

### 3/11/21-33 attendees

#### Agenda: Design Update, Retail intro, committees

##### Design

- I like the upper left-hand image.
- Not too crazy about the Grey tones...
- I like the accent colors. Combining with brick also helps...
- I like the brick texturing...
- I like the textured brick
- I agree, the brick was textured, modern and dynamic
- Abstract Adinkra symbols would be cool...
- Much appreciation!
- Does this building have self-contained parking options?
  - Stand-alone spaces – 16 spaces for 43 units
- I appreciate the effort in translating the comments last time to what we see today.
- ^^ same. Love the meaningful texture
- The brick texture is awesome!
- Patterning in brick is cool...
- This progressing in the right way.
- Definitely doesn't not look as sterile as initial images...
- This will be a great addition to our community and the continuation of more great things to come
- I love the Sculptural symbols
- I like this rendition...
- Should be careful in the use of glass; especially after this last year of vandalism
- love the murals concept & placement
- This version is very nice!
- Great progress
- Is unit mix based on the budget that was shared at the last meeting?
  - Yes - Unit mix is 151BRs, 19 2 BRS, 9 3 BRS
- Public art sculptures?
- Yes to more public art
  - We very much want that and VERY much want to that to come from the community and not just us
- I see there is a push to design the building, so is this a project that has been accepted to move forward towards breaking ground soon?
  - No - we're nowhere near breaking ground. We're trying to reach agreement with the attendees on the call. But we have a proposed a few designs.

##### Retail businesses and design

- I have suggested that POAH recruit established black business owners that are in the properties in Woodlawn and who are well established with banks and other institutions that lend money for business
  - We want to recruit Black businesses, preferably the East Garfield community. Hoping community members can help us recruit in that regard. But will also sell it to businesses we have worked well with in Woodlawn.

- Yes! The community space recruitment for East Garfield Park is necessary. Can other Neighboring Communities such as West Garfield Park, Austin, North Lawndale and Douglass Park be a part of the consideration as well? - Yes
- Will retail tenants be eligible for Neighborhood Opportunity funds?
  - Yes. We will help them apply, too.
  - Alderman confirmed eligibility too
- What is the total sq ft available for retail? How many retail spaces will be available?
  - 4,500\* square feet + a 800 sf community suite
  - Could be 1 larger tenants or 2-4 smaller ones.
  - Would say 1 to 4 retail spaces depending on size of course. We have a UPS franchise in Woodlawn that has about 1,500 SF and a restaurant closer to 5,000
- It looks larger.
- What type of black owned business are you all looking for?
  - We're not targeting any specific businesses yet. Kind of want to know what people want to see
- Coffee shop, gallery, hair salon, restaurant, clothing store, corner market, bank...
- 111 Foods is 5,000 sq. ft
- Completion timeline?
  - We hope to break ground in late '21, if all goes well. Construction likely 12-15 months
- Many places new areas have a corridor kind of set up where several small businesses can have an office location shared within a building. Is this possible for many of the smaller businesses/entrepreneurs?
  - We're open on the types of commercial tenants. We've not marketed it in that regard yet. Once we have a design and think we have a deal that can move forward, we will get more serious about retail attraction.
- POAH has been quite thoughtful in other communities that they served. They were amazing community partners in Woodlawn. Very thoughtful approach to development.
- How big is the Daley's restaurant in POAH's Woodlawn Station development?
  - About 5700 square feet but includes an event room
- Is there any way to increase the square footage?
  - It's not really a big site, unfortunately. We would have to give up residential units. But 4,500\* SF here and 4,000 SF across the street is a fair amount of retail
- A UPS store and a small/medium workout room with classes for everyone.
- Another Woodlawn tenant is <https://redclaydance.com> - Opening in April
- Has POAH worked with a grocery before?
  - We helped bring one to Cottage Grove, but they needed 50,000 SF plus parking
- Again, Parking options should be considered and provided for the residents and the business traffic.
- It is very clear to me that because according to your team there are more residents who want a coffee shop (which I know is NOT true since I live here and work and minister here regularly) that that trumps the concerns of people like me and others who have experienced projects like this come in and bring displacement. The utter disregard you have for comments that express concerns about displacement is a shame. Woodlawn is NOT East Garfield. Give us a plan that INCLUDES us the decision-making process-not when it's convenient to boost your stats to push a project we don't want or need.
  - We have not decided on what retailers there might be. We are taking suggestions and preferences from the community. Nothing in that regard is set. The pictures here are

just examples of what has been done previously. We're a long way retail marketing at this point.

- As a community resident I see a lot of our youth on the street and no place to go, has there been any thought about that?
  - We have thought about youth in the community and we hope you (community) can help us identify those that work with the youth to help engage them in the effort.
  - I would be glad to work with people who see youth as a priority and see what we can do to help them be excellent in life
- What is the retail project price per square foot?
  - Hard to say because shares cost with overall building construction but [*\$200/sf for core and shell and then \$75/sf for tenant improvements*]
  - [*Rents will be comparable to what's available in the neighborhood – we are doing a market study right now with Earth's Remedies*]
- Fresh produce, fruits, vegetables- co-op
- Developing the surrounding neighborhood is key. The community wants sustainability, investment without displacement. We would love to have access to fresh grocery stores, resource centers, black-owned retail, recreations centers, cafes, restaurants.
  - Good comments
- Community members, bring more people to this table!!!!
- I really feel sad as a current resident knowing that a lot of people will be displaced soon (before project) and some later (when the project comes). Many people have a voice about this project but it can't be heard due to "COVID" yet things keep moving forward which says to me as a resident the project is more important than the voices.
  - That is precisely what we are trying to avoid. It's our goal to rent every apartment and every retail space to residents and entrepreneurs the community.
  - Development without displacement is central to our mission and something we feel very strongly about
  - And I'm not trying to just sell you. We honestly believe that
- Visit 63rd Cottage Grove, off the Green line el. & Jewel Osco. POAH, community partnered developments
  - 63rd is not East Garfield
  - Understood. That's why we're talking to everyone. We know 63rd. We're just getting to know East Garfield.

*\*We made an error and represented at the meeting that the retail space in the south buildings would be 5,000, when it is actually 4,500 square feet. In addition, there is an 800 square foot community room that got lumped in with that total at the meeting. The community room is planned to be used for residents and community members and not leased to a retail tenant.*