

AUSTIN ISW RFP COMMUNITY PRESENTATION – PART II

JANUARY 20, 2021

Agenda

1 Welcome & Overview (6:10 – 6:20)

2 Quick Recap (6:20 – 6:30)

3 Respondent Team #1 (6:30 – 7:00)

Video Presentation (8 min) | Q&A (22 min)

4 Respondent Team #2 (7:00 – 7:30)

Video Presentation (8 min) | Q&A (22 min)

5 Respondent Team #3 (7:30 – 8:00)

Video Presentation (8 min) | Q&A (22 min)

6 Next Steps (8:00 – 8:10)

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Welcome!

Thank you for joining us as we continue the **Laramie State Bank Request for Proposals (RFP)** process.

The Laramie State Bank RFP, which **saves and reactivates a local landmark**, is a key element of the **INVEST South/West initiative** – a groundbreaking effort to coordinate investment on the City’s South and West Sides.

The City needs your feedback on the proposals you’ll see today to **help us advance to selecting a winning entry**.



City of Chicago
Lori E. Lightfoot, Mayor

Request for Proposals
Laramie State Bank



Department of Planning and Development
Maurice D. Cox, Commissioner
City Hall Room 1000
121 N. LaSalle St.
Chicago, IL 60602

September 11, 2020

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What we hope to accomplish today

1

Meet Respondent Teams

2

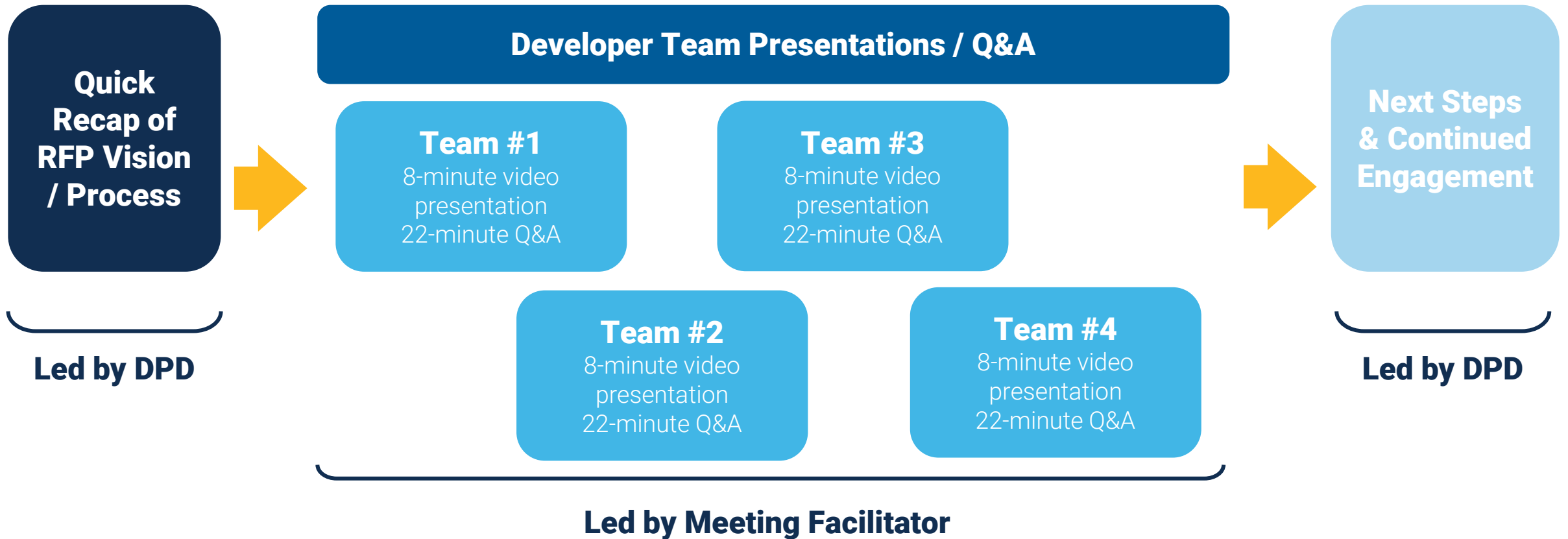
Learn About Proposals

3

Ask Questions & Provide Feedback



Today's Process



RFP RECAP

Austin ISW RFP Community Presentation

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RFP Timeline



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Laramie State Bank Development Site



Existing



RFP Vision

Respondent Teams

Tuesday, Jan 19 | 6:00-8:15pm

Introduction, Community
Feedback & Evaluation Process

Holsten
Development &
New Moms



548
Development



Evergreen
Development &
Imagine Group



Wednesday, Jan 20 | 6:00-8:15pm



Heartland
Housing & Oak
Park Regional
Housing



Brinshore
Development
& West Side
Health Authority



Jupiter
Development
& Sumac
Architecture



Rankins Group &
Structure Group

What to keep in mind



1. Overall impression of each proposal

2. What excites you? What concerns you?

3. Community Wealth Building

Involvement of minority-owned team members

Promotion of local business development

Local hiring for quality jobs

Prior West Side experience

4. Competence and Appropriateness

Uses and spaces

Reflective of community priorities

High-quality design

Development / design team experience and abilities

How today's feedback will be incorporated

1 Comment Synthesis

DPD will synthesize today's comments / questions and issue a report of findings to the RFP Evaluation Committee and the Roundtable

2 Online Survey

An online survey soliciting more detailed opinions on the presentations will be made available at the end of this meeting. The survey will remain open until January 27th. The findings of this survey will also be issued to the Evaluation Committee and the Roundtable.

3 Iterative Evaluation

Based on community feedback, internal review, & financial feasibility, a tiered list of finalists will be sent to the Roundtable for final discussion in February

4 Selection & Negotiation

Once a team is selected, DPD will refer to feedback from these sessions and future engagement opportunities to advance negotiations and amend the winning proposal

DEVELOPER TEAM PRESENTATIONS

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About the Facilitator – Claudette Baker



- Advisor to foundations and nonprofits delivering training and providing technical assistance to organizations and their leaders through a racial equity lens
- Skilled facilitator in group process and has experience working with the public sector and a range of organizations including grassroots and community-based organizations, and faith-based institutions
- Career has spanned the for-profit, government and nonprofit sectors for more than 40 years

Community Agreements



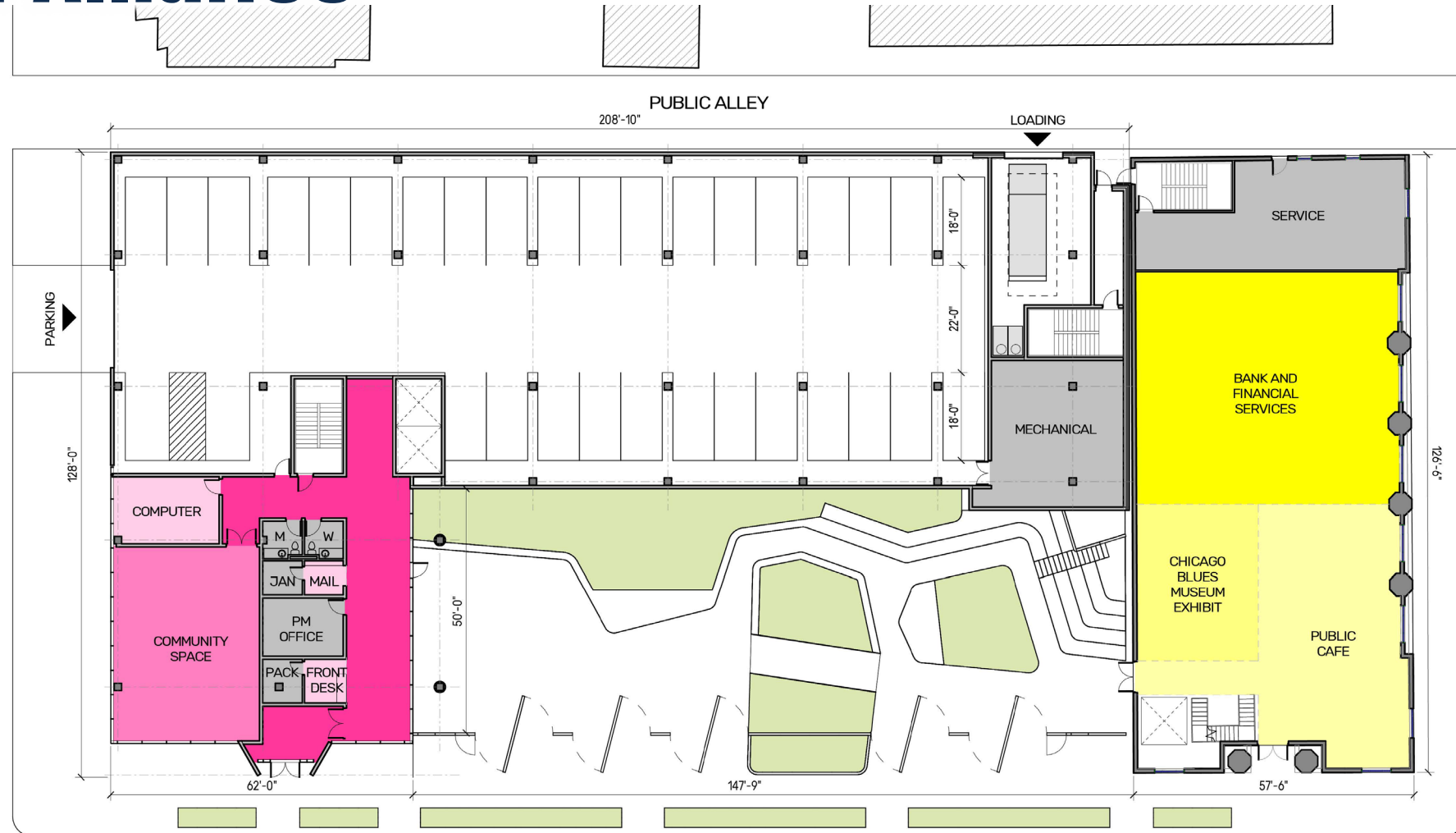
1. Please **mute** yourself during the presentation(s) and when you are not speaking
2. Please state your name when speaking
3. Please use the **Zoom Q&A function** for any questions outside the designated Q&A period with developers
4. When responding verbally, **raise your hand**; respect the stack and then step up and step back
5. All questions and ideas are valid
6. Respond with respect

AUSTIN UNITED ALLIANCE (HEARTLAND HOUSING & OAK PARK REGIONAL HOUSING)

Austin United Alliance

- **Proposed Uses**

- Chicago Blues Museum
- New bank branch within rehabbed bank building
- New cafe Mocha24 by Austin native
- Incubator & community coworking space
- Public plaza with rain garden & green roof deck
- “Community space” public multipurpose room



Austin United Alliance



Austin United Alliance

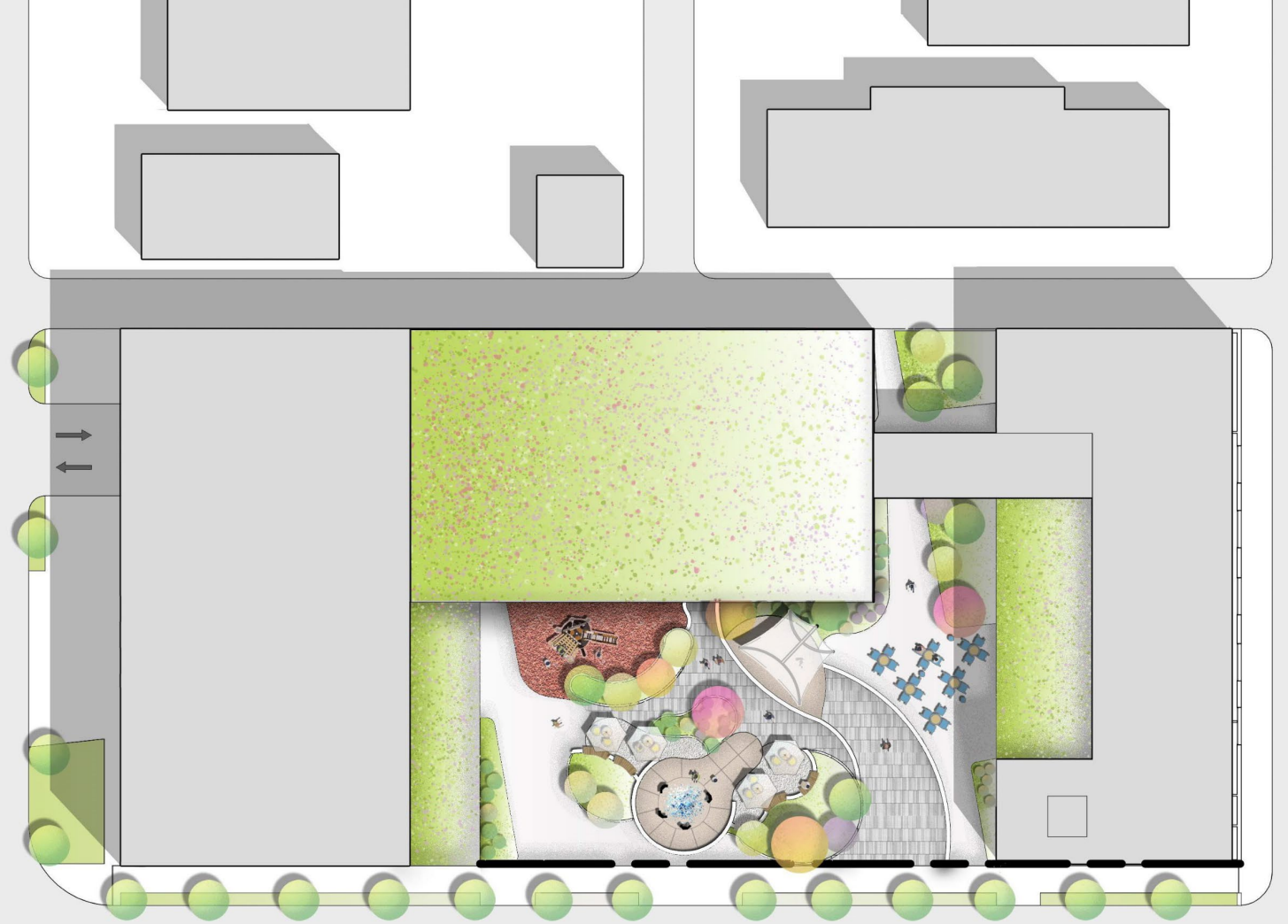


SOUL CITY CENTER (BRINSHORE & WEST SIDE HEALTH)

Soul City Center

- **Proposed Uses**

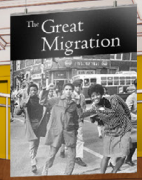
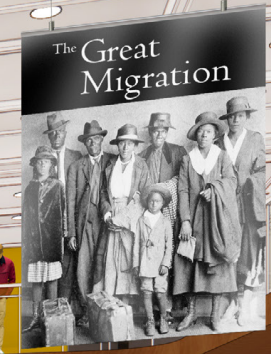
- Exhibit & educational spaces, arts venue and a community-run Soul Cafe
- A permanent Great Migration exhibit
- 8 permanent supportive housing units
- 10,000 sf public plaza
- 3,000 sf of retail in the new construction building



Soul City Center



Soul City Center



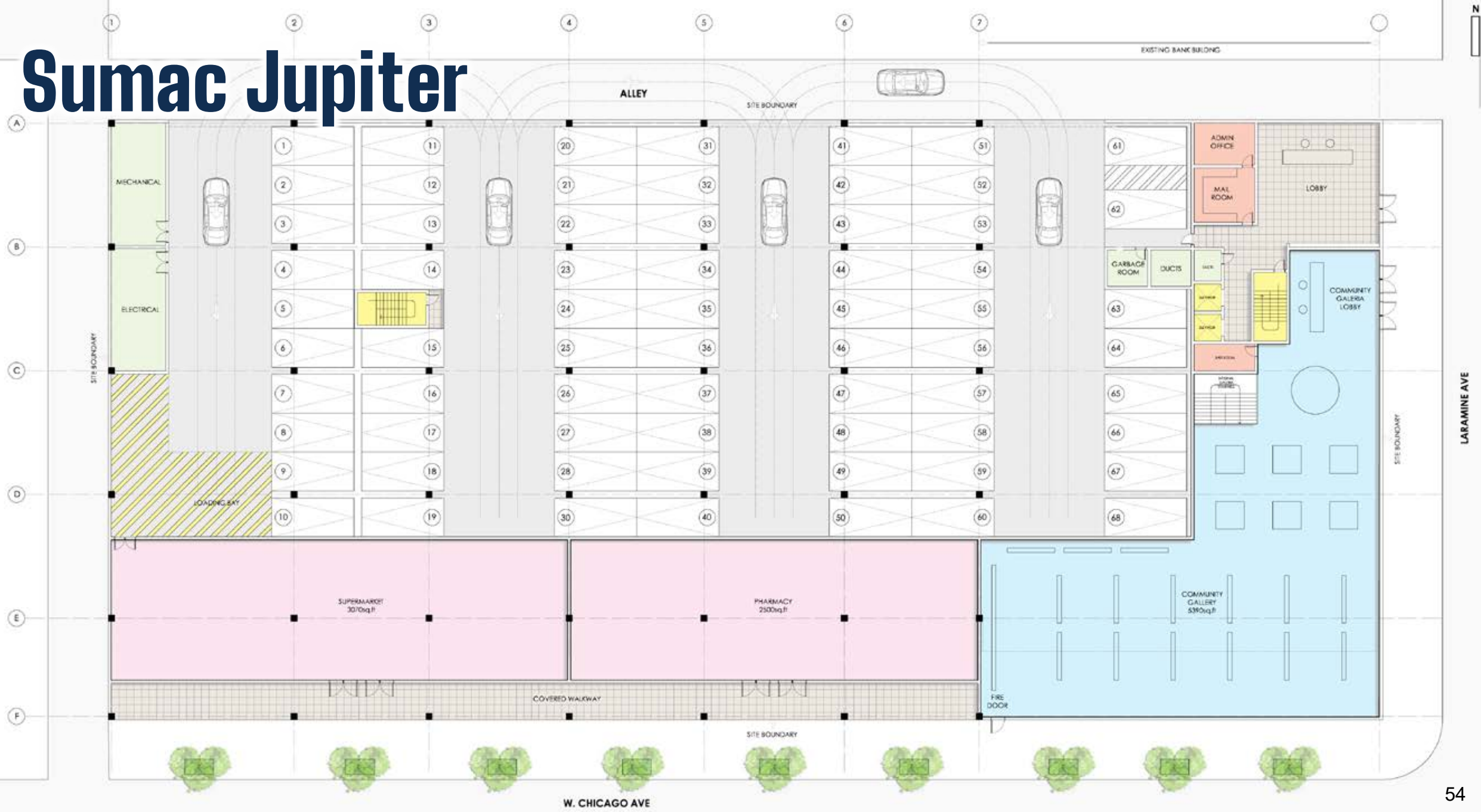
CHICAGO DEFENDER
INTERACTIVE STATION

SUMAC & JUPITER DEVELOPMENT

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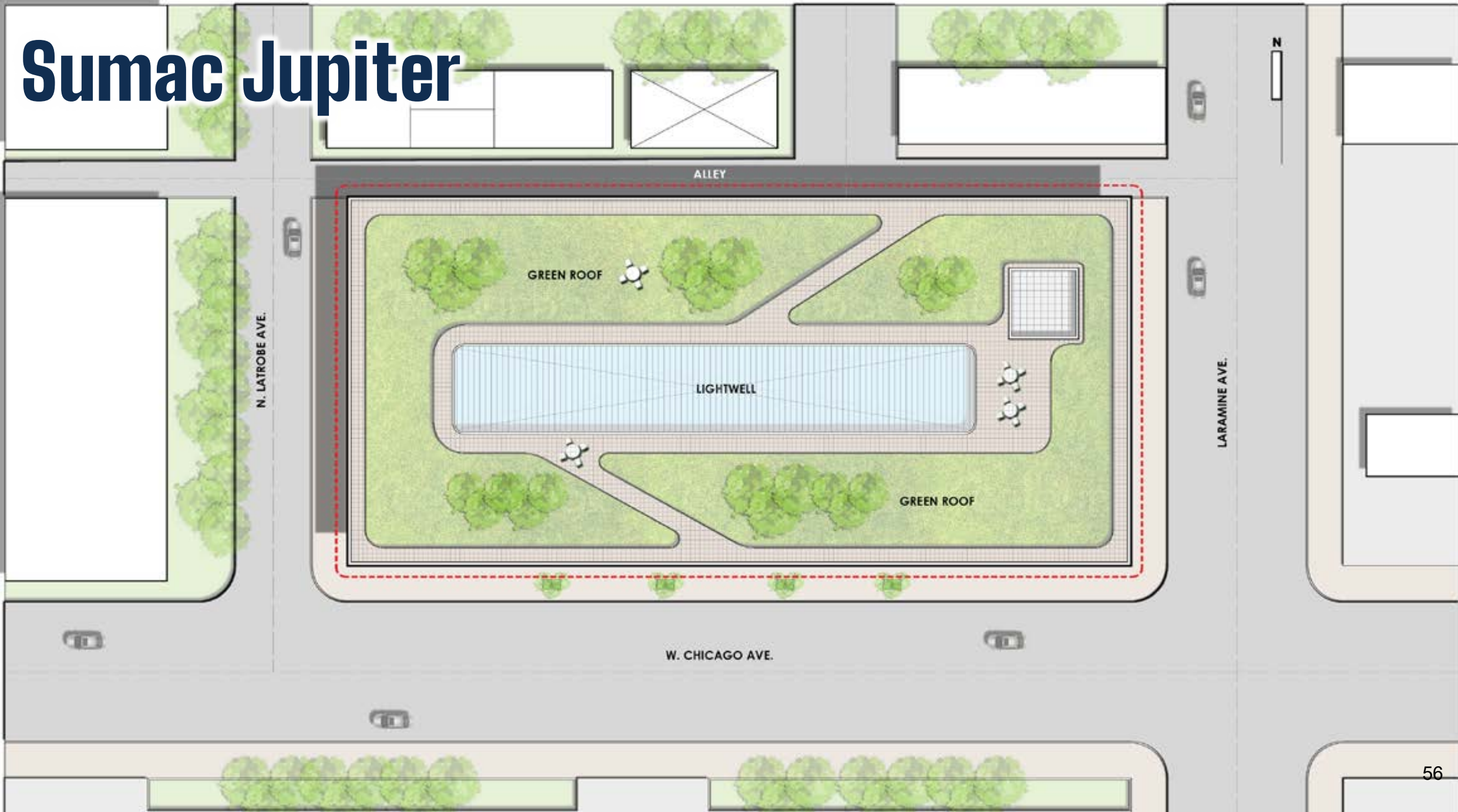
Sumac Jupiter



Sumac Jupiter



Sumac Jupiter

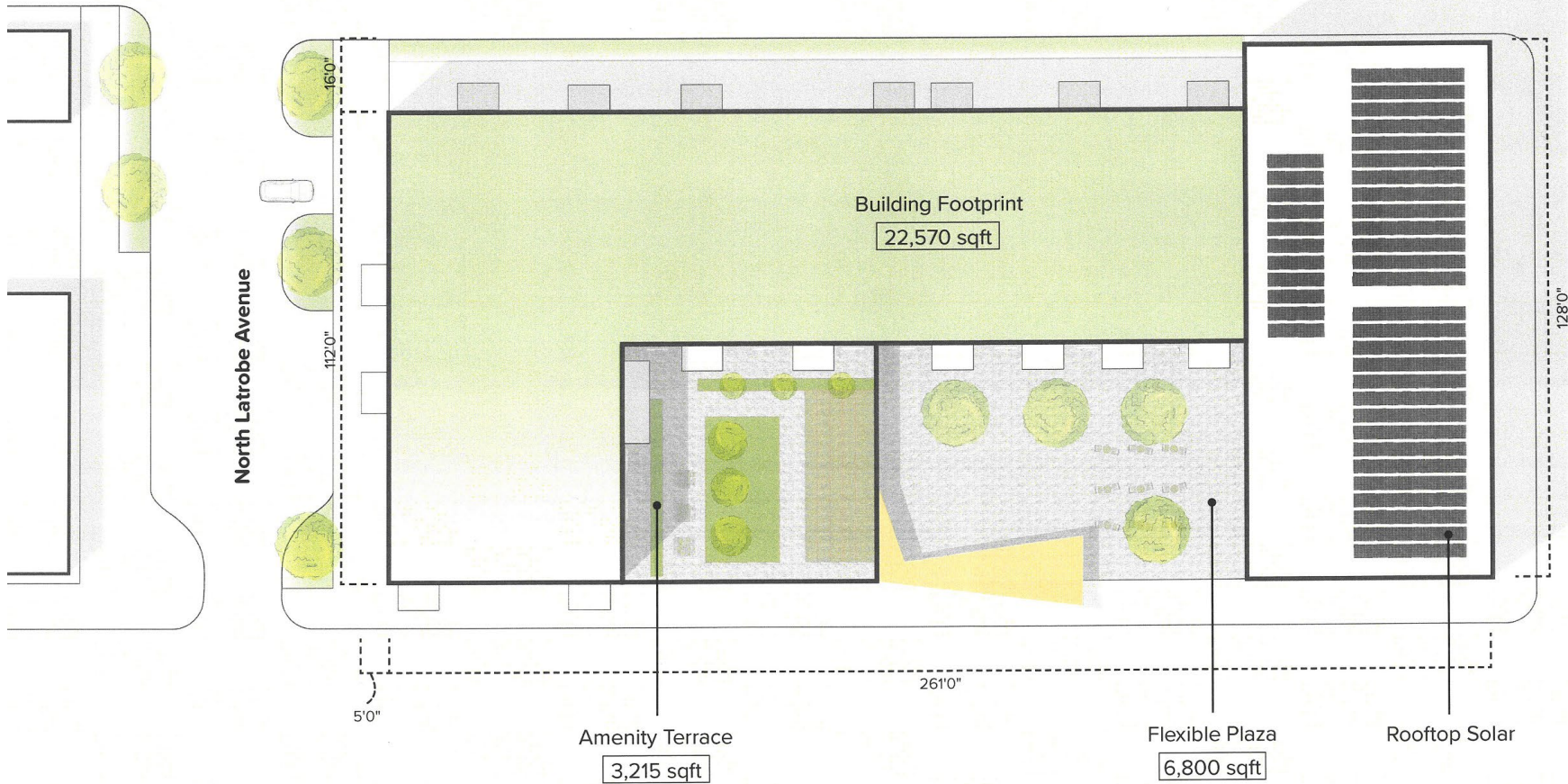
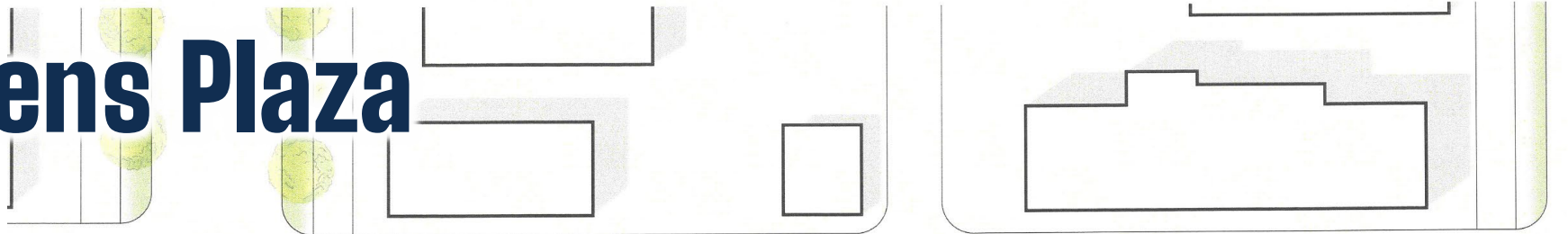


SOUL CITY CITIZENS PLAZA (RANKINS GROUP & STRUCTURE GROUP)

Soul City Citizens Plaza

- Proposed Uses**

- 2,500 sf LIVE Cafe & social incubator
- 7,000 sf business incubator on built-out 2nd floor of bank building
- New bank branch within rehabbed bank building
- National chain grocery & local pharmacy tenants (to be confirmed)



Soul City Citizens Plaza



Soul City Citizens Plaza



NEXT STEPS

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Online Survey



Austin RFP Survey - Day 1 (Jan 19, 2021)

Please provide your feedback on the proposals presented at the January 19th Austin ISW Roundtable (Holsten + New Moms, 548 Development, Imagine + Evergreen). Please see the Day 2 survey for material presented on January 20th.

* Required

1

What is your name? *

Enter your answer

2

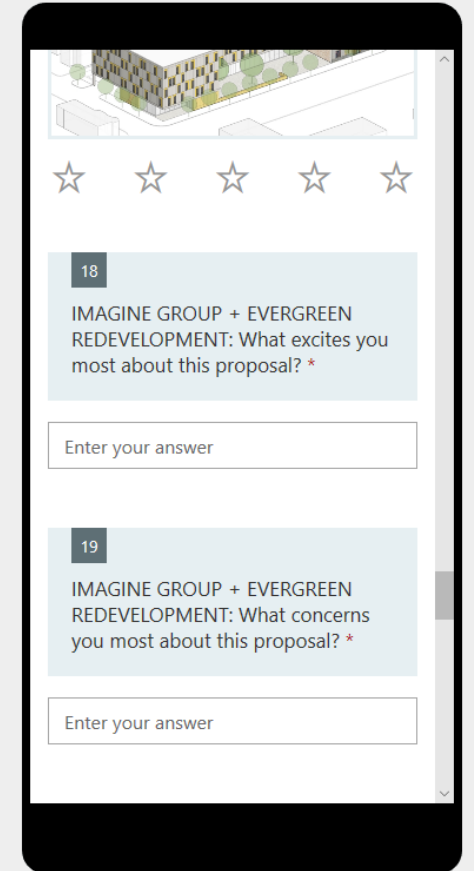
What is your email address? *

Enter your answer

3

Are you an Austin resident? *

4



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Next Steps

- 1** DPD will synthesize today's comments & online survey responses, and incorporate into review process
- 2** Based on community feedback, internal review, & financial feasibility, a tiered list of results will be sent to the Roundtable for final feedback in February
- 3** Once final materials have been reviewed, a winning team will be selected and announced
- 4** Continued negotiation / proposal refinement will be advanced with additional opportunities for engagement