

# JACKSON AND EMERSON SITE VISIONING

Community Meeting 3

September 29, 2026



# Community Workshop 3 — Feasibility and Design Schemes

## Agenda

**Date:** September 29, 2026

**Time:** 6pm to 8pm

|                    |                                        |
|--------------------|----------------------------------------|
| <b>6:00 - 6:15</b> | Welcome and Introductions              |
| <b>6:15 - 6:30</b> | Community Workshop 2 Recap             |
| <b>6:30 - 7:30</b> | Site Scenarios Discussion and Feedback |
| <b>7:30 - 8:00</b> | Q&A, Final Thoughts and Next Steps     |

# Community Workshop 2 - Site Vision and Strategy

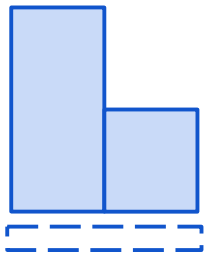
## September 1, 2026

### Summary



# Urban Design Guidelines

To Guide and Inform Conversation and Ideas



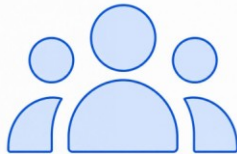
## Street Character

- Crosswalks
- Relationship to streets
- Pedestrian access
- Connectivity
- Safe Pathways



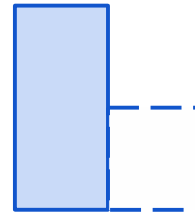
## Traffic + Parking

- Parking
- Vehicle circulation (traffic)



## Housing + Unit Count

- Approximate unit counts under different scenarios
- Families and people served
- Type of housing
- Rental vs ownership



## Massing + Organization

- Arrangement of development on site
- Different massing/configuration possibilities



## Purpose + Use

- Mix of uses
- Neighborhood/Community Center vs. Residential
- Combination of retail and housing
- Community gathering space
- Other need / direction?



## Building Form

- Appropriate building heights
- Appropriate level of density
- Relationship between height, density, and number of units/families served
- How buildings interact with street edge
- General Scale
- Materiality

# Community Workshop 2 — Site Vision and Strategy

## Purpose and Goals:

To further understand needs of community and visions for development. This will serve as a foundation and core, so that financial feasibility can be addressed in regards to these conversations and ideas in following meeting.



## Moveable Site Scenarios to Start Discussion

# Key Topics Discussed

- **Housing Affordability**
  - Affordable housing for current and displaced 5th Ward community members
  - Who will live in the housing
  - Possibility of land trust
- **Housing Tenure**
  - Rental vs homeownership
  - Flexible Models (Rental → Ownership)
- **Density + Number of units**
  - 14 vs. 30 vs. 70 units
  - Density's role in feasibility
- **Building Height + Scale**
  - Discussion of 2-3 stories
  - Relationship to neighboring buildings
- **Housing Typology**
  - Single Family Homes
  - Small Multifamily
  - Townhome
  - Multi-Unit
  - Shared Wall Clusters
  - Flats
  - ADUs



# Key Topics Discussed

- **Parking**
  - Quantity of parking
  - Discussion of garages and parking incorporated into housing
- **Traffic + Circulation**
  - Existing traffic
  - Relationship between new development and future circulation + traffic
  - Alleys
  - Pedestrian Safety
- **Green Space**
  - Yards / parks
  - Housing setback from street
- **Neighborhood Character**
  - Existing building rhythm
  - Residential neighborhood feel and materiality
- **Infrastructure + Urban Design**
  - Flooding / water impacts
  - Construction impacts
  - Alleys and streets
- **Implementation**
  - Feasibility
  - Funding Requirements
  - Long-term affordability



# Schemes Explored



# General Community Points of Alignment

*Existing neighborhood areas of consensus and or importance to be prioritized in design schemes:*

- **Housing Affordability**
  - Desire to maximize number of affordable housing opportunities and countering displacement
- **Neighborhood Character and Scale**
  - Furthers neighborhood residential character
  - Discussion centered around 2-3 stories tall



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# General Community Points of Alignment

*Existing neighborhood areas of consensus and or importance to be prioritized in design schemes:*

- **Parking and Circulation**
  - Sufficient parking, at least 1 car per unit
  - Preference for parking over ADU's
  - Pedestrian safety and connectivity
- **Desire to Understand Push Pull Points**
  - How do density, unit count, affordability, and height impact one another



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# Differences and Variations in Perspective

*Areas where community members shared different perspectives, emphasizing various priorities and approaches*

- **Density + Number of Units**
  - Lower Density to maintain more residential / neighborhood feel
  - Openness towards greater density for more affordable housing opportunities
  - Push and Pull
- **Building Height + Scale**
  - Range
  - Some residents prefer two stories
  - Others open to 3.5 stories
  - One mention of 5 stories received general opposition



# Differences and Variations in Perspective

*Areas where community members shared different perspectives, emphasizing various priorities and approaches*

- **Housing Typology + Massing**
  - Lack of consensus on massing and layout possibilities
  - Multiple possibilities discussed including individual homes, townhouses, multifamily, mix, other variations
- **Urban Design**
  - Whether or not to continue the alley towards Emerson
  - Whether or not to remove or adjust the existing alley to create continuous development
- **Housing Tenure**
  - Different approaches
  - Desire for ownership, yet desire for more rentals to increase affordability
  - Specific Mix



# Discussion Point Study

| POINT RAISED                                          | WHY?                                                                   | WHY NOT?                                                                                                                                                                                                         |
|-------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>HOUSING TENURE</b>                                 |                                                                        |                                                                                                                                                                                                                  |
| Preference for rental opportunities                   | Non transient, neighborly feel, affordability, doesn't push people out |                                                                                                                                                                                                                  |
| Preference for home ownership opportunities           | more affordable house, avoids potential transient renters              |                                                                                                                                                                                                                  |
| Progression from rental to ownership                  | flexible, allows for homeownership in future                           |                                                                                                                                                                                                                  |
| Preference for mix                                    | flexible, addresses both, doesn't push people out                      |                                                                                                                                                                                                                  |
| <b>GREEN SPACE</b>                                    |                                                                        |                                                                                                                                                                                                                  |
| Park in Middle of Development                         | Multi-family around and reduced density                                |                                                                                                                                                                                                                  |
| Housing set back to allow pockets of front yard space | Feeling of street without being directly on the street                 |                                                                                                                                                                                                                  |
| <b>URBAN DESIGN</b>                                   |                                                                        |                                                                                                                                                                                                                  |
| Remove Alley                                          | Central green space, one continuous lot                                |                                                                                                                                                                                                                  |
| Maintain Alley                                        | Prevent Traffic buildup (into Wesley Avenue)                           |                                                                                                                                                                                                                  |
| Extend Alley                                          | Reduce Traffic                                                         | Dangerous, "mess", "random cut-through"                                                                                                                                                                          |
| <b>BUILDING HEIGHT + SCALE</b>                        |                                                                        |                                                                                                                                                                                                                  |
| 5 stories                                             | Attractive to developer, more housing                                  | Increased density increases traffic, fear of flooding, cracking, interrupts existing neighborhood residential feel, could lead to "transient" use, more units gets into planned development (slows down process) |
| 3.5 stories                                           | More space, potentially parking underneath and 3 stories above         | sticks out "like sore thumb"                                                                                                                                                                                     |
| 3 stories                                             | Fits in, general acceptance                                            | Less density and opportunity for affordable housing                                                                                                                                                              |
| 2 stories                                             | Fits in, not too high                                                  | Less density and opportunity for affordable housing                                                                                                                                                              |

## Site Scenarios - General Findings / Push and Pull Points

*The following are findings impacting affordability based on feasibility models. Please note that any pricing numbers are based on the current market and subject to change given the volatility of the construction and lending markets, and of inflation between now and RFP issuance.*

- **Donation or sale for \$1 of the existing land is one of the largest impacts on affordability. The project is only feasible at market rate/non-affordable without this.**
- **75% or Higher Rental to Sale Unit Mix increases feasibility. 1 and 2 bedroom units also help with feasibility.**
- **30% Affordable is more feasible than 50% affordable and requires fewer subsidies/government sources**
- **Mixed-Use can help affordability, but is a risk due to challenging retail environment**

# Definitions

*Useful as we discuss the following slides:*

- **AMI - Area Median Income, with percentage being a portion of this number**
- **Affordable - for this exercise, this means rental units that are affordable for households at 40-60% AMI and for sale units priced to be affordable for households at 100% AMI**
- **TDC - Total Development Cost**
- **Funding Gap noted equals potential need for subsidization or additional funding sources outside of what the project creates. This can be in the form of, but not limited to:**
  - IL Affordable Housing Donation Tax Credit (State)
  - Low-Income Housing Tax Credit (LIHTC) (State)
  - Project Based Rent Vouchers (Federal)
  - HOME Funds or Community Development Block Grants (Federal)
  - Five-Fifths TIF (City)

## Site Scenario 1



**Number of Units: 16**

3 BR: 8

4 BR: 8

**Rental: 12**

**For Sale: 4**

24 Parking Spaces (1.5:1)

### **Key Takeaway for Scenario 1**

100% Rental brings about potential for no subsidies required at 30% Affordable but this goes against the wishes of the community.

# Site Scenario 1

## 30% Affordable

**Estimated TDC:** \$8,200,000  
Estimated Cost per unit: \$508,800

| Target For/Sale Range:      | # of Units |
|-----------------------------|------------|
| Market:                     | 3          |
| 120% AMI:                   | 1          |
| <b>Target Rental Range:</b> |            |
| Market (120% AMI):          | 8          |
| 40-60% AMI:                 | 4          |

Financial Gap: approx. **\$100,000/unit or \$1,600,000**

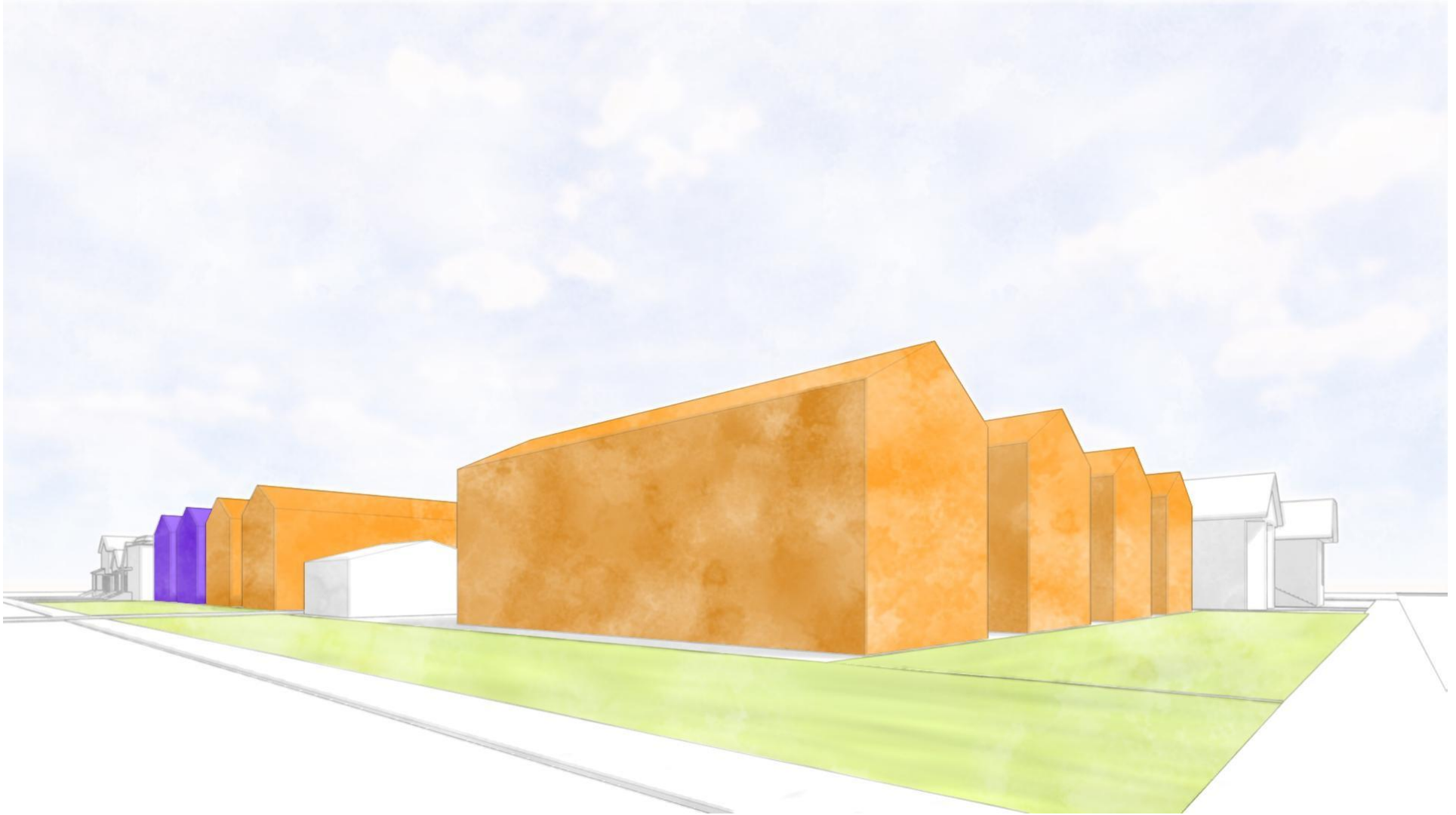
## 50% Affordable

**Estimated TDC:** \$8,200,000  
Estimated Cost per unit: \$508,800

| Target For/Sale Range:      | # of Units |
|-----------------------------|------------|
| Market:                     | 2          |
| 120% AMI:                   | 2          |
| <b>Target Rental Range:</b> |            |
| Market (120% AMI):          | 6          |
| 40-60% AMI:                 | 6          |

Financial Gap: approx. **\$150,000/unit or \$2,400,000**

## Site Scenario 1



## Site Scenario 2



### Number of Units: 26

2 BR: 2    3 BR: 18    4 BR: 4

**Rental: 18**

**For Sale: 8**

34 Parking Spaces (1.3:1)

### Key Takeaway for Scenario 2

Scenario 2 is the least feasible of the three, and would need subsidies even if it went to 100% rental. This goes against community desires to include home ownership options.

# Site Scenario 2

## 30% Affordable

**Estimated TDC:** \$14,560,000  
Estimated Cost per unit: \$560,000

| Target For/Sale Range:      | # of Units |
|-----------------------------|------------|
| Market:                     | 6          |
| 100% AMI:                   | 2          |
| <b>Target Rental Range:</b> |            |
| Market (120% AMI):          | 12         |
| 40-60% AMI:                 | 6          |

Financial Gap: approx. **\$125,000/unit or \$3,250,000**

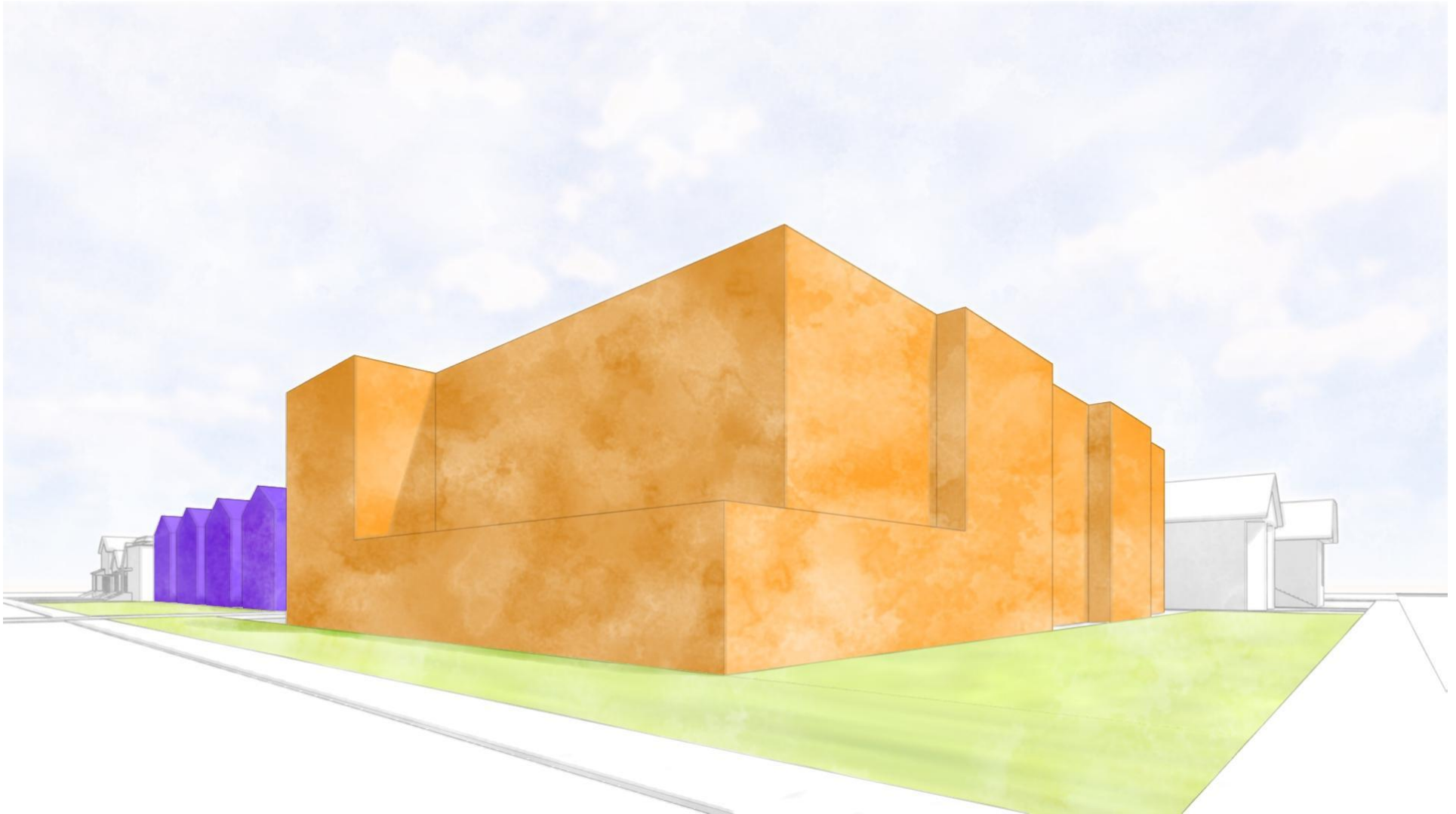
## 50% Affordable

**Estimated TDC:** \$14,560,000  
Estimated Cost per unit: \$560,000

| Target For/Sale Range:      | # of Units |
|-----------------------------|------------|
| Market:                     | 4          |
| 120% AMI:                   | 4          |
| <b>Target Rental Range:</b> |            |
| Market (120% AMI):          | 9          |
| 40-60% AMI:                 | 9          |

Financial Gap: approx. **\$175,000/unit or \$4,550,000**

## Site Scenario 2



## Site Scenario 3



**Number of Units: 32**

1 BR: 6 2 BR: 6 3 BR: 12 4 BR: 8

**Rental: 24**

**For Sale: 8**

**30 Parking Spaces (0.94:1)**

### **Key Takeaway for Scenario 3**

By reducing the for sale units to 4 units, both 30% Affordable and 50% Affordable options are feasible with smaller subsidies. Additional rental units above the current 32 total units could make the scenario potentially feasible without subsidy.

# Site Scenario 3

## 30% Affordable

**Estimated TDC:** \$18,250,000  
Estimated Cost per unit: \$570,000

| Target For/Sale Range:      | # of Units |
|-----------------------------|------------|
| Market:                     | 6          |
| 100% AMI:                   | 2          |
| <b>Target Rental Range:</b> |            |
| Market (120% AMI):          | 16         |
| 40-60% AMI:                 | 8          |

Financial Gap: approx. **\$100,000/unit or \$3,200,000**

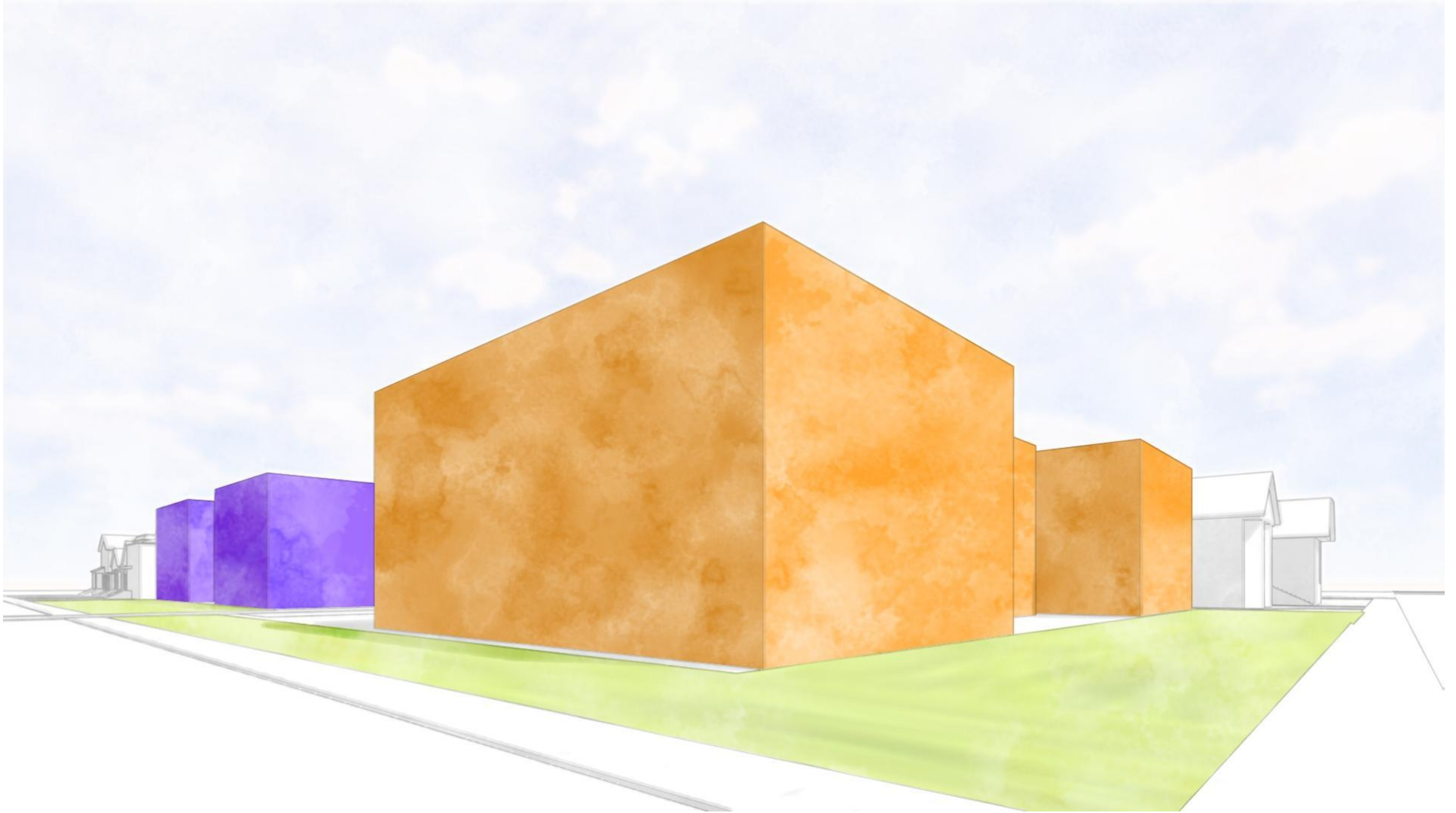
## 50% Affordable

**Estimated TDC:** \$18,250,000  
Estimated Cost per unit: \$570,000

| Target For/Sale Range:      | # of Units |
|-----------------------------|------------|
| Market:                     | 4          |
| 100% AMI:                   | 4          |
| <b>Target Rental Range:</b> |            |
| Market (120% AMI):          | 12         |
| 40-60% AMI:                 | 12         |

Financial Gap: approx. **\$150,000/unit or \$4,800,000**

## Site Scenario 3



# Community Feedback Form

## Scenario 1



Overall ranking:  
(1, 2, or 3)

|                         | <i>Not Satisfied</i>  |       | <i>Neutral</i>        |       | <i>Very Satisfied</i> |
|-------------------------|-----------------------|-------|-----------------------|-------|-----------------------|
|                         | 1                     |       | 3                     |       | 5                     |
| Massing/Number of Units | <input type="radio"/> | ----- | <input type="radio"/> | ----- | <input type="radio"/> |
| Parking                 | <input type="radio"/> | ----- | <input type="radio"/> | ----- | <input type="radio"/> |
| Size of Units           | <input type="radio"/> | ----- | <input type="radio"/> | ----- | <input type="radio"/> |
| Rental vs Ownership Mix | <input type="radio"/> | ----- | <input type="radio"/> | ----- | <input type="radio"/> |
| Affordability Mix       | <input type="radio"/> | ----- | <input type="radio"/> | ----- | <input type="radio"/> |

## Scenario 2



Overall ranking:  
(1, 2, or 3)

|                         |                       |       |                       |       |                       |
|-------------------------|-----------------------|-------|-----------------------|-------|-----------------------|
| Massing/Number of Units | <input type="radio"/> | ----- | <input type="radio"/> | ----- | <input type="radio"/> |
| Parking                 | <input type="radio"/> | ----- | <input type="radio"/> | ----- | <input type="radio"/> |
| Size of Units           | <input type="radio"/> | ----- | <input type="radio"/> | ----- | <input type="radio"/> |
| Rental vs Ownership Mix | <input type="radio"/> | ----- | <input type="radio"/> | ----- | <input type="radio"/> |
| Affordability Mix       | <input type="radio"/> | ----- | <input type="radio"/> | ----- | <input type="radio"/> |

## Scenario 3



Overall ranking:  
(1, 2, or 3)

|                         |                       |       |                       |       |                       |
|-------------------------|-----------------------|-------|-----------------------|-------|-----------------------|
| Massing/Number of Units | <input type="radio"/> | ----- | <input type="radio"/> | ----- | <input type="radio"/> |
| Parking                 | <input type="radio"/> | ----- | <input type="radio"/> | ----- | <input type="radio"/> |
| Size of Units           | <input type="radio"/> | ----- | <input type="radio"/> | ----- | <input type="radio"/> |
| Rental vs Ownership Mix | <input type="radio"/> | ----- | <input type="radio"/> | ----- | <input type="radio"/> |
| Affordability Mix       | <input type="radio"/> | ----- | <input type="radio"/> | ----- | <input type="radio"/> |

## Site Scenarios - Funding Assumptions Made

*The following lists assumptions made to explore financial feasibility of each scenario.*

- **Unit Hard (Construction) Costs**

- Assumption is made for Type VA - Wood framed construction, repeating layouts and basic materials starting at \$300/SF.
- This number is plausible in current construction, but may be out of reach when RFP starts. Additionally, if LIHTC or other government funding is used, this number will go up.

- **Various Assumptions**

- Operational Expenses: 45%
- Soft Costs: 22%
- Contingency: 5%
- Interest Reserve: 5% of Hard Costs
- Developer Fee: 3%
- Exit Cap Rate: 5.25%
- Closing Costs on For Sale: 3%
- Rents are modeled at 6% escalation