



COMMITTEE ON DESIGN

Department of Planning and Development

MORGAN PARK COMMONS

11420 South Halsted

Morgan Park / 34th Ward / Ald. Austin

Developer: Far South Community Development Corporation

Designer: Lamar Johnson Collaborative

Attorneys: Goldstein & McClintock

November 9, 2022

★ DESIGN NARRATIVE / PROJECT VISION

Vision:

- The 12.06-acre (525,334 square feet) proposed site seeks to demolish its existing 67,000 square foot retail store structure and replace it with:
 - 286-units of affordable and market-rate rental housing and townhomes (150 rentals, 136 townhomes)
 - 18,750 square-feet of retail, and a community center
 - 3-acres of outdoor public space connecting to the Major Taylor Bike Trail

Phase I Goals:

- 12-Acre site preparation and development
- 2-buildings (80 units with ground floor retail)
- 10,000 sf ground floor retail
- 2-gateway plazas (Halsted and 115th Street)
- Pace Pulse Intermodal Station
- Median crosswalk at 114th Place
- 3-acre privately owned public park



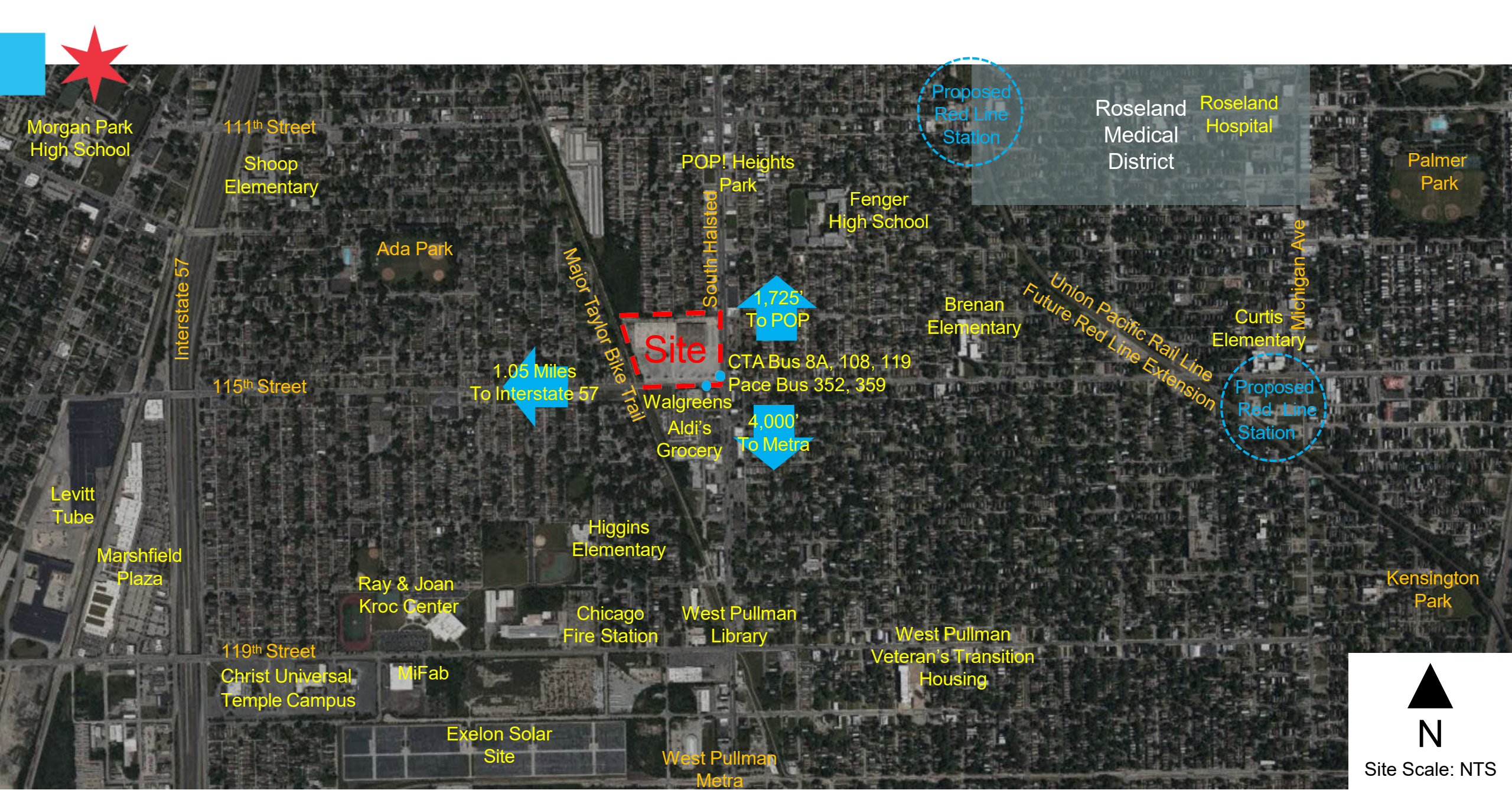
★ COMMUNITY CONCERNS

- Concern 1: Ensure commitment and process for minority contracting opportunities
- Concern 2: Affordability of rental and single-family units
- Concern 3: Increase retail onsite based on the needs of the residents
- Concern 4: Ensuring units are for minority individuals and families
- Concern 5: Safety of residents onsite
- Concern 6: Do not want plan to look like “project housing”



POP! Heights Park Grand Opening: Oct. 29th, 2022





Site Scale: NTS



Major Taylor Bike Trail

South Halsted

115th Street

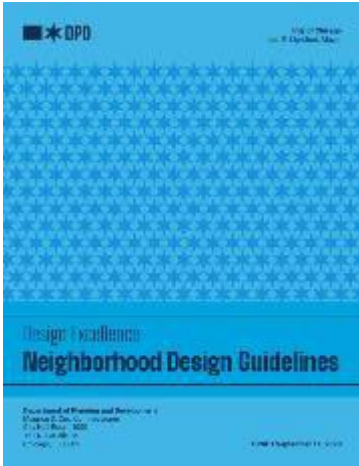


Site Scale: NTS



SITE PHOTO





Neighborhood Design Guidelines

City of Chicago Department of Planning and Development, September 2020

- Considers opportunities for re-purposing existing buildings, rather than building new.
- Provides visual buffers between on-site open spaces and adjacent incompatible land uses and/or views

Photo: Family Services and PSEC; LISC Chicago New Communities Network. QUALITY OF LIFE PLAN 2021

FAR SOUTH CHICAGO
ONE BAND. ONE SOUND.



Quality of Life Plan - Roseland

Local Initiative Support Corporation, September 2021

- Considers community connections and plan for increasing equity and opportunities for residents and businesses on Chicago's far south side neighborhoods.

Dept. Planning & Development

RED AHEAD

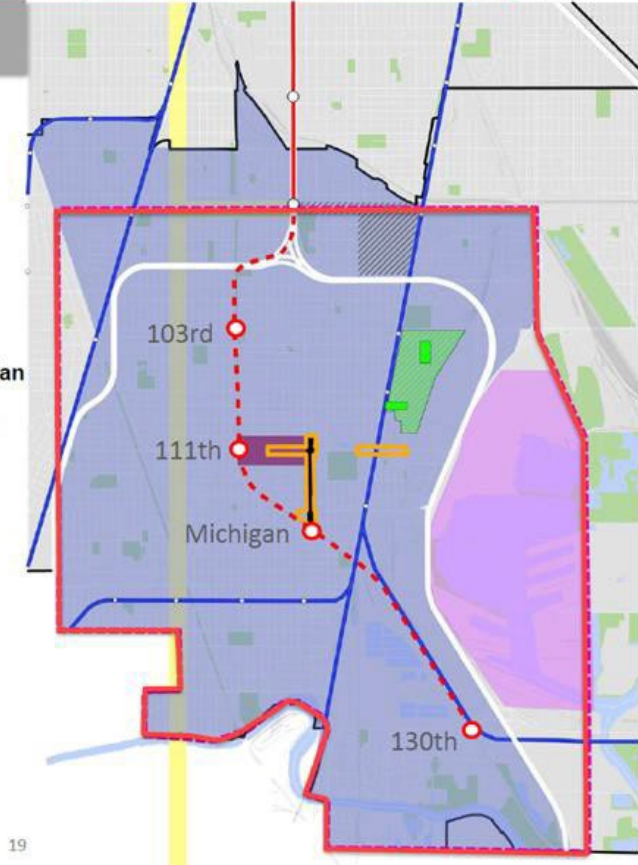


Current/Ongoing Plans

- Red Line Extension (RLE)
- RLE Transit-Supportive Development Plan
- INVEST South West Corridors**
- Roseland Medical District Planning**
- Far South Chicago Coalition Quality of Life Plan
- Historic Preservation Study (Michigan Ave)**
- Chicago State University / 95th Street**
- South Halsted Bus Corridor Enhancement
- Illinois Port District Master Plan
- Metra Electric (Station Updates)
- Community Economic Development Empowerment Project



** Department of Planning & Development Involvement 19





South Halsted Bus Corridor Enhancement Project

Pace Suburban Bus and the Chicago Transit Authority (CTA) are collaborating to improve public transportation along South Halsted Street. They've completed a study to evaluate transit needs and identify improvements to better serve local communities while enhancing connections to the regional transit network.





Total Site Area: 12 ACRES

Total Residential Units: 286 UNITS

Phase 1 - 80 UNITS

Phase 2 - 70 UNITS

Phase 3 - 70 UNITS

Phase 4 - 66 UNITS

Phase 5 - FIELD HOUSE & COMMUNITY CENTER

Total Retail: 18,750SF

Phase 1 - 10,000SF

Phase 2 - 8,750SF

Total Parking: 289 + 57 Future

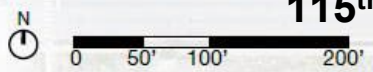
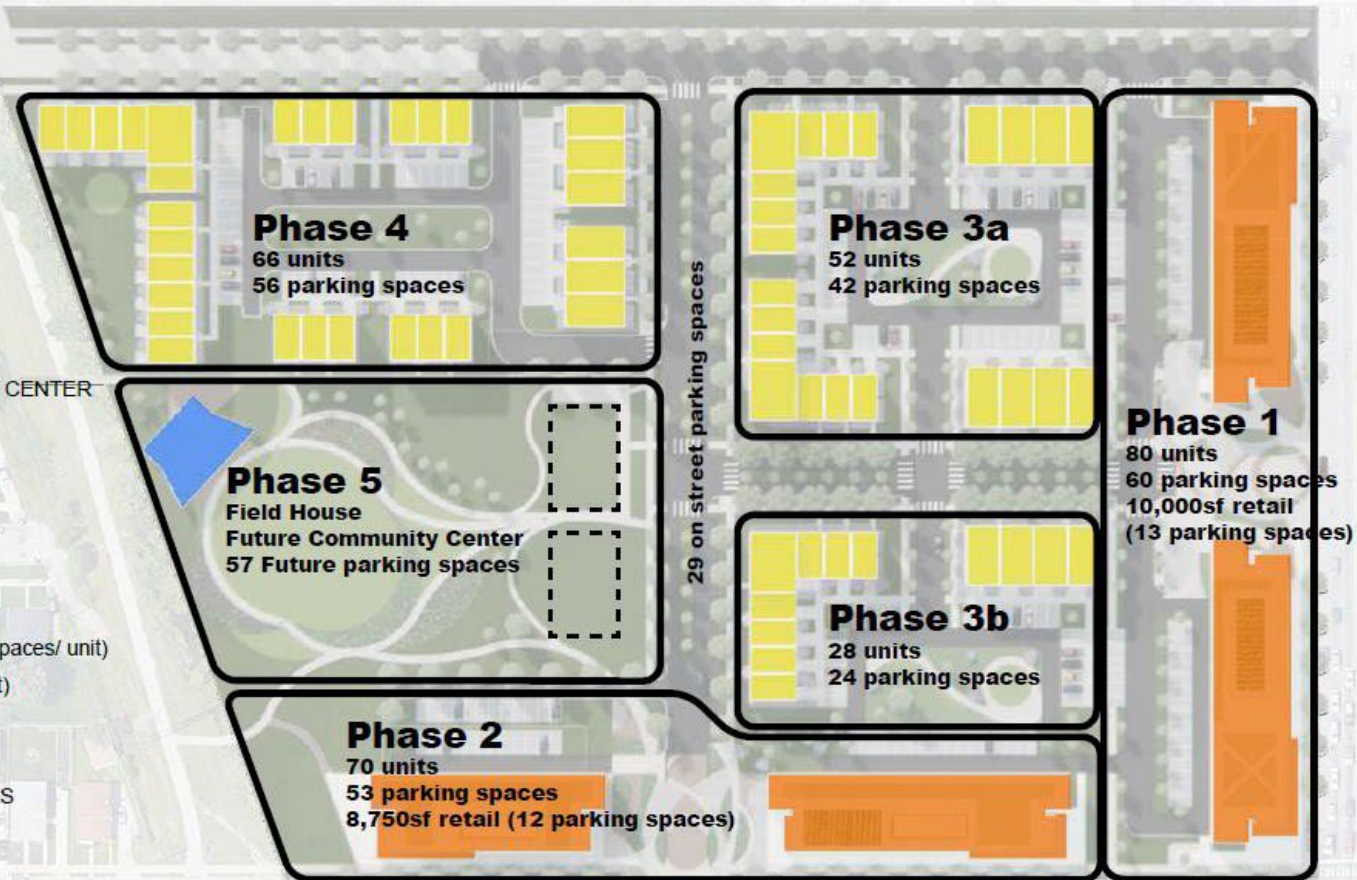
Mid-rise Residential - 113 SPACES (0.75 spaces/ unit)

Town home - 122 SPACES (.75 space/ unit)

Retail - 25 SPACES

Street Parking - 29 SPACES (Parallel)

Community Center - (FUTURE) 57 SPACES



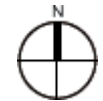
Lamar Johnson Collaborative

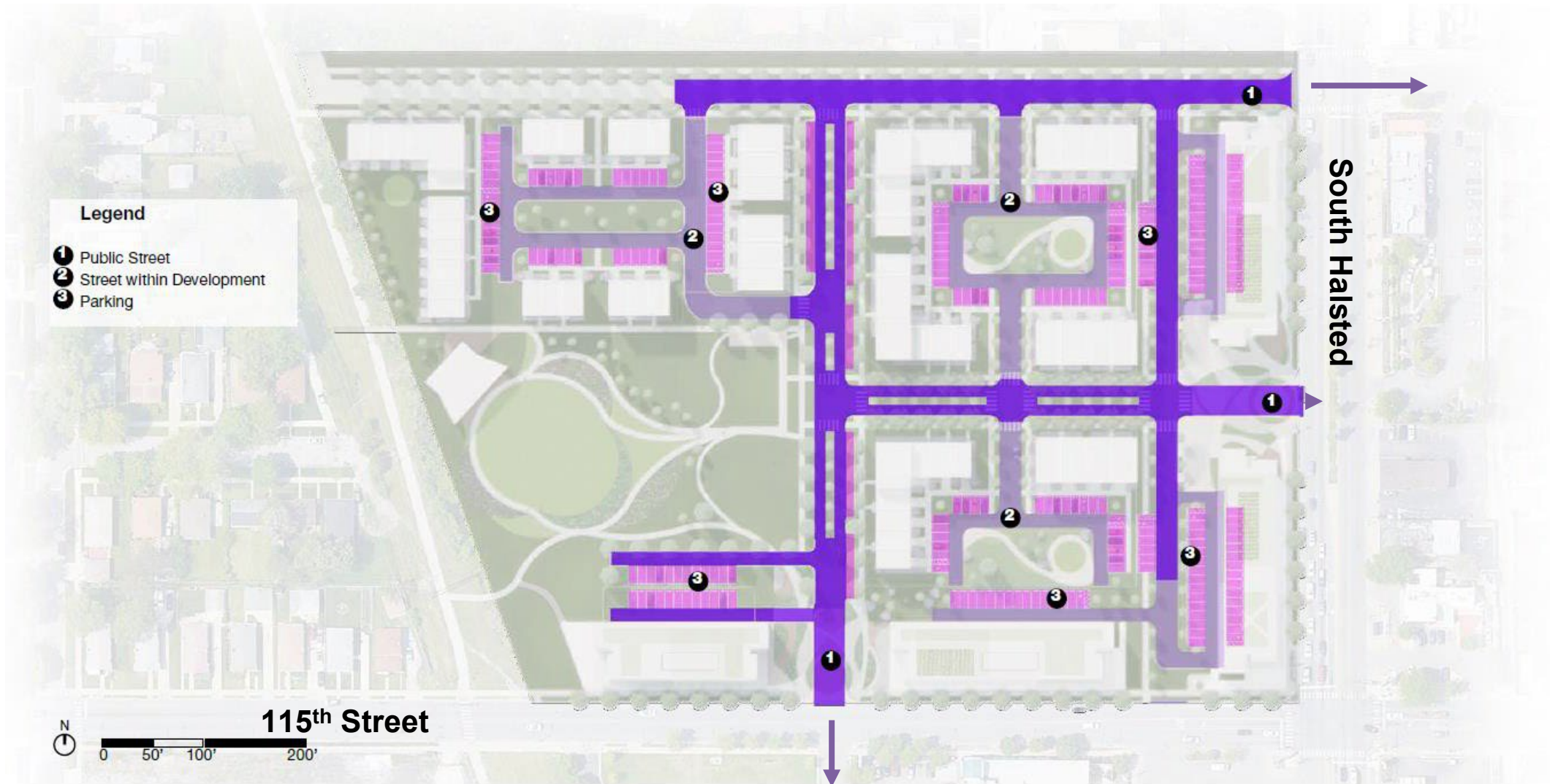
FARSOUTH

POAH CHICAGO

MORGAN PARK COMMONS: BUILDINGS

34TH WARD ALDERMAN CARRIE M. AUSTIN





- Legend**
- 1 Public Street
 - 2 Street within Development
 - 3 Parking

N
0 50' 100' 200'

115th Street

South Halsted

Lamar Johnson Collaborative

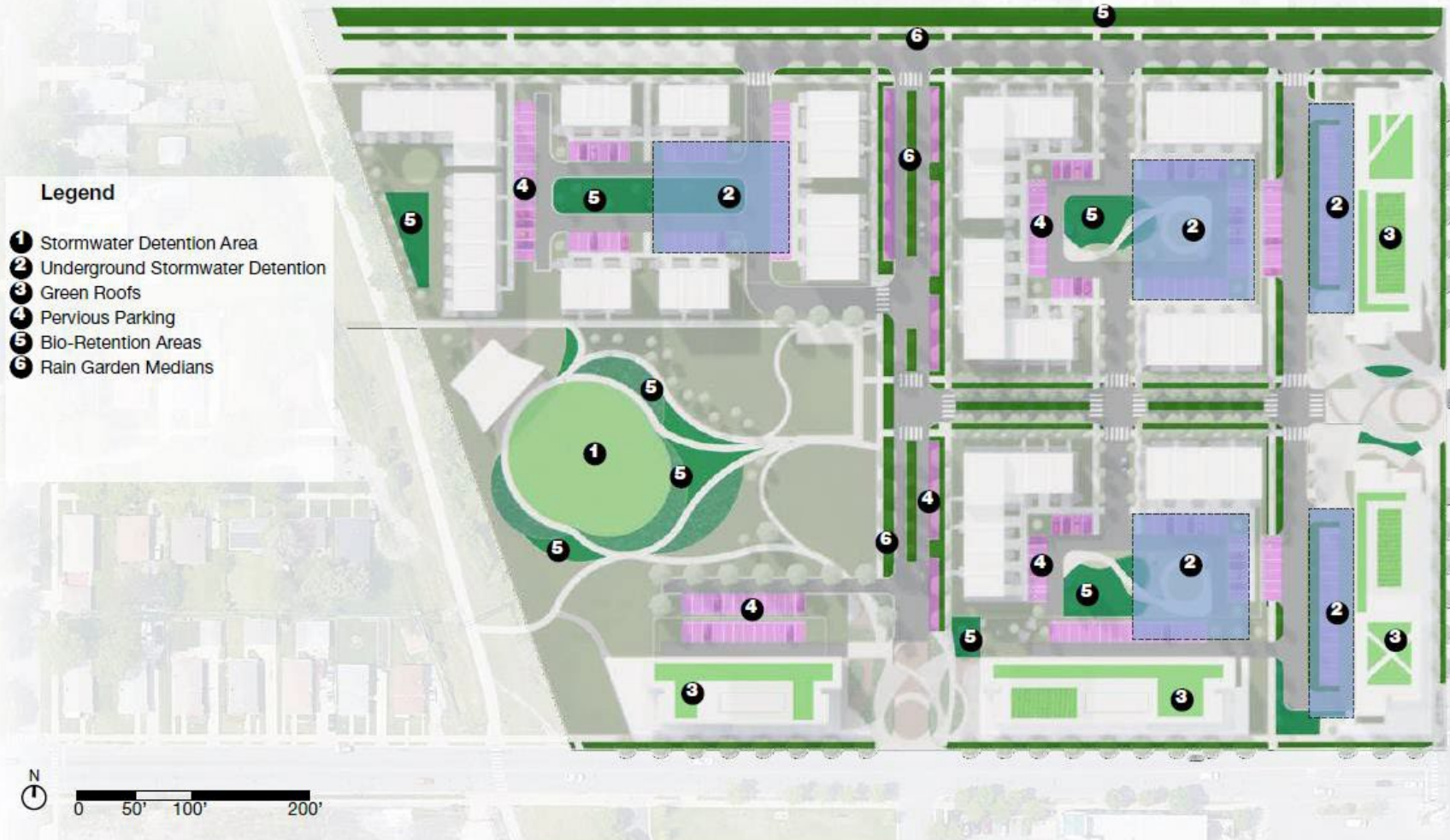
FARSOUTH

POAH CHICAGO

MORGAN PARK COMMONS:
CIRCULATION

34TH WARD ALDERMAN
CARRIE M. AUSTIN





Lamar Johnson
Collaborative

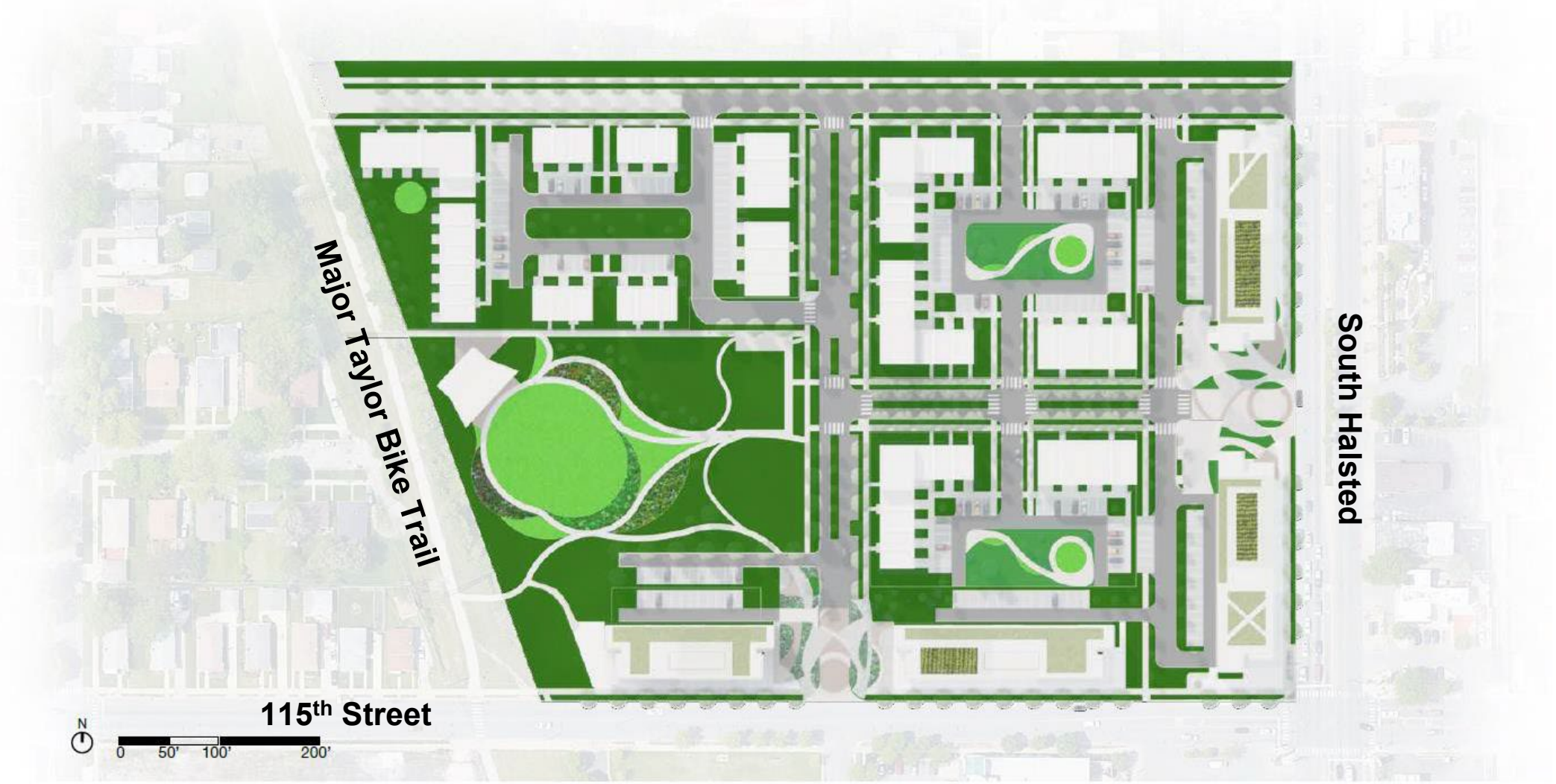
FARSOUTH
COMMUNITY DEVELOPMENT CORPORATION

POAH
CHICAGO

MORGAN PARK COMMONS: STORMWATER MANAGEMENT

34TH WARD ALDERMAN
CARRIE M. AUSTIN





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MORGAN PARK COMMONS:
GREEN SPACE

34TH WARD ALDERMAN
CARRIE M. AUSTIN







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Collaborative

FARSOUTH
COMMUNITY DEVELOPMENT CORPORATION



MORGAN PARK COMMONS:
SITE PLAN

34TH WARD ALDERMAN
CARRIE M. AUSTIN





BUILDING METRICS - MORGAN PARK COMMONS | NORTHEAST BUILDING

Diagram illustrating the floor plan layout with unit mix: 14 apts, 14 apts, 14 apts, retail, lobby, retail.

Level	Fl. Ht.	Residential RSF				Total units/flr	subtotal NSF	Retail	Gross Rentable Area	Common Area	Gross Enclosed Area	Efficiency GRA/GEA	Gross Exterior Area						Gross Constr. Area enclosed	Gross Constr. Area	attributable FAR
		Studio avg. NSF	1 BR avg. NSF	2 BR avg. NSF	2 BR corner avg. NSF								Balcony in	Balcony out	Terrace	MEP/eOth	Landscaping	Parking spaces			
Roof	47.01'																				
9	10.67'	3	6	3	2	14	9,850		9,850	1,930	11,780	83.6%	165					11,780	11,945	11,780	
8	10.67'	3	6	3	2	14	9,850		9,850	1,930	11,780	83.6%	165					11,780	11,945	11,780	
7	10.67'	3	6	3	2	14	9,850		9,850	1,930	11,780	83.6%	165					11,780	11,945	11,780	
1	15.00'							7,220	7,220	1,470	8,690	83.1%			325			9,015	9,015	9,015	
SUBTOTALS		9	18	9	6	42	29,590	7,220	36,790	7,260	44,030	83.5%	495					44,355	44,355	44,355	
RSF SUBTOTALS		3,960	10,980	7,965	5,310	704	average unit NSF	NSF	NSF	GSF	GSF		SF	SF	SF	SF	SF	GSF	GSF	GSF	
MIX % SUBTOTALS		21.4%	42.9%	21.4%	14.3%																

approximate lot area : 32,950 sf

resulting FAR: 1.35
recommended FAR: 1.50



Triangle Square Apartments – Chicago, Illinois



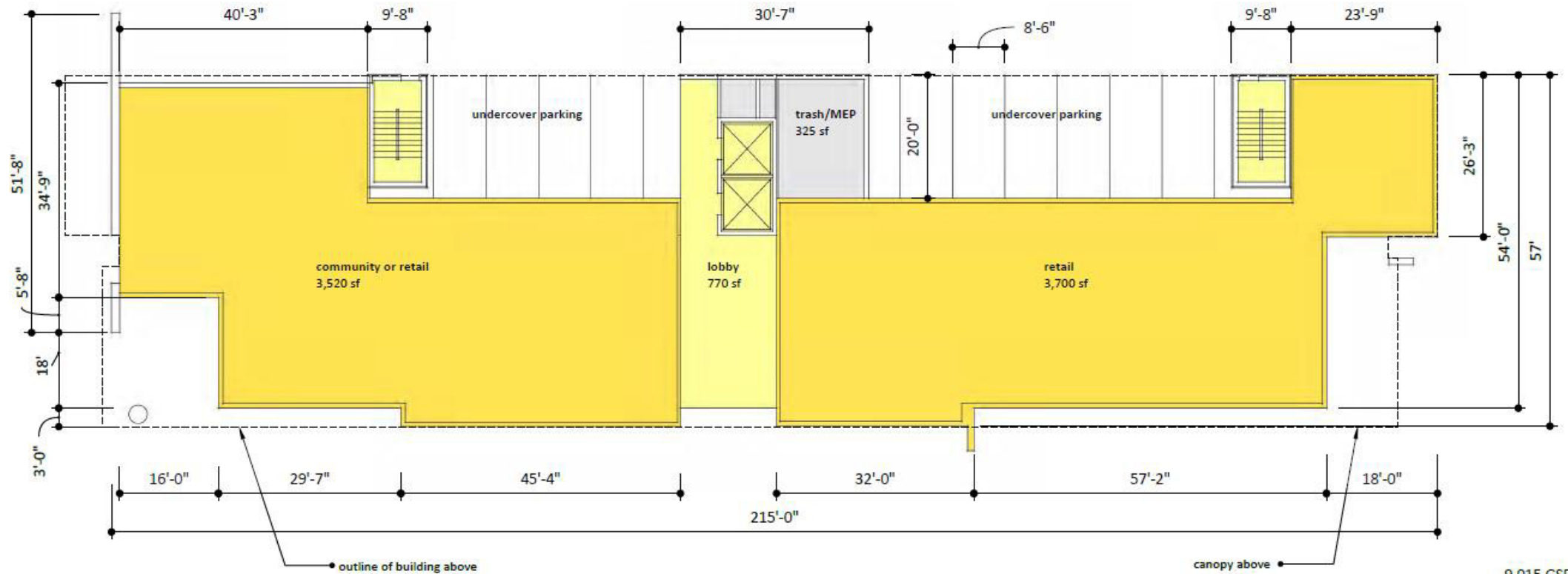
Sunnen Station - Maplewood, Missouri



Park + Regents - Madison, Wisconsin



3831 West Chicago Avenue – Chicago, Illinois



9,015 GSF
20 covered pkg. spaces
672 LF PERIMETER



© LAMAR JOHNSON COLLABORATIVE 2021

0' 16'

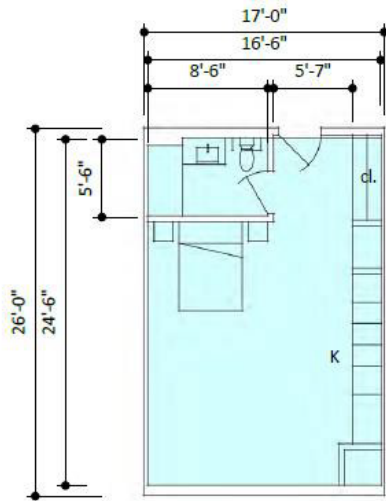
MORGAN PARK COMMONS | CHICAGO | INITIAL CONCEPT for EAST BUILDINGS | TYPICAL RESIDENTIAL LEVELS (2-4) NORTH BUILDING

CLAYCO | LAMAR JOHNSON COLLABORATIVE 06.22.2021

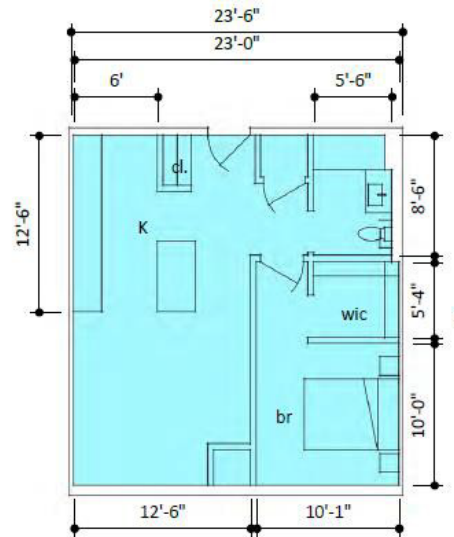




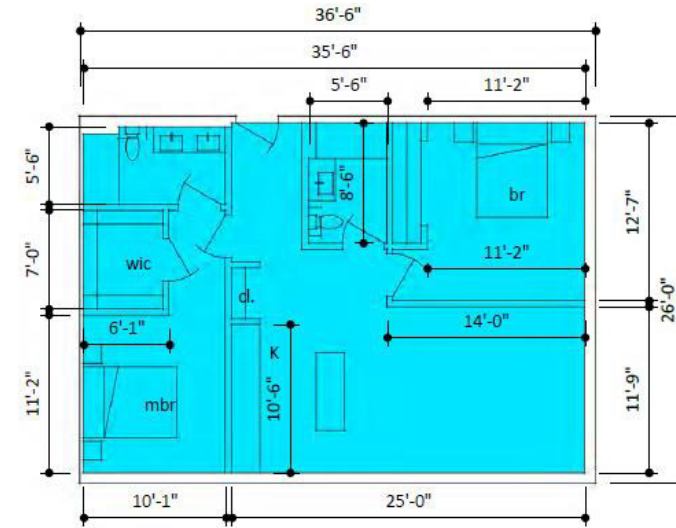
	unit NSF	bdrms per unit	baths per unit	%	QTY	subtotal unit NSF	subtotal bdrms	subtotal baths
studio	440 nsf	1	1	21.4%	9 units	3,960 nsf	9	9
1 BR	610 nsf	1	1	42.9%	18 units	10,980 nsf	18	18
2 BR	885 nsf	2	2	21.4%	9 units	7,965 nsf	18	18
2 BR	950 nsf	2	2	14.3%	6 units	5,700 nsf	12	12
SUBTOTALS	681 avg. unit NSF			100.0%	42 units	28,605 RSF	57	57



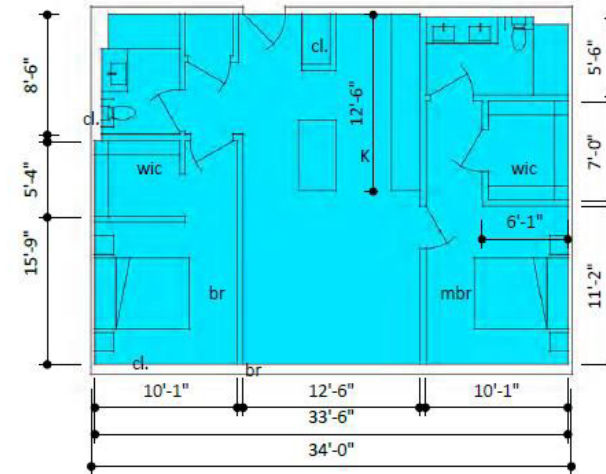
STUDIO | 440 nsf



1 BR | 610 nsf



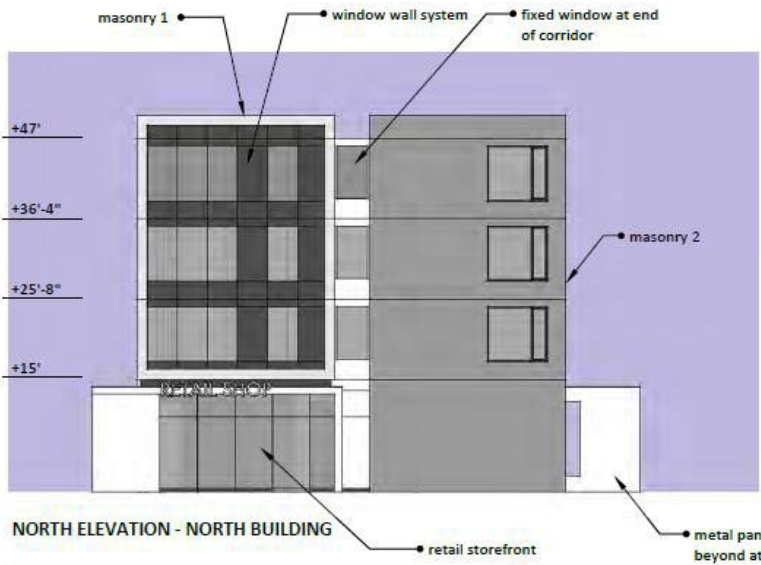
2 BR corner | 950 nsf

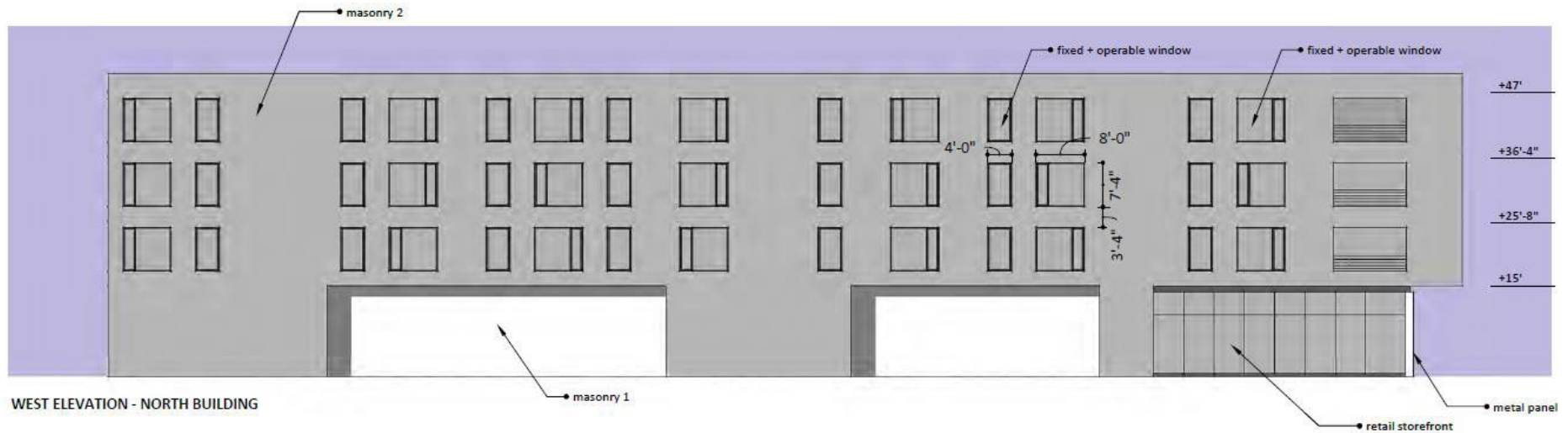


2 BR | 885 nsf

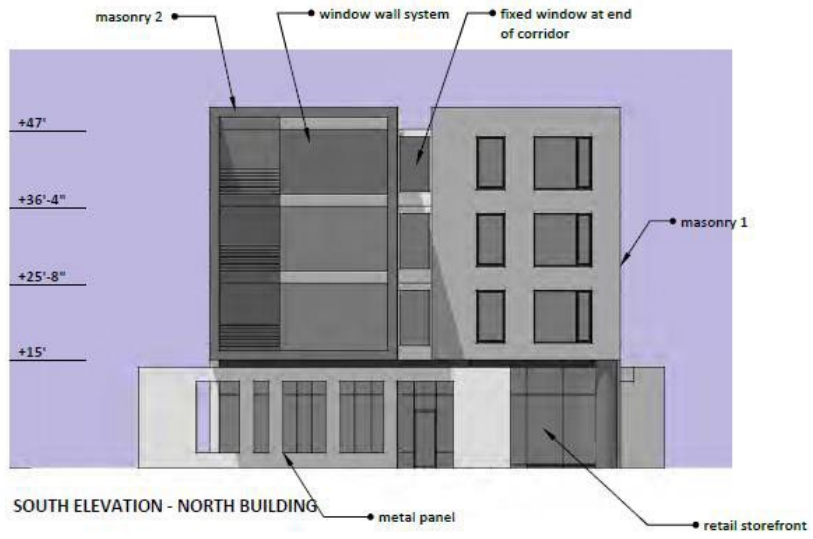
© LAMAR JOHNSON COLLABORATIVE 2021

0' 8'

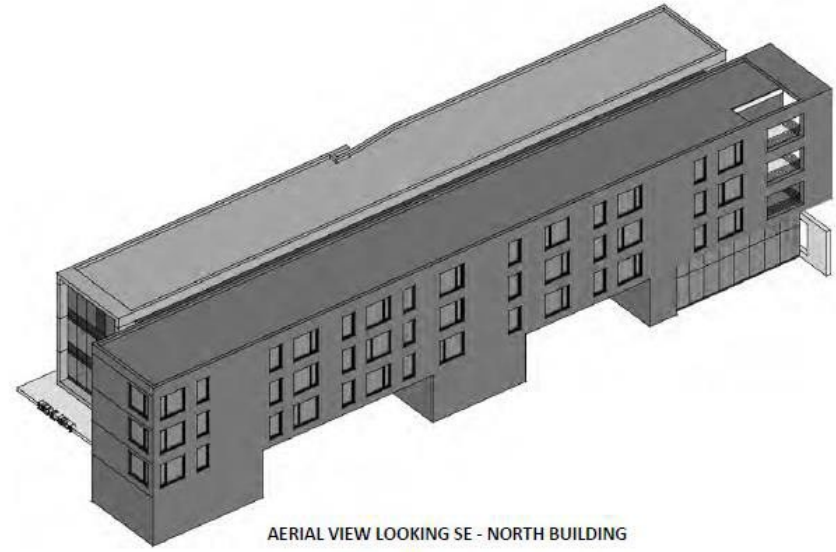




WEST ELEVATION - NORTH BUILDING



SOUTH ELEVATION - NORTH BUILDING



AERIAL VIEW LOOKING SE - NORTH BUILDING



RENDERING WITH PEDESTRIAN CONTEXT











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