



INVEST SOUTH / WEST

Equitable & Inclusive Development on Chicago's South & West Sides



DPD
Department of Planning
and Development

- 1. Welcome & Introductions**
- 2. INVEST South/West Program Review**
- 3. RFP Process Review**
- 4. Visioning Sessions 1 + 2 Recap**
- 5. Wrap-Up & Next Steps**

AGENDA

Meet the team

City of Chicago, Department of Planning & Development

- Erika Sellke
- Jasmine Gunn
- Michael Penicnak

Chicago Central Area Committee (project oversight)

- Mark Hopkins

Roseland RFP Consultant Team

- SmithGroup (planning, architecture & urban design)
- Sterling Bay (developer)
- SB Friedman (market analysis)
- Solomon Cordwell Buenz

Poll Question #1

What is your connection to Roseland?



Q

INVEST S/W

A photograph of a city street scene. In the foreground, a red brick building with a decorative corner window and a small tower-like structure on its roof stands prominently. To its right is a weathered, grey stone building. Further down the street, a white bus with a green stripe is visible, along with other buildings and trees. The sky is clear and blue.

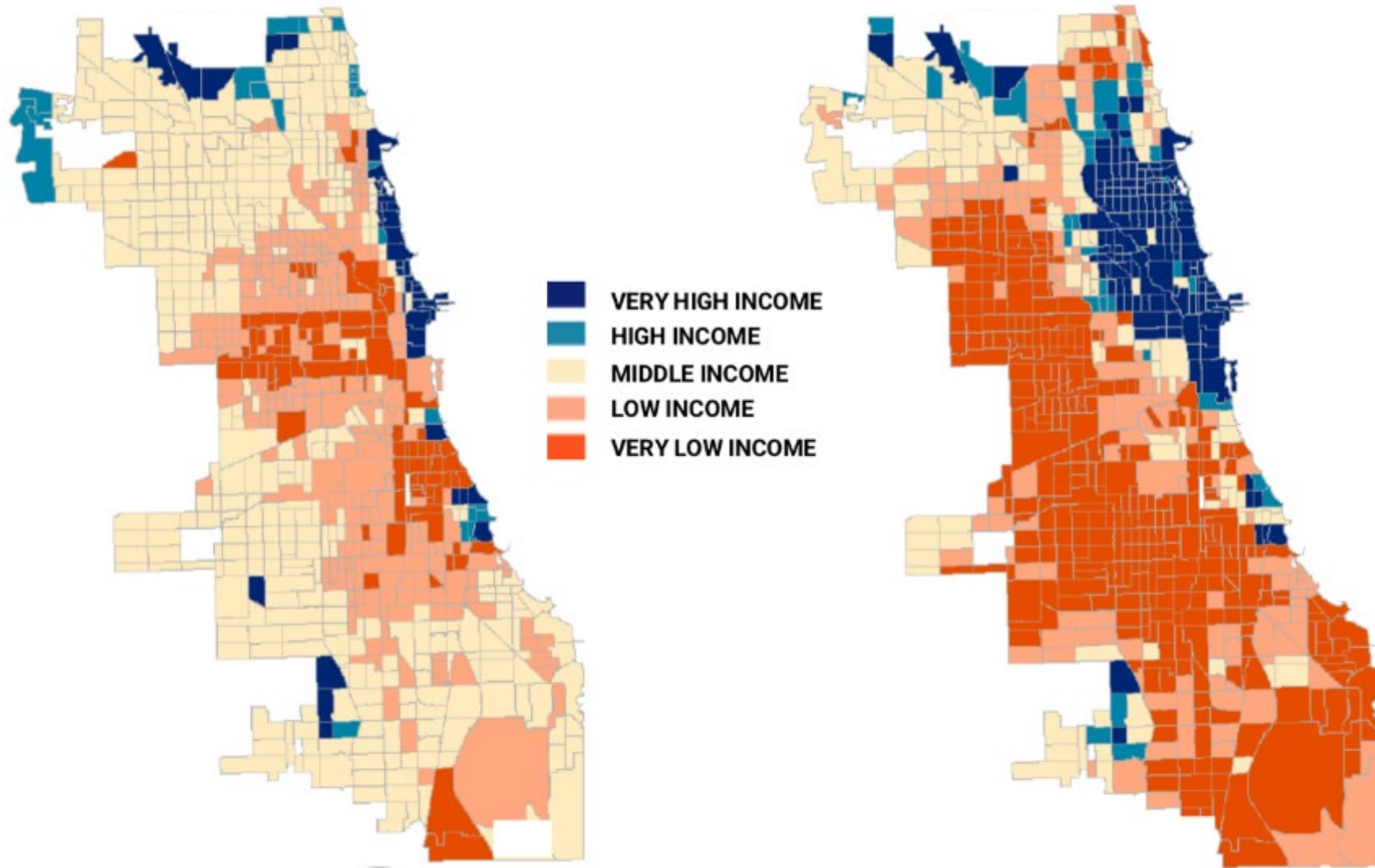
MISSION: EQUITABLE INVESTMENT

“The issue here isn’t a lack of government funding. It’s a lack of multiplying public investment with private investment. That is something that we will change.”

- Mayor Lori E. Lightfoot

1970

2017



Reversing the trend of income disparity

10 SOUTH & WEST SIDE COMMUNITIES, 12 CORRIDORS





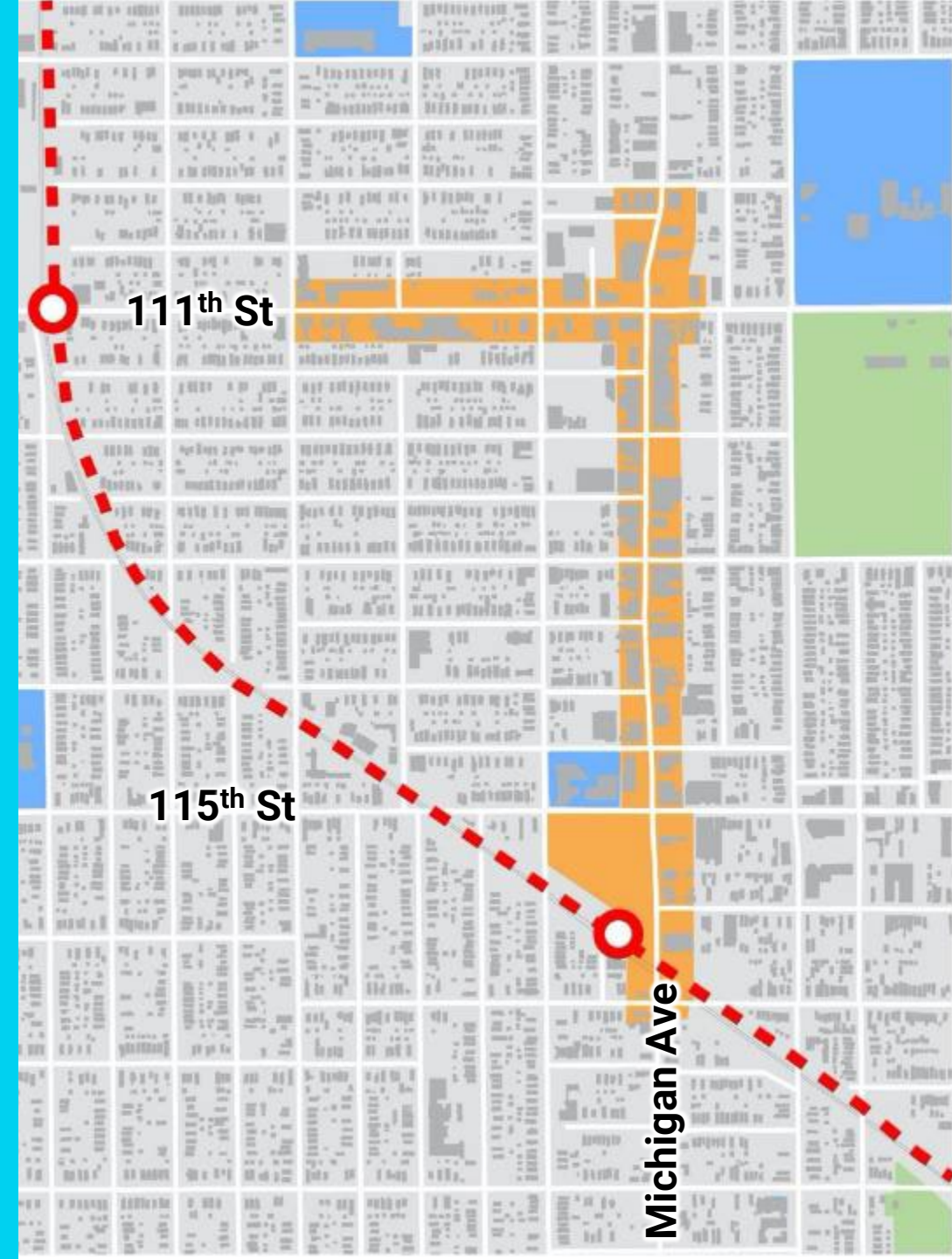
- **CORRIDOR MANAGERS**
- **SMALL BUSINESS GRANTS**
- **STREETScape RECONSTRUCTION**
- **OPEN SPACE ACTIVATION**
- **RFPs**

INVEST South/West

Corridor Managers



Corridor Support



INVEST South/West

Small Business Grants – Building Rehab



**TIF DISTRICTS -
PURCHASE REHAB PROGRAM**
Administered by CIC

[Chicago.gov/ChiRecoveryGrant](https://chicago.gov/ChiRecoveryGrant)

DPD@cityofchicago.org

<https://neighborhoodopportunityfund.com/>

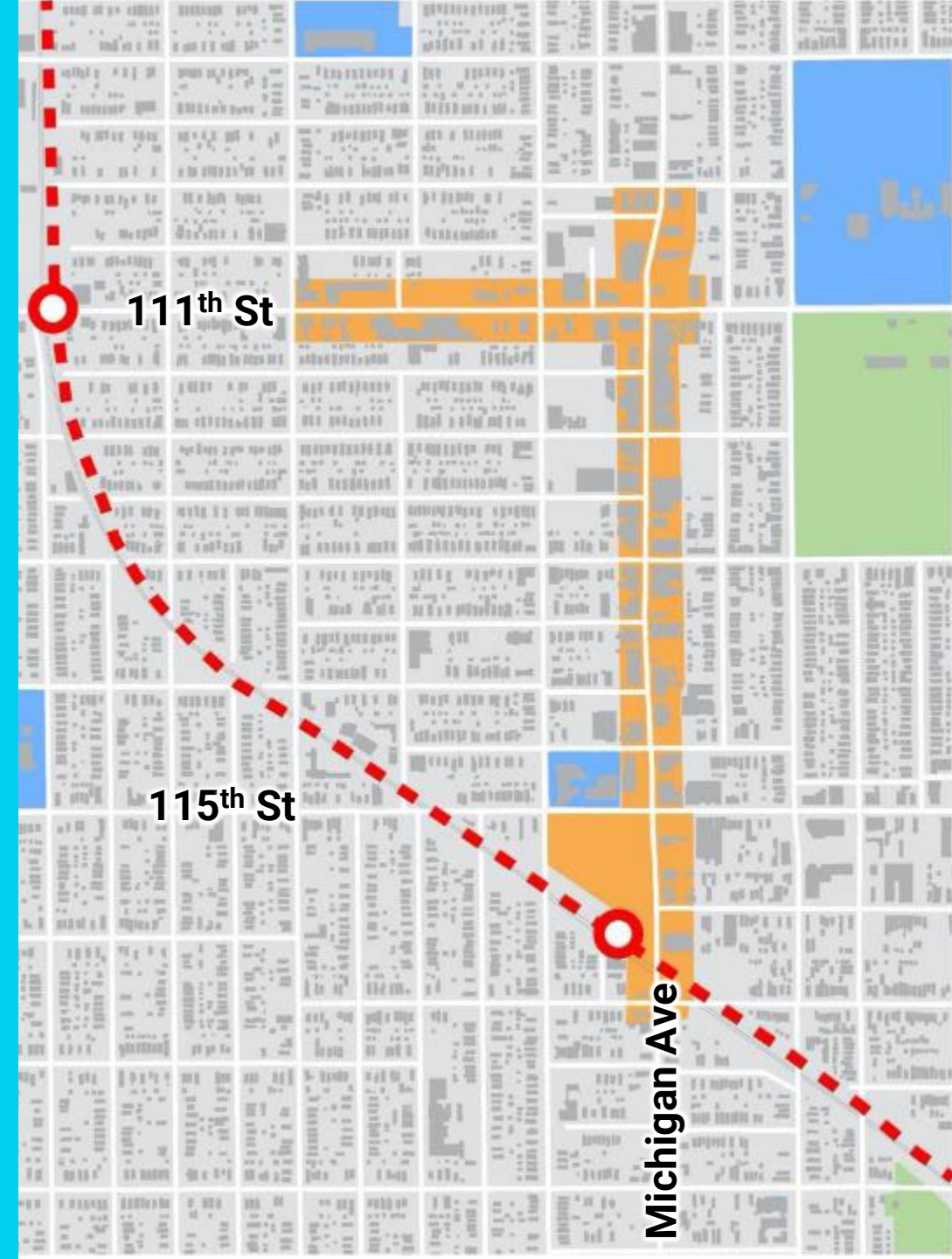
For questions about the NOF Small Grants program, please email nof@cityofchicago.org
For questions about the NOF Large Grants program, please email FID_intake@cityofchicago.org

www.chicago.gov/SBIF

<https://somercor.com/sbif/>

<https://www.cicchicago.com/loans/#tif-purchase-rehab>

TIF@cicchicago.com

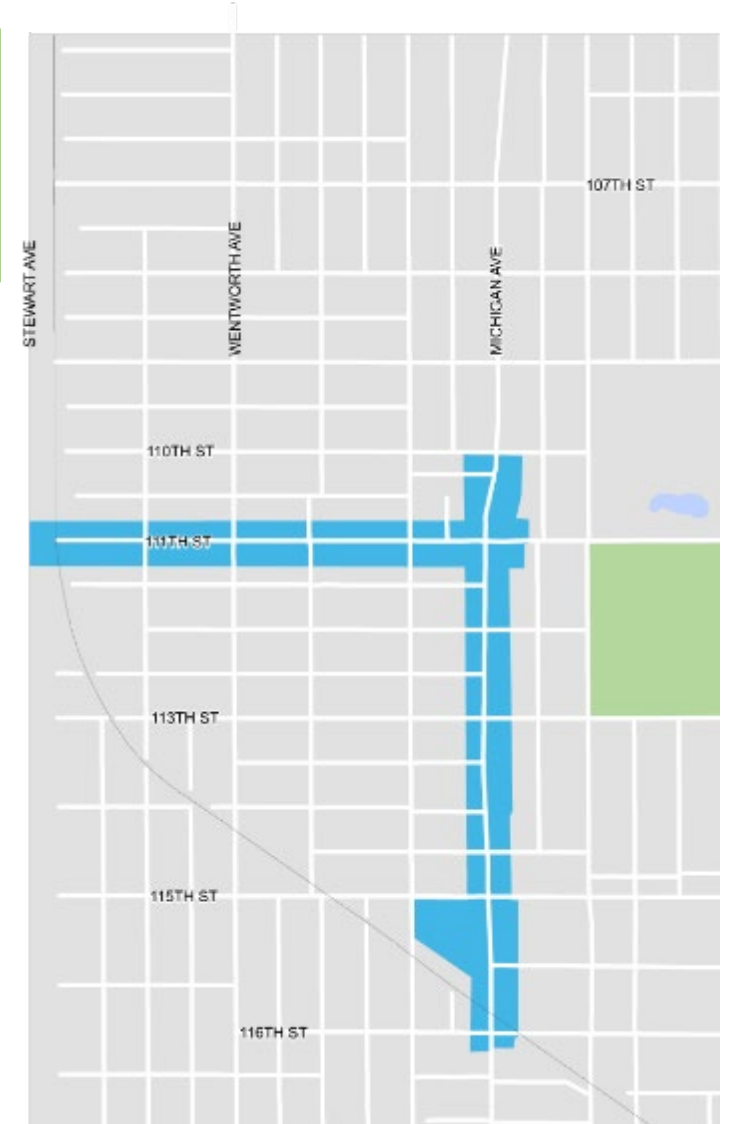


Streetscape

ISW Roseland

- Michigan, 110th Street to 116th Street and 111th Street, Edbrooke to Stewart

Alderman Beale, Ward 9 / Alderman Austin, Ward 34



Scope

- Roadway geometry and intersection improvements
- Full width resurfacing
- Drainage improvements
- Sidewalk, curb, and gutter
- Curb extensions
- ADA ramps and crosswalks
- Street lighting
- Traffic signal upgrades
- Improved pavement markings and signage
- Side street improvements to the alleys as needed
- Site furniture and potential seating areas
- Light pole identifiers
- Gateway identifier
- Tree planting and potential landscaping
- Two pocket parks/plazas

Funding

Source: State Rebuild & CIP Bond
Phase II Design and Construction

- Est. \$19,550,000

Schedule

Design Start

- July 2021

Construction Start

- 2023 – 2025, 2 to 3 sections of construction

 **INVEST South/West**
Open Space Activation



Save the Date!

Grand Opening of POP! Heights Park!



Saturday, Oct. 29th | 11 am - 3 pm

 **11227 South Halsted Street**
(between 112th and 113th Streets)

Join us for a day of festivities, including fall-themed family activities, live music, basketball, food and beverages from area restaurants, community vendors and more!

***This event is free to attend!**



CATALYZING PRIVATE INVESTMENT

PUBLIC INVESTMENT
>\$525M

REQUEST FOR PROPOSALS
\$318M

FEATURED PRIVATE INVESTMENT
>\$575M

Business, Arts & Community Infrastructure
>\$150M

Transportation & Mobility
>\$145M

Housing
>\$120M

Parks & Open Space
>\$110M

~\$230M
TIF

~\$20M
NEIGHBORHOOD OPPORTUNITY

Deployed Funding
>\$300M
COMMERCIAL + HOUSING

Committed Funding
>\$275M
PHILANTHROPY + LOANS



01. Pop Courts in Austin featured public-private funding from the City, United Way and West Side Health Authority

02. Rendering of The Terminal - A Creative Loft Office Concept in Humboldt Park

03. Rendering of the new Discover Call Center in Chatham, a \$33M investment that created 1,000 new jobs for the neighborhood



\$1.4
BILLION
TOTAL INVESTMENT

PUBLIC PRIVATE PARTNERSHIPS

Since INVEST South/West began, over \$525 million in private funding is committed towards advancing racial equity goals. The corporate response to the call to action is palatable. For instance, JP Morgan Chase committed \$150 million in July of 2021 to close the 'racial wealth divide.' Discover Inc, invested over \$33 million and committed to hire 1,000 South Siders to open a Customer Care Center in the Chatham neighborhood on the South Side. Finally, a Healthy Lifestyle Hub is coming to the Auburn Gresham neighborhood thanks to a \$10 million philanthropic gift called the "Chicago Prize" plus additional public funding through INVEST South/West and a gift from the Chicago Bears—a manifestation of public/private/philanthropic collaboration.



ROSELAND THEATRE BLDG

RFP PROCESS

Why Use an RFP?

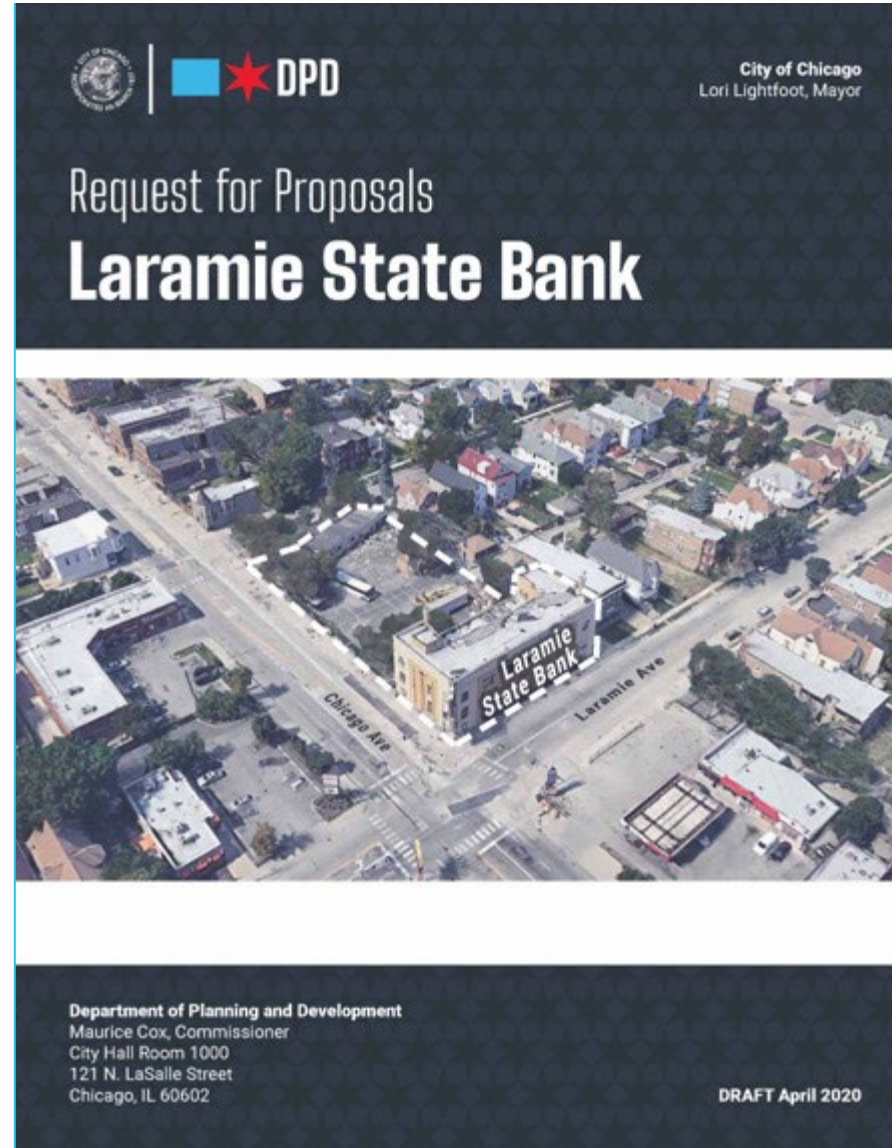
“Show developers what is desired by the community & feasible with coordinated City incentives”

Goal – solicit development proposals for City-owned land

Traditional RFPs provide details regarding the subject property and a brief indication of the preferred use

INVEST South/West RFPs illustrate the **desired urbanism of the site and a robust description of uses** desired by the community

ISW RFPs match **available incentives** with the preferred development to ensure **high-level financial feasibility**



The image shows the cover of a Request for Proposals (RFP) document for the Laramie State Bank. The top section is a dark blue header with the City of Chicago logo on the left, the text 'City of Chicago Lori Lightfoot, Mayor' on the right, and 'Request for Proposals Laramie State Bank' in large white font in the center. Below the header is an aerial photograph of the Laramie State Bank building at the intersection of Chicago Ave and Laramie Ave. The bottom section is a dark blue footer with contact information for the Department of Planning and Development, including the name Maurice Cox, Commissioner, and the address 121 N. LaSalle Street, Chicago, IL 60602. The text 'DRAFT April 2020' is also present in the bottom right corner of the footer.

Laramie State Bank | Request for Proposals

DRAFT April 23, 2020

I. Executive Summary

PURPOSE: BUILD ON INVEST SOUTH / WEST

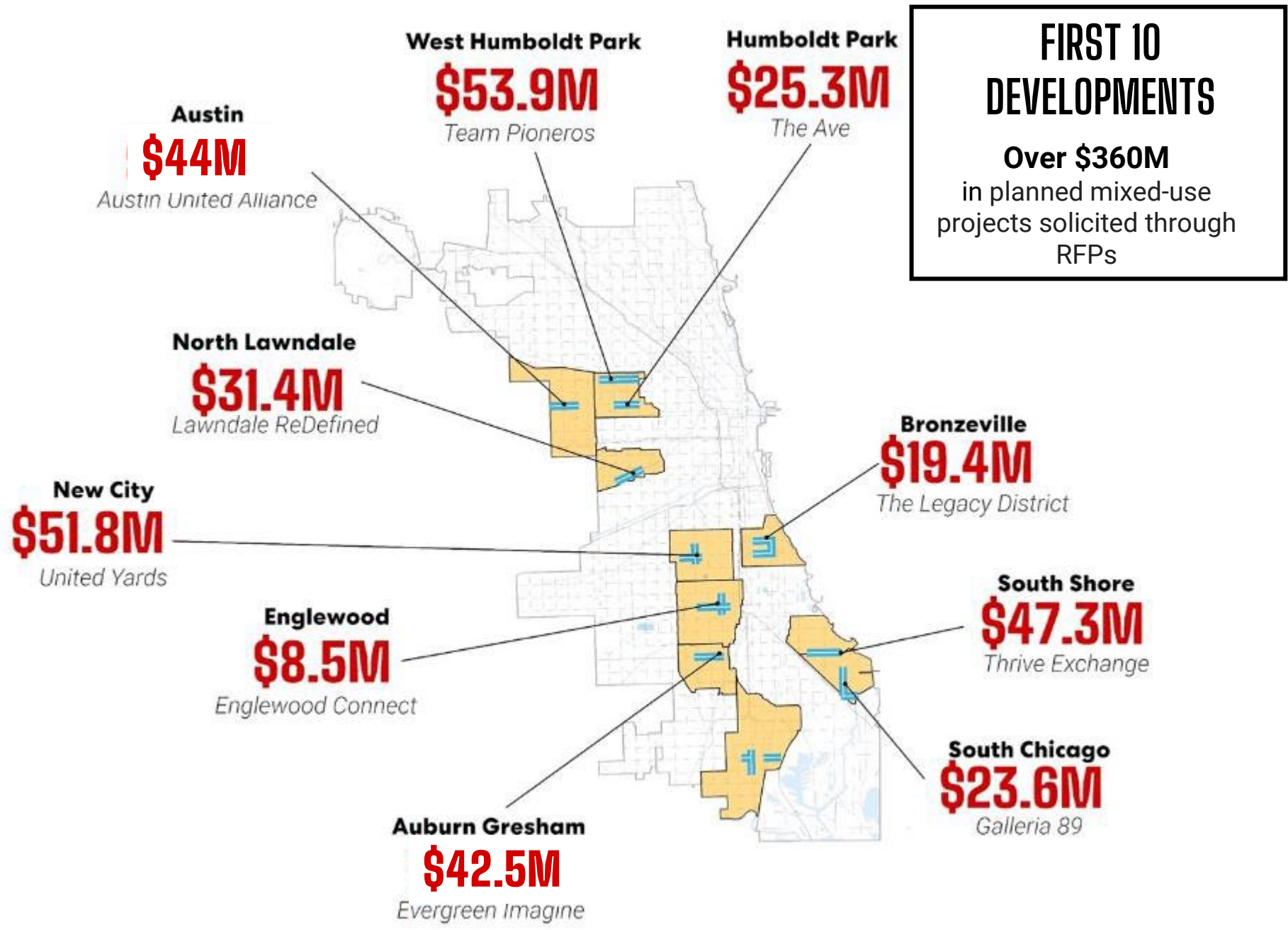
Invest South/West is Mayor Lori Lightfoot's groundbreaking collaborative by government, businesses, philanthropies, and community leaders, in which the City will align more than \$750 million in public funding over the next three years. The initiative will seek to maximize those public investments in order to attract private capital, respond to changing commercial trends and enrich local culture. The goal of the initiative is to re-activate neighborhood cores that have historically served as focal points for pedestrian activity, shopping, services, transportation, public spaces and quality-of-life amenities for local residents.

W Chicago Ave through the Austin community is a historic commercial corridor and an Invest South/West corridor. The City believes this Laramie State Bank property is a key element of improving the Chicago Ave corridor and identified this as one of the highest priority opportunity sites. We are looking for innovative development proposals that bring new vibrancy to the corridor.



Figure 1: Development concept sketch

SUPPORTING
EQUITABLE
DEVELOPMENT



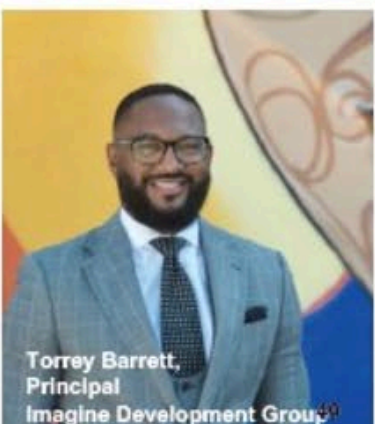
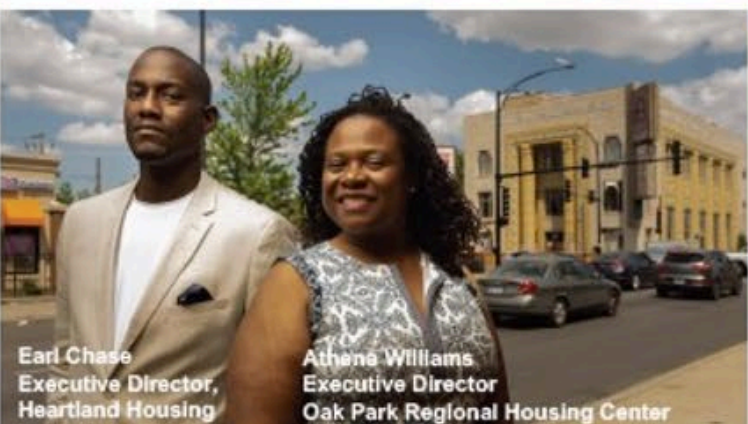
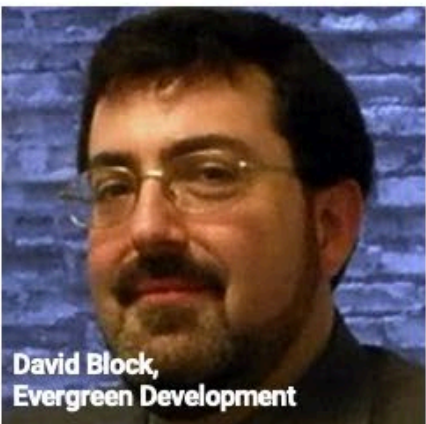
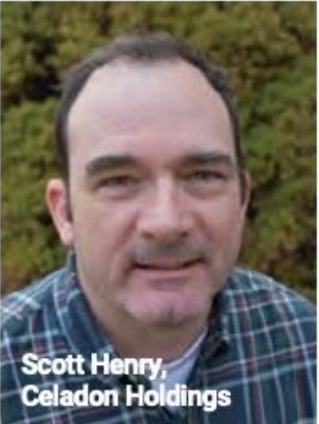
FIRST 10 DEVELOPMENTS
Over \$360M in planned mixed-use projects solicited through RFPs

BUILDING DEVELOPER CAPACITY

33
TEAMS

≥60%
MBE/WBE/DBE

10
SELECTED
WINNERS







LARAMIE BANK




Earl Chase,
Heartland Housing
Alliance



Athena Williams,
Oak Park
Regional Housing

Development Team:
Heartland Housing, Inc. Oak
Park Regional Housing Center
Design: Valerio Dewalt Train
Assoc. Latent Design



 Retail/Community Partner

RFP Timeline



Evaluation Committee

Evaluation Team Members

1. Department of Planning and Development – Project Manager
2. Department of Planning and Development – Design
3. Department of Planning and Development – Financial Incentives
4. Department of Assets and Information Services
5. Department of Housing
6. Mayor's Office
7. Community Member
8. Community Member
9. Community Member

Advisory Reviewers

- Department of Planning and Development – Zoning
- Department of Planning and Development – Sustainability
- Department of Transportation

Evaluation Process

A Consensus Model

CITY + COMMUNITY CONSENSUS

1

Does the proposal reflect Community's Vision and build Community Wealth?

30% of total score

- Community Feedback & Survey Results
- Community Partnerships
- Commitment to Equity
- Local Hiring
- Promoting Small Businesses

2

Is the proposal a great example of Professional Competence?

40% of total score

- Professional Experience
- Design Excellence
- Responding to Community Priorities
- Innovation and Creativity

3

Is the proposal Economically Feasible?

30% of total score

- Total Project Cost
- Public Assistance Requested
- Financial Qualifications

CITY EVALUATION



EDWARDS FASHIONS

(773)

920

ROSELAND RFP RECAP

Poll Question #2

Did you attend the 2021 Visioning Sessions?

Community Engagement

Virtual Visioning Workshop: February 23, 2021

- 50+ attendees

Second Virtual Visioning Workshop: March 23, 2021

- 50+ attendees

Community Conversations & Stakeholder Interviews

- Calumet Area Industrial Commission
- Chicago Police Department, 5th District
- Greater Roseland Chamber of Commerce
- Roseland Community Hospital
- One-on-one resident interviews
- One-on-one business owner interviews

Roseland ISW Neighborhood Roundtables:

- January 26, 2021
- March 9, 2021
- April 13, 2021



JOIN US
INVEST SOUTH/WEST ROSELAND RFP

VISIONING SESSION

TUESDAY, MARCH 23, 2021
6:00PM-7:30 PM CENTRAL

PROVIDE **YOUR** INPUT AND THOUGHTS

Hear an update of development strategies for the upcoming Michigan Avenue Request for Proposal (RFP). The City of Chicago Department of Planning & Development will issue an RFP for a development project on Michigan Avenue at the end of April.

Register for the March 23rd virtual meeting to share your thoughts with the City, architects and fellow community members.

Upon registration, you will receive a confirmation email with information on how to join the meeting.

TO REGISTER

RSVP FOR THIS
VIRTUAL MEETING
AT THIS LINK:

<https://tinyurl.com/Roseland2>

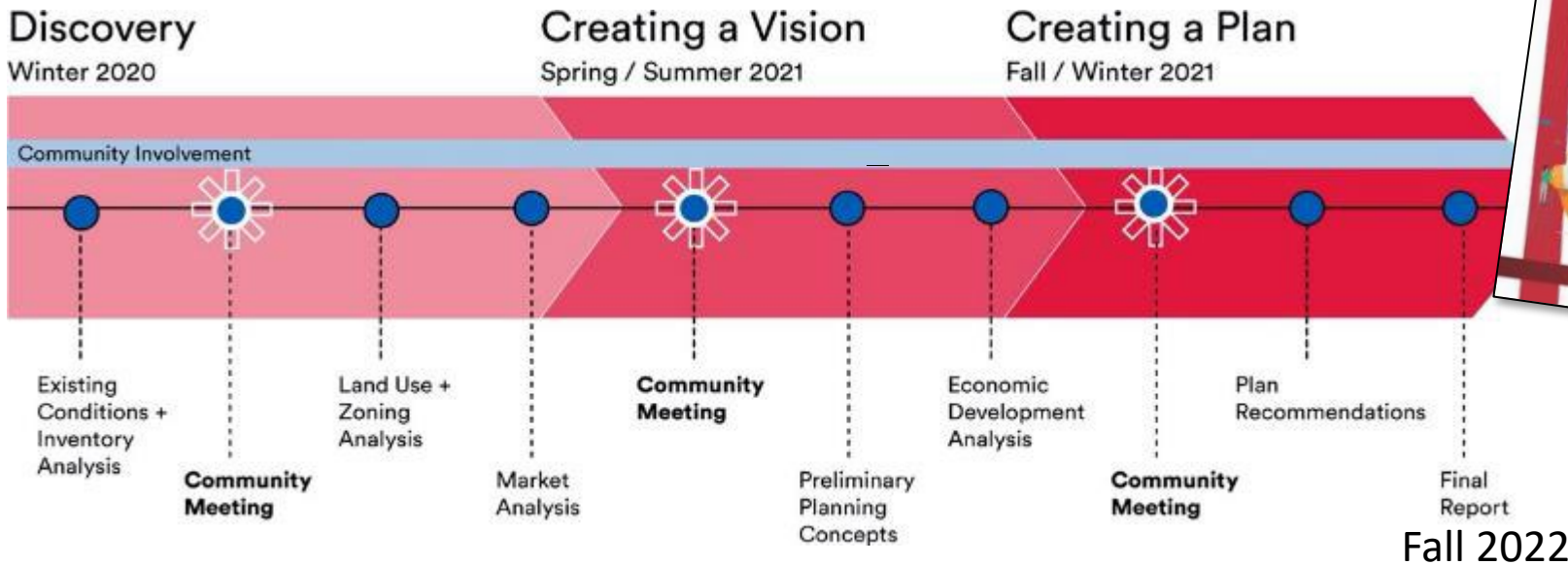


CTA Red Line Extension

RLE Transit-Supportive Development Plan

The RLE Transit-Supportive Development (TSD) Plan is a proactive effort to create a guide for future development in communities located near the RLE project area. The TSD Plan is being led by the CTA and in partnership with the City of Chicago's Department of Planning and Development

Extensive Community Engagement



CORRIDOR HISTORICAL CONTEXT



E 111TH STREET

E 112TH STREET

E 113TH STREET

E 114TH STREET

E 115TH STREET



Historical Context



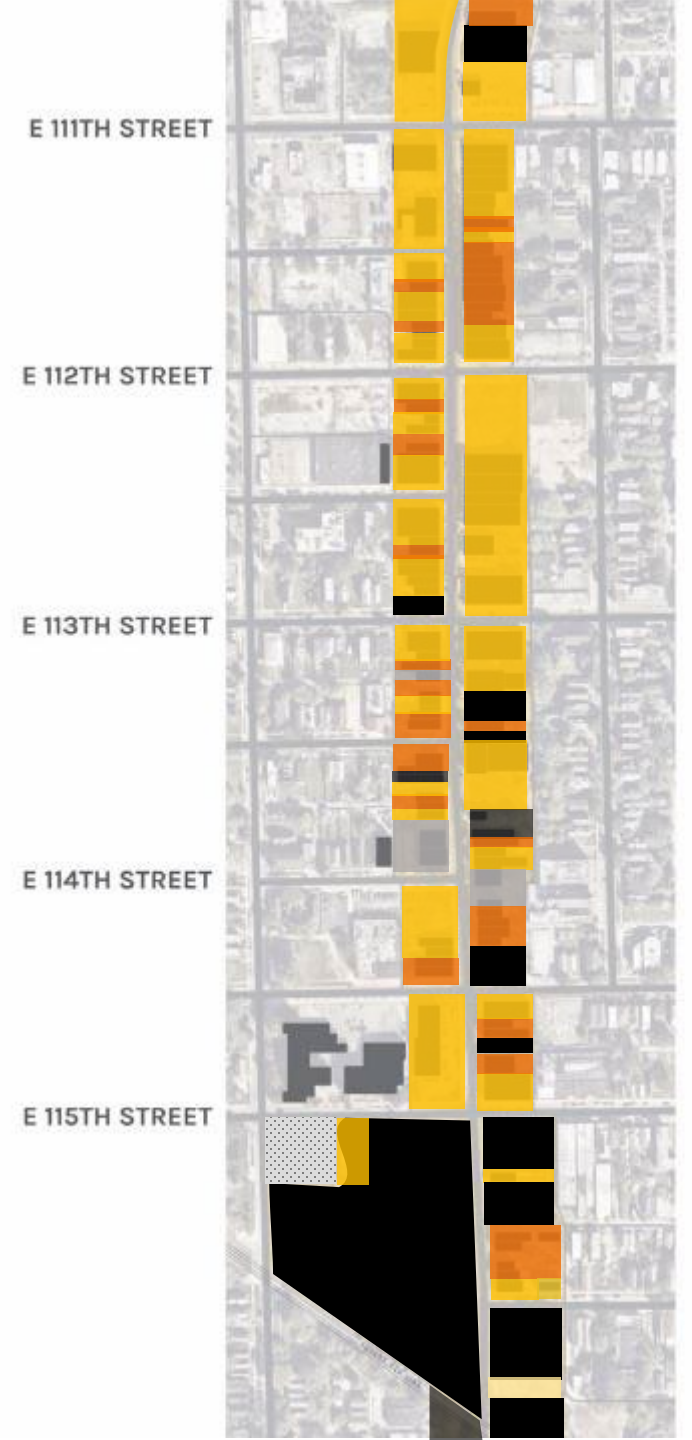
Historical Context



CORRIDOR LAND USE



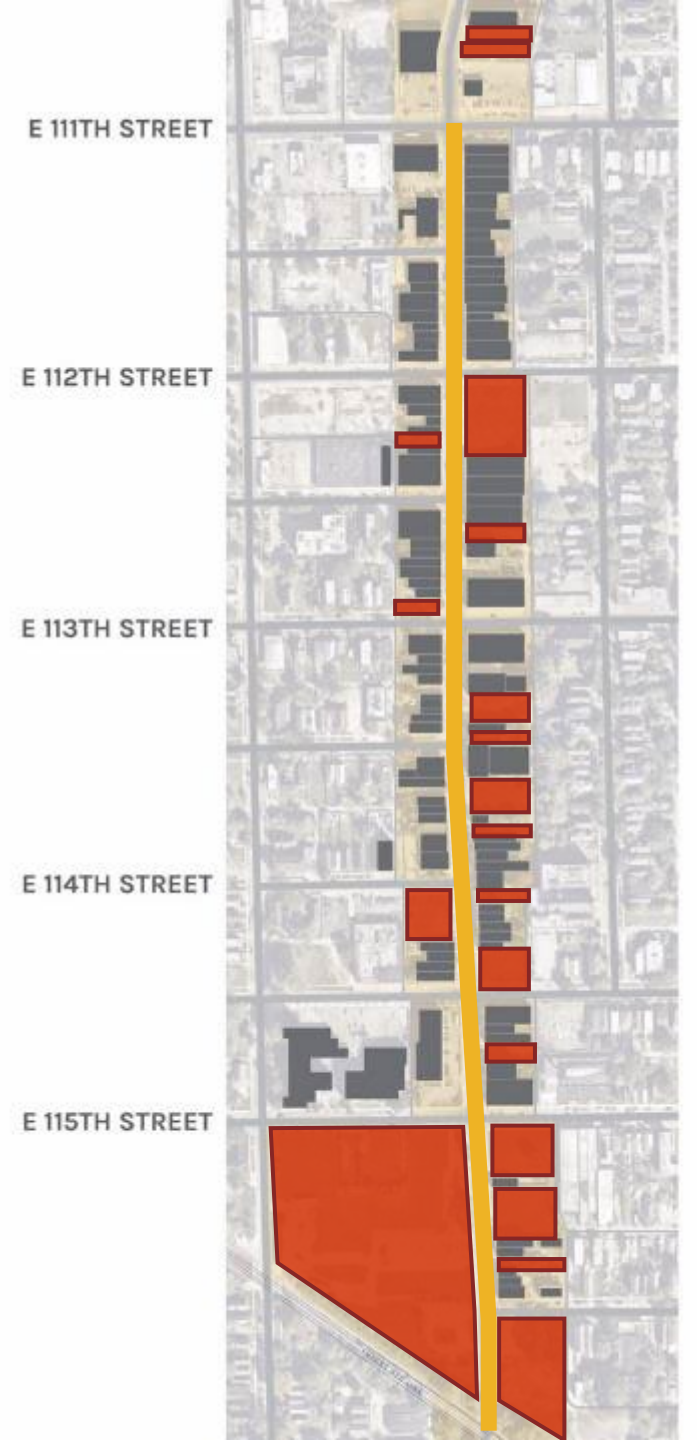
-  Commercial
-  Commercial + Residential
-  Multi-family Residential
-  Religious Institutions
-  Industrial
-  Vacant Land



CORRIDOR VACANT PARCELS

“Invest in new construction on vacant parcels which contribute to the overall historic character of the commercial corridor.”

Specific Recommendations from Preservation Chicago’s 2020 Most Endangered



CORRIDOR ASSETS



- Dollar General
- Bass Furniture & Rug
- Edwards Fashions
- Family Dollar
- Old Fashioned Donuts
- Roseland Pharmacy
- Ware's Steak House



- Chicago Fire Dept.
- Curtis Elementary School
- 9th Ward Ald. Office

E 111TH STREET

E 112TH STREET

E 113TH STREET

E 114TH STREET

E 115TH STREET



CORRIDOR TRANSIT & ACCESS



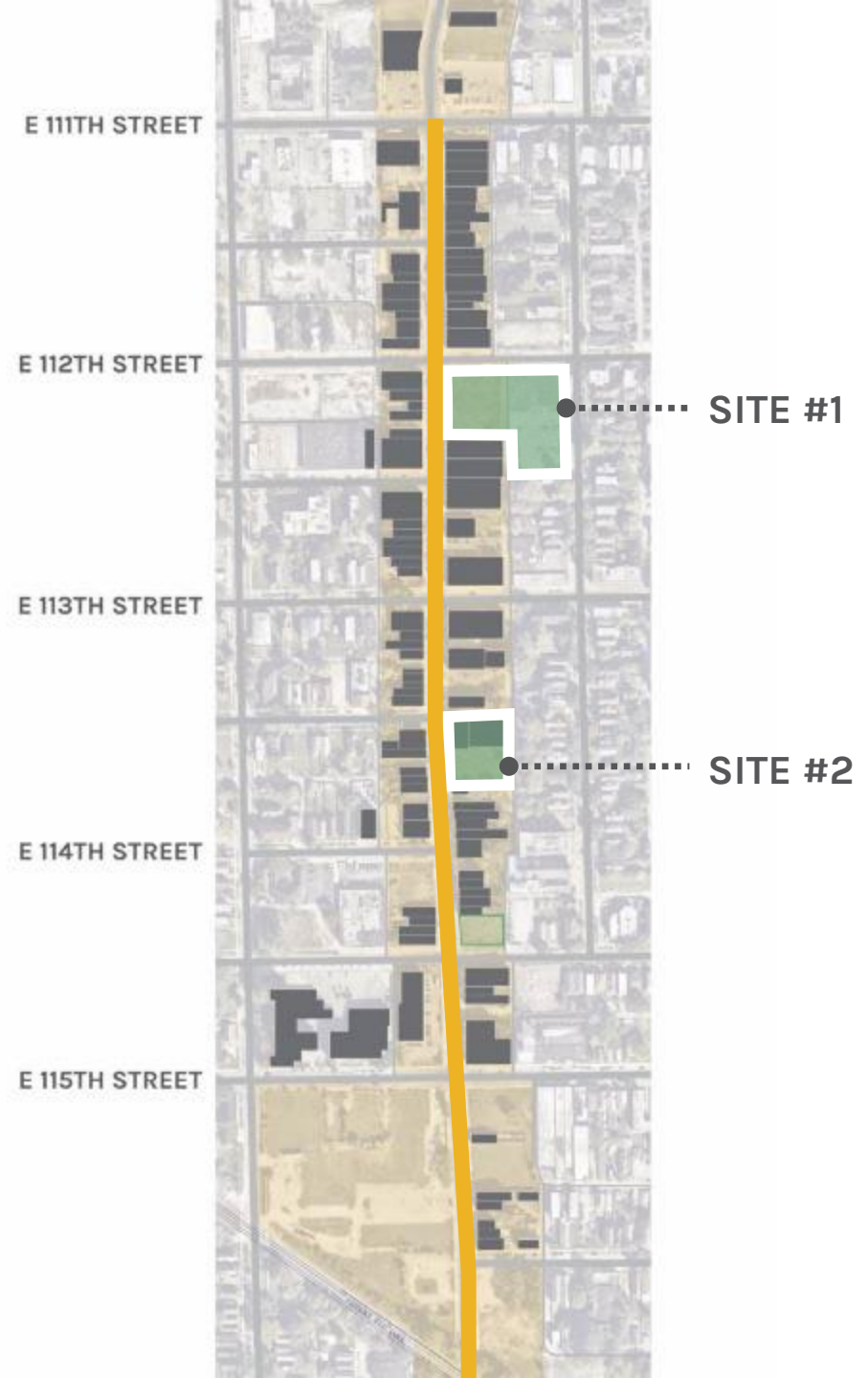
TRANSIT CONNECTIONS

- 4 Bus Line Connections
 - CTA 111
 - CTA 115
 - CTA 32
 - CTA 119
- Metra Stations
 - State St.
 - 111th St.
 - 113th St.
 - 115th St.
- Future Red Line Extension

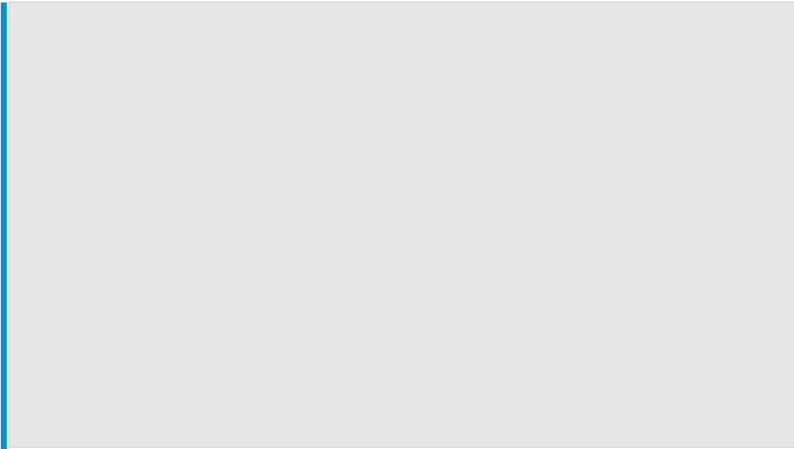


2021 OPPORTUNITY SITE ANALYSIS

	OPPORTUNITY SITES	SITE & BUILDING SIZE	OWNERSHIP	CONDTION	DEVELOPMENT COST
#1	11201-15 S. MICHIGAN AVE	73,358 sf	CITY PRIVATE	VACANT	\$\$\$
		-			
	11315-29 S. MICHIGAN AVE	21,566 sf	CITY PRIVATE	POOR	\$\$\$
		4,914 sf			
#2	11331-43 S. MICHIGAN AVE	51,026 sf	CITY PRIVATE	FAIR	\$\$\$
		29,107 sf			
	11417-21 S. MICHIGAN AVE	10,458 sf	CITY	VACANT	\$\$
		-			
	11517-27 S. MICHIGAN AVE		CITY	VACANT	\$\$\$\$



2021 ROSELAND OPPORTUNITY SITES ANALYSIS



SITE
1



SITE
2

2021 Selected RFP Sites

Two sites will be offered in the RFP and developers will have the option to respond to one or both sites.

These sites were selected because:

1. Both sites offer an opportunity to propose a different type of development.
2. The sites are large enough that the scale of the development will fit in with surrounding context.
3. They each offer financially feasible options based on preliminary market and cost analysis.

A project vision will be created for both sites and the site not selected through this process will have a solid proposal to bring to other funders.

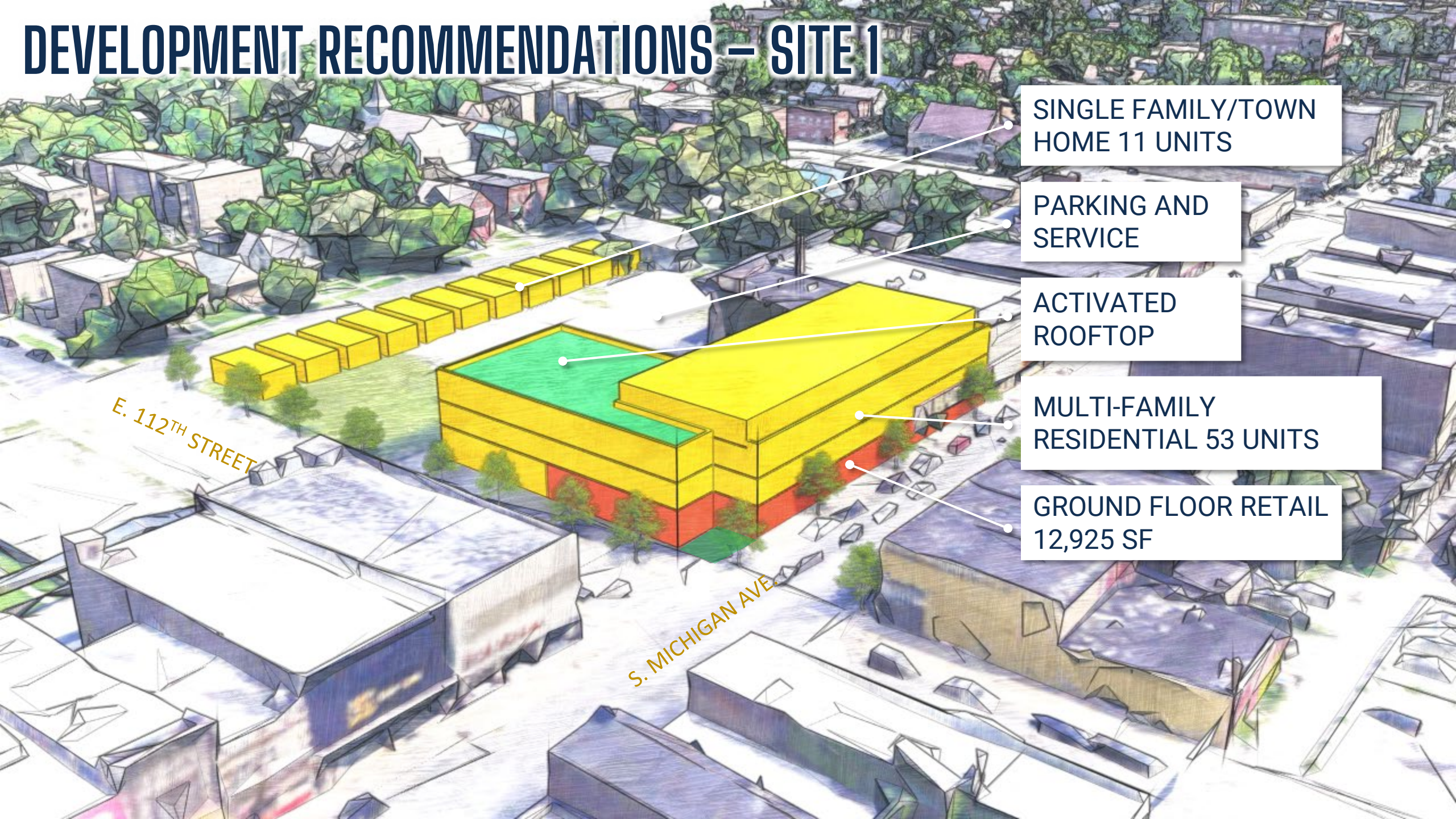


**SITE #1 OLD GATELY'S PEOPLES STORE:
(11201-15 SOUTH MICHIGAN AVE)**



**SITE #2 ROSELAND THEATRE :
(11331-43 SOUTH MICHIGAN AVE)**

DEVELOPMENT RECOMMENDATIONS – SITE 1



SINGLE FAMILY/TOWN HOME 11 UNITS

PARKING AND SERVICE

ACTIVATED ROOFTOP

MULTI-FAMILY RESIDENTIAL 53 UNITS

GROUND FLOOR RETAIL 12,925 SF

E. 112TH STREET

S. MICHIGAN AVE.

SIDE STREET STAIR/
RAMP WITH PLANTER TO
ACCOMMODATE SLOPE

CORNER SEATING AREA

BUILDING ENTRY:
EXPANDED PEDESTRIAN
SPACE WITH OVERHANG,
ROSES AND ORNAMENTAL
TREE

GREEN ROOF

BUILDING ENTRY

STREET TREES IN
GRATES WITH BORDER
PAVERS

UPPER FLOOR
RESIDENTIAL DECKS

E. 112TH STREET

ALLEY

LOADING/SERVICE

MIXED-USE
DEVELOPMENT

PARKING

S. MICHIGAN AVE.

EXISTING COMMERCIAL

EXISTING
RESIDENTIAL

S. EDBROOKE AVE.

SINGLE FAMILY
RESIDENCES

RESIDENTIAL FRONT YARD
WITH SIDEWALK & TREE
LAWN

RESIDENTIAL PARKING
WITH ALLEY ACCESS

Site 1

For Illustrative Purposes Only



NOT TO SCALE



For Illustrative Purposes Only

SMITHGROUP

DEVELOPMENT RECOMMENDATIONS – SITE 2

ADAPTIVE REUSE OF
THEATER BUILDING
21,919 SF

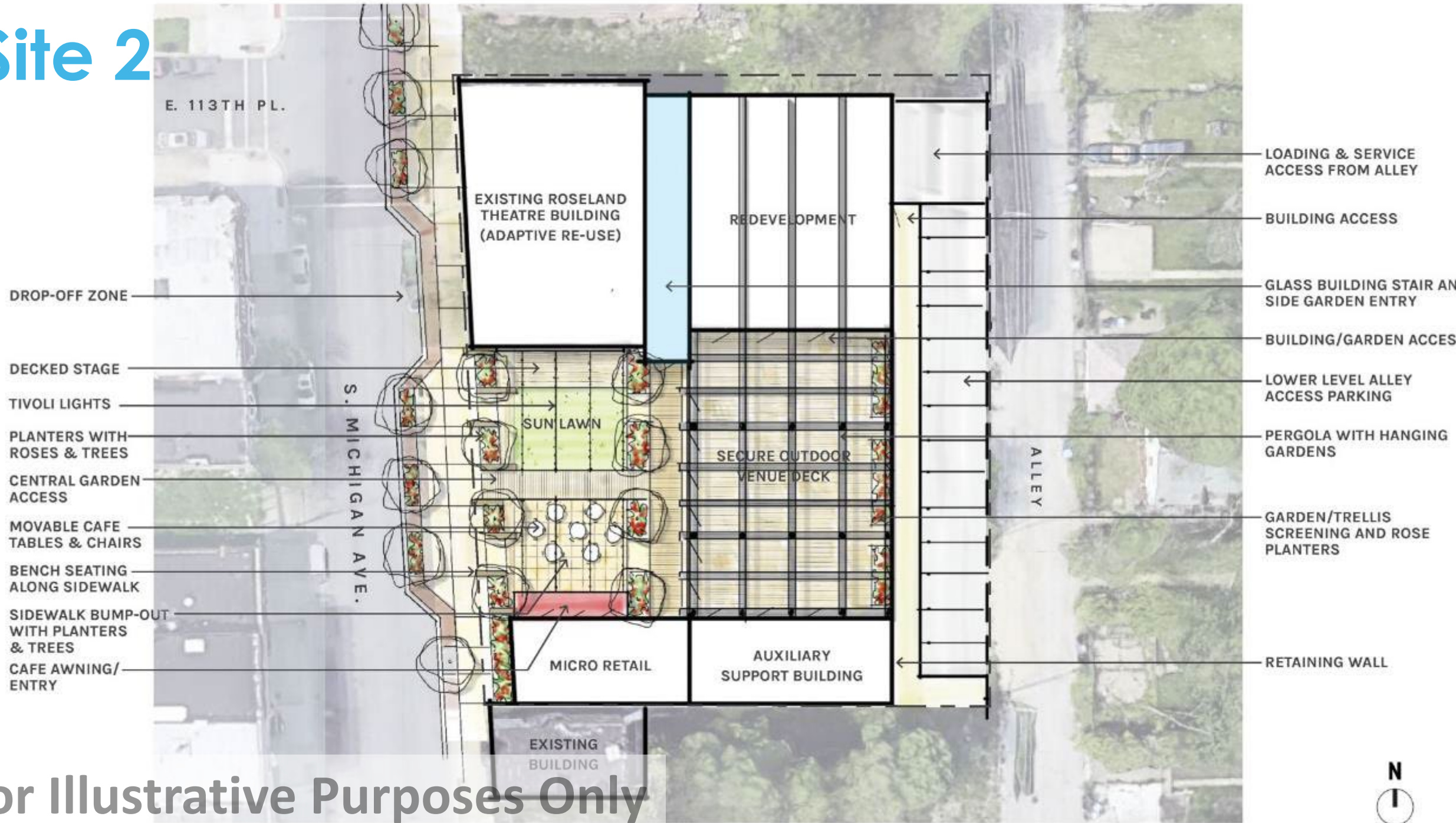
SITE ACTIVATION
13,677 SF

E. 113th PLACE

S. MICHIGAN AVE.

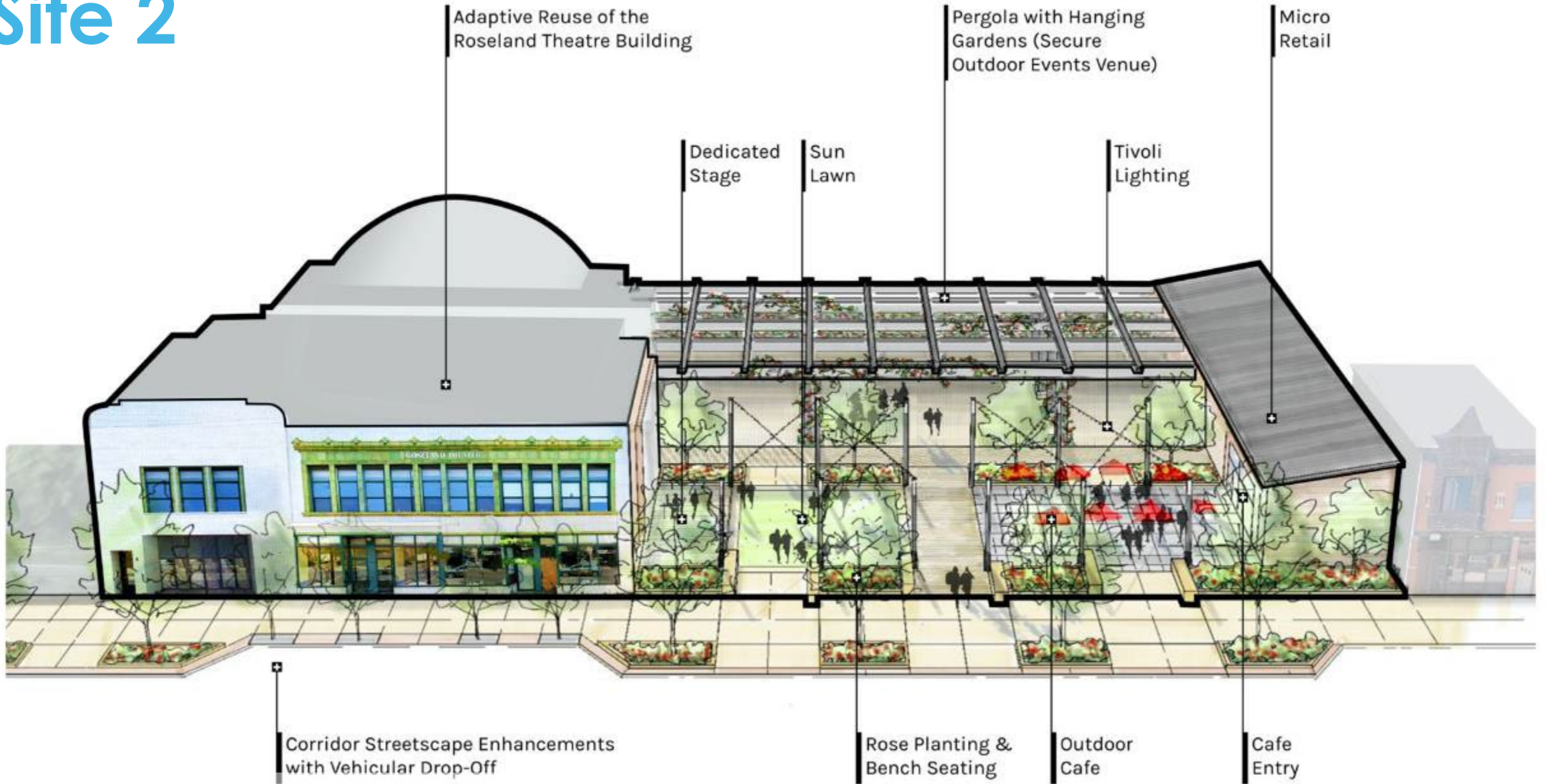


Site 2



For Illustrative Purposes Only

Site 2



For Illustrative Purposes Only



For Illustrative Purposes Only

SMITHGROUP

2022 – Added 115th St and Michigan Site

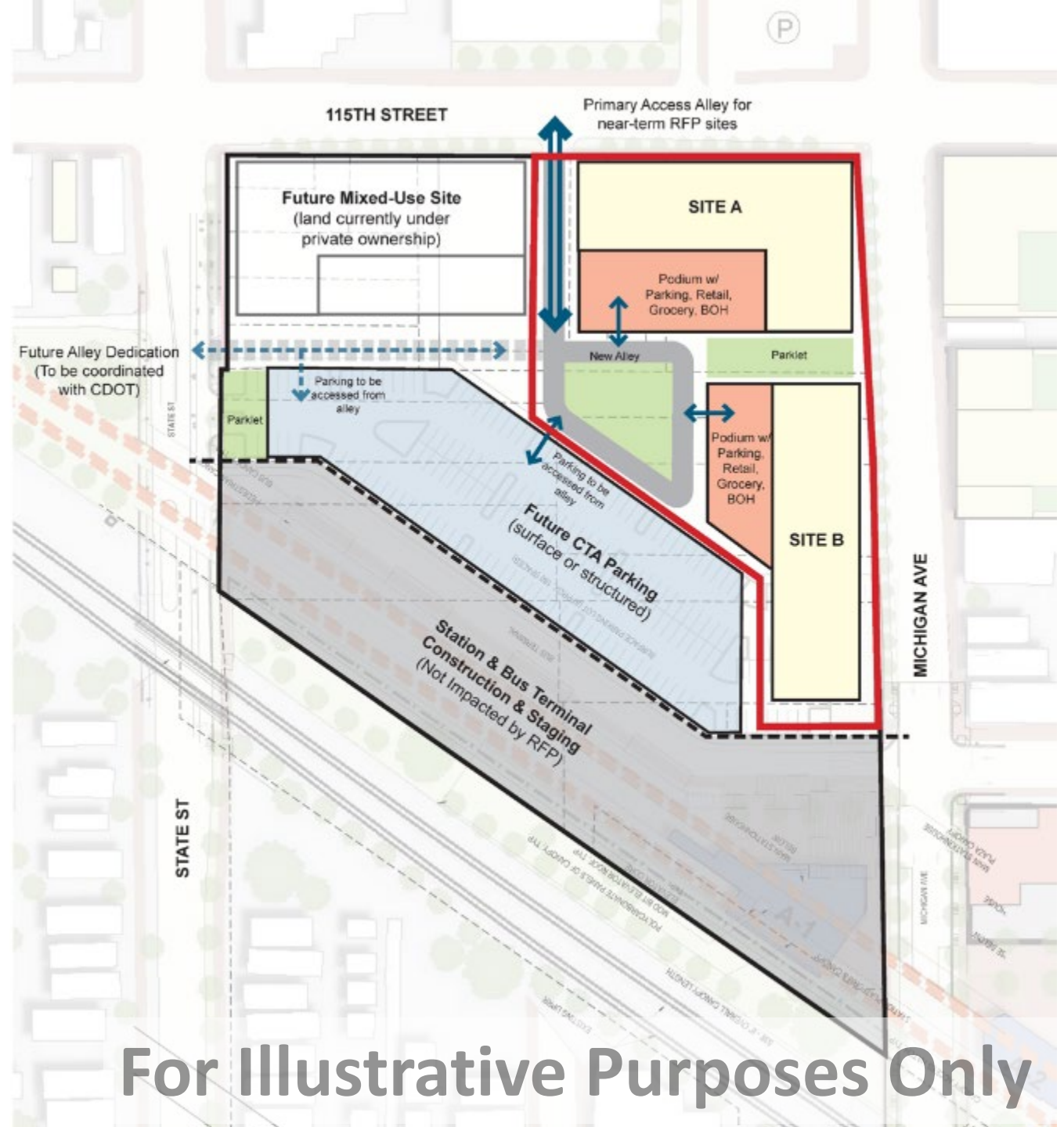
In 2022, based on comments from the community, DPD added the 115th Street and Michigan Avenue site to the RFP

This site was added because:

1. The City now owns the property.
2. CTA and DPD have worked with the community to draft potential development scenarios for sites around the future Red Line Stations, including 115th and Michigan.



Site 3



 RFP Site 3 Boundary



For Illustrative Purposes Only

Site 3



For Illustrative Purposes Only

Site 3



For Illustrative Purposes Only

Roseland – South Michigan



SITE #1 OLD GATELY'S PEOPLES SITE



MIXED-USE BUILDING ALONG MICHIGAN AVE.



SITE #2 ROSELAND THEATRE



ADAPTIVE RE-USE AND OPEN SPACE



SITE #3 115th ST AND MICHIGAN AVE

Existing



HIGHER DENSITY MIXED USE NEAR TRANSIT

Vision

Poll Questions

Which is your favorite site?

What are you most excited about with the new development?

What are the most important things you want a developer to include in their response?



NEXT STEPS

Roseland RFP Schedule

January 26, 2021	Pullman/Roseland/West Pullman INVEST S/W Neighborhood Roundtable Meeting: CCAC Consultant Team introduced
February 1-22, 2021	Site visit & stakeholder interviews
February 23, 2021	First Visioning Workshop with Community
March 23, 2021	Second Visioning Workshop with Community
August 9, 2022	Community Development Commission
October 18, 2022	RFP Recap Meeting
October 27, 2022	9 th Ward Resource Fair
November 2022	RFP is issued for response
February/March 2022	RFP Responses received

CONTACT

Erika Sellke, AICP

erika.sellke@cityofchicago.org

Jasmine Gunn

jasmine.gunn@cityofchicago.org

Michael Penicnak

michael.penicnak@cityofchicago.org



THANK YOU