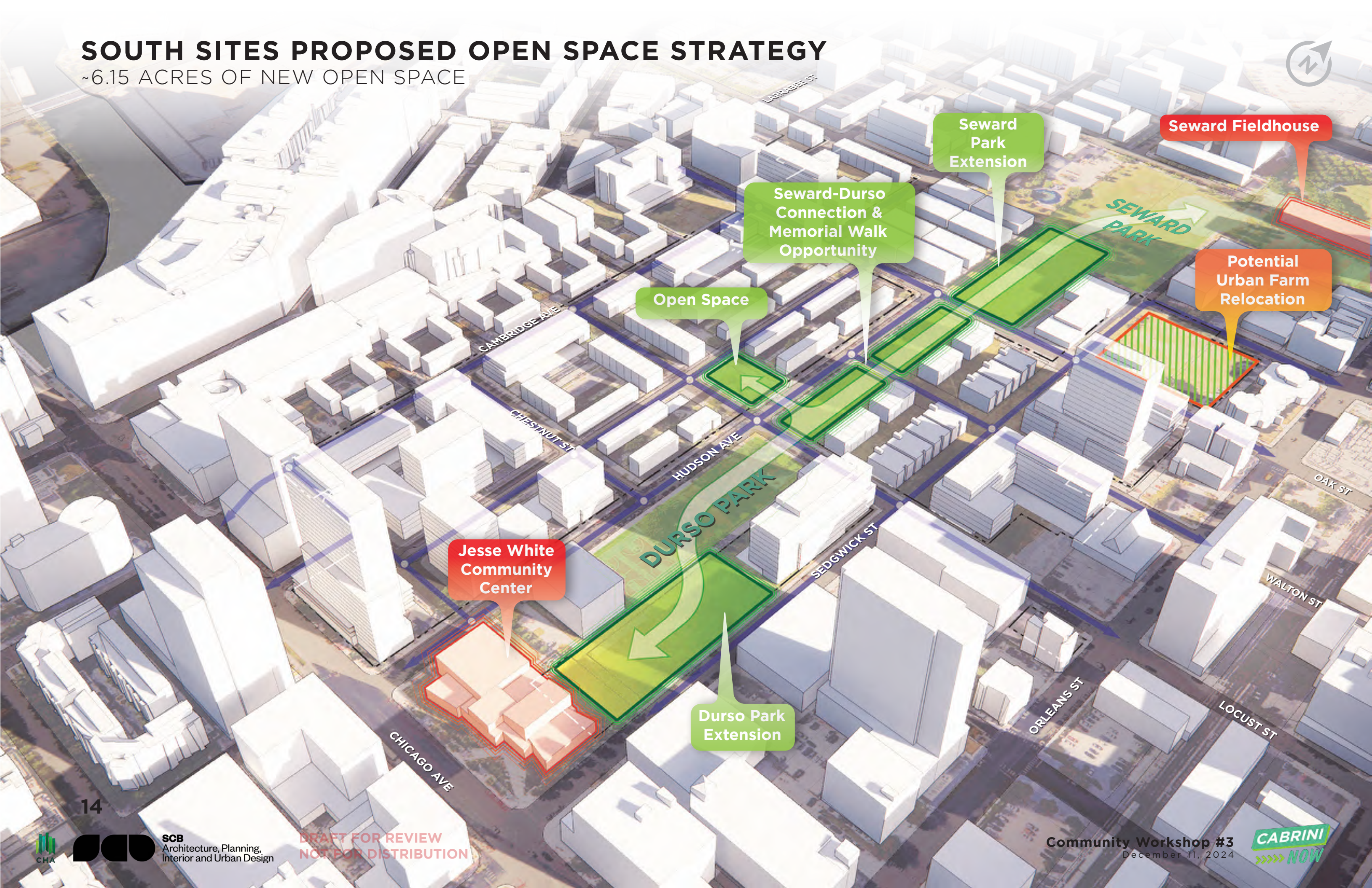
Chicago Lights Urban Farm

Jesse White Community Center

DURSO PARK

SOUTH SITES PROPOSED OPEN SPACE STRATEGY

~6.15 ACRES OF NEW OPEN SPACE



Seward Park Extension

Seward Fieldhouse

Seward-Durso Connection & Memorial Walk Opportunity

Open Space

Potential Urban Farm Relocation

Jesse White Community Center

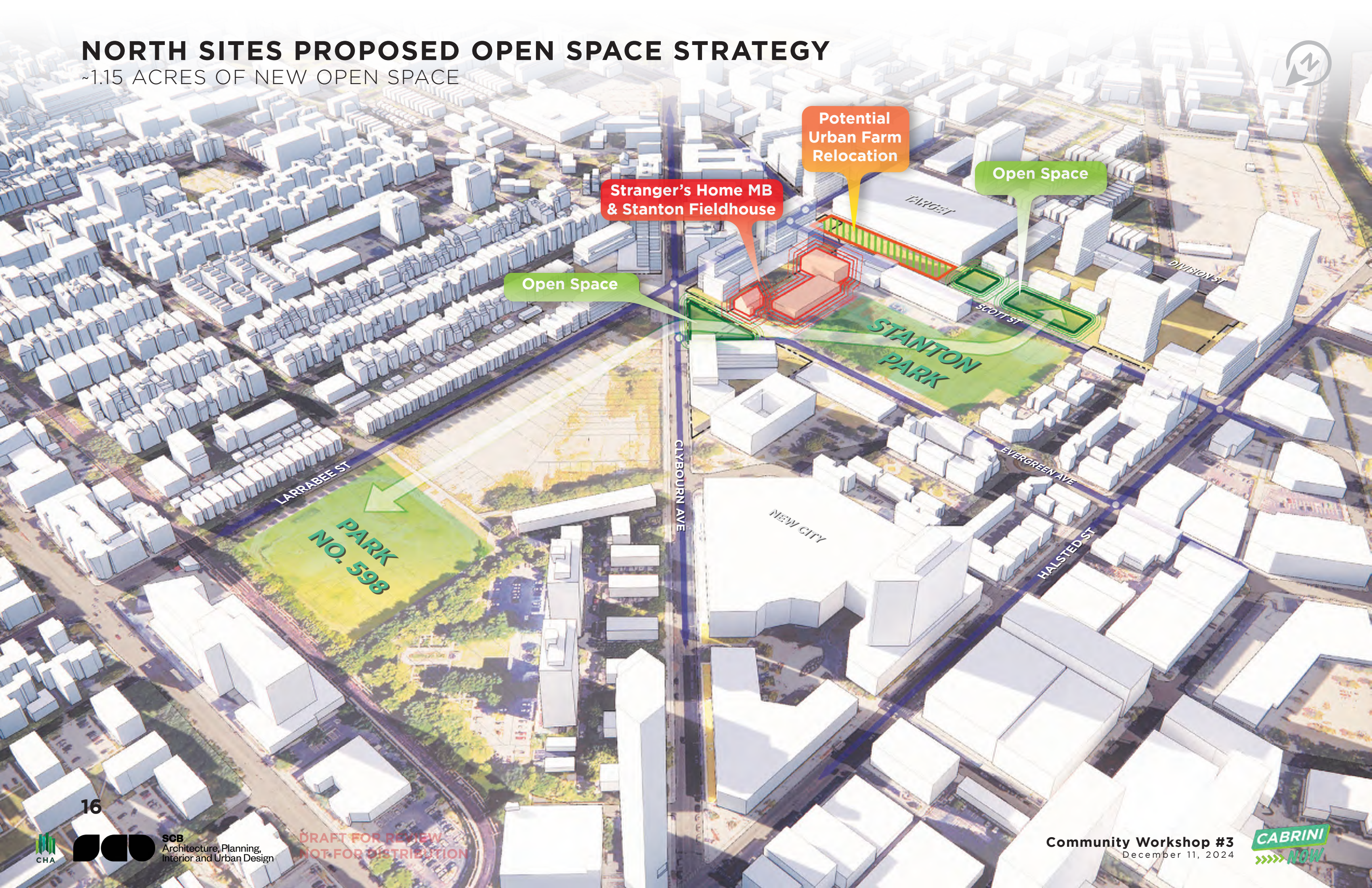
Durso Park Extension

NORTH SITES EXISTING OPEN SPACE



NORTH SITES PROPOSED OPEN SPACE STRATEGY

~1.15 ACRES OF NEW OPEN SPACE



Stranger's Home MB & Stanton Fieldhouse

Potential Urban Farm Relocation

Open Space

Open Space

PARK NO. 598

STANTON PARK

LARRABEE ST

CLYBOURN AVE

NEW CITY

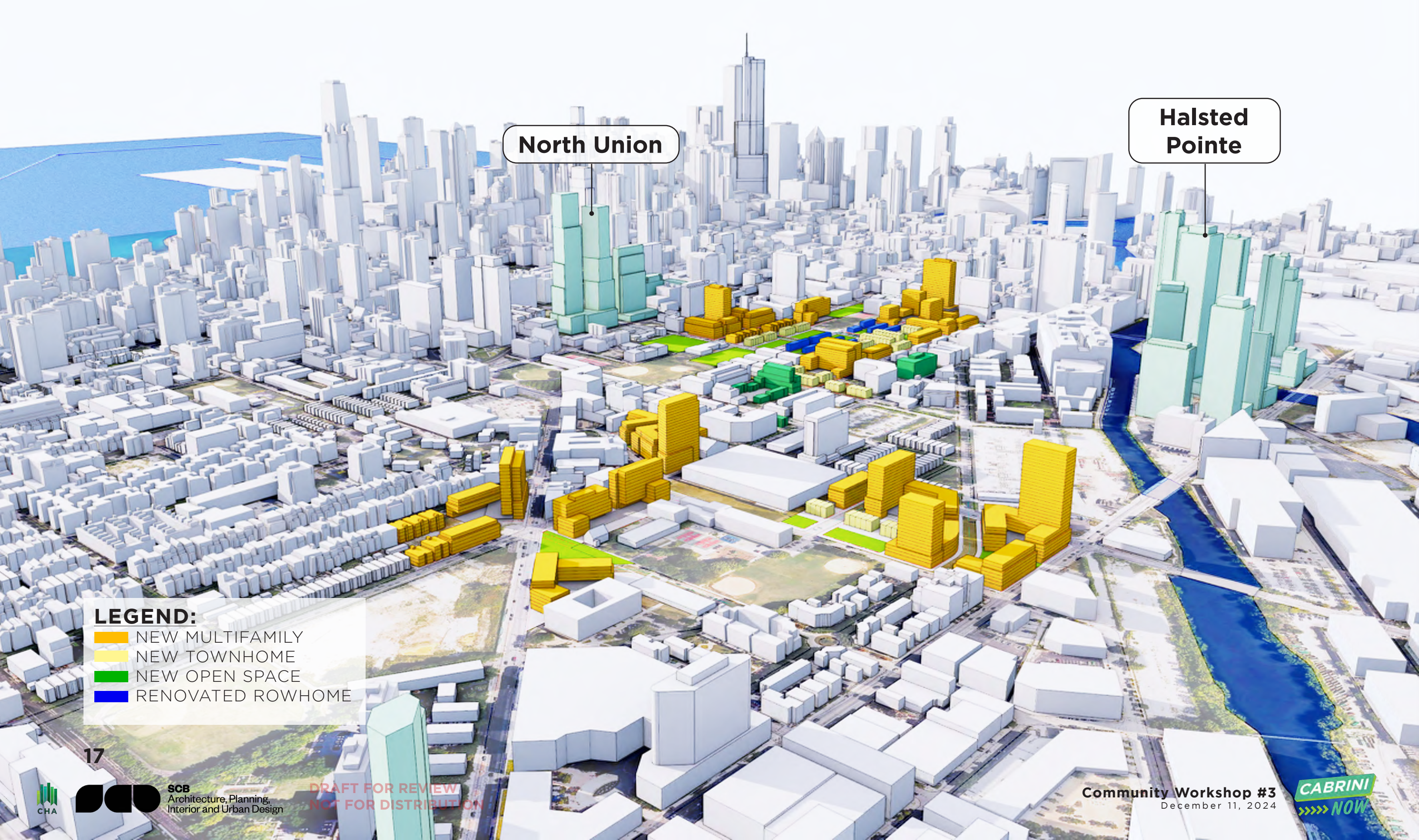
EVERGREEN AVE

HALSTED ST

DIVISION ST

SCOTT ST

DRAFT DEVELOPMENT FRAMEWORK IN CONTEXT



North Union

Halsted Pointe

LEGEND:

- NEW MULTIFAMILY
- NEW TOWNHOME
- NEW OPEN SPACE
- RENOVATED ROWHOME

HOW THIS DRAFT RESPONDS TO YOUR FEEDBACK SO FAR

PRINCIPLES & PRIORITIES:

Honoring Cabrini's past, present and future

Prioritizing giving people more choices and housing options in Cabrini

A mix of housing types prioritizing giving neighborhood-scale building sizes

DRAFT PLAN ACTIONS:

Included memorial walk, spaces for needed community amenities, adding more housing opportunities

Framework plan leaves space for a range of potential future decisions about housing types including public housing, affordable housing, affordable homeownership, accessible units and senior-friendly housing.

Diverse mix of units in townhomes (2-3 stories), 3-8 flat buildings (3-4 stories), small elevator buildings (5-8 stories) and tall buildings (10+ stories)

HOW THIS DRAFT RESPONDS TO YOUR FEEDBACK SO FAR

PRINCIPLES & PRIORITIES:

Increasing street connectivity

Connecting and increasing open spaces

Preserving a section of vacant row homes

Preserving and integrating urban farms

DRAFT PLAN ACTIONS:

Added new streets, new street connections, street expansions

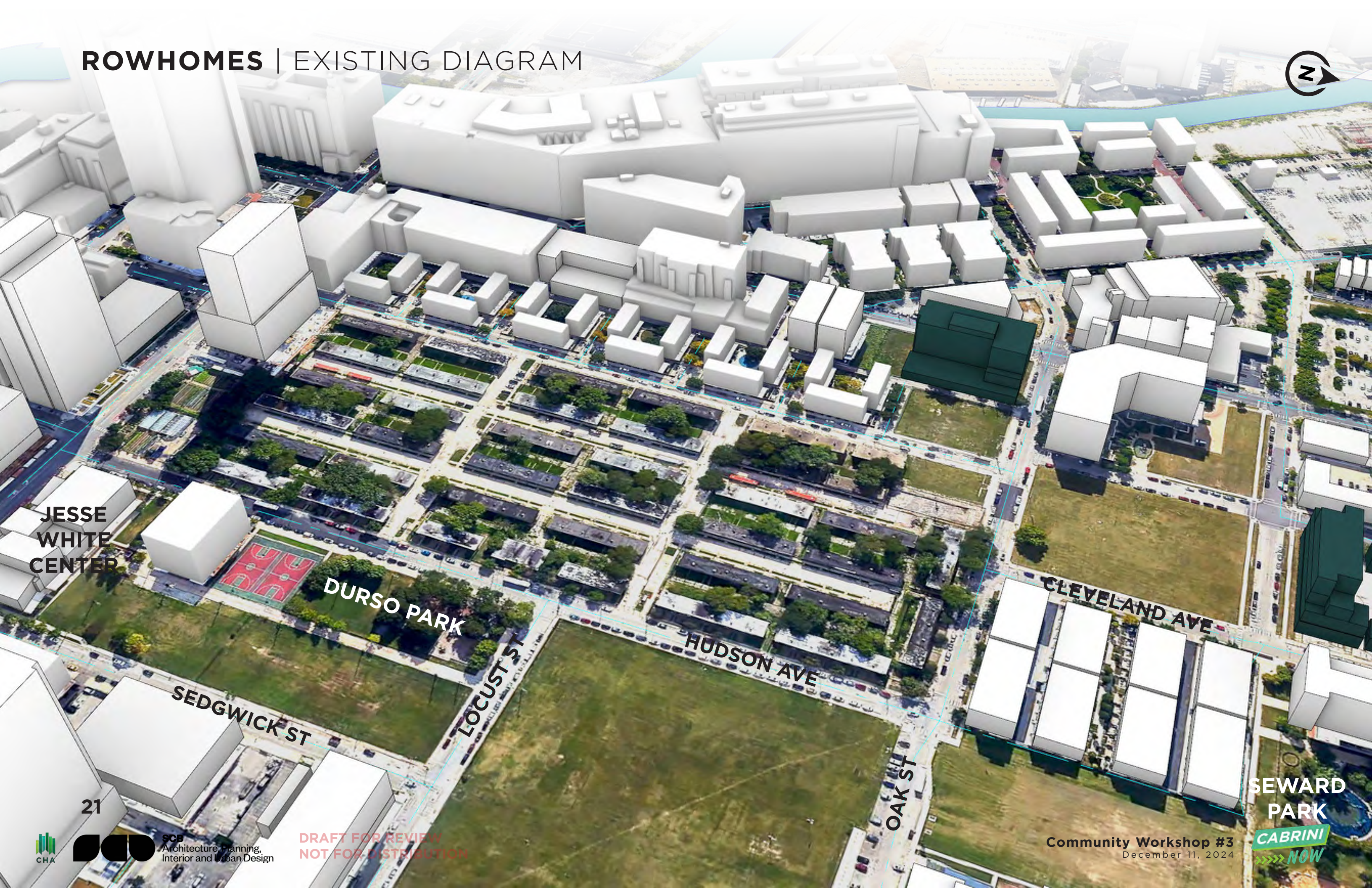
Added ~8 acres of open space from previous meeting

10 buildings preserved, capturing original layout and front new green space connections

Spaces for potential relocation of existing urban farms

ROWHOMES

ROWHOMES | EXISTING DIAGRAM



JESSE
WHITE
CENTER

DURSO PARK

SEDGWICK ST

LOCUST ST

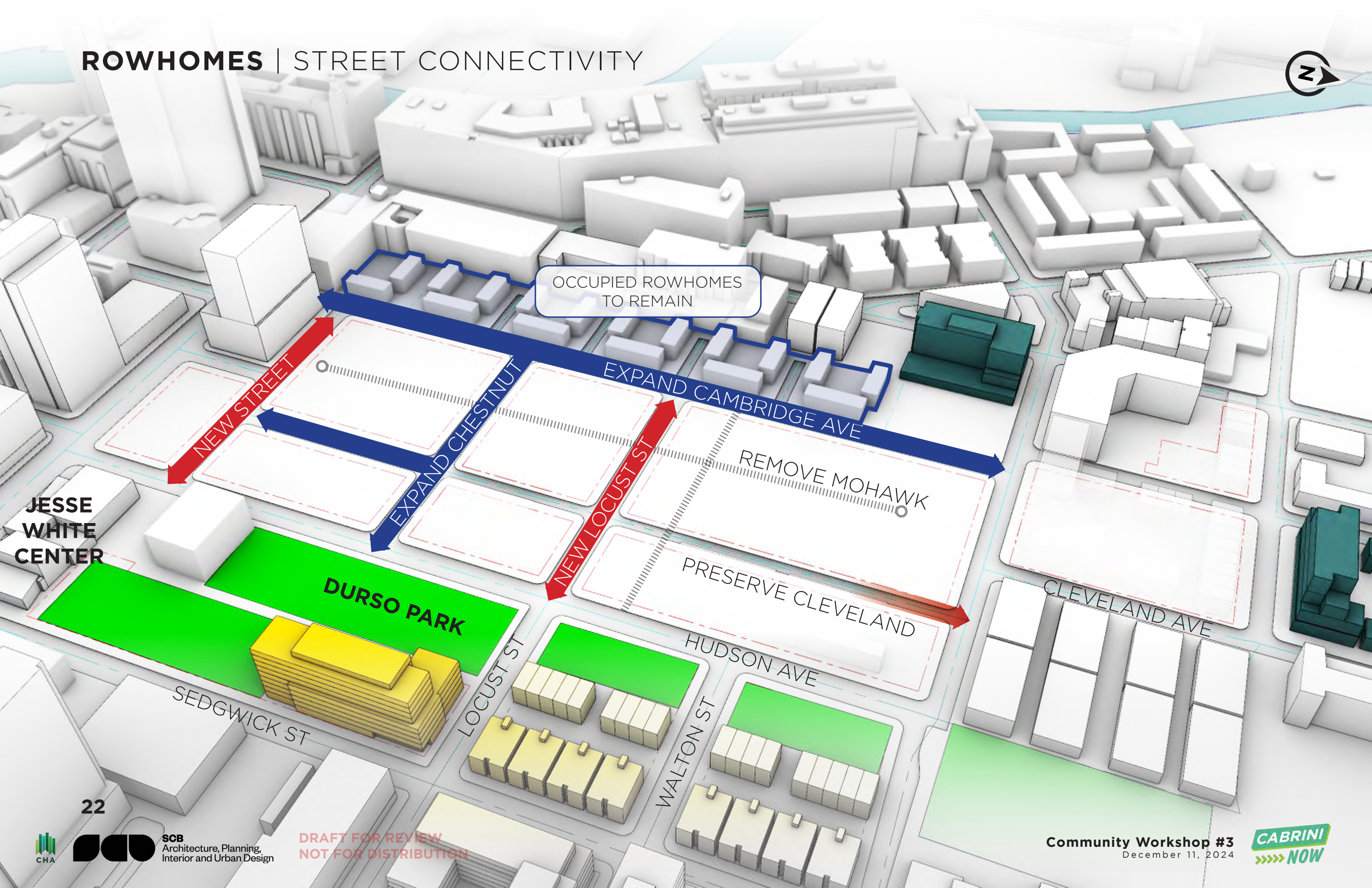
HUDSON AVE

OAK ST

CLEVELAND AVE

SEWARD
PARK

ROWHOMES | STREET CONNECTIVITY



ROWHOMES | MASSING DIAGRAM

~1,100 NEW UNITS



K1
275,000 sf /
275 units

K3
238,000 sf / 238 units

K5
49,000 sf / 49 units
12 New Townhomes

K7
172,000 sf / 172 units
29 New Townhomes

HJ
160,000 sf / 160 units
20 New Townhomes

K2
165,000 sf /
165 units

JESSE
WHITE
CENTER

DURSO PARK

10,500 SF

HUDSON AVE

CLEVELAND AVE

- LEGEND:**
- NEW MULTIFAMILY
 - NEW TOWNHOME
 - NEW OPEN SPACE
 - RENOVATED ROWHOME
 - POTENTIAL AMENITY

LOCUST ST

WALTON ST

OAK ST

23

SEDGWICK SITES

SEDGWICK SITES | EXISTING SITE



BY THE
HAND

OAK ST

ORLEANS ST

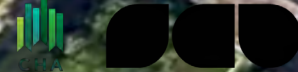
LOCUST ST

SEDGWICK ST

DURSO PARK

HUDSON AVE

JESSE
WHITE
CENTER



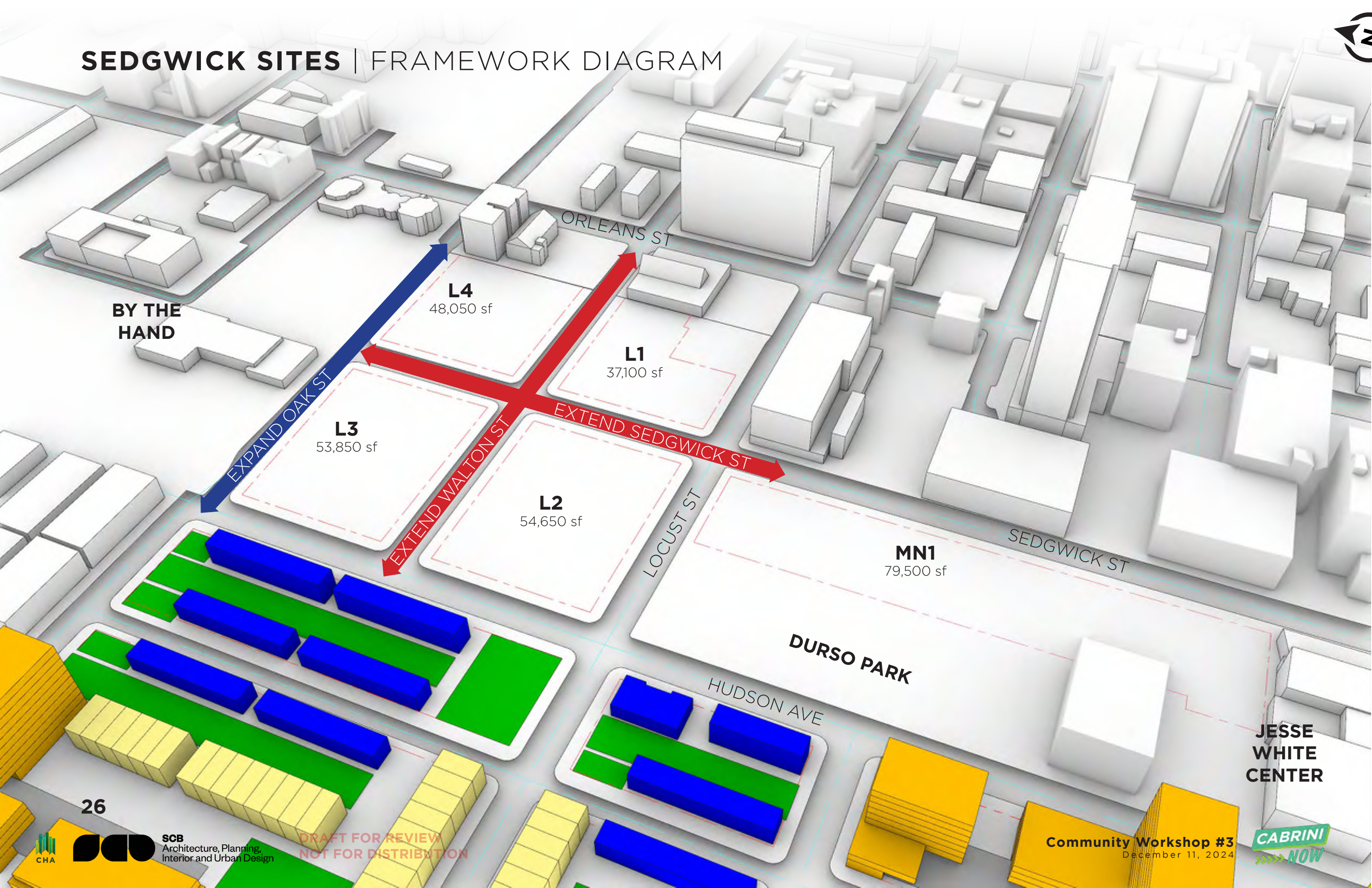
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SEDGWICK SITES | FRAMEWORK DIAGRAM



BY THE HAND

L4

48,050 sf

L1

37,100 sf

L3

53,850 sf

L2

54,650 sf

MN1

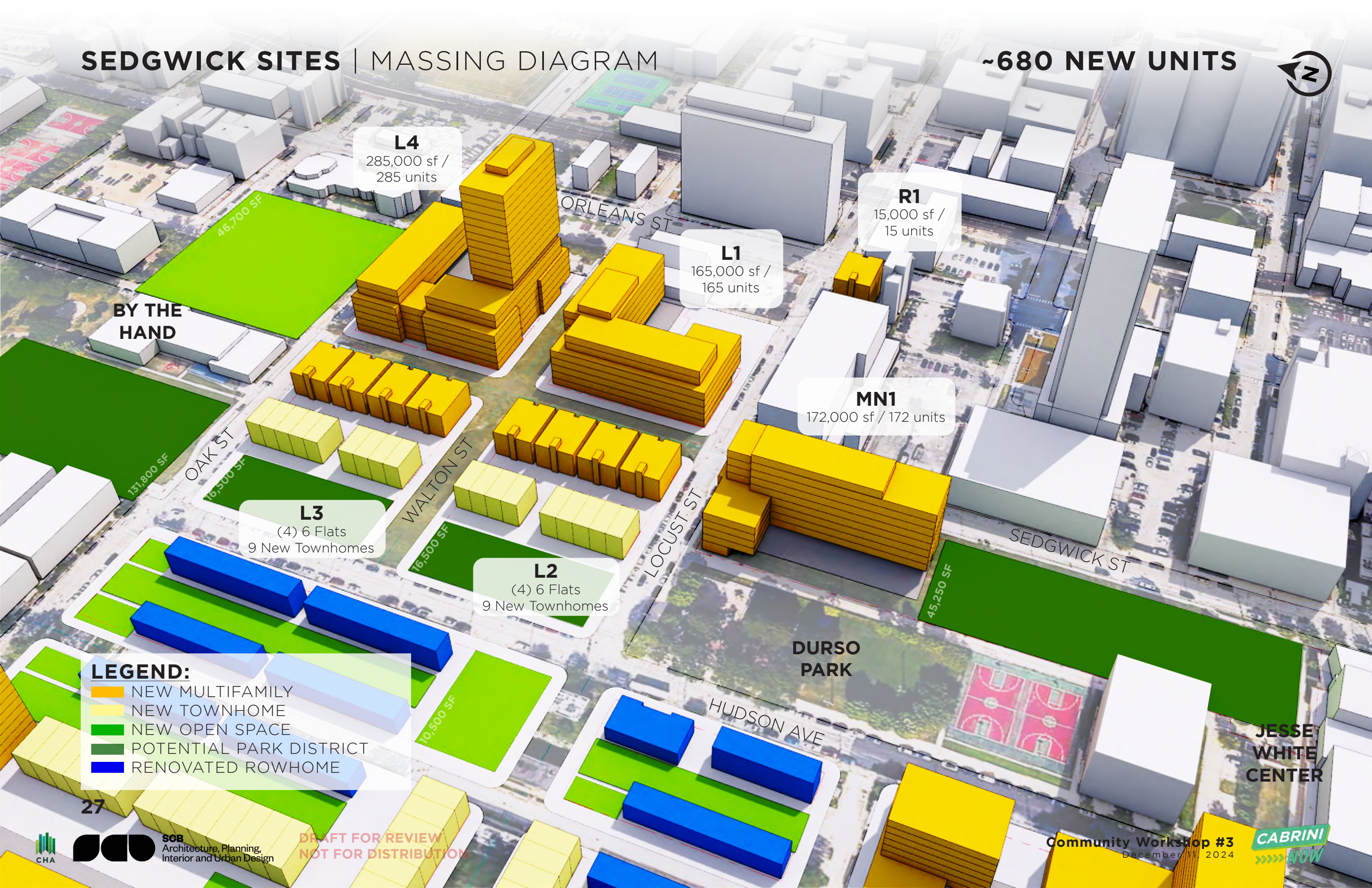
79,500 sf

DURSO PARK

JESSE WHITE CENTER

SEDGWICK SITES | MASSING DIAGRAM

~680 NEW UNITS



L4
285,000 sf /
285 units

R1
15,000 sf /
15 units

L1
165,000 sf /
165 units

MN1
172,000 sf /
172 units

L3
(4) 6 Flats
9 New Townhomes

L2
(4) 6 Flats
9 New Townhomes

- LEGEND:**
- NEW MULTIFAMILY
 - NEW TOWNHOME
 - NEW OPEN SPACE
 - POTENTIAL PARK DISTRICT
 - RENOVATED ROWHOME

46,700 SF

131,800 SF

OAK ST

16,500 SF

WALTON ST

16,500 SF

10,500 SF

ORLEANS ST

LOCUST ST

SEDGWICK ST

HUDSON AVE

DURSO PARK

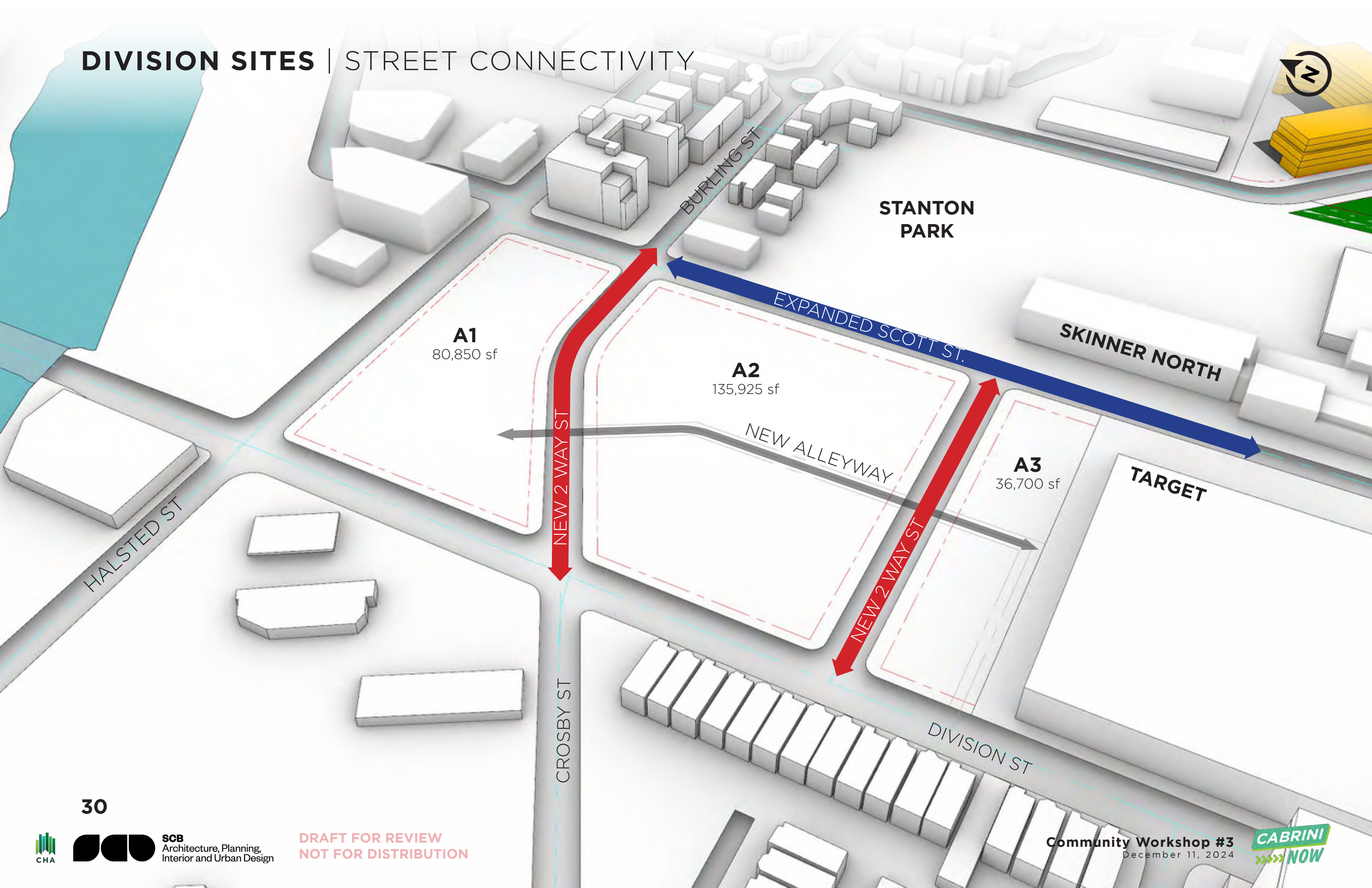
JESSE WHITE CENTER

DIVISION SITES

DIVISION SITES | EXISTING SITE



DIVISION SITES | STREET CONNECTIVITY



A1
80,850 sf

A2
135,925 sf

A3
36,700 sf

STANTON PARK

SKINNER NORTH

TARGET

HALSTED ST

BURLING ST

EXPANDED SCOTT ST.

NEW ALLEYWAY

NEW 2 WAY ST

NEW 2 WAY ST

CROSBY ST

DIVISION ST

DIVISION SITES | MASSING DIAGRAM

~1,000 NEW UNITS



A1.2
100,000 sf /
100 units

A2.2
185,000 sf /
185 units

A1.1
385,000 sf /
385 units

STANTON
PARK

SKINNER NORTH

TARGET

A3
50,000 sf / 50 units
4 New Townhomes

A2.1
280,000 sf / 280 units
9 New Townhomes

15,500 SF

6,500 SF

LEGEND:

- NEW MULTIFAMILY
- NEW TOWNHOME
- NEW OPEN SPACE
- POTENTIAL AMENITY

CROSBY ST

DIVISION ST

LARRABEE SITES

LARRABEE SITES | EXISTING



PARK
598



CLYBOURN AVE

MOHAWK ST

SCOTT ST

LARRABEE ST

DIVISION ST

EVERGREEN AVE

STANTON
PARK

SCOTT ST

SKINNER NORTH

TARGET



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LARRABEE SITES | FRAMEWORK DIAGRAM



**PARK
598**

MOHAWK ST

E1
127,450 sf

CLYBOURN AVE

B1
52,165 sf

C1
23,700 sf

D1
72,300 sf

SCOTT ST

G1
99,950 sf

LARRABEE ST

DIVISION ST

**STANTON
PARK**

SKINNER NORTH

SCOTT ST

TARGET

POTENTIAL EVERGREEN AVE
(SEE NOTE)

NOTE: EXTENSION AND DEDICATION OF EVERGREEN IS PRELIMINARY AND TENTATIVE AS IT REQUIRES ADDITIONAL COORDINATION BETWEEN MULTIPLE AGENCIES

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LARRABEE SITES | MASSING DIAGRAM

~1,300 NEW UNITS



PARK
598

E1.1

(4) 8 FLATS
(1) 6 FLAT
50,000 sf /
50 units

E1.2

220,000 sf /
220 units

B1

140,000 sf /
140 units

G1.2

125,000 sf /
125 units

D1

230,000 sf /
230 units

G1.1

430,000 sf /
430 units

28,000 SF

LEGEND:

- NEW MULTIFAMILY
- NEW TOWNHOME
- NEW OPEN SPACE

NOTE 1: MAINTAIN PUBLIC ACCESS TO EXISTING PARK DISTRICT PARKING LOT VIA CURRENT ALLEY OR TWO PROPOSED PUBLIC ROW ALTERNATE ROUTES SHOWN.

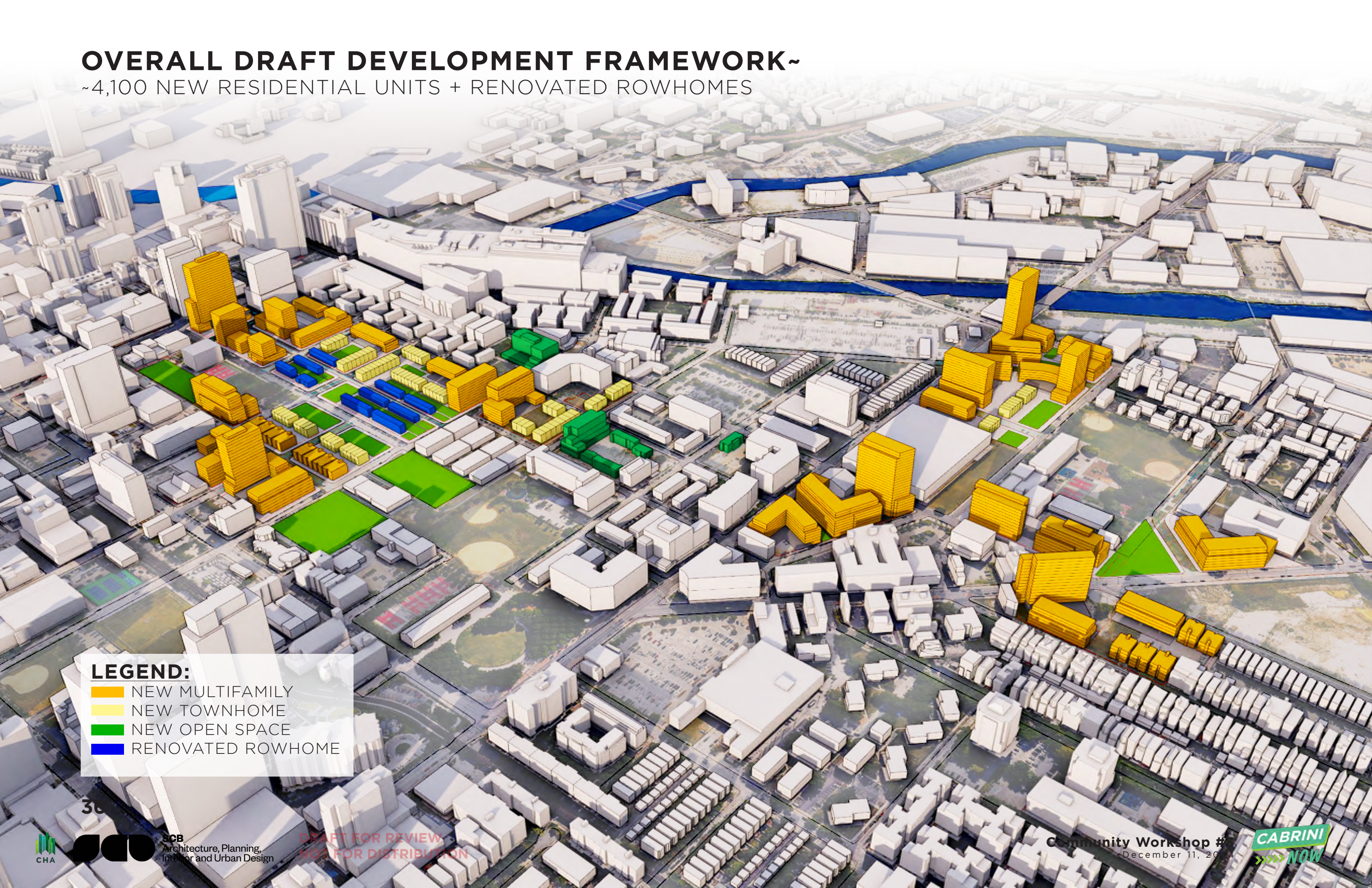
STANTON
PARK

SKINNER NORTH

TARGET

OVERALL DRAFT DEVELOPMENT FRAMEWORK~

~4,100 NEW RESIDENTIAL UNITS + RENOVATED ROWHOMES



LEGEND:

- NEW MULTIFAMILY
- NEW TOWNHOME
- NEW OPEN SPACE
- RENOVATED ROWHOME

WHAT HAPPENS NEXT?

- For the rest of tonight's meeting we will have activities to get more feedback on the draft development framework
- After tonight, we will incorporate your feedback and prepare a draft plan report including:
 - Engagement Summaries
 - Demographic and Market Context Analysis
 - Development Framework
 - Phasing Plan
 - Financial Feasibility Analysis
- Tonight's meeting material will be posted on CHA's website thecha.org/cabrininow and public comments will be accepted until January 8, 2025.

WHAT HAPPENS NEXT?

- A draft plan will be published in Q1-2025 with an opportunity for more public comment before a final plan is published.
- CHA will begin applying for zoning changes and releasing site-specific solicitations for development partners on the first sites to begin implementing the plan throughout 2025. Development partners will be recommended by CHA and the Near North Working Group, and need CHA Board approval.
- Continued outreach to you as we move forward with site specific development plans!

ACTIVITIES: PASSPORT

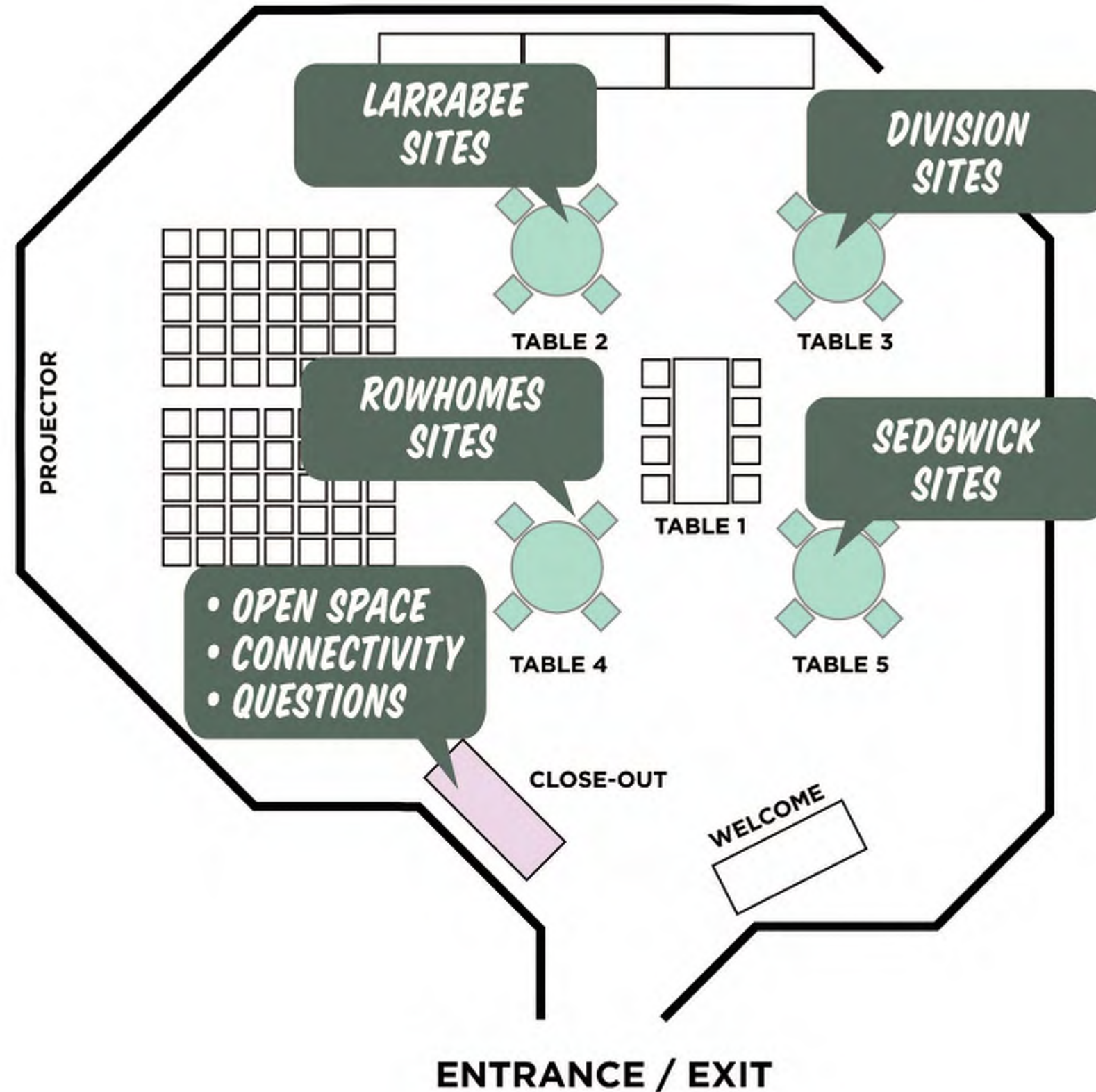


TAKE THIS TO EACH STATION TO PROVIDE YOUR VOICE AND FEEDBACK.
COMPLETE ALL STATIONS FOR A PRIZE!

| | | | | |
|------------|------------|------------|------------|--------------|
| TABLE 2 | TABLE 3 | TABLE 4 | TABLE 5 | CLOSE OUT |
| | | | | |

NAME: _____ PHONE #: _____

ACTIVITIES: STATIONS



THANK YOU!



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NOW