
THE RESURRECTION PROJECT

COMMUNITY MEETING.

#2

1850 S. RACINE
DEVELOPMENT PROJECT

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Skender Construction



Agenda

1. Recap 1st Meeting
2. Address Concerns/Input received
3. Present project design approach
4. Discuss and document community input from roundtables
5. Next Steps



Recapping 1st Community Meeting

What we heard:

- Where are my neighbors?
- Density- Why 45 units? Will this development trigger more gentrification?
- Parking- There is already a parking problem here! How can this development help with that?



Where are my neighbors?

Outreach Methods

- Door Knocking / Canvassing (2 blocks around site)
- Previous Attendees – email / phone
- Social Media – TRP's Facebook & Twitter
- Partners / Media

How did we do?



Density

Why 45 Units of affordable housing?

- Larger community benefit serving families most at risk
- The affordable housing programs available to produce new units need at least 45 units for the financing to work
- Majority of surrounding buildings are residential with some commercial and are 3-4 stories in height; a few 5 stories



Density

Will this development trigger more gentrification?

Comparable densities within ½ mile of the site are other affordable housing developments:

- a. Casa Puebla- TRP Affordable Housing: 5 stories, 52 units
- b. Casa Morelos- TRP Affordable Housing: 7 stories, 45 units
- c. Casa Maravilla- TRP Senior Housing: 5 stories, 72 units
- d. Las Americas- CHA Senior Housing: 9 stories, 212 units



Density

How much more dense is this development?

- Site is currently zoned as B3-2, allowing TRP to build 15 units with a building up to 50 feet in height
- Requesting B3-5 to build 45 units at 62'4" feet in height (6 stories)
- The building would only be 12' feet over the existing zoning designation and we would not utilize the 80ft allowable height under the dash 5 designation



Parking

There is already a parking problem here! How can this development help with that?

- Alderman's Office working with CMAP to address parking limitations in community
- TRP buildings do not provide 1:1 parking; our tenants use more carpooling and public transportation
- TRP has a few parking vacancies



Questions or Comments?

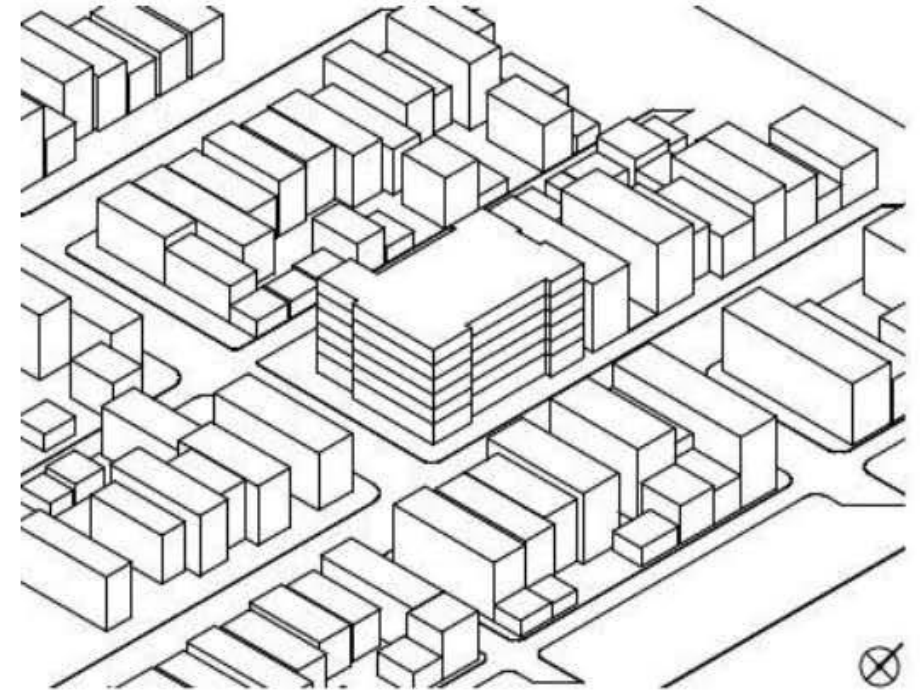
housing@resurrectionproject.org



Project Concept

Develop 45 permanently affordable rental units

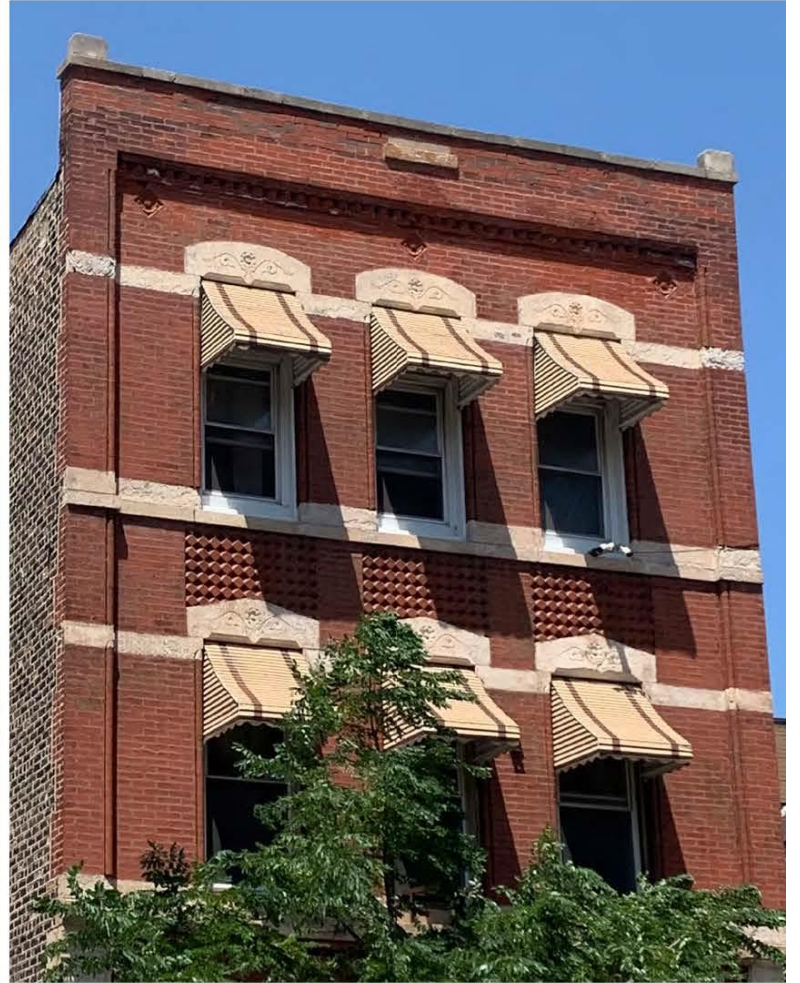
- One, two, and three bedroom apartments
- Families who earn \$17K - \$58K
- Green new construction elevator building
- 3,100 sf of amenity space on Racine avenue
- Bike and tenant storage space
- 31 parking spaces for residents
- No Retail/Commercial



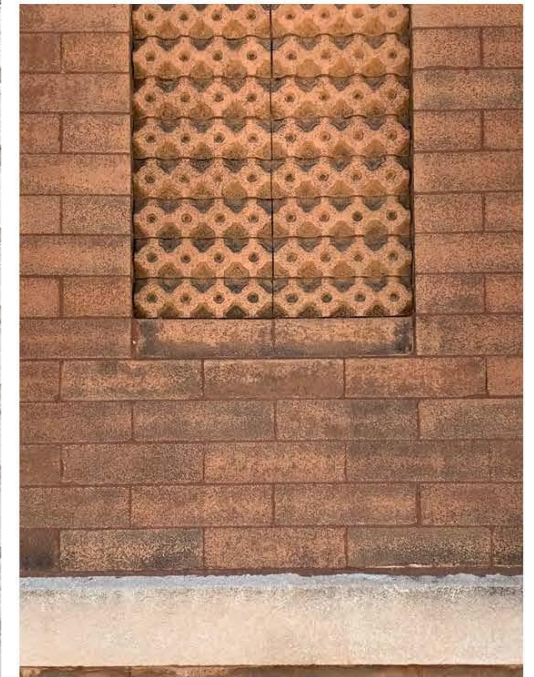
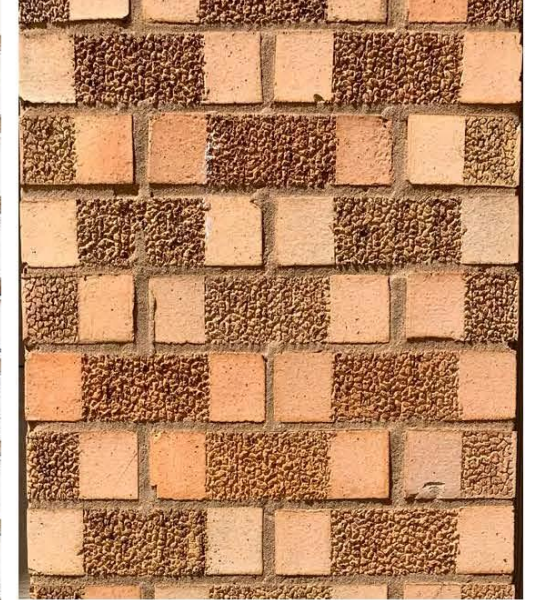
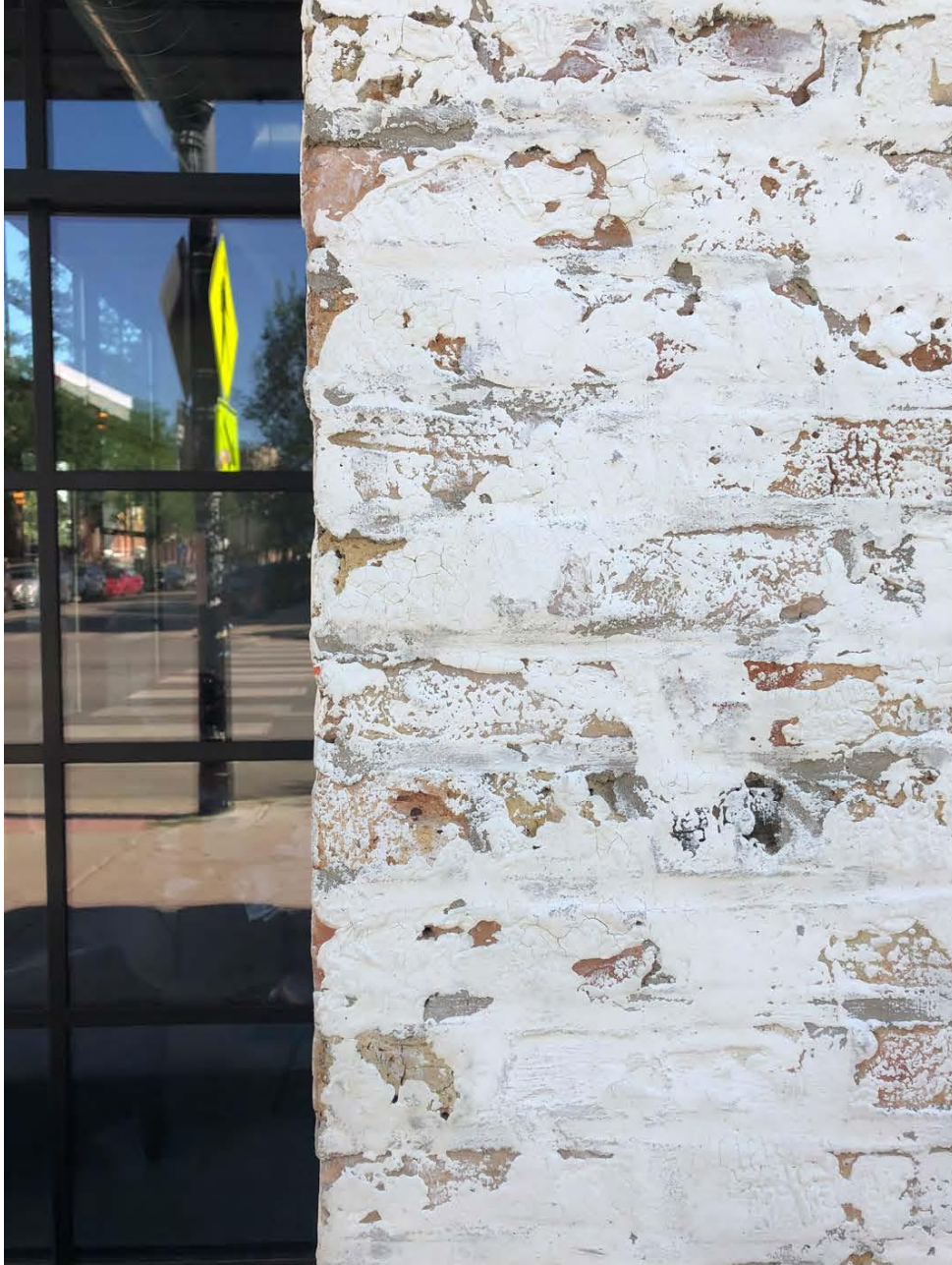
goals

- **design that is distinct yet compatible**
- **respond to and emphasize scale, rhythm and materiality**
- **incorporate neighborhood elements and details**
- **take advantage of community development opportunities**

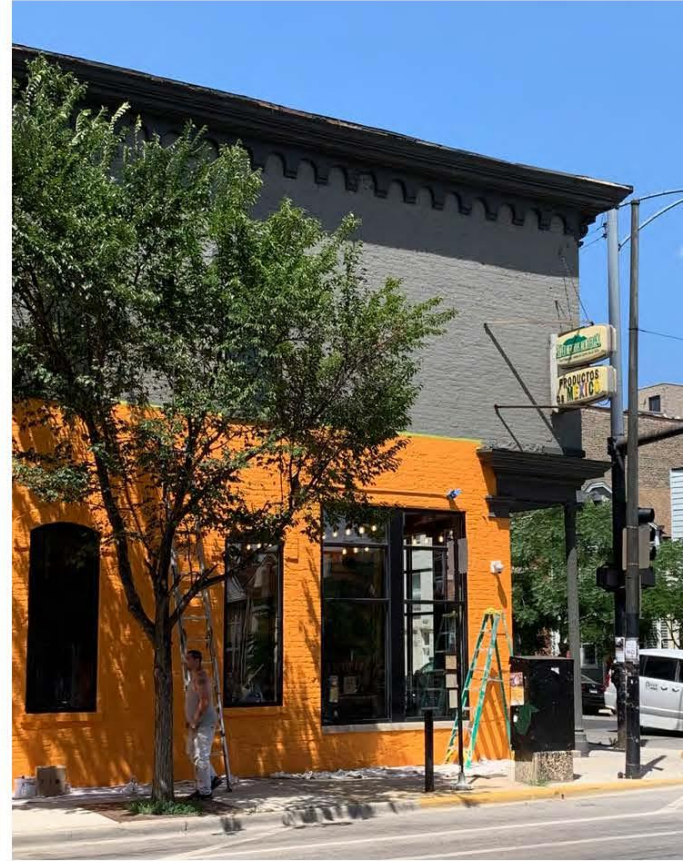
**what's in the
neighborhood?**



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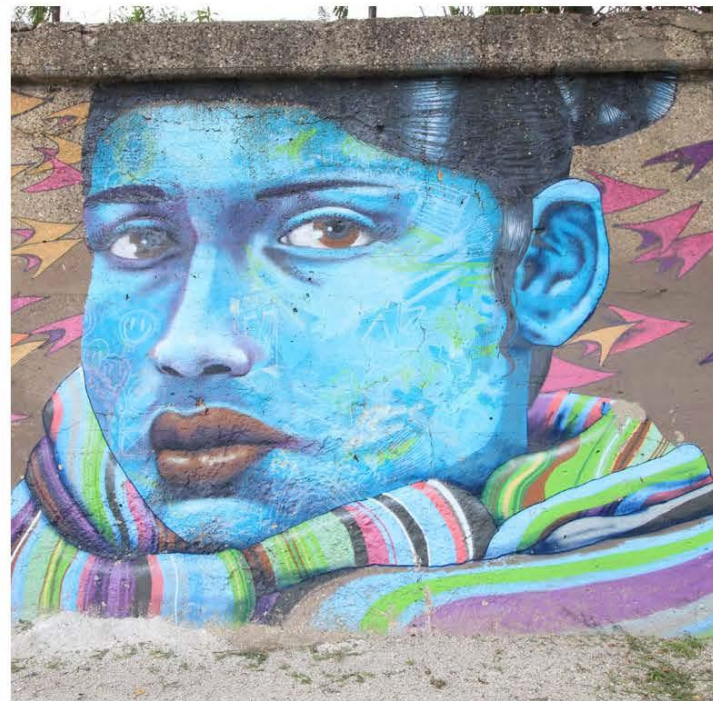
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CASA GUERRERO, 963 W. CULLERTON ST.



4848 S. ASHLAND AVE.



CASA QUERÉTARO, 1614 S. DAMEN AVE.



FRANCISCAN OUTREACH MEN'S SHELTER, 1856 S. LOOMIS ST



CASA SAN LUIS POTOSÍ, 1650 S. THROOP ST.

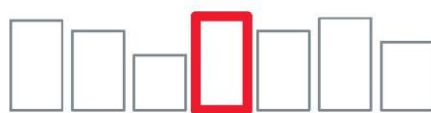


CASA MORELOS, 2015 S. MORGAN ST.



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how do we fit in?



context scale



block anchoring



vertical rhythm



opening
proportions



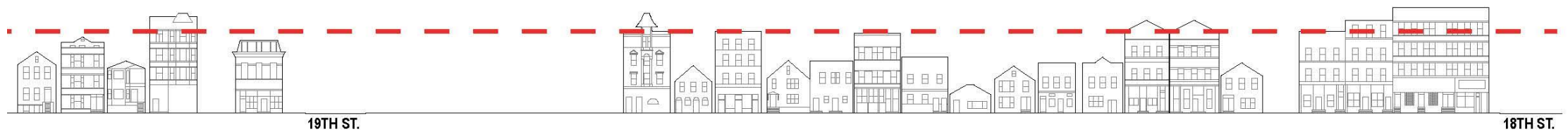
pedestrian level



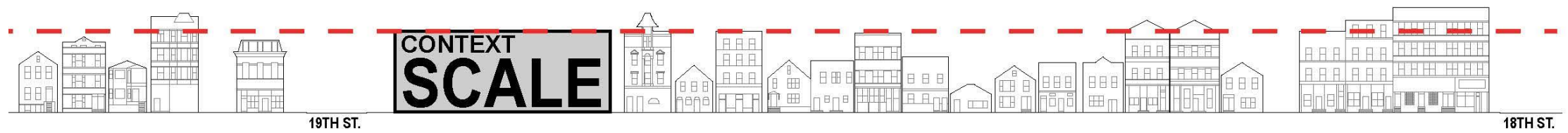
art opportunities



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19TH ST.

18TH ST.



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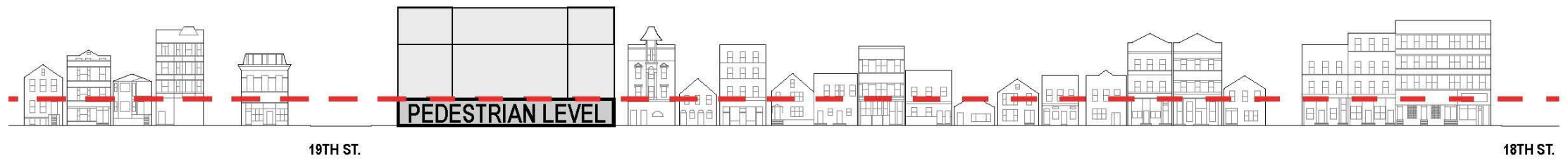
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19TH ST.

18TH ST.



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LAYERS & DETAILS



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**what can it
look like?**



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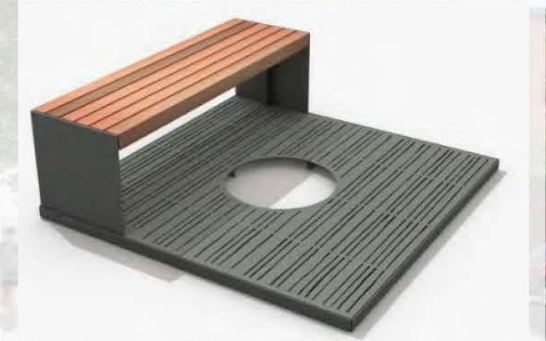
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Breakout Session

1. What parts of the design do you feel can be improved?
2. Which color scheme do you prefer?
3. What do you think of the benches and art installations?
4. What is missing from the design?
5. Can you see this being built in Pilsen?



Next Steps

- July 2019 and ongoing - Collaborative Community Engagement Process
- September 2019 - Seek rezoning necessary for units proposed
- September 2019 - Feb 2020 - Apply for funding
- Targeted start of construction no sooner than March 2021
- Target Leasing of units no sooner than Spring 2022

