

Understanding Community Space

Community spaces are typically public locations where members of the neighborhood are able to gather for activities, support networks, public programs and other similar uses. Community centers may serve the whole community or be targeted to specific subgroups within the wider community. Similarly, community spaces can be owned by the community, government, sponsored through donations, or be commercially owned and managed. Apart from a public, community meeting space, there are a wide range of uses and audiences in community-based places, including the following.

- Community arts centers;
- Support services for homeless individuals, individuals with disabilities or other minority populations such as ex-convicts, refugees, immigrants, battered women;
- Legal aid;
- Computer centers, cafes, and food pantries;
- Child and youth programs; and
- Job and arts incubators.

This fact sheet provides information on three Chicago examples of community spaces.

Example Space: The Plant

Location: Back of the Yards.

Type: Renovation of a former meatpacking plant.

Developer/Manager: John Edel, founder of The Plant and Bubbly Dynamics, LLC—a company which exists to acquire and repurpose undervalued industrial buildings in Chicago in an ecologically responsible way.

Uses: Mixed-use that includes 93,500 square-feet of small business rental units, a shared commercial kitchen and indoor/outdoor farming space. Current tenants include bakeries, breweries and aquaponic farms.

Funding: The renovation cost \$6 million and utilized funding from a range of public and private sources, including:

- Chicago Community Loan Fund (nonprofit community development financial institution);
- Department of Commerce and Economic Development grant;
- Federal tax credits;
- Chicago Community Trust grant (foundation);
- Tenant agreements; and
- Private donations.



The Plant



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Example Space: Hairpin Lofts

Location: Logan Square.

Type: Restoration of the historic Sachs building.

Developer/Manager: Developed by Brinshore Development, LLC and managed by Leasing and Management Co., Inc.

Uses: Mixed-use building that includes the 7,000 square-foot Hairpin Arts Center—a space for local artists, arts organizations and the community; 9,000 square-feet of retail space; three market-rate rental units and 25 affordable rental units.

Funding: The project cost \$11 million to construct and utilized funding from public and private sources:

- Tax increment financing;
- Tax-exempt bonds;
- Low-income housing tax credits; and
- Grants and private funding.



Example Space: The Center on Halsted

Location: Lakeview.

Type: New.

Developer/Manager: Developed by Horizons Community Services and managed by Center on Halsted, a nonprofit organization.

Uses: Mixed-use, 175,000 square-foot building houses an entertainment venue, a Whole Foods grocery store, a café, office space for partners, a technology center, a gym, a theater, a public roof garden, underground parking and a number of unique gathering spaces. The Center hosts a vast array of programs and services

that support Chicago's LGBTQ and allied community including youth and senior programs, legal aid, healthcare services and recreation/wellness programs.

Funding: The project cost \$20 million to build, sourced from a range of providers:

- Illinois First Grants (for infrastructure);
- Illinois Clean Energy Community Foundation Green Building design grant;
- Kresge Foundation Grants;
- Federal resources from the Depts. of Housing and Urban Development, Health and Human Services;
- Tenant agreement with Whole Foods; and
- Private donations and program fees.