

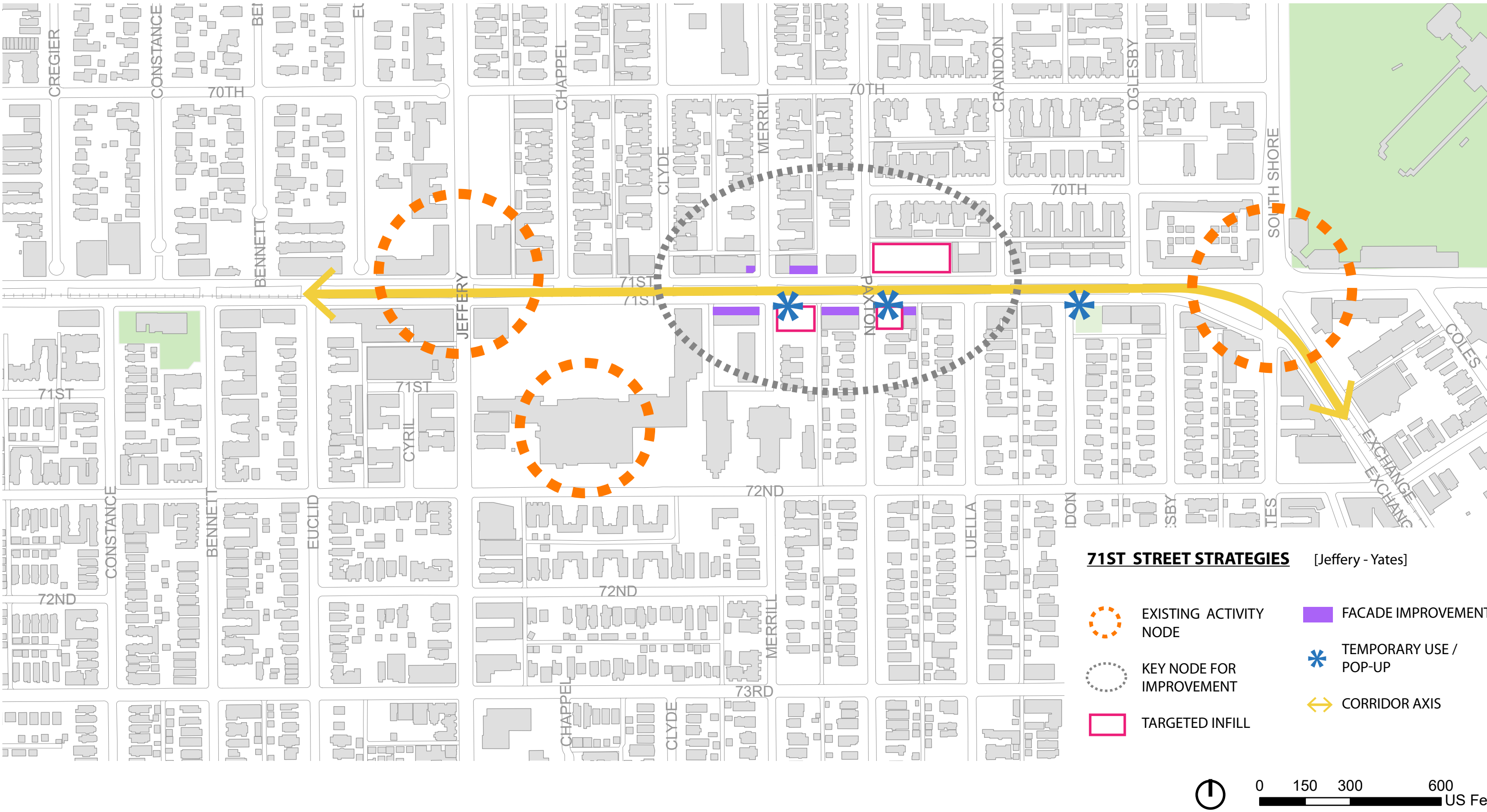
# 71ST STREET CORRIDOR IDEAS

## SOUTH SHORE NEIGHBORHOOD - LOCATION AND CHARACTER



## 71ST STREET - IMPROVEMENT STRATEGIES

Focus improvements to benefit a cluster of businesses by supporting existing activity nodes and key new businesses such as the Local Market and ICE Cinegrill. Make façade and building improvements in order to market vacant spaces and create strategic infill development on vacant land parcels. Consider pop-up development to create temporary uses at low cost.



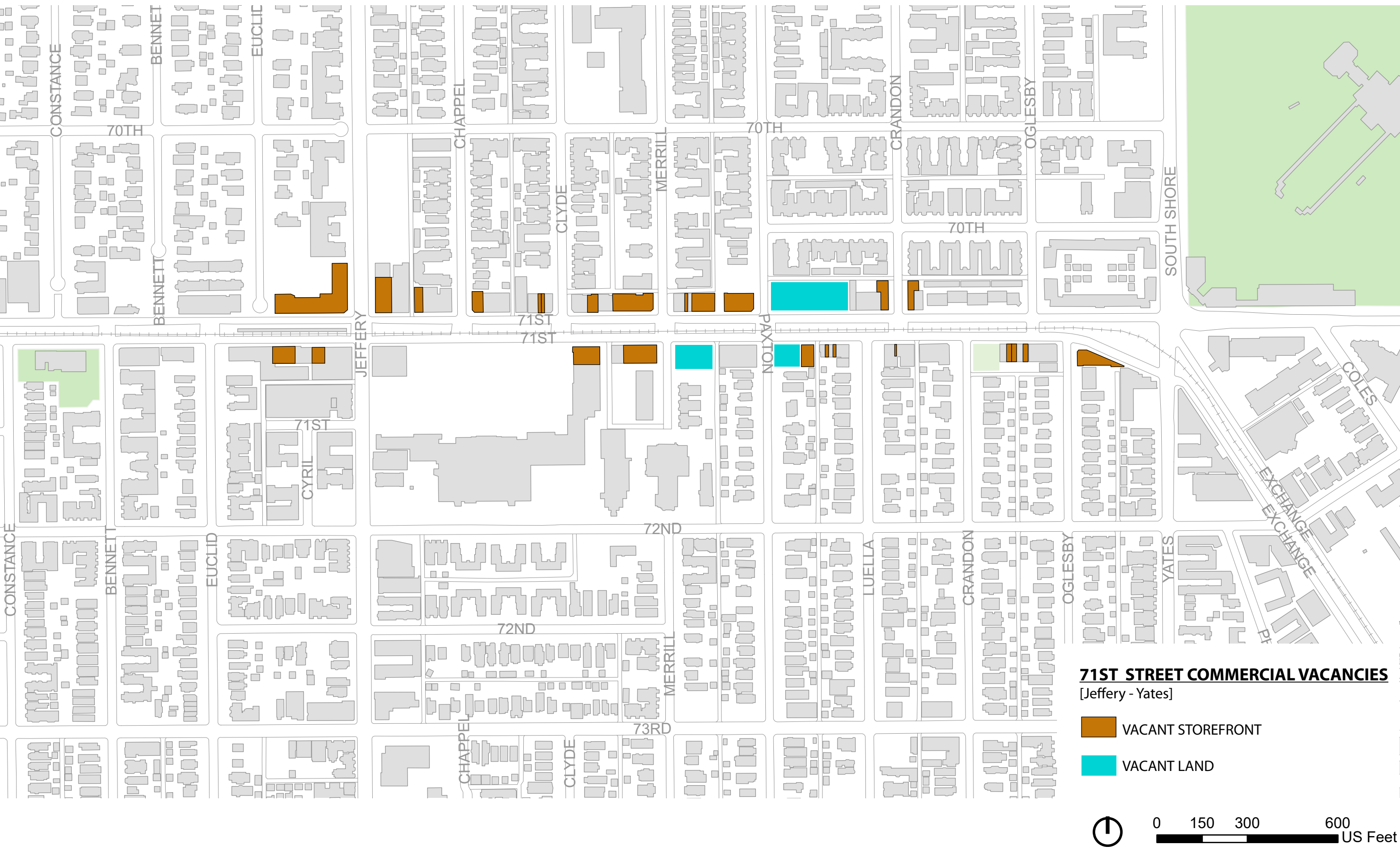
## FACADE IMPROVEMENTS

- Paint
- Brick clean up
- Lighting
- Signage
- Trees / Landscaping
- New windows and doors
- Awnings
- Positive Business Message
- Minimal Costs
- Facade Improvement Grants



## 71ST STREET - CRITICAL ISSUE - HIGH LEVEL OF VACANCIES

IN 2019 BETWEEN JEFFERY AND YATES ON 71ST STREET THERE IS A **77% VACANCY RATE**, OF WHICH 68% OF THE PROPERTIES ARE UNLISTED AND THE PROPERTY OWNERS ARE NOT ACTIVELY SEEKING TENANTS.



## CATALYSTS - SUPPORT + BUILD OFF CURRENT DEVELOPMENTS

The Local Market  
Grocery Store



ICE Cinegrill  
Entertainment



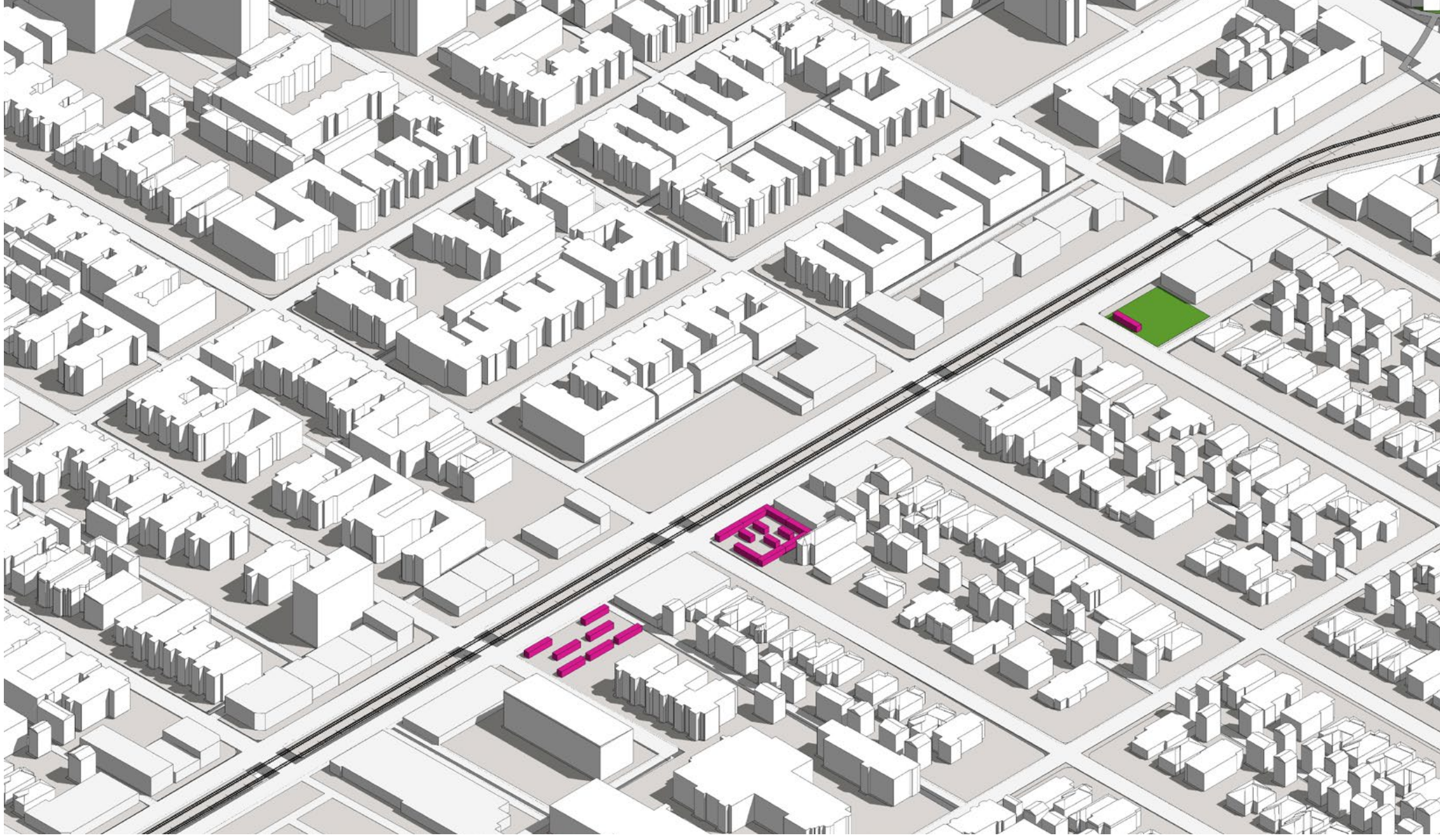
Transit Improvements



## BEAUTIFICATION, STREETScape, LIGHTING, & SIGNAGE



## TEMPORARY - POP UP IDEAS



## POP-UP PRECEDENTS AND DEVELOPMENT OPPORTUNITIES



Dry Hooch - Coffee Shop - For Veterans and Services



Health Hub - Community Garden - Community + Youth Programs



Market and Business Plan - For 71st Street Corridor



Boxville - Pop-up Containers Market - 51st Street Chicago



Overtown Co-Working - BlackTechWeek for entrepreneurs in Miami, FL

## 71ST STREET CORRIDOR STRATEGIES

### OUR TEAM

South Shore Chamber  
Tonya Trice  
Edi Moore  
Ciera Whitaker

World Business Chicago  
Christopher Egan

Office of the 5th Ward Alderman  
Leslie Hairston  
Ibrahim Okoe

Solomon Cordwell Buenz (SCB)  
Christine Carlyle  
Elbert Whitfield  
Teresa Fourcher  
Jenn Pisano

Wight & Company  
James Michaels

Sterling Bay  
Shelly Burke

Fifield Properties  
Navi Sandhu

Roosevelt University  
Andreanna Hughes

Chicago State University  
Ryan Green

## 71ST STREET - VACANT PARCELS C OR D ARTIST HOUSING + GROUND LEVEL GALLERY SPACE



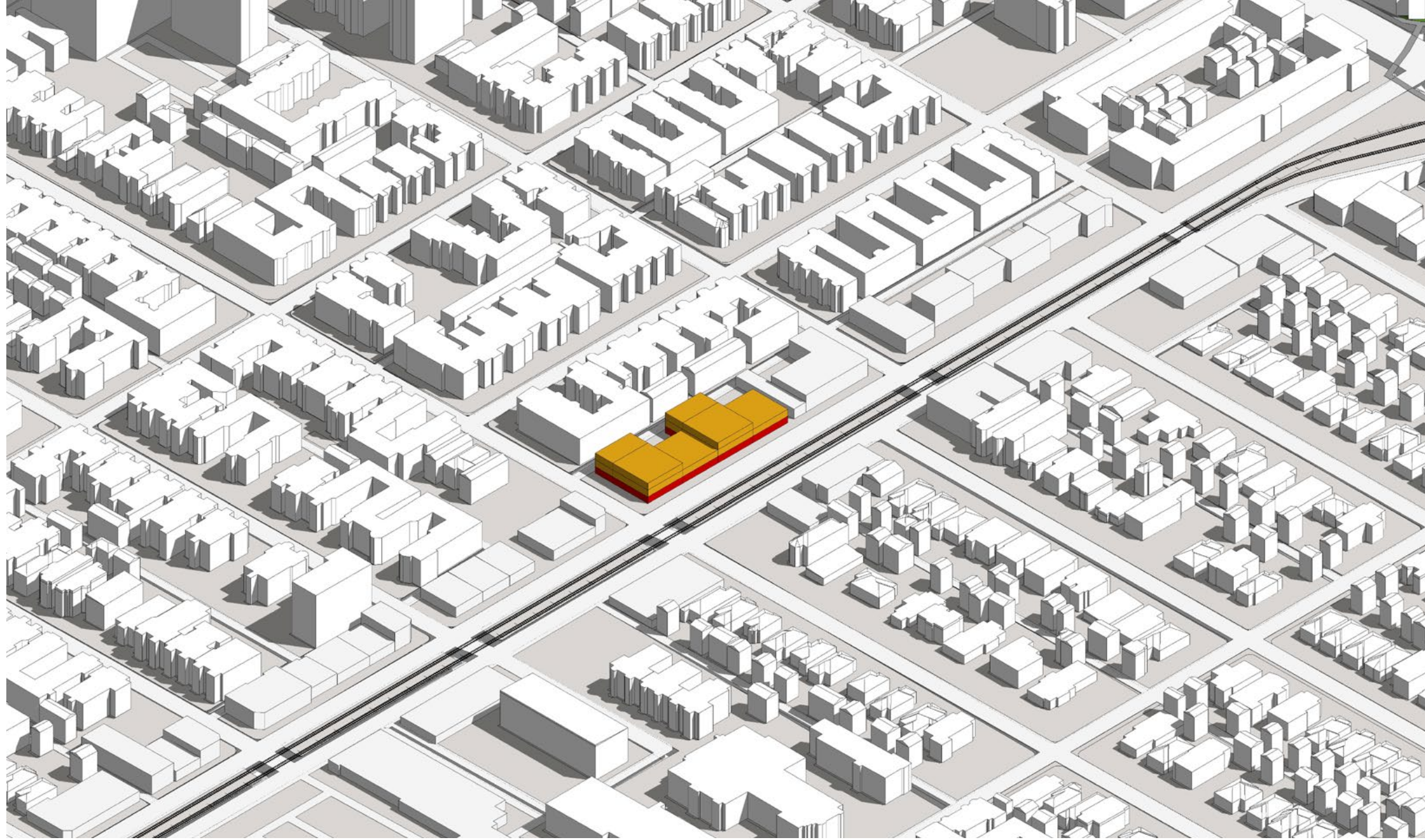
**ARTSPACE PULLMAN**  
Developed in partnership with Chicago Neighborhood Initiatives (CNI) and Pullman Arts, Pullman ArtSpace Lofts is a mixed-use affordable livework space for artists and their families. The Development Team chose a site located on Langley Avenue, just south of 111th Street, consisting of approximately 18,500 square feet of vacant land book-ended by two historic apartment buildings. The project provides the opportunity to integrate historic preservation with cutting edge new construction and an iconic set of buildings that anchor Pullman's eastern boundary. The project includes 38 affordable livework units, exhibition space, and ample community space.



**ARTSPACE ELGIN**  
In Elgin, ArtSpace also utilized the Illinois Affordable Housing Tax Credit (IAHTC), which is a state program that encourages private investment in affordable housing. The program provides donors of qualified donations (of money, securities, or real estate) with a one-time tax credit on their Illinois state income tax equal to 50% of the value of the donation. The donor can choose to transfer the credits to the project, which creates additional project financing through syndication of the credits.

## PARCEL A - CITY OWNED SITE STRATEGY ( LOW SCALE)

INFILL DEVELOPMENT - GROUND LEVEL WITH RESIDENTIAL ABOVE  
(POTENTIAL MODULAR DEVELOPMENT)



## 71ST STREET - VACANT LOTS

CLUSTER OF FOUR VACANT LOTS PRIME FOR DEVELOPMENT

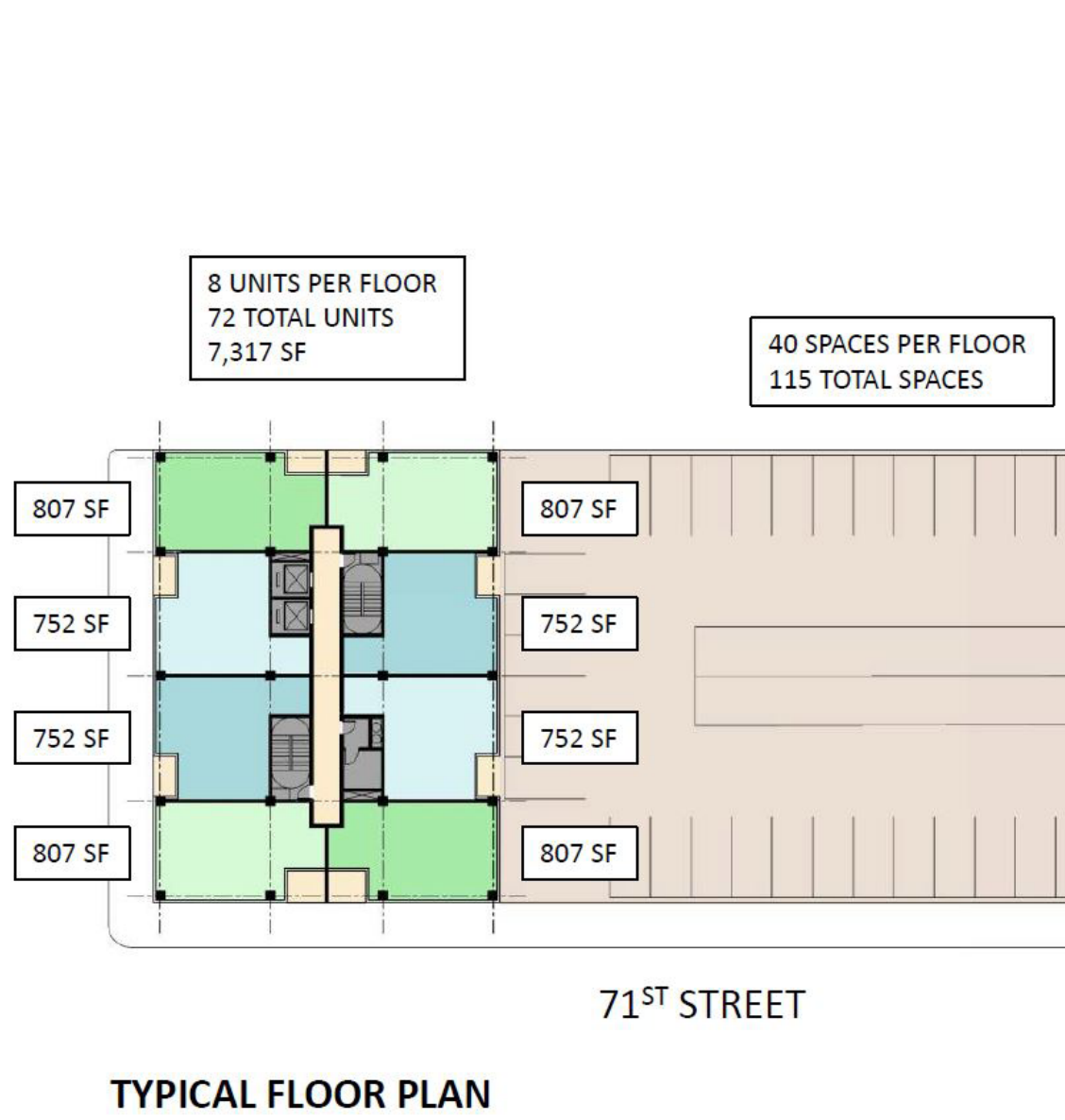


## PARCEL A - CITY OWNED SITE STRATEGY ( MIDRISE SCALE)

COMBINED THREE CITY-OWNED LOTS - 25,000 SF / 0.6 ACRES



## 71ST STREET - VACANT PARCEL A CONCEPT



CONCEPT: MID-RISE DEVELOPMENT (8-10 LEVELS W/ GROUND LEVEL RETAIL + PARKING)