CABRINI-GREEN
DEVELOPMENT ZONE PLAN UPDATE
April 2015

Development Zone Plan Overview
We are pleased to present the Development Zone Plan (DZP) for approximately 65 acres of vacant land in the Cabrini-Green area that identifies a physical framework and basis for Request for Proposals (RFP) to develop the site. The plan identifies a community that is vibrant, walkable, connected and based on the principles of Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND).

The Plan
- Describes opportunities for job creation and commercial spaces that provide gateways for local business, retail and other services to serve the entire community.
- Links Cabrini-Green to the surrounding neighborhoods by connecting streets to the existing street grid and adhering to the principles of the Chicago Complete Streets Initiative, which ensures safe and unobstructed access throughout the neighborhood for pedestrians, cyclists, transit users and motorists.
- Provides new green spaces to help meet the needs of a growing population and supplies outlets for families that encourage community engagement.
- Creates opportunities for a variety of housing styles to accommodate a diverse population for all income levels and family sizes.
- Provides opportunities for partnership between businesses and organizations to build retail and amenities such as day care and health centers along Division, Clybourn and Larrabee.
- Creates opportunities to build more sustainable Chicago neighborhoods by incorporating principles of LEED-ND standards.
- Provides a vision and pathway to physical and economic independence for all neighborhood families including CHA households.

Community Engagement Process
CHA continues to work closely with a host of key stakeholders and community partners to help strengthen the revitalization of the Cabrini-Green neighborhood. Since March 2011, CHA has worked to develop the DZP with the assistance of the Near North Working Group, which provides ongoing overall direction for the Near North Redevelopment Initiative. In February 2014, CHA hosted two community open houses to present the plan in a draft form.

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LEED for Neighborhood Development (LEED-ND)
LEED for Neighborhood Development emphasizes the creation of compact, walkable, vibrant, mixed-use neighborhoods with good connections to nearby communities. In addition to neighborhood cohesion, pedestrian scale and mix of uses, the rating system also emphasizes the location of the neighborhood and the performance of the infrastructure and buildings within it. The sustainable benefits of a neighborhood increase when it offers proximity to transit and when residents and workers can safely travel by foot or bicycle to jobs, amenities and services. This can create a neighborhood with a high quality of life and healthy inhabitants. – Defined by US Green Building Council.

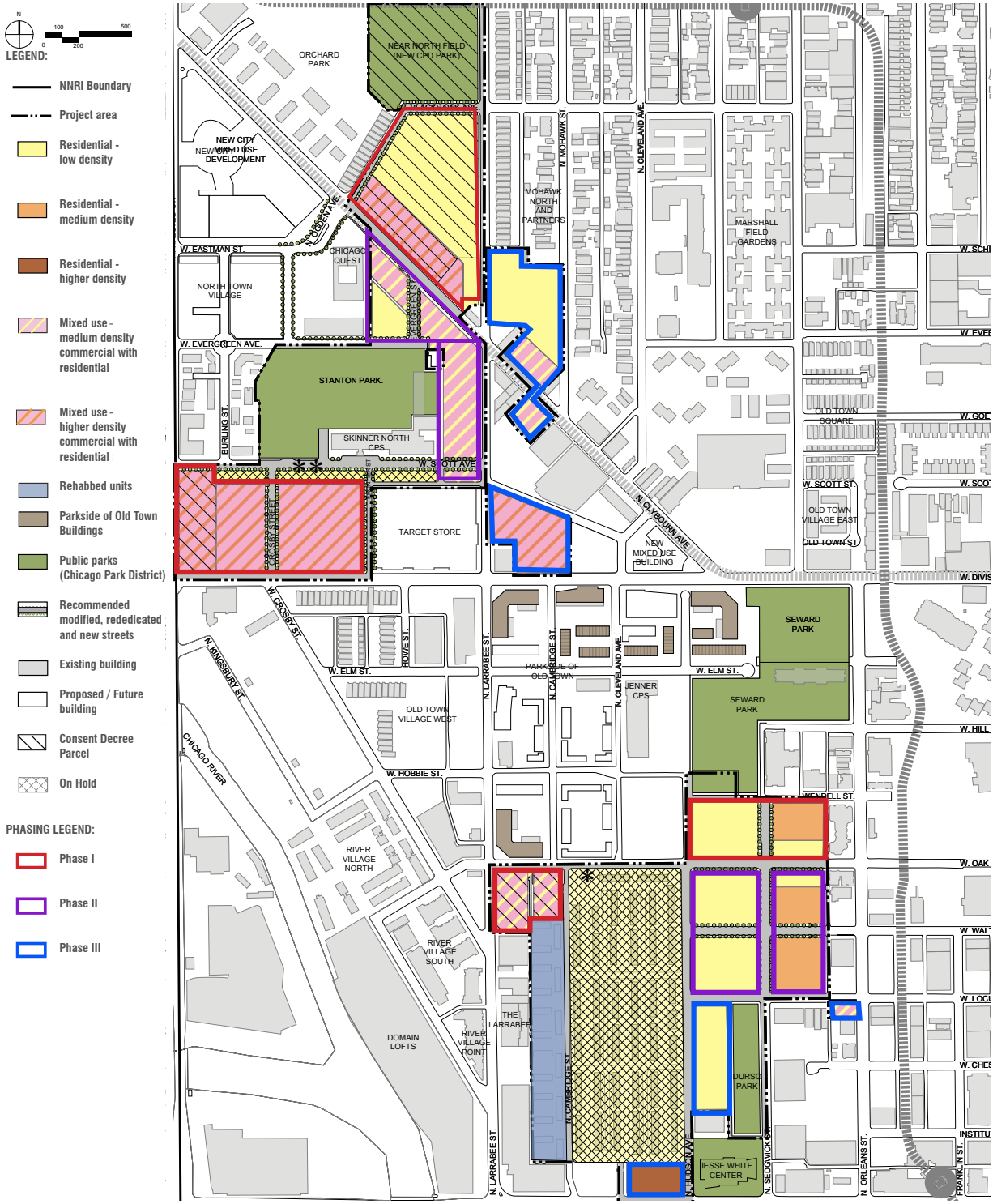
CHA
CHICAGO HOUSING AUTHORITY

Approximately 350 community members attended, and CHA collected over 230 comment cards and 163 emails on its website providing feedback on the draft plan. The support, concern and insight expressed throughout this comprehensive process have been thoughtfully considered and implemented into the updated plan.

Future of Cabrini-Green

CHA is committed to building strong, vibrant communities throughout Chicago to increase the quality of life and economic opportunities for its residents as part of its strategic initiative, "Plan Forward: Communities That Work." The redevelopment of the Cabrini-Green area is a vital component of Plan Forward. A new component of the updated plan includes a preliminary development phasing plan and an estimate of new dwelling units (see below).

The recommendations in the DZP are intended to guide development in a way that ensures it remains an inclusive community, embracing economic and cultural diversity for all CHA residents and the Near North Community as a whole.



* Pending resolution of current litigation, the Francis Cabrini Rowhouses site will be developed as a single-phase RFP.
** Plans for these parcels are on hold for further study related to traffic congestion.

Phasing Plan and Estimates of Unit Delivery

Development Zone Plan Phase	Approximate Acreage	Estimated Number of Total Dwelling Units*	RFP Release	Est. Construction Start	Est. Unit Delivery
Phase I	18	970-1270	2015	2016-2018	2017-2019
Rowhouses	13	460	TBD	2017-2019	2018-2020
Phase II	10	450-550	2016	2018-2020	2020-2023
Phase III	8.5	450-550	2018	2020-2022	2022-2025
TOTAL	49.5	2330-2830			

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* Total dwelling unit estimates include a mix of incomes.

Thank you for your participation.