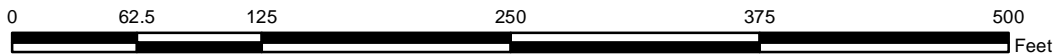


Glen H.A.V.E.N. Land Bank Parcel Request

FILE NO. 1244-2024-A

Land Bank Parcels



Glen H.A.V.E.N. Site Location



ORDINANCE NO. 1244-2024

Department of Community Development

Ryte 2 Development Corporation

Executive Summary

Legislative Request:

To authorize the Director of Community Development to enter into one or more development agreements with Ryte 2 Development Corporation for the sale and redevelopment of certain City-owned parcels in the Land Reutilization Program. The parcels, located on Superior Avenue near E. 105th Street, are requested for the development of Glen H.A.V.E.N., a mixed-use building.

Purpose:

The Department of Community Development (CD) has received an application from Ryte 2 Development Corporation to acquire 10 parcels in the Land Bank for the purpose of developing Glen H.A.V.E.N., a mixed-use building in the Glenville neighborhood. Glen H.A.V.E.N. will provide short-term and transitional respite care on the two upper levels, and retail space on the ground floor. The project will bring medical care services, particularly for seniors with mental health/dual diagnosis, and others with disabilities.

A development agreement was requested by Ryte 2 Development Corporation to assist and enable the developer to secure funding needed for the proposed development. The requested parcels include 109-18-019, 109-18-020, 109-18-021, 109-18-022, 109-18-023, 109-18-024, 109-18-026, 109-18-027, 109-18-028, and 109-18-029. Ryte 2, as part of its due diligence, completed an industry analysis, a market analysis including a target market analysis, a marketing plan, cost analysis and timeline, budget, sources and uses, architectural schematics, and has completed four community meetings.

The Director of Community Development will negotiate the specific terms of a development agreement between the Developer and the City, which will include any applicable conditions necessary for the sale of City owned land.