C40 Reinventing Cities Competition

331-355 S. Plymouth Court, 12-26 W. Van Buren Street
INFORMATIONAL COMMUNITY MEETING

MARCH 4, 2020
Meeting Agenda

Introductions
C40 Reinventing Cities
Chicago Loop Site
Chicago Climate Context
Design Excellence Principles
Competition Timeline
Question + Answer

www.chicago.gov/c40
C40 Cities Climate Leadership Group

96
World Largest Cities

700+
Million Citizens

1/4 of global economy
Global Reinventing Cities Competition Concept

**Cities**
Identify underutilized sites, ready to be sold or leased for redevelopment

**C40**
Organizes Reinventing Cities

**Private Teams**
– developers, architects, systems consultants… submit proposals to redevelop the sites

**Decarbonized Urban Development**
& Innovative Solutions for Climate Change

**Participating cities**
- Cape Town
- Chicago
- Dubai
- Houston
- Madrid
- Milan
- Montréal
- Reykjavík
- Rio de Janeiro
- Roma
- San Francisco
- Singapore
2019 Reinventing Cities had 20 winning projects
- 400+ articles on Reinventing Cities
- 1 million #ReinventingCities hashtag on social media
- 300,000+ visitors on the website

2018-19 C40 Reinventing Cities Competition
Selected Project in East Garfield Park
POAH, PERKINS + WILL, NIA ARCHITECTS, TERRA ENGINEERING
“The City of Chicago is excited to partner with C40 for this year’s competition, which will shine a light on a key opportunity in the heart of our oldest shopping district for a sustainable, transit-oriented development project and spur new economic opportunity for our communities”

Mayor Lori E. Lightfoot
Site Background

1991 – The Harold Washington Library, selected via a design/build competition, was completed.

1992 – A park was created on unused city-owned parcels north of the Library. The Park was dedicated to commemorate efforts of Cindy Pritzker’s leadership of the Chicago Public Libraries.

2008 – Pritzker Park was improved with $1.2M in TIF funds and Park Parcels are transferred to Park District.

2014 – DPD and Park District issued an RFP to redevelop City and Park parcels, to also include a new fieldhouse and Park District headquarters.

2016 – Park District decided to build their headquarters in a community (Brighton Park location announced in 2018).
Only City-owned parcels will be subject to future sale as part of this two step competition process.

Respondents will be asked to include future funding to improve Pritzker Park as part of their redevelopment proposals.

In addition to a carbon neutral design, other public benefits will be expected as part of redevelopment proposals.
Existing Conditions
Existing Conditions
Harold Washington Library – State/Van Buren CTA Station
Brown, Orange, Purple, Pink Lines
CHICAGO LOOP CONTEXT
Central Area Plan, 2003
The first plan for downtown since 1958, used to guide continued economic success, physical growth, and environmental sustainability. The plan’s goals are to strengthen Chicago’s economic engine, expand and improve rapid transit systems, roadways, parks and open spaces.

Central Area Action Plan, 2009
Builds upon the vision of the 2003 plan and includes information intended to encourage the implementation of policies and projects essential for the Central Area’s effective functioning, growth, and quality of life.
EMPLOYMENT IN THE LOOP

23.5% increase in private-sector jobs in Loop since 2010 (Illinois Department of Employment Security, 2018)

Loop office rental rates are rising
$29.70/SF in 2010
$32.30/SF in 2017
(State of the Chicago Loop 2018 Economic Profile, CLA)
RESIDENTS IN THE LOOP

Fastest-growing downtown population of any U.S. city (2000-2010 Census Bureau Data)

Apartment rental rates are rising
- $2.19/SF in 2010
- $2.93/SF in 2018
(CoStar data)

Data from State of the Chicago Loop 2018 Economic Profile, CLA

MEDIAN AGE: 33.7
MEDIAN HOUSEHOLD INCOME: $105,066
ADULTS WITH BACHELORS+: 80.6%

Source: Esri Business Analyst
RETAIL IN THE LOOP

4.37M SF RETAIL

12.1% VACANCY RATE

138.4 CONSUMER CONFIDENCE SCORE

Data from State of the Chicago Loop 2018 Economic Profile, CLA
CHICAGO CLIMATE CONTEXT
Chicago was constructed on a wetland landscape. Intermittent severe storms will become more frequent with climate change.
Projected Number of 100-Degree Days per year with Higher Emission Scenario:
- 2010-2039: 5 days
- 2040-2069: 16 days
- 2070-2099: 31 days

Projected Number of 100-Degree Days per year with Lower Emission Scenario:
- 2010-2039: 5 days
- 2040-2069: 7 days
- 2070-2099: 8 days
Chicago leads the country in LEED Certified Buildings (2017 CBRE, Maastricht University)
15% reduction in total carbon emissions (City of Chicago, 2005-2017)
156,000 LED Lights installed (City of Chicago, 2019)
$8.5 Billion in transit investments since 2011 (Why Chicago, 2019 CBRE)
By 2025, power municipal buildings with renewable energy (Sustainable Chicago Plan 2015)
DESIGN EXCELLENCE PRINCIPLES
PRIORITIZE INCLUSIVE DESIGN PROCESSES TO FOSTER EQUITABLE DEVELOPMENT.

SOUTH SHORE COMMUNITY MEETING
2 ENCOURAGE DIVERSE DESIGN APPROACHES IN ORDER TO INSPIRE INNOVATION AND DESIGN EXCELLENCE.
3 REVITALIZE CHICAGO’S NEIGHBORHOODS WHILE CELEBRATING THEIR AUTHENTICITY AND SINGULARITY.
HONOR CHICAGO’S LEGACY OF ARCHITECTURAL INNOVATION BY PROMOTING CONTEMPORARY DESIGN.
5 STRIVE TO ENHANCE THE PUBLIC REALM. FOCUS ON THE PEDESTRIAN EXPERIENCE.
IMMERSE YOURSELF IN THE PLACES, PEOPLE AND CULTURES OF THE CITY.
DEVELOP A HEALTHIER, MORE RESILIENT AND BEAUTIFUL CITY.
LEVERAGE THE ECONOMIC BENEFITS OF GOOD DESIGN.

KLEO RESIDENCES IN WASHINGTON PARK
JGMA
COMMUNICATE DESIGN EXCELLENCE TO THE PUBLIC.
SUPPORT DESIGN EXCELLENCE WITHIN CITY DEPARTMENTS AND SISTER AGENCIES.

SOUTH SHORE INTERNATIONAL COLLEGE PREP HIGH SCHOOL
JOHN RONAN ARCHITECTS
C40 COMPETITION TIMELINE
## Anticipated Competition Timeline

<table>
<thead>
<tr>
<th>Period</th>
<th>Event</th>
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<tr>
<td>Q4 2019 – Q1 2020</td>
<td>Stakeholder Coordination</td>
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<tr>
<td>Q1 2020</td>
<td>Public Feedback</td>
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<tr>
<td>End of Q1 2020</td>
<td>Start Competition with Expression of Interest</td>
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<tr>
<td>Q2 2020</td>
<td>Expression of Interests Due</td>
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<tr>
<td>Q3 2020</td>
<td>Finalists Selected</td>
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<tr>
<td>End of 2020</td>
<td>RFPs Due</td>
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### Early 2021
- Winner Selected
  - Project Entitlement Review Process with City + Community
  - Pritzker Park Improvements Design + Review Process with Park District + Community
Please Take the Survey (until March 13th)

www.surveymonkey.com/r/C40Input

Survey Questions Relate to:
• Your relationship with the Loop and this site
• Your concerns with local climate change
• Your priorities for Pritzker Park improvements
• Your thoughts on building design features
• Your goals for ground-floor programming and activation
• Your suggestions for community amenities, including for adjacent educational institutions
• Your thoughts on minimum on-site affordable housing units
• Your goals for minority participation
Questions?

Thanks to Chicago Public Libraries for Hosting Us!

Thanks to the Working Group:
Alderman Sophia King and 4th Ward Office
Chicago Park District
Chicago Public Libraries
Chicago Transit Authority
Chicago Loop Alliance
South Loop Neighbors

For questions or feedback, email DPD@CityofChicago.org