



ROSELAND RFP

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



Department of Planning and Development

- 1. Welcome & Introductions**
- 2. INVEST South/West**
- 3. RFQ Process**
- 4. Roseland RFQ**
- 5. Meet the Developers + Architects!**
- 6. Wrap-Up & Next Steps**

AGENDA

Meet DPD staff



City of Chicago, Department of Planning & Development

- Gerardo Garcia
- John Law
- Erika Sellke
- Jasmine Gunn
- Michael Penicnak



INVEST S/W



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

10 SOUTH & WEST SIDE COMMUNITIES, 12 CORRIDORS

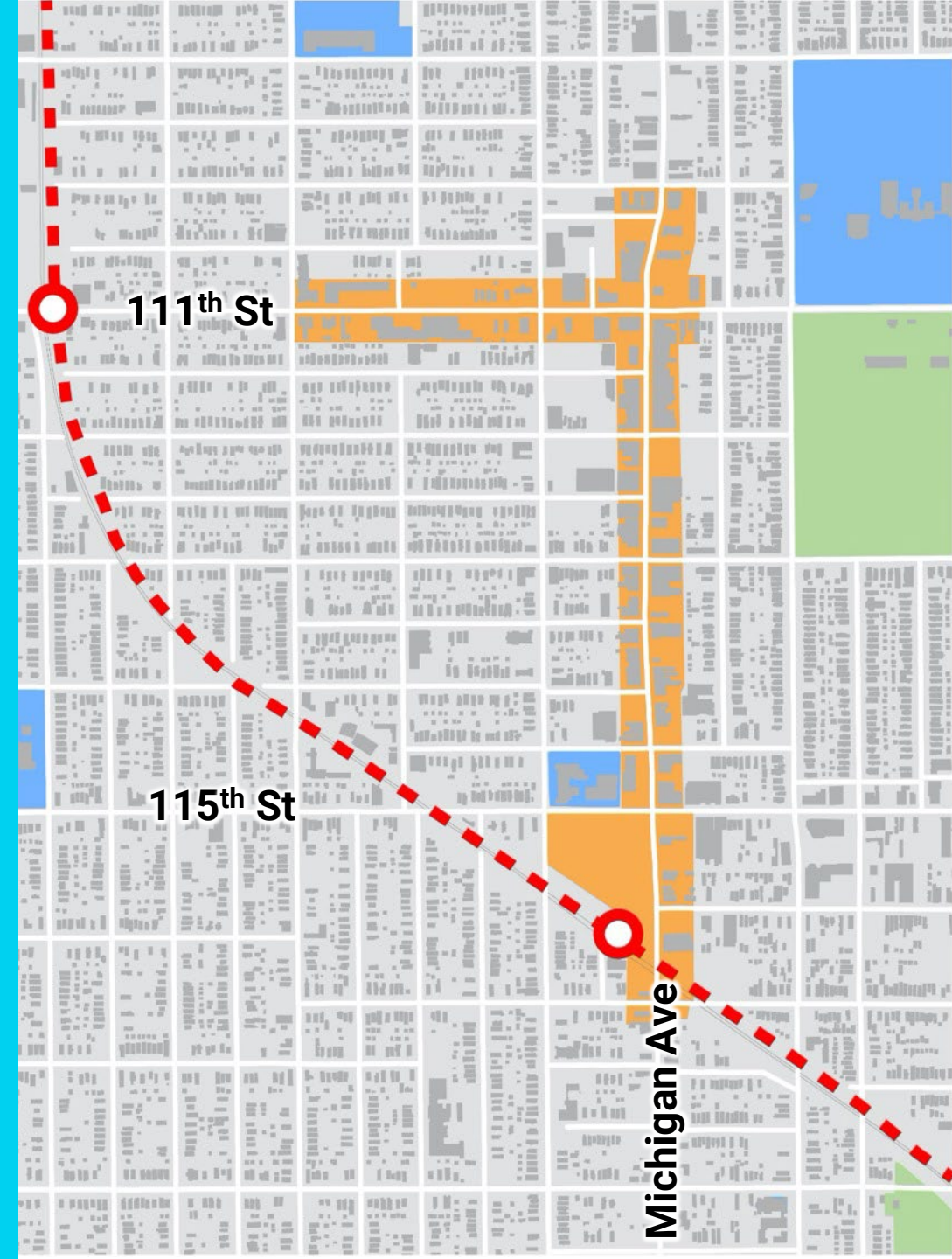


INVEST South/West

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/>

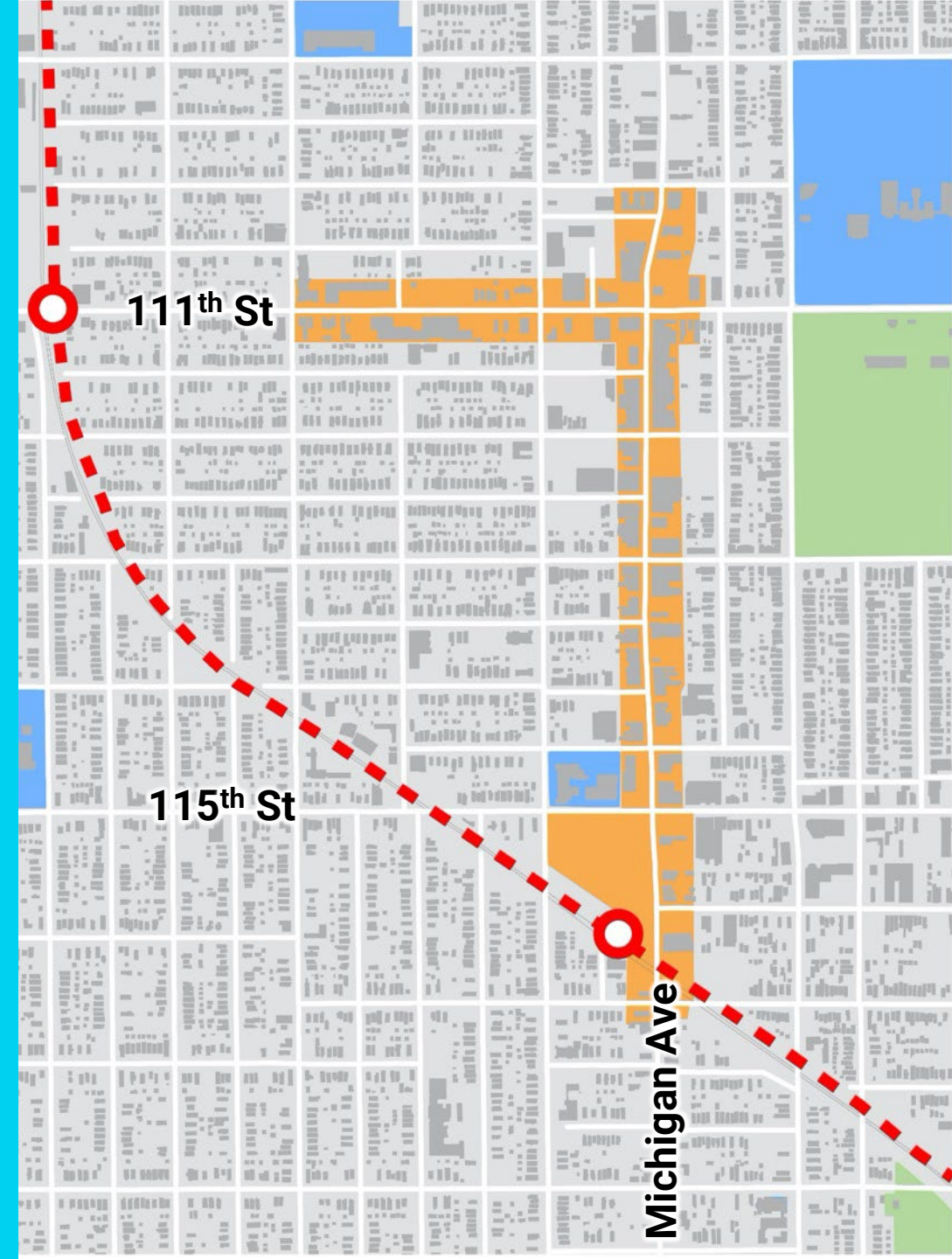
For questions about the NOF Small Grants program, please email nof@cityofchicago.org
For questions about the NOF Large Grants program, please email FID_intake@cityofchicago.org

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

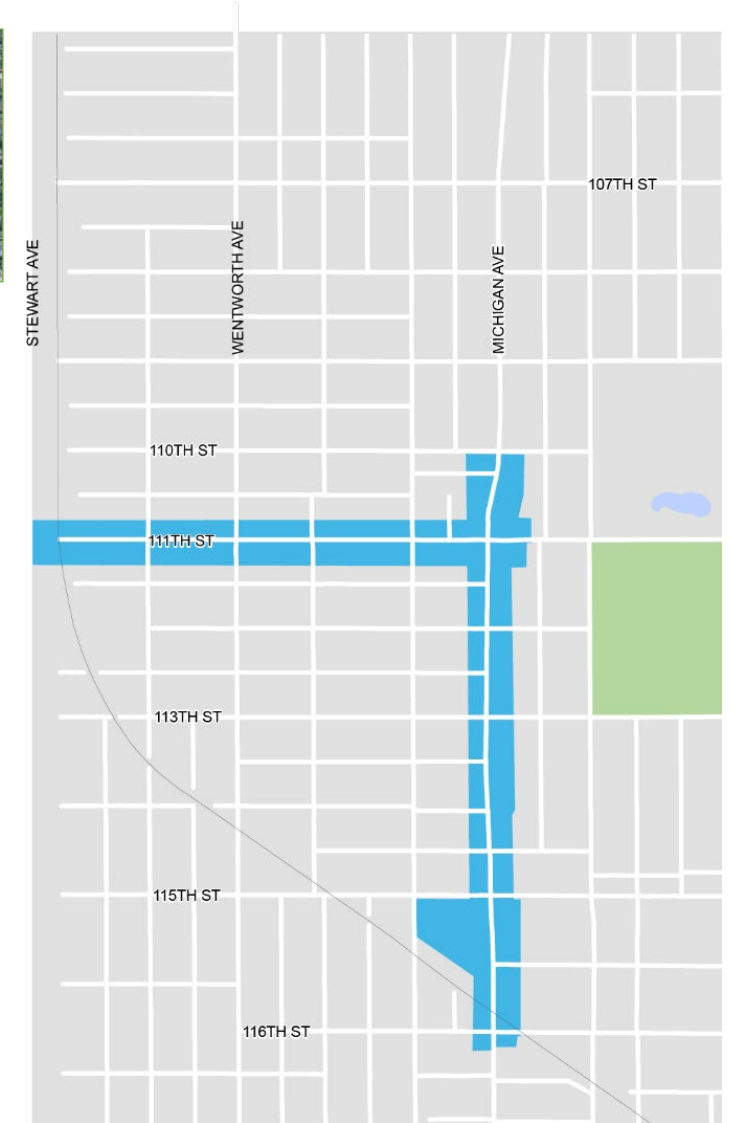
Schedule

Design Start

- July 2021

Construction Start

- 2023 – 2025, 2 to 3 sections of construction



★ INVEST South/West

Open Space Activation

FARSOUTH
COMMUNITY DEVELOPMENT CORPORATION

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!**

★ CHICAGO
MAYOR LORI E. LIGHTFOOT

★ DPD
Department of Planning
and Development

★ DCASE

ALDERMAN CARRIE M
AUSTIN
34TH WARD CHICAGO

JUSTIN LAUGHTER
27

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 job 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

RFQ PROCESS

Why Use an RFQ?

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

A Request for Qualifications (RFQ) provides an opportunity for developers, architects and business owners to express their interest and qualifications in creating an equitable, community-centered development.

- Reduces burdens in responding by only requiring qualifications as a first step
- Provides up to **\$25,000** in funding for selected development teams to create a development proposal for a site
- Introduces potential tenants to developers
- Ensures design excellence in new development



City of Chicago
Lori E. Lightfoot, Mayor

Request for Qualifications Roseland: South Michigan Avenue

EXISTING



VISION

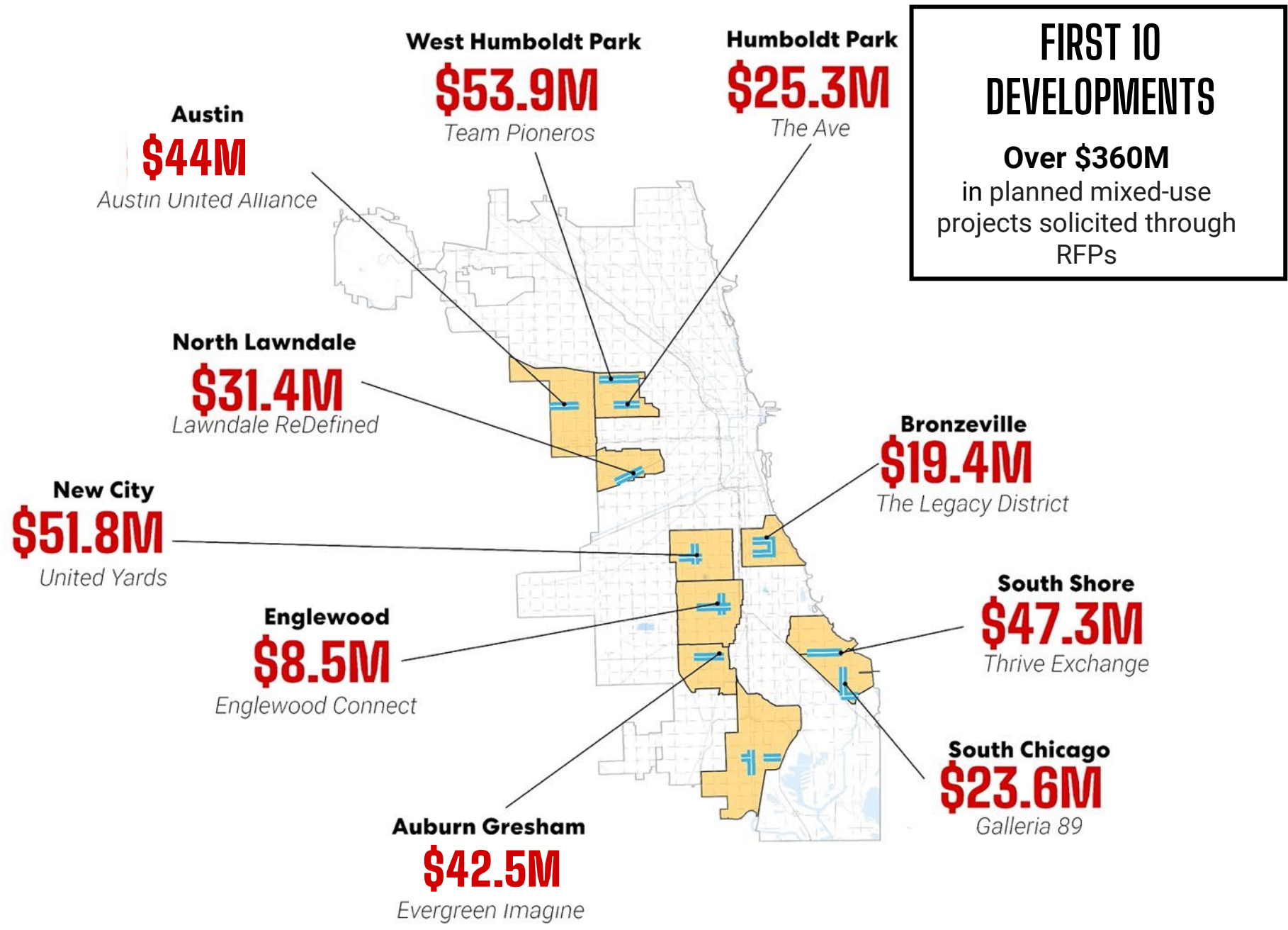


Department of Planning and Development

Maurice D. Cox, Commissioner
City Hall Room 1000
121 N. LaSalle St.
Chicago, IL 60602

December 05, 2022

SUPPORTING
EQUITABLE
DEVELOPMENT



BUILDING DEVELOPER CAPACITY

33
TEAMS

≥60%
MBE/WBE/DBE

10
SELECTED
WINNERS



Matt Mosher,
Park Row Development



Juan Moreno,
JGMA



Luis Puig,
Park Row Development



Bill Williams
Founder & Principal
KMW Communities, LLC



Zeb McLaurin
Chief Executive Officer
McLaurin Development Partners



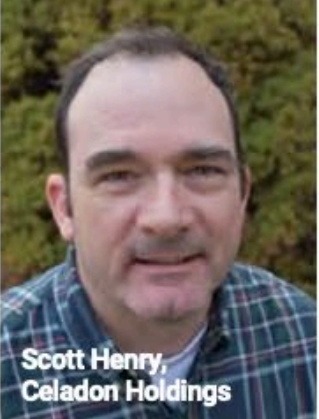
Cornelius Griggs
President & CEO
GRE Ventures



A.J. Patton
President & CEO
548 Capitol LLC



Leon I. Walker, Esq.
Founder & Managing Partner
DL3 Realty



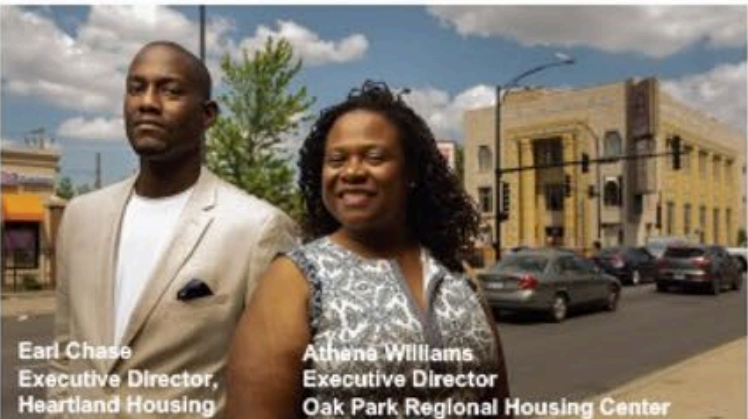
Scott Henry,
Celadon Holdings



Jose Duarte,
Blackwood Group



David Block,
Evergreen Development



Earl Chase
Executive Director,
Heartland Housing

Athene Williams
Executive Director
Oak Park Regional Housing Center



Torrey Barrett,
Principal
Imagine Development Group



RFQ Timeline

Stage 1

Request for Qualifications

- » December 5, 2023: RFQ Release
- » December 13, 2022: Pre-Submission Call
- » January 13, 2023: Q&A Period Ends
- » January 27, 2023: RFQ Responses Due
- » Week of 2/5: Jury Evaluation

Team Pairing

- » February 13, 2023: Team Pairing Begins
- » February 24, 2023: Final Teams Due

Stage 2

Stage 3

Project Proposal and Evaluation

- » Mid-March – Proposal Development Begins
- » **April 19, 2023 – Meet-the-Developers/Architects!**
- » June 30, 2023 – Proposals Due
- » **Mid-July – Public Review Period and Jury Evaluation**
- » **Mid-August – Announcement of Selected Proposal**

← **WE ARE HERE**

Community Engagement

- » **April 19, 2023 – Meet the Developers/Architects**
- » **July 2023 – Review Proposals**
- » **August 2023 – Proposal Selection**
- » **On-going – Project Refinement**

Engagement



EDWARDS FASHIONS

(773)

920

ROSELAND RFO

Community Engagement

Virtual Visioning Workshop: February 23, 2021

- 50+ attendees

Second Virtual Visioning Workshop: March 23, 2021

- 50+ attendees

Third Virtual Visioning Workshop: October 18, 2022

- 60+ 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



DPD
Department of Planning
and Development

JOIN US
INVEST SOUTH/WEST ROSELAND RFP

**VISIONING
SESSION**

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

TO REGISTER

RSVP FOR THIS
VIRTUAL MEETING
AT THIS LINK:

<https://tinyurl.com/Roseland2>

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.

CITY OF CHICAGO
**INVEST
SOUTH * WEST**
MAYOR LORI E. LIGHTFOOT

CTA Red Line Extension

RLE Transit-Supportive Development Plan

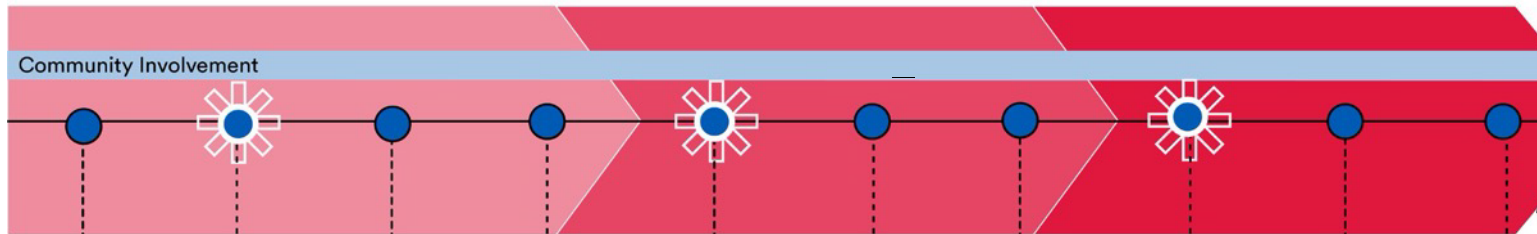
The RLE Transit-Supportive Development (TSD) Plan is a proactive effort to create a guide for future development in communities located near the RLE project area. The TSD Plan is being led by the CTA and in partnership with the City of Chicago's Department of Planning and Development

Extensive Community Engagement

Discovery
Winter 2020

Creating a Vision
Spring / Summer 2021

Creating a Plan
Fall / Winter 2021



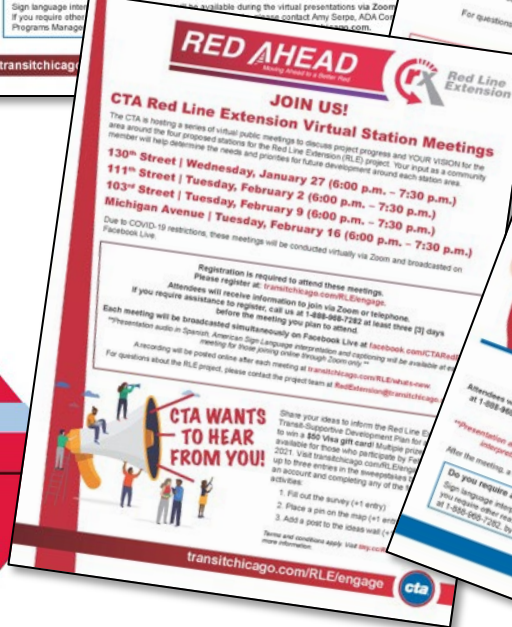
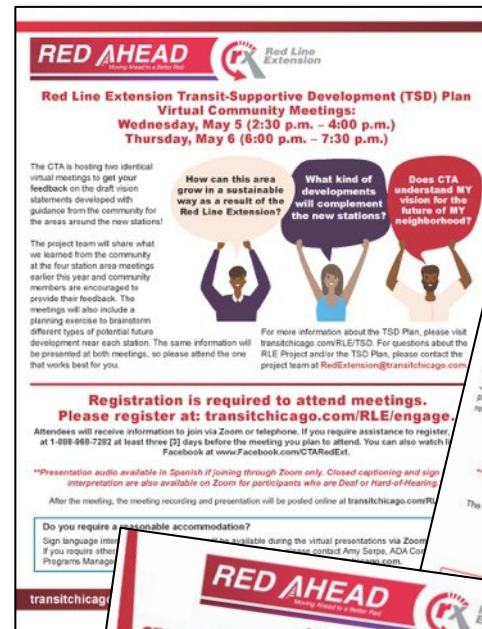
Existing Conditions + Inventory Analysis
Community Meeting

Land Use + Zoning Analysis
Market Analysis

Community Meeting
Preliminary Planning Concepts

Economic Development Analysis
Community Meeting

Plan Recommendations
Final Report
Fall 2022



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

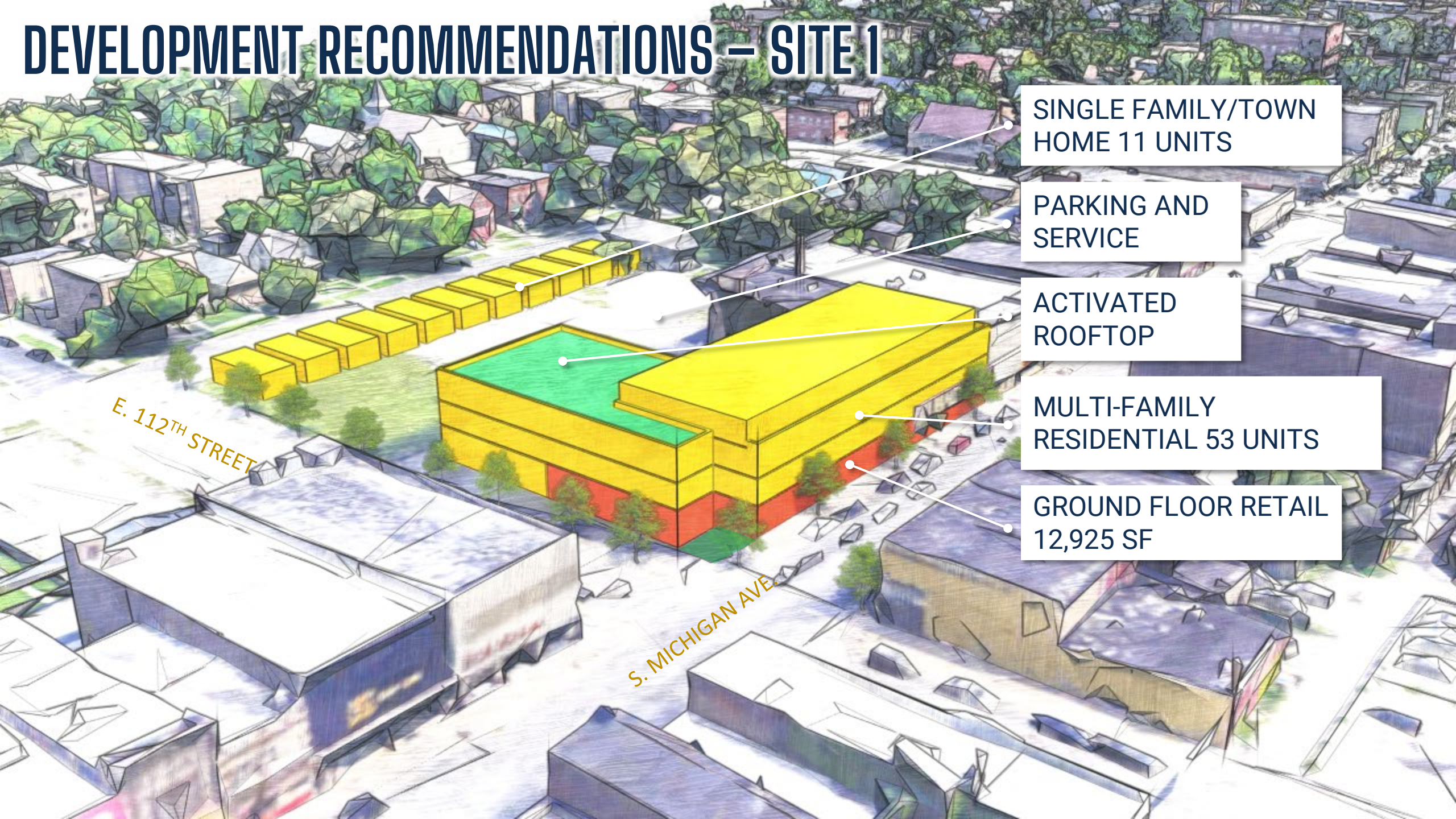
Existing



HIGHER DENSITY MIXED USE NEAR TRANSIT

Vision

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

EXISTING COMMERCIAL

EXISTING
RESIDENTIAL

SINGLE FAMILY
RESIDENCES

RESIDENTIAL FRONT YARD
WITH SIDEWALK & TREE
LAWN

RESIDENTIAL PARKING
WITH ALLEY ACCESS

S. EDBROOKE AVE.

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

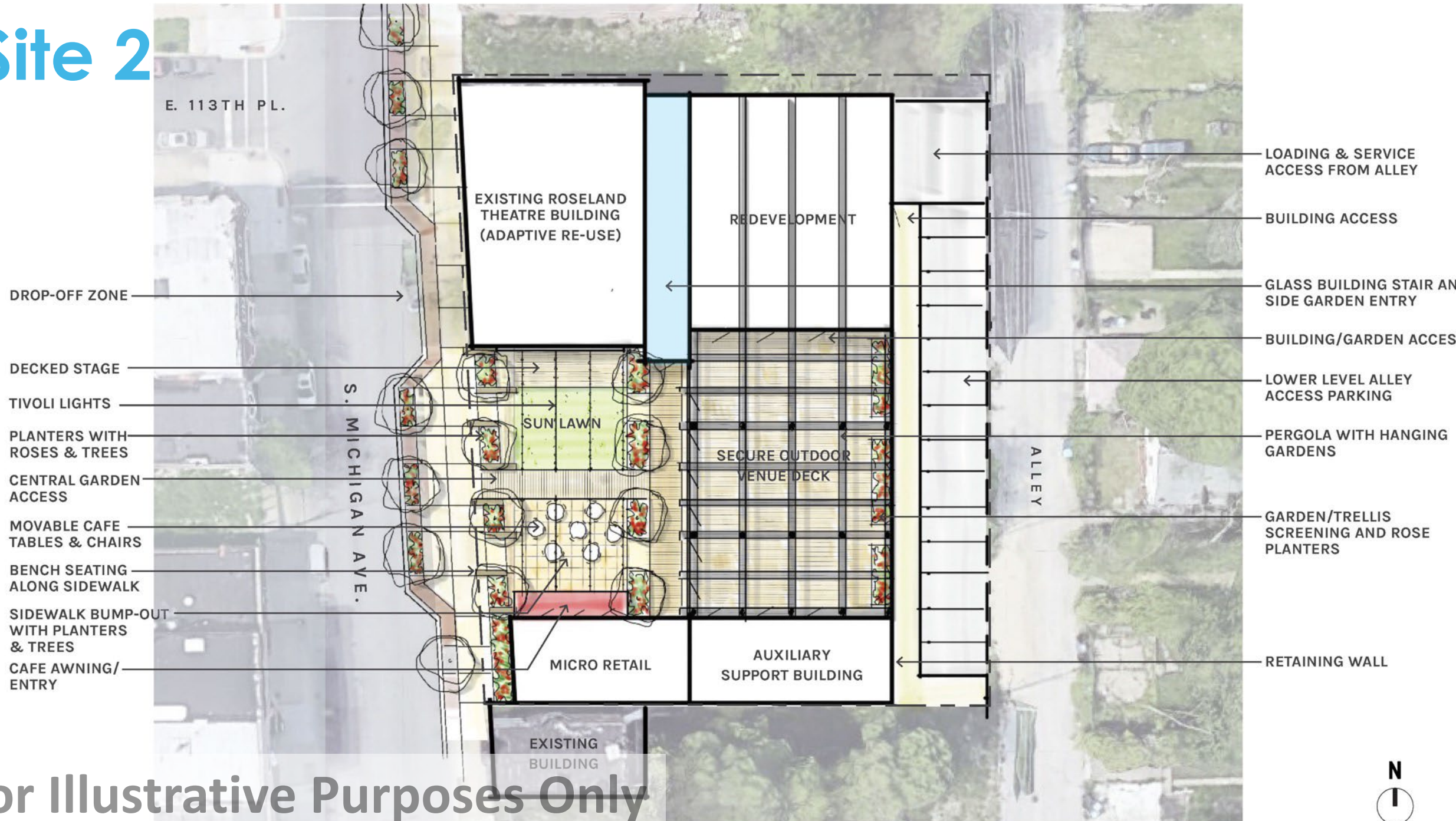
SITE ACTIVATION
13,677 SF

E. 113th PLACE

S. MICHIGAN AVE.

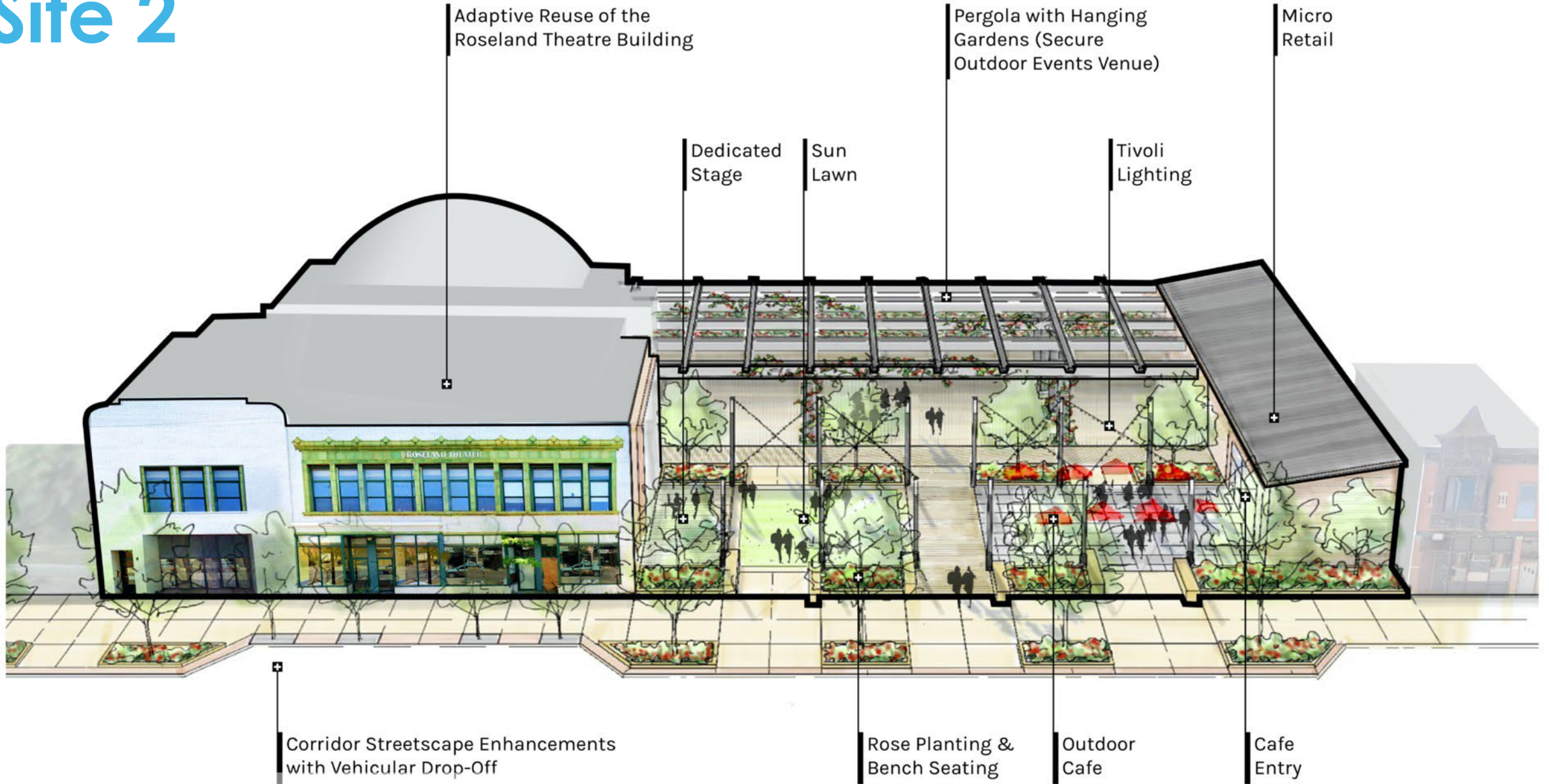


Site 2



For Illustrative Purposes Only

Site 2



For Illustrative Purposes Only



For Illustrative Purposes Only

SMITHGROUP

2022 – Added 115th St and Michigan Site

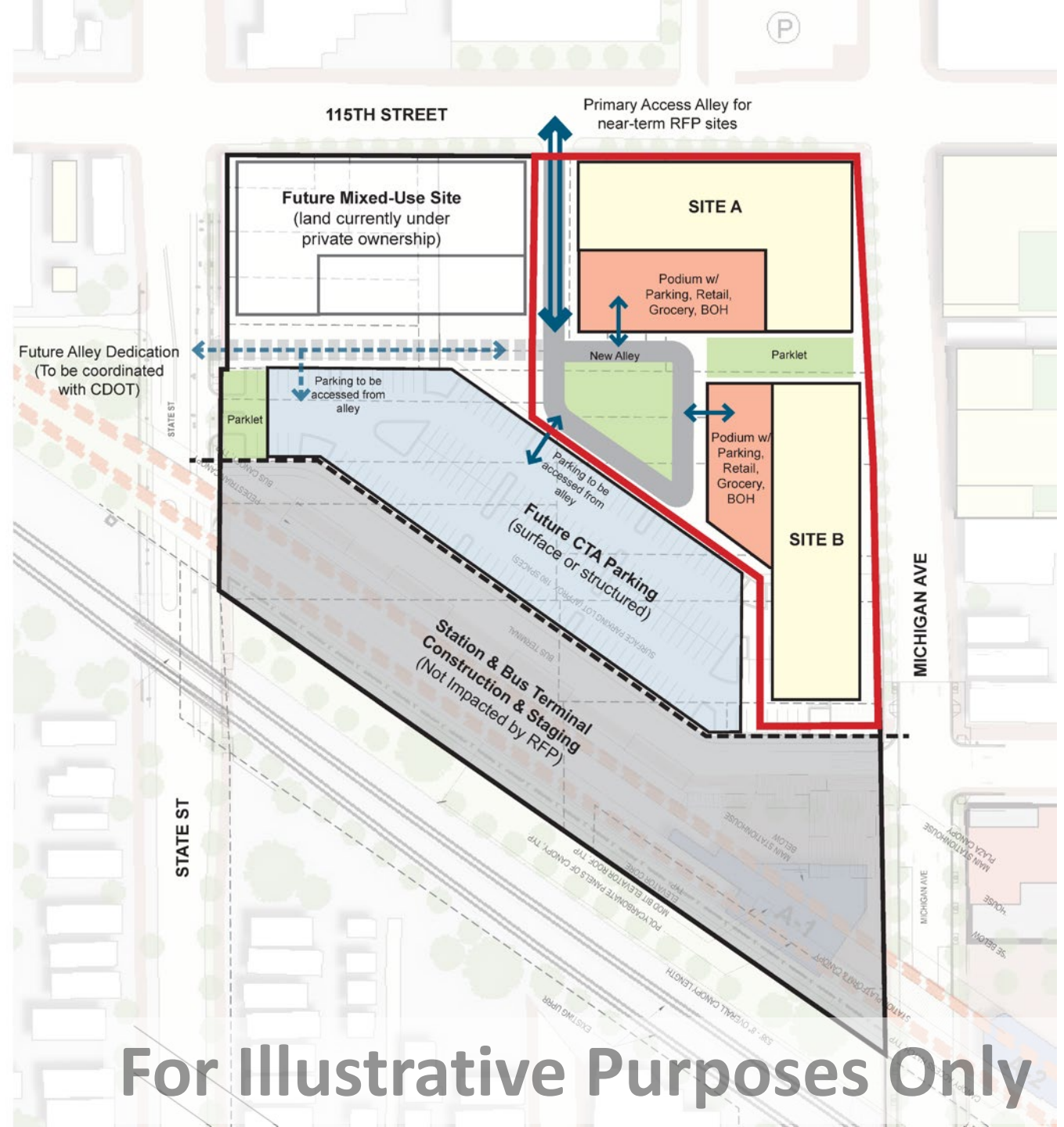
In 2022, based on comments from the community, DPD added the 115th Street and Michigan Avenue site to the RFP

This site was added because:

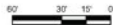
1. The City now owns the property.
2. CTA and DPD have worked with the community to draft potential development scenarios for sites around the future Red Line Stations, including 115th and Michigan.



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



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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



COMMEET!

MEET!

Meet the Teams!



Gately People Store Site

Team 1

Developer: [Brinshore](#), [Center Court](#) and [Inherent](#)
Architect: [SEEK Architecture](#) / [HUFFT](#) / [Will DuBose Design](#)

Team 2

Developer: [Celedon](#) / [Blackwood](#)
Architect: [UrbanWorks](#) / [JAQ Corp.](#)

Team 3

Developer: Roseland Rising ([CNI](#), [Far South CDC](#), [Q2re](#))
Architect: [Canopy Architecture](#)

Roseland Theater Site

Team 1

Developer: [Brinshore](#), [Center Court](#) and [Inherent](#)
Architect: [DAAM](#) / [Booth Hansen](#)

Team 2

Developer: [Elizabeth L Carter ESQ Team](#)
Architect: [Howeler + Yoon](#) / [Moody Nolan](#)

Team 3

Developer: Roseland Rising ([CNI](#), [Far South CDC](#), [Q2re](#))
Architect: [Future Firm](#) / [PRODUCTURA](#)

115th and Michigan Site

Team 1

Developer: [Brinshore](#), [Center Court](#) and [Inherent](#)
Architect: [Brooks + Scarpa](#) / [Studio Dwell](#)

Team 2

Developer: [Michaels](#), [P3 Markets](#), [Endeleo](#)
Architect: [Studio Gang](#) / [Brook Architecture](#)

Team 3

Developer: Roseland Rising ([CNI](#), [Far South CDC](#), [Q2re](#))
Architect: [Gensler](#) / [Beehyve](#)

In the Chat

While you are listening to the presentations and asking questions, write in the chat:

- **What would you like the developer/architect teams to most know about the Roseland community to consider for their proposals?**

For example, what is most important about the people, housing, businesses, entertainment, recreation, culture, etc?

Five Presentations

	A	B	C	D	E
	Brinshore, Center Court and Inherent Team (3 Sites)	Elizabeth L. Carter, Esq., LLC Team (1 Site)	Roseland Rising Team (3 Sites)	Celadon, Blackwood Team (1 Site)	The Michaels Organization, P3 Markets, Endeleo Team (1 Site)
Gately	SEEK Architecture/HUFFT / Will DeBose Design		Canopy Architecture	UrbanWorks/ JAQ Corp.	
Theater	DAAM / Booth Hansen	Howeler + Yoon / Moody Nolan	Future Firm / PRODUCTURA		
115th St	Brooks + Scarpa / Studio Dwell		Gensler/ Beehyyve		Studio Gang/ Brook Architecture



Each developer will present for 10 minutes and leave 5 minutes for Q + A



NEXT STEPS

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Engagement

CONTACT

dpd@cityofchicago.org

THANK YOU