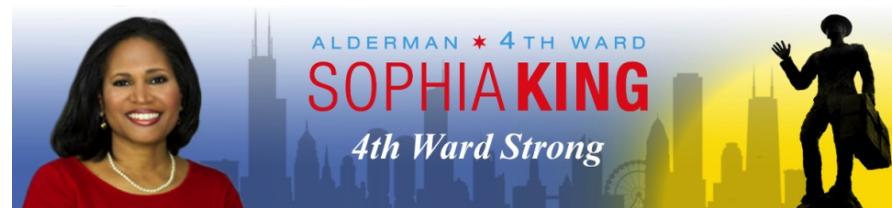




# C40 Reinventing Cities Competition

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

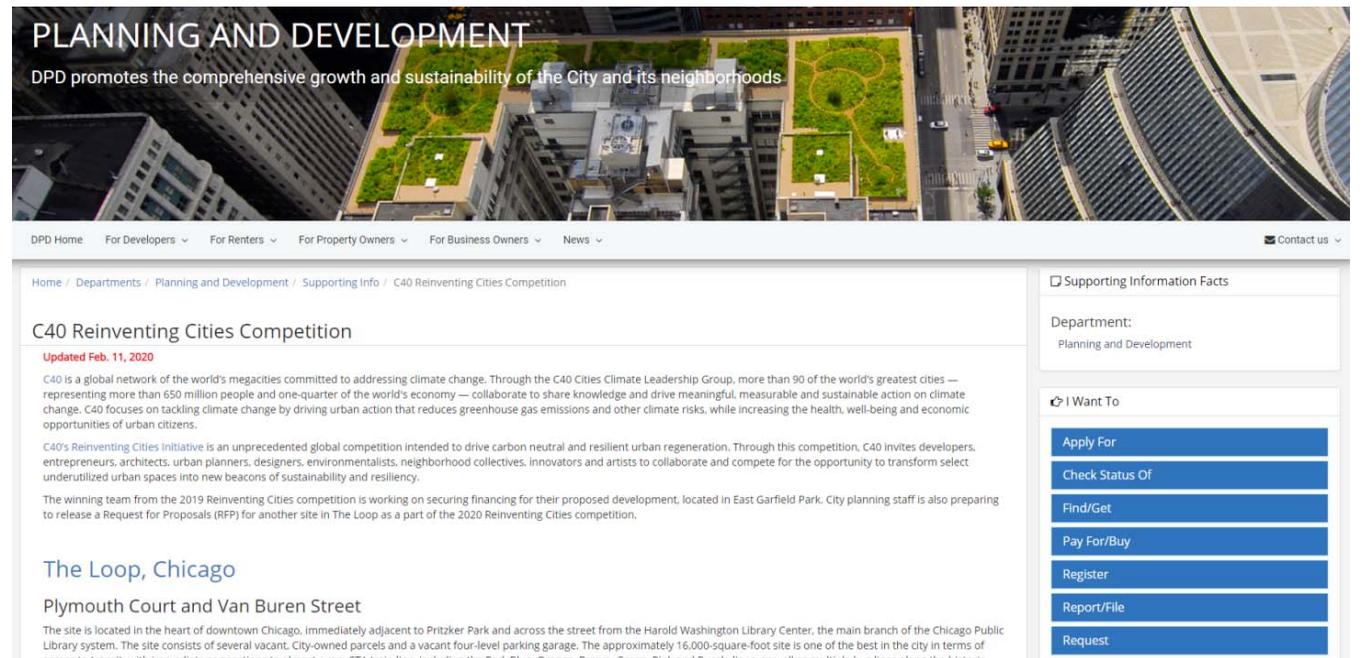
MARCH 4, 2020



# Meeting Agenda

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

# www.chicago.gov/c40



**PLANNING AND DEVELOPMENT**  
DPD promotes the comprehensive growth and sustainability of the City and its neighborhoods.

DPD Home For Developers For Renters For Property Owners For Business Owners News Contact us

Home / Departments / Planning and Development / Supporting Info / C40 Reinventing Cities Competition

### C40 Reinventing Cities Competition

Updated Feb. 11, 2020

C40 is a global network of the world's megacities committed to addressing climate change. Through the C40 Cities Climate Leadership Group, more than 90 of the world's greatest cities — representing more than 650 million people and one-quarter of the world's economy — collaborate to share knowledge and drive meaningful, measurable and sustainable action on climate change. C40 focuses on tackling climate change by driving urban action that reduces greenhouse gas emissions and other climate risks, while increasing the health, well-being and economic opportunities of urban citizens.

C40's Reinventing Cities Initiative is an unprecedented global competition intended to drive carbon neutral and resilient urban regeneration. Through this competition, C40 invites developers, entrepreneurs, architects, urban planners, designers, environmentalists, neighborhood collectives, innovators and artists to collaborate and compete for the opportunity to transform select underutilized urban spaces into new beacons of sustainability and resiliency.

The winning team from the 2019 Reinventing Cities competition is working on securing financing for their proposed development, located in East Garfield Park. City planning staff is also preparing to release a Request for Proposals (RFP) for another site in The Loop as a part of the 2020 Reinventing Cities competition.

#### The Loop, Chicago

##### Plymouth Court and Van Buren Street

The site is located in the heart of downtown Chicago, immediately adjacent to Pritzker Park and across the street from the Harold Washington Library Center, the main branch of the Chicago Public Library system. The site consists of several vacant, City-owned parcels and a vacant four-level parking garage. The approximately 16,000-square-foot site is one of the best in the city in terms of access to transit, with immediate connections to several major CTA train lines, including the Red, Blue, Orange, Brown, Green, Pink, and Purple lines, as well as multiple bus lines along the historic

Supporting Information Facts

Department:  
Planning and Development

I Want To

- Apply For
- Check Status Of
- Find/Get
- Pay For/Buy
- Register
- Report/File
- Request

# C40 Cities Climate Leadership Group

**96**  
World Largest Cities

**700+**  
Million Citizens



**1/4 of global economy**



# Global Reinventing Cities Competition Concept

## Participating cities

- Cape Town
- Chicago
- Dubai
- Houston
- Madrid
- Milan
- Montréal
- Reykjavík
- Rio de Janeiro
- Roma
- San Francisco
- Singapore



### Cities

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

C40  
CITIES  
CLIMATE LEADERSHIP GROUP

C40  
Organizes  
Reinventing  
Cities



### Private Teams

– *developers, architects, systems consultants...*  
submit proposals to  
redevelop the sites

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

An architectural rendering of a modern building with a large mural on its facade and a public plaza. The building is a two-story structure with a light-colored facade and a large mural on the upper level. The plaza is a paved area with people walking, sitting, and standing. There are trees and a brick building in the background. The sky is blue with some clouds. The overall scene is a vibrant, urban environment.

**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**

**CHICAGO LOOP SITE**



# Site Background

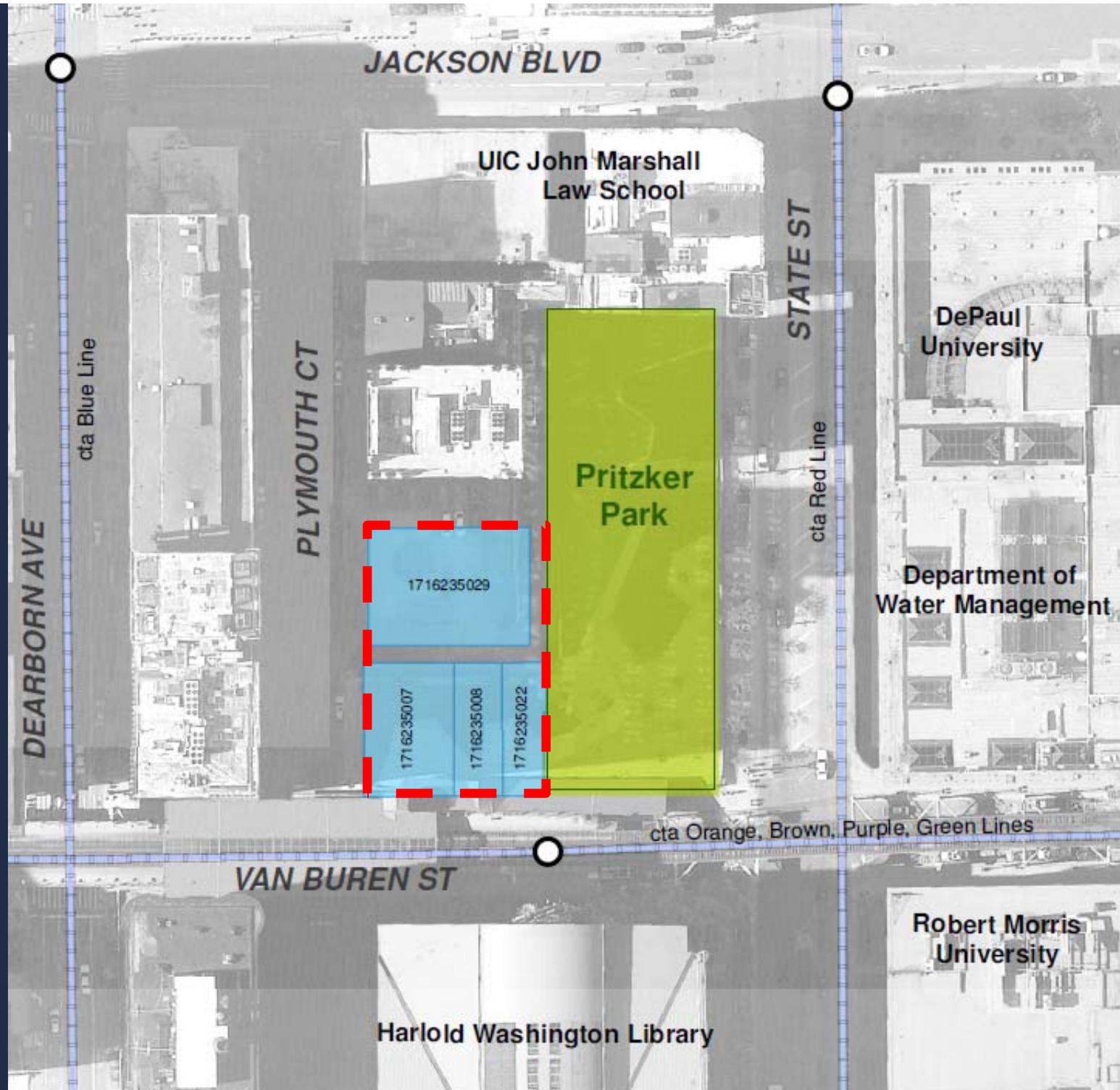
- 1991 – The Harold Washington Library, selected via a design/build competition, was completed**
- 1992 – A park was created on unused city-owned parcels north of the Library. The Park was dedicated to commemorate efforts of Cindy Pritzker’s leadership of the Chicago Public Libraries**
- 2008 – Pritzker 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

-  City of Chicago Parcels
-  Chicago Park District Parcels  
Pritzker Park



# Existing Conditions





**Existing Conditions**

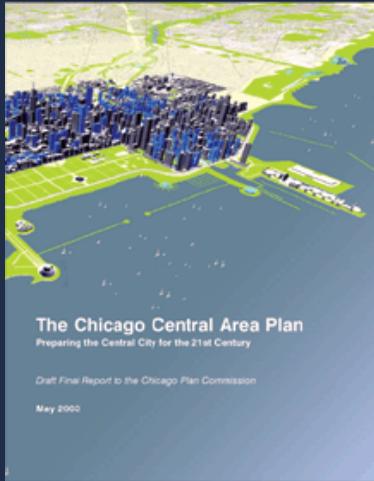


# Harold Washington Library – State/Van Buren CTA Station

Brown, Orange, Purple, Pink Lines

# CHICAGO LOOP CONTEXT

# ★ Planning Documents



## 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)

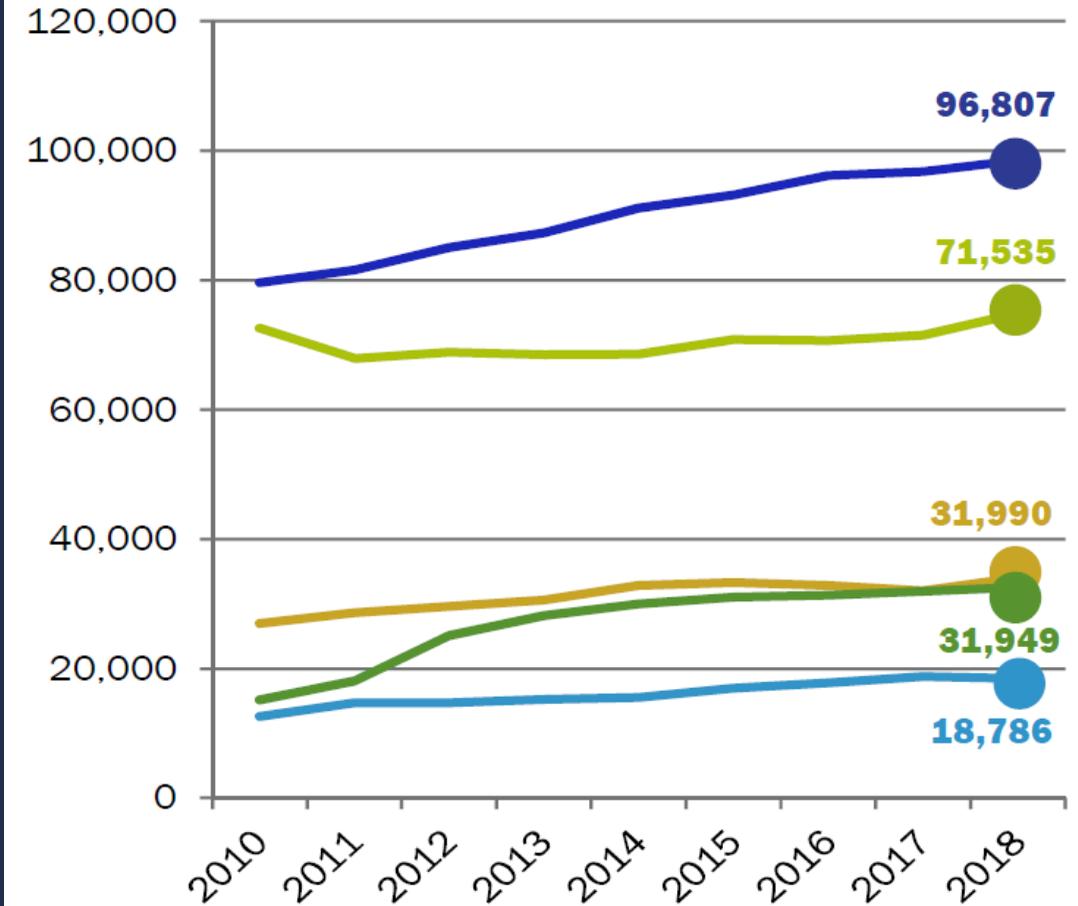
**Loop office rental rates are rising**

\$29.70/SF in 2010

\$32.30/SF in 2017

(State of the Chicago Loop 2018  
Economic Profile, CLA)

FIGURE 1. Growth of Largest Private Sector Employment in Loop



- Professional, Scientific, & Technical Services
- Finance and Insurance
- Office Support Services
- Health Care and Social Assistance
- Accommodations and Food Services

Source: Illinois Department of Employment Security

# RESIDENTS IN THE LOOP

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

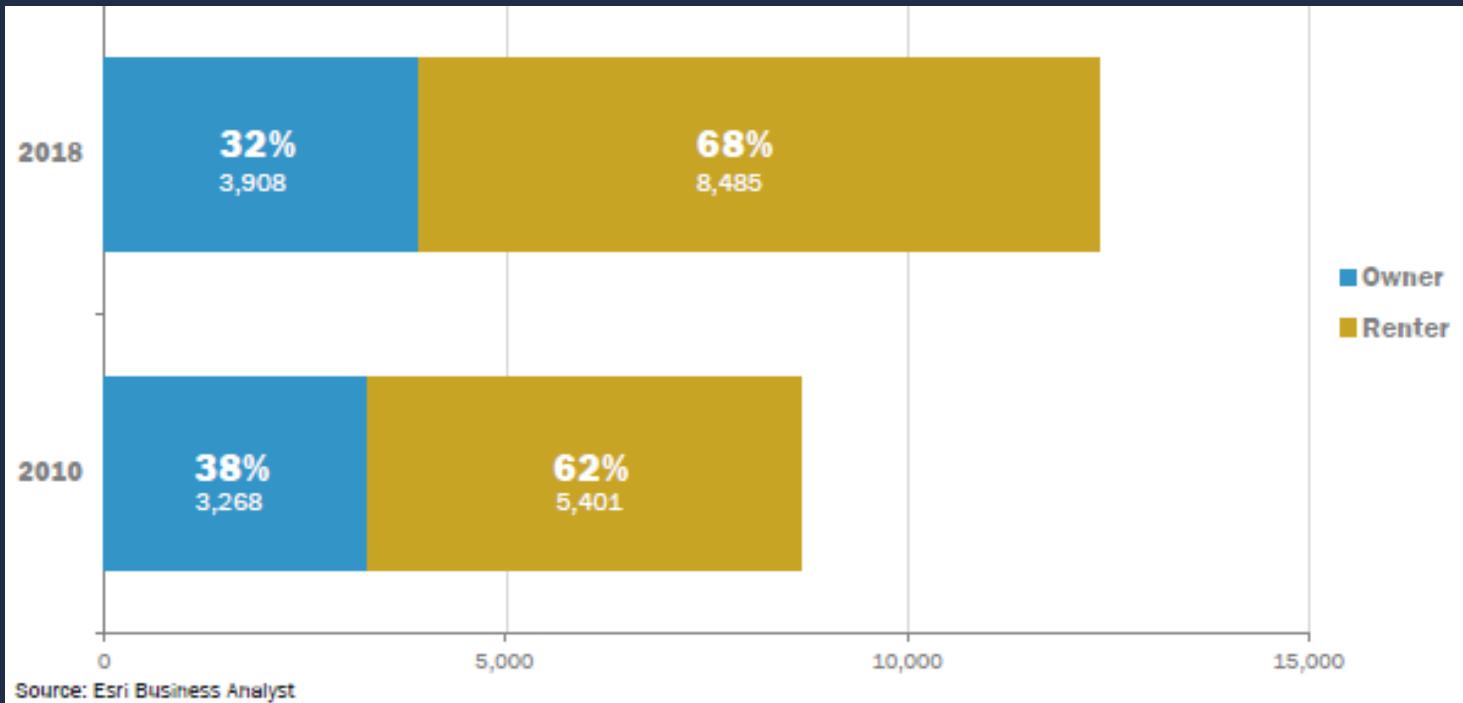
**Apartment rental rates are rising**

\$2.19/SF in 2010

\$2.93/SF in 2018

(CoStar data)

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



Source: Esri Business Analyst

33.7

MEDIAN AGE

\$105,066

MEDIAN HOUSEHOLD INCOME

80.6%

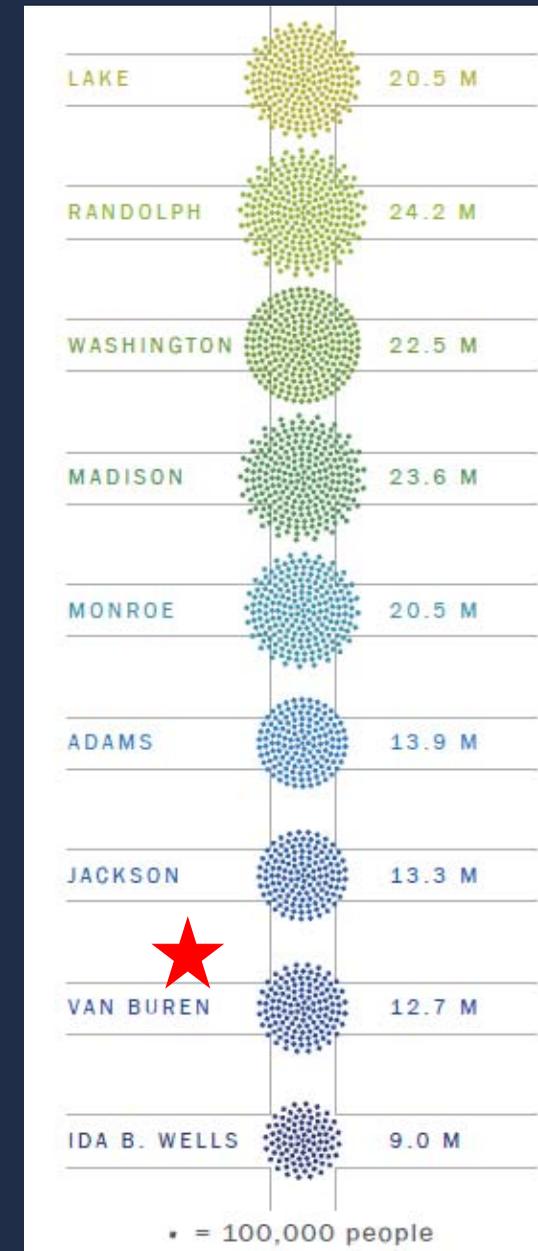
ADULTS WITH BACHELORS +

# RETAIL IN THE LOOP

4.37M SF RETAIL

12.1% VACANCY RATE

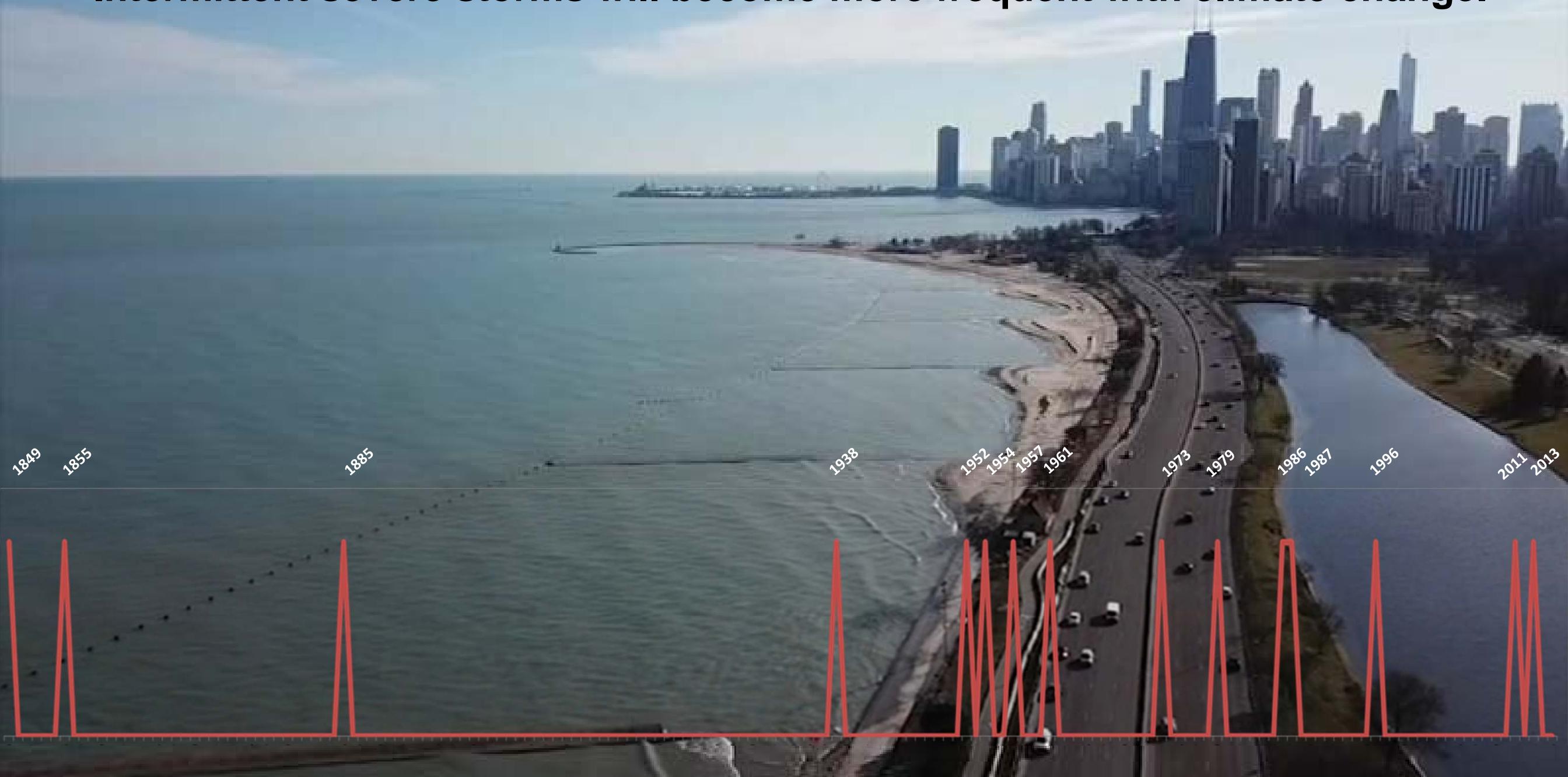
138.4 CONSUMER CONFIDENCE SCORE



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's Sustainable Plans + Policies

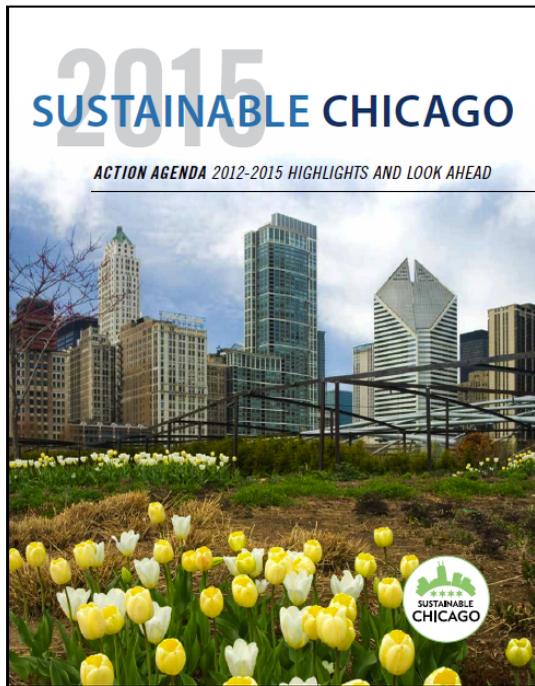
Chicago leads the country in LEED Certified Buildings (2017 CBRE, Maastricht University)

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)



Chicago Sustainable Development Policy 2017<sup>01.12</sup>



Compliance Options	Points Required	Sustainable Strategies Menu																																				
		Health		Energy				Stormwater				Landscapes		Green Roofs		Water		Transportation		Solid Waste	Work Force	Waste																
		1.1 Address WELL Building Standard	2.1 Designed to save the Energy Star	2.2 Exceed Energy Code (2%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Pump Pump Capture & Reuse	3.5 100-year detention for all school buildings	3.6 100-year Detention for all other buildings	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 60-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Priority to Transit Service	7.2 Bike Parking Residential	7.3 Bike Parking Commercial & Industrial	7.4 EV Charging Stations	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Waste Diversion	9.1 Workforce Development	9.2 Workforce Development	10.1 Bird Protection (Basic)	10.2 Bird Protection (Enhanced)		
<b>Compliance Paths</b>																																						
<b>All Options Available</b>	3	100	50	25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	
<b>Options With Certification</b>																																						
LEED Platinum	95	5	0	0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	5	5	NA	10	5	10	
LEED Gold	80	10	0	0	40	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	5	NA	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
LEED Silver	50	20	0	0	40	NA	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	10	20	NA	NA	NA	5	NA	NA	10	5	5	5	10	10	5	10
Green Globes 4-Globes	80	10	0	0	40	NA	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	NA	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 3-Globes	60	20	0	0	40	NA	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	NA	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 2-Globes	40	30	0	0	40	NA	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	NA	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Living Building Challenge Petal	100	0	0	0	40	NA	NA	NA	NA	NA	NA	NA	NA	NA	20	40	5	5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	10	5	5	NA	NA	10	5	10
Enterprise Green Communities*	80	20	0	0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	NA	NA	5	20	10	20	10	20	5	NA	NA	10	5	5	5	10	10	5	10	
PassiveHouse	100	20	0	0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	NA	NA	5	20	10	20	10	20	5	NA	NA	10	5	5	5	10	10	5	10	

\*Only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PDI) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PDI, TIF, DPD-H MF and Class L - Renovation Projects*	25 points required
Moderate Renovation Projects	50 points required

\*Does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and GBF programs)

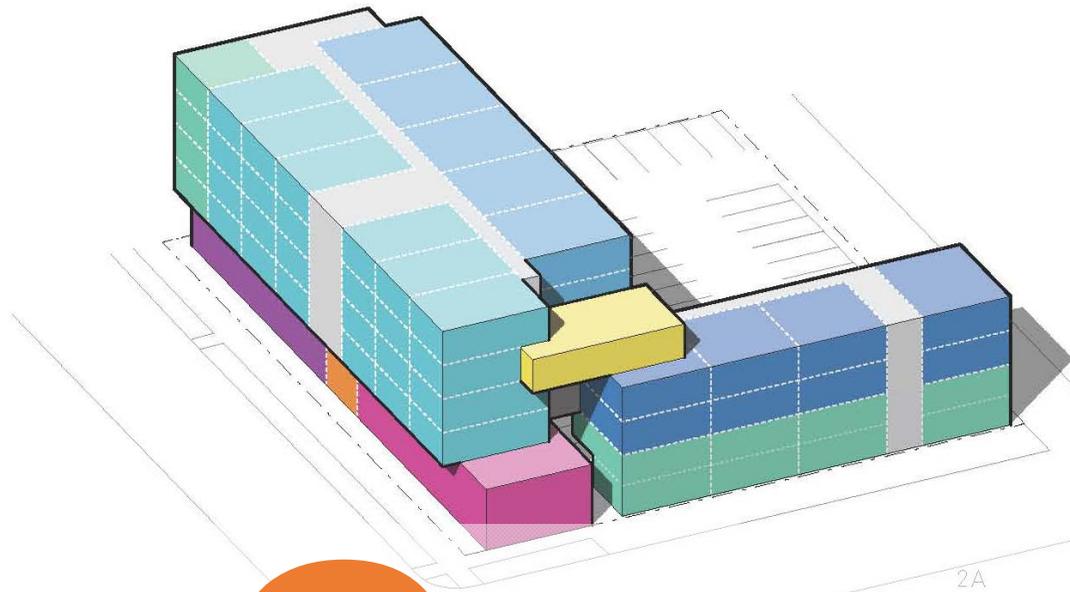
Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope  
Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

# DESIGN EXCELLENCE PRINCIPLES

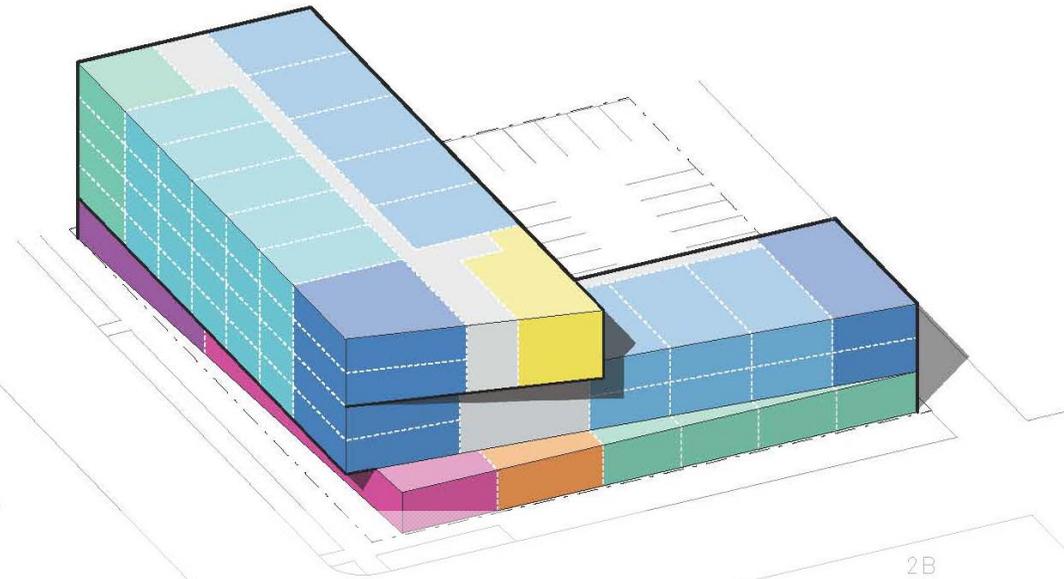


**1** PRIORITIZE INCLUSIVE DESIGN PROCESSES TO FOSTER EQUITABLE DEVELOPMENT.

**SOUTH SHORE COMMUNITY MEETING**



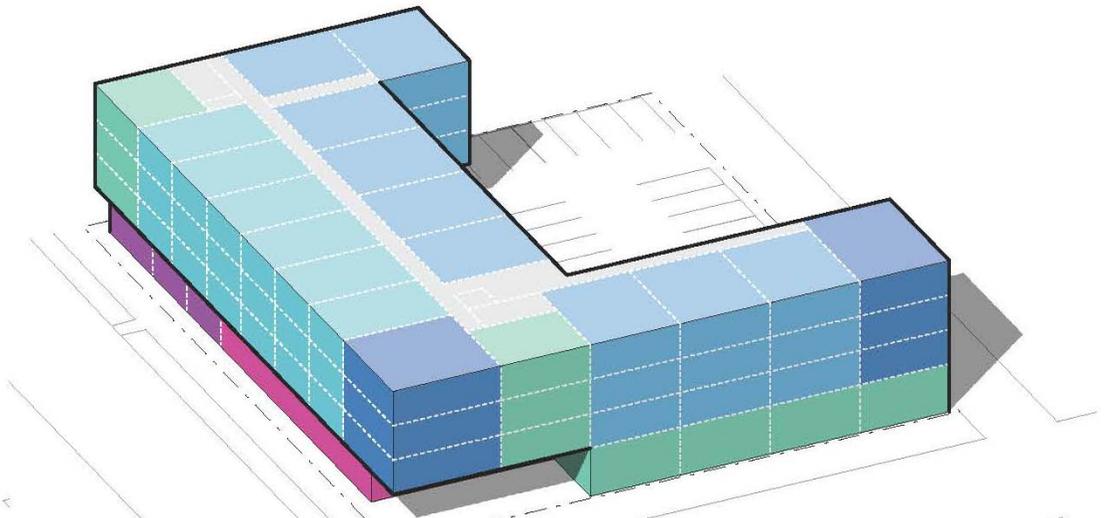
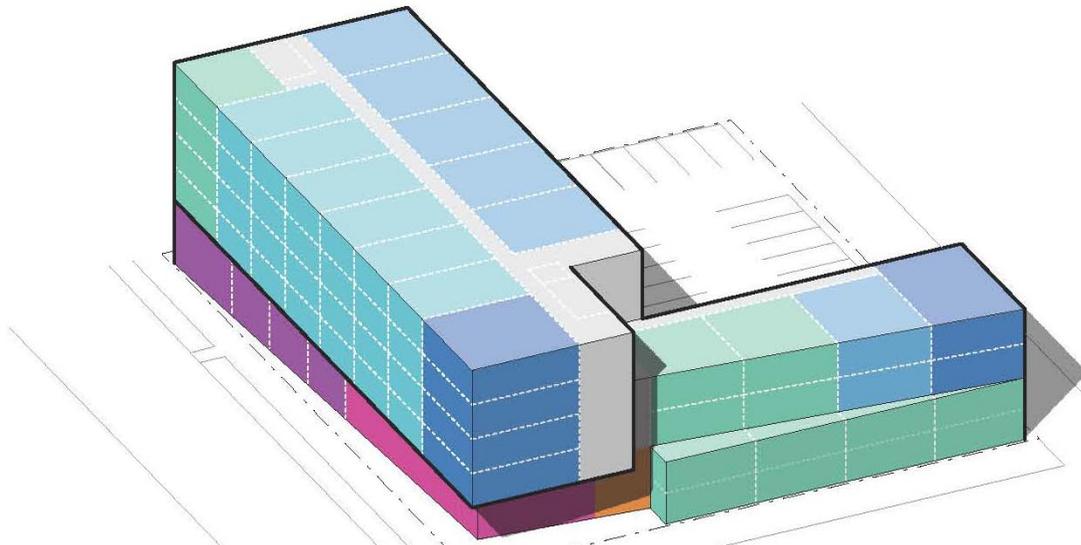
2A



2B

2

**ENCOURAGE DIVERSE DESIGN APPROACHES IN ORDER TO INSPIRE INNOVATION AND DESIGN EXCELLENCE.**



3

**REVITALIZE CHICAGO'S NEIGHBORHOODS  
WHILE CELEBRATING THEIR AUTHENTICITY  
AND SINGULARITY.**



**LA VILLITA PARK**

DRAFT - SUBJECT TO CHANGE

4

**HONOR CHICAGO'S LEGACY OF  
ARCHITECTURAL INNOVATION BY  
PROMOTING CONTEMPORARY DESIGN.**

CHICAGO PUBLIC LIBRARY CHINATOWN BRANCH

**CHINATOWN BRANCH LIBRARY  
SOM**

A photograph of a busy city sidewalk. In the foreground, a young man in a light blue shirt and khaki pants is looking at his phone. Next to him, a woman in a vibrant orange and red patterned dress is also looking at her phone. Other pedestrians are walking in the background. To the left, there is a planter box with colorful flowers and a bicycle. A 'No Parking' sign is visible on a pole. In the background, a Starbucks coffee shop is visible with its sign. The scene is set in an urban environment with trees and buildings.

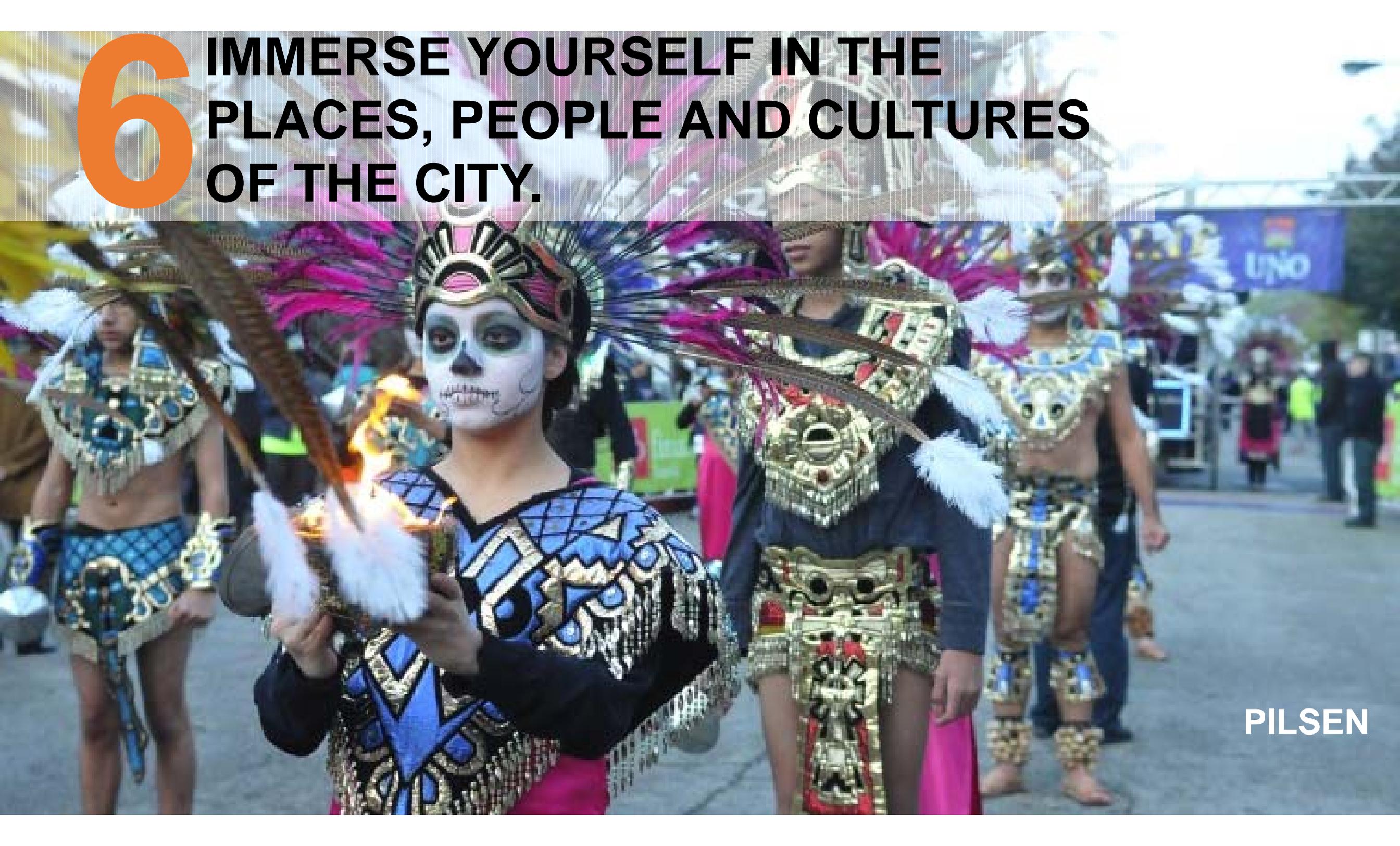
**5**

**STRIVE TO ENHANCE THE PUBLIC REALM. FOCUS ON THE PEDESTRIAN EXPERIENCE.**

**HYDE PARK**

6

**IMMERSE YOURSELF IN THE  
PLACES, PEOPLE AND CULTURES  
OF THE CITY.**



**PILSEN**



**7**

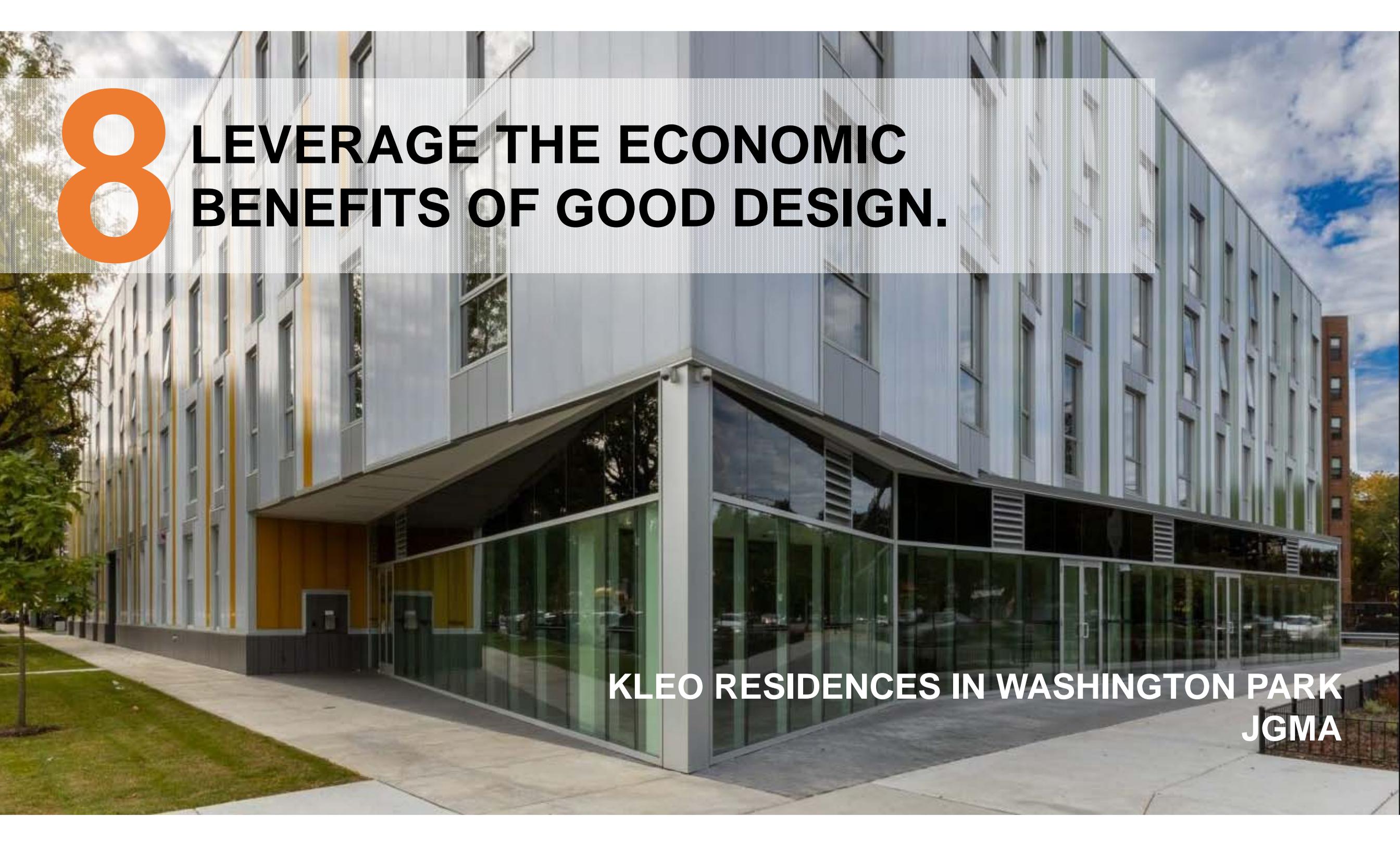
**DEVELOP A HEALTHIER, MORE  
RESILIENT AND BEAUTIFUL CITY.**

**METHOD SOAP FACTORY  
WILLIAM McDONOUGH + PARTNERS**



8

# LEVERAGE THE ECONOMIC BENEFITS OF GOOD DESIGN.



KLEO RESIDENCES IN WASHINGTON PARK  
JGMA

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

**BIG IDEAS**

FOR HUMBOLDT PARK

Post-it note to share anything you

9

**COMMUNICATE DESIGN  
EXCELLENCE TO THE PUBLIC.**

HUMBOLDT PARK



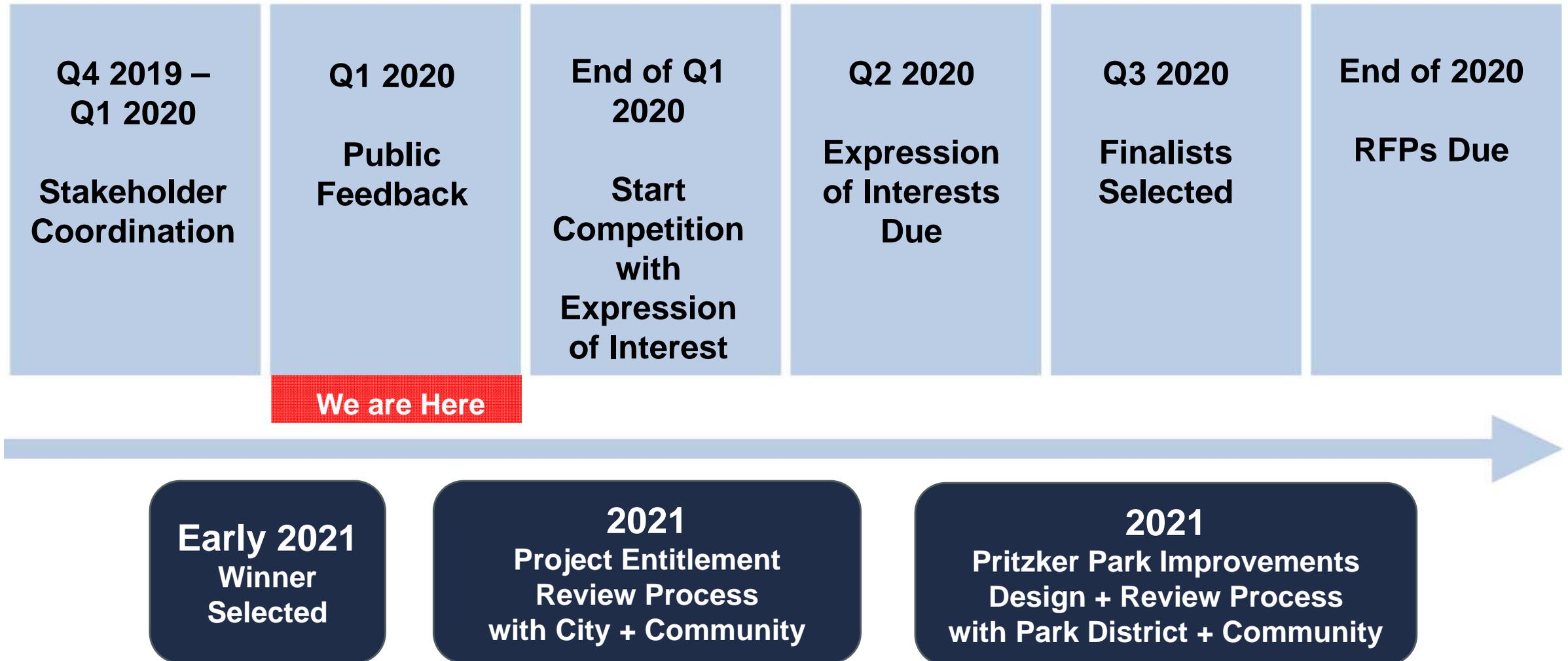
**10**

**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



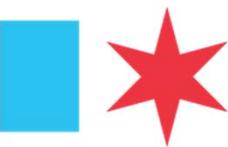


# Please Take the Survey (until March 13<sup>th</sup>)

[www.surveymonkey.com/r/C40Input](http://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 4<sup>th</sup> 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**