Application form:  
Community Planning Program and  
Local Technical Assistance Program

DEADLINE: Noon on Thursday, June 25, 2015

This application form is online at www.rtachicago.com/applications. You may submit the form by email to applications@rtachicago.com.  
Upon receipt of application, you will receive an e-mail verifying that your application has been received.

1. Name of Applicant: Quad Communities Development Corporation (QCDC)

2. Main Contact for Application: Bernita Johnson-Gabriel

Name: Bernita Johnson-Gabriel  
Title: Executive Director  
Phone number: 773-268-7232  
Email: bgabriel@qcdc.org

3. Type of Applicant (please check any that apply):

   ___ Local government

   ___ Multijurisdictional group*  
   Please list the members of the group (including government and nongovernmental organizations):

   ___ Nongovernmental organization*  
   Name of local government partner(s):  
   City of Chicago – Department of Planning & Development (DPD); Business Affairs and Consumer Protection (BACP) 
   3rd Ward Alderman Pat Dowell  
   4th Ward Alderman Will Burns

*Applications submitted by multijurisdictional groups and nongovernmental organizations must include a letter indicating support from each relevant local government. See the FAQs for more information. Nongovernmental applicants are strongly encouraged to contact CMAP, RTA, or CDPH prior to submitting their application to discuss their project and the demonstration of local support.
4. Project Type (please check any that apply):

Please check all statements below that describe characteristics of your project. (This will help us determine whether your project is best handled by CMAP, RTA, or CDPH.)

___ X ___ My project involves preparation of a plan.
___ ___ My project helps to implement a past plan.
___ ___ My project links land use, transportation, and housing.
___ ___ My project has direct relevance to public transit and supports the use of the existing transit system.
___ ___ My project is a bicycle, pedestrian, or active transportation plan in suburban Cook County.
___ ___ My project is not directly related to transportation or land use, but implements GO TO 2040 in other ways.

5. Local Match Requirement (please initial to indicate you are aware of the local match requirements):
I am aware that a local match will be required for most projects, and understand that if my project is selected it is up to the project applicant to contribute a local match. (See the program guide for further details on local match requirements.)

___ X ___ Yes, I understand that applicants will be required to contribute a local match.

6. Project Location:

The 43rd Street Retail Corridor (Subject Area A) and the 47th Street Retail Corridor (Subject Area B) fall within Chicago’s 3rd and 4th Wards in the Grand Boulevard (Bronzeville) community. While both Subject Areas are bound by Cottage Grove Avenue (East) and King Drive (West) because of land availability, the project area will extend further east to Lake Park Avenue and west to the Dan Ryan Expressway to better understand and leverage the impact the adjacent areas can have on the subject areas. Subject Area A encompasses approximately fifteen (15) city owned parcels, as does Subject Area B. Included in the project area are the 43rd & 47th Street Green Line stations, a Metra Station, and a number of CTA bus lines.

7. Project Description: The 43rd/47th Street Framework Initiative

Vacant lots and limited quality retail options plague underserved communities, stripping their vitality and overall attractiveness. While residential development has been on the rise, basic amenities and retail development remain lethargic at best. The 43rd/47th Street Framework Initiative, herein referred to as The Framework Initiative, is designed to address the need to stimulate economic growth, activate publicly owned parcels, and provide diverse, high quality service and retail options for residents in underserved communities. QCDC proposes to create retail diversity by replacing vacant lots with vibrant modules/containers, creating added retail options for residents along with a pedestrian friendly retail corridor that supports new and existing businesses. The approach is axiomatic of what is known as “Tactical Urbanism” – where experimentation informs design and there is the potential for real benefit by taking an incremental approach to the process of “city building”. Our approach stems from a “pop-up retail tactic” that will produce the following outcomes:

- Event like atmosphere and/or destination shopping experience
- Ground to exercise a proof-of-concept
- Local incubator for temporary to permanent commercial and community use
The Framework Initiative will change the perception of the corridor by erasing the “missing teeth”, satisfying local consumer demand, and creating entrepreneurial and employment opportunities. The Initiative will work to:

- Rapidly transform historic commercial corridors with an infusion of retail in months, not years
- Deliver low cost retail space by combining reduced development costs with a public-private partnership model
- Merchandise commercial nodes with value-add retailers and small businesses
- Offer flexibility for revitalization, including eventual relocation or expansion options

QCDC, along with key partners, have identified two feasible models for innovative and aggressive corridor development:

- Modular buildings that consist of universal parts or modules manufactured in a factory and shipped to a site for assembly
- Container buildings (shipping containers) that can be repurposed for commercial storefront applications

"The lack of resources is no longer an excuse not to act. The idea that action should only be taken after all the answers and the resources have been found is a sure recipe for paralysis. The planning of a city is a process that allows for corrections; it is supremely arrogant to believe that planning can be done only after every possible variable has been controlled."

- Jaime Lerner (Architect, urbanist, former mayor of Curitiba, Brazil); from Tactical Urbanism, Vol. 2

The Framework Initiative seeks to utilize the Community Planning Program and Local Technical Assistance Program to identify and facilitate:

1. Quick-to-implement (prefabricated and modular) retail and conventional redevelopment planning models and conceptual designs for retail and mixed-use structures that can complete the 43rd and 47th Street street-wall

2. Innovative financial and land structure models that can be used to leverage a vast inventory of publicly owned parcels and promote public-private partnerships for new development, open space, etc.

QCDC has worked with the City of Chicago Department of Planning and Development (DPD) and local elected officials to identify strategic retail development opportunities along the 43rd and 47th Street corridors. Vacant, underutilized properties ranging from single parcels to several acres can be assembled for development. The organization has been a catalyst for community and economic development in the project area for the last ten (10) years. In addition, they have provided technical assistance to developers and small businesses, and in many instances, have been the difference between the success and failure of a project or business. It (QCDC) is well positioned to manage this process in collaboration with the Community Planning Program and Local Technical Assistance Program professional service providers. With support from the City and key partners, QCDC welcomes the opportunity to research trending retail development options, engage the community at large, design and implement a bold strategy that will support corridor revitalization, diversify retail options and create local business and employment opportunities. We believe the team will be second to none, committed to the project, and equally as important, committed to the community.
June 22, 2015

Chicago Metropolitan Agency for Planning (CMAP)
233 South Wacker Drive, Suite 800
Chicago, IL 60606

Re: Quad Communities Development Corporation
Proposal to the 2016 Community Planning Program and Local Technical Assistance Program
43rd/47th Street Framework Initiative

To Whom It May Concern:

Please accept this letter of support for the proposal being submitted to you by Quad Communities Development Corporation (QCDC) as it seeks support to further its work to spur retail development on two significant corridors on the City’s near south side.

The Fourth Ward is home to a number of city owned vacant parcels that are in dire need of development. While interest and activity has increased over the past year, the need to think creatively about other transformative methods of development is critical.

QCDC and its team have brought forth the concept of creating retail space where none exists through the use of containers or modular units. The 43rd/47th Street Framework Initiative could be of value, not only to the Fourth Ward, but also to underserved communities throughout the City of Chicago and beyond.

If successful, the 43rd/47th Street Framework Initiative can be efficiently and economically implemented, creating an innovative entrée for regional and national retailers; providing opportunities for entrepreneurship and small business development; bringing diverse retail options to underserved communities and returning vacant parcels to the City’s tax roll.

I have had the pleasure of working with QCDC over the years and have confidence in their ability to understand the needs of the communities they serve and, with your support, develop a plan to successfully leverage and implement the 43rd/47th Street Framework Initiative. I hope you will look favorably on their proposal and know that if selected, QCDC will have my full support.

Should you have any questions or require additional information, please contact me and in my absence my Chief of Staff, Charis Tripplet at (773) 536-8103.

Sincerely,

[Signature]

William D. Burns
Alderman, 4th Ward
June 23, 2015

Chicago Metropolitan Agency for Planning
233 South Wacker Drive, Suite 800
Chicago, IL 60606

Re: Quad Communities Development Corporation – Proposal to the 2016 Community Planning Program and Local Technical Assistance Program 43rd/47th Street Framework Initiative

To Whom It May Concern:

Please accept this letter of support for the proposal being submitted to you by Quad Communities Development Corporation (QCDC) as it seeks support to further its work to spur retail development on two significant corridors on the City's near south side.

The 3rd Ward is home to a number of city owned vacant parcels that are in dire need of development. While interest and activity has increased over the past year, the need to think creatively about other transformative methods of development is critical.

QCDC and its team have brought forth the concept of creating retail space where none exists through the use of containers or modular units. The 43rd/47th Street Framework Initiative could be of value, not only to the Bronzeville community, but also to underserved communities throughout the City and beyond.

If successful, the 43rd/47th Street Framework Initiative can be efficiently and economically implemented, creating an innovative entrée for regional and national retailers; providing opportunities for entrepreneurship and small business development; bringing diverse retail options to underserved communities and returning vacant parcels to the City's tax roll.

I have had the pleasure of working with QCDC over the years and have confidence in their ability to understand the needs of the communities they serve and, with your support, develop a plan to successfully leverage and implement the 43rd/47th Street Framework Initiative. I hope you will look favorably on their proposal and know that if selected, QCDC will have my full support.

Sincerely,

Pat Dowell
Alderman, 3rd Ward
June 23, 2015

Chicago Metropolitan Agency for Planning
233 South Wacker Drive, Suite 800
Chicago, IL 60606

Re: Quad Communities Development Corporation – Proposal to the 2016 Community Planning Program and Local Technical Assistance Program 43rd/47th Street Framework Initiative

To Whom It May Concern:

Please accept this letter of support for the Quad Communities Development Corporation's (QCDC) proposal to advance efforts to spur retail development on two significant corridors on the City's near south side.

The Department of Business Affairs and Consumer Protection's (BACP) Small Business Center sees the opportunity for this project to be a best practice that can be scaled up and replicated in other communities with high concentrations of city owned parcels and lack quality retail options.

QCDC intends to implement the 43rd/47th Street Framework Initiative efficiently, creating an innovative portal for regional and national retailers. The Initiative will provide opportunities for entrepreneurship and small business development, bringing diverse retail options to underserved communities and returning vacant parcels to the City's tax roll.

BACP has had the pleasure of working with QCDC as a valued NBDC (Neighborhood Business Development Center), providing quality consultations to local businesses and helping the neighborhood thrive. We are confident in their ability to understand and address the needs of the communities they serve and, with your support, develop a plan to successfully leverage and implement the 43rd/47th Street Framework Initiative. We hope you will look favorably on their proposal and know that if selected, QCDC will have full support of BACP.

Sincerely,

Gina M. Caruso, AICP
Assistant Commissioner