

Chicago Loop C40 RFP Community Webinar Question and Answer Report

Names, emails, and questions responded to live during the webinar have been deleted from this report.

QUESTION	ANSWER
Please post the email address for any comments.	General comments can be sent to ward04@cityofchicago.org and to DPD staff at DPD@cityofchicago.org.
COMMON GOOD COLLABORATION TEAM QUESTIONS AND ANSWERS	
How many affordable units for families are in The Arbor?	356 Total Units by Rates 73 Affordable Units 156 Workforce Units 128 Market Rate Units
What is the use on the roof?	The roof garden will be managed by The Roof Crop and also be a resident amenity space
Great Common Ground Video. Who will maintain the green roof? Where and how will the fruits of this garden be sourced?	The roof garden will be managed by The Roof Crop and also be a resident amenity space
Can you explain how the self-shading system works and emulates a willow tree?	The Willow tree has an undulating bark, projections which through its inherent nature creates shading. Inspired from that we created an undulating facade/ vertical fins using a modular glass reinforced fiber glass facade system which shade the windows from the low angle sun as it moves across the facade.
Many people who are homeless do not have an income. How do you plan to offer affordable housing to individuals who have no income?	Our demographic is the Loop workforce - essential workers, artists, construction workers, hospital works, retail workers, those who work in the Loop but cannot afford to live there. We also have an Affordable Housing Property Management who will be responsible for vetting all residents for the affordable units. A Safe Haven Foundation will also provide long-term wrap-around services for the homeless and housing insecure in this neighborhood. Thank you for your concern for the homeless. We agree that they do not have an income. Our work and mission at A Safe Haven is to do a full assessment of their "social determinants of health" and connect them to the appropriate level of housing that can meet their unique needs.
Are Section 8 vouchers accepted	Yes, Section 8 would be accepted.
Will there be any willow trees planted in the reimagined Pritzker Park?	We hope so! Site Design Group has created an exceptional outdoor space to elevate the existing Pritzker Park to provide more seating and shading.
please share the definition of co-living? is that why there are no family units/2 bedrooms? is this similar to a dorm format?	These can be treated as both co-living units or 4-bedroom apartments. People will be able to sign-up for a bedroom suite with its own bathroom without the burden of a shared lease. Living/kitchen areas will be shared and all co-living units will be pre-furnished and offer regular cleaning for those seeking few possession and more experiences. Co-living will be a true mixed-income experience with affordable, workforce, and market-rate bedroom suites scattered throughout this unit type.
For Common Good: a worker making minimum wage in Chicago would make about \$29,000 a year if they work full time and never take a day off. So your units would still be unaffordable for them, correct?	The units would be affordable to them.
Will the individuals without income be able to live in this property?	Yes. The development has stated their commitment to all levels of affordability and A Safe Haven team will provide wraparound services for unhoused individuals.
Can you shed light on the equity provider(s) for the project and if they contain any racially diverse partners?	Common Good Collaborative: Through an all-private development Lendlease will formalize a joint venture with KMA properties and each will contribute equity to this project. Aware Super, an Australian Pension Fund, who invests in environmental and socially aware projects will likely provide the remaining equity. We will do a construction loan for the other half. CIBC and BMO have provided letters of interest. KMA Management is seeking their MBE certification and we have received a letter of interest from Aware Super who is an Australian pension fund focused on environmental and social initiatives. Lendlease is also committed to Diversity and Inclusion, our Chicago office is 31% women and 30% minorities and we will continue to build a diverse team for this project.
love how it complements the height and color of the HWLibrary. You should call it The Redwoods. What is your TOD vision for the tenant profile?	Our demographics for the residences will reflect the Loop workforce – essential workers, artists, construction workers, hospital works, retail workers, those who work in the Loop but cannot afford to live there.
How long will the affordable units be affordable for?	We are open to terms and willing to sign agreements to maintain affordable units as needed through restrictive covenants. The Arbor is committed keeping the units affordable for 30 years.
Are there any parking options?	We will not have any onsite parking, we are focused on green mobility. we do have a bike parking storage that will be a 1 to 1 ratio for residences
Are the 100% and 120% units rent restricted or are they market?	The units would be income restricted and rent restricted as well as market rate units. Yes to add to this, the 100% & 120% AMI units are rent restricted. As are the 60%- 80% AMI units. (One person household at 120%AMI income limit is\$78,360 at 80% AMI income limit \$52,200)
Will this property pay real estate taxes?	Yes, it will be a private development and pay taxes to contribute to overall loop development
With this location be transit and culturally rich, why isn't more density being proposed? Seeing as there such a lack of affordability downtown	21 stories (3 stories concrete + 18 stories CLT) 356 Total Units by Rates: 73 Affordable Units 156 Workforce Units 128 Market Rate Units 356 Total Units by Size: 144 Convertible Studios 144 One Bedroom 68 Co-Living Suites (one 4 bedroom suite per floor)

No parking options when you're tearing down a parking garage to build this new building? Parking can be sustainable.	Our project is focused on green mobility and utilizing the CTA that is just blocks from our project. We are providing 1 - to - 1 ratio for bike parking
How did you decide on the amenities you plan to offer?	We wanted to provide amenities that promote wellness and community while also providing luxury-esque amenities for residents. We also wanted to provide a roof crop to have cut flowers and edibles right on site
Where will off-property energy come from (80%)?	20% Energy is generated onsite through solar PV integrated on the south facade and the roof canopy. The remaining 80% is offset through a Green Power Purchase Agreement. LendLease has partnered up with Hero Power, to supply 100% renewable energy, generated by wind farms in Iowa. The total amount of annual off-site renewable energy provided to the building is predicted to be 1,265,400 kWh.
Cool design and innovative approach to addressing affordability in the loop. Can the team talk more about the open market concept?	Yes! I hoped we would get to this live, but think we are running out of time. The market would be a space that would allow for boutique businesses to showcase goods and services. It would follow some of the style and function of Silver Room currently does, but be run by The Silver Room Foundation
What do they mean by "through park" in reference to Pritzker park? How much outdoor furniture?	Common Good Collaborative: Our intention is to create a space that is inclusive and activated by different users throughout different hours of the day. The site includes programmed spaces to gather, meander, discover, and relax for residents and visitors alike, and provide respite from the busy City streets. Multiple entry access points and adjacency to the elevated station on VanBuren and the subway station on State helps to create a truly dynamic and special space.
Given the proximity to the train and plans for evening entertainment, will the residences have sound proofing?	We will hire an acoustic consultant to address sound proofing. We also have no residential units directly adjacent to the train stop nor directly above the market.
Some of us require accessible bathrooms etc - are your floor plans meeting our needs?	Yes. We have fully accessible units in the residential tower, and smooth transitions between interior and exterior market hall to be accessible and seamless.
Final questions.... What does 80% "offsite" renewal energy mean exactly? How does it speak to the other buildings in the area?	Given that we are in a dense neighborhood in the loop there is a limitation on how much energy we are able to generate onsite. We have reduced our energy consumption substantially and are able to provide 20% energy onsite by maximizing PV integration. To have Carbon Neutral building operations we are committed to a facilitating renewable energy generation and will enter a power purchase agreement with Hero Power, to supply remaining 80% energy through renewable energy generated by wind farms. There are not many buildings in the neighborhood that have renewable energy generation integrated in them. Some LEED certified buildings have green power purchased to offset some energy to get LEED credits.
Will there be a 24 security team?	Our design includes lighting and signage to help to guide users safely through the park. Additionally building is integrated with the park and provide constant eyes on the park, helping to create a safe place that has a sense of ownership. Our team will continue to engage the local community to understand safety concerns in this area.
What is the plan for community hiring? In addition, Will there be oppurtunies for resident sponsership into the Unions?	So far, we have met with The Loop Alliance and surrounding universities. We plan to expand this outreach to more community members including the Harold Washington Library if we are selected as the winner. We have also started community outreach to the City's assist agencies and the 4th ward's local churches to gage M/WBE capacity and availability for this project. This will be a union job and we will work with the local assist agencies to ensure there is local workforce participation.
Is Bowa a Union Firm?	Yes. BOWA construction does utilize Union trades, but as part of all of their projects they will conduct local hiring fairs, subcontractor fairs, and use the project to elevate firms.
Safe Haven is a wonderful organization. What is being envisioned for SH in The Arbor?	Our Community Center will provide full assessments and long-term wrap-around services for the homeless and housing insecure in this neighborhood. A Safe Haven Foundation's programming has proven time and again to uplift people and focuses on case management and counseling. At A Safe Haven we are proud of our track record of helping the homeless since 1994 get access to a full range of services that are unique to their individual needs. We previously ran a "Day of Change" for almost 3 years. It was a City program that allowed ASH to pick up the panhandlers daily in the business district (loop) and connect them to paid employment and services. We have many of the former panhandlers even working in our landscaping company that plans the flowers on Michigan Avenue medians today. Blocks away from where they used to panhandle most are self-sufficient and proudly employed and permanently housed today. Our model is designed to address root causes of homelessness and get people to their highest level of independence and self-sufficiency.
Can A Safe Haven speak to the wrap around services Homeless individuals will receive at the Common Good Collaborative project?	A Safe Haven has a neighboring property at 600 S. Wabash that already provides over 170 supportive housing units for people that were formerly homeless. ASH will be able to leverage existing footprint to provide the homeless a great place to connect with existing infrastrcase managers and get them food and transitional housing as well as individualized services and access to assessments in healthcare, behavioral healthcare, job training and access to employment and supportive and affordable housing. ASH has worked with the homeless since 1994 and has helped the vast majority of over 130k people transform their lives in a sustainable manner. To learn more: www.ASafeHaven.org
For Common Good - did I understand correctly that the 356-unit apartment building would be built for \$65 million? Less than \$200,000 per unit?	The total budget is \$99.6 million for 356 units. This would be about \$280k per unit.
Would 2 full time workers be able to afford to rent one unit?	A two person household for a 60% AMI (the lowest income units) combined income would not be able to exceed \$45,000 in combined income. This would mean that two people averaging \$22,500 would be eligible for the unit.
Is there a plan to address the homeless issues that surrond the area? Was there any thought to incorporate the rich education population? Current residences wanted a grocer that would be walkable-thoughts ?	We would work with homeless housing and service providers and organizations that support folks with barriers to employment such as Cara Chicago, as just one example. Not all commercial space is programmed and we are interested in working with the community further/ ongoing around what they would like to see here.
	Common Good Collaborative also is proposing a CLT structure with documented experience designing and building in the Midwest and Chicago.

What is the anticipated investment into Pritzker Park by the project developers?	We are committing \$2 million to revitalize Pritzker Park
Please discuss the activation of the park. Only one team has discussed in just a little detail.	We have re-imagined Pritzker Park as an inviting and safe space for everyone. By extending and enhancing the public realm from State and VanBuren Streets to flow through the park and into the building's market hall, users will be able to discover vibrant programmed spaces activated throughout the site. The site includes programmed spaces to gather, meander, discover, and relax for residents and visitors alike, and provide respite from the busy City streets. Multiple entry access points and adjacency to the elevated station on VanBuren and the subway station on State helps to create a truly dynamic and special space.
ECOVIBE TEAM QUESTIONS AND ANSWERS	
The market for artist housing is extremely strong in Chicago as evidenced by our waiting lists at our Pullman Artspace Lofts project. This includes culinary artists, cultural practitioners and other creative workers. This does not need to be their full time job.	
How does then does EcoVibe characterize it's housing as inclusive if it's affordable housing units seem to be slanted towards artists?	Understand your concept. It is inclusive in that all of the apartments are geared towards much lower income levels than typical Loop apartments. This includes apartments at 30% of the area median rented at as little as \$400 per month. It includes a range of incomes for affordability to workforce income levels.
What is the vision for the retail component of this building?	We will develop a medical clinic. DL3 has experience with medical clinic development. In addition we will have a cafe/ restaurant. There will be artists' exhibit space as well.
I'm curious on the pet friendliness of this proposal and the previous one.... This may be a city question, I saw a 'No Dog' sign in the video for Pritzker Park. Will that space be dog friendly after the completion of any of chosen project?	Our project is pet friendly! Dog regulations in Pritzker Park is the authority of the Park District.
How much in property tax revenue will this project generate if built?	The project will pay taxes based on the rents it generates. It is hard to estimate right now due to the upcoming restructuring of taxes in Cook Co. But we can say the project will pay share of taxes same as comparable buildings.
has anyone on the team built a CLT high rise before	Our team has designed and built cross laminated timber (CLT) high rises before in the Midwest and also several CLT structures in Chicago.
Was the second part of my question answered? About catering to the population already in the Loop	We believe this project does cater to the community already in the loop based on the assessments of our market analysis including the research by ArtSpace, our artists housing consultant. However we do think it also caters to low and moderate income folks who don't live (but would like to and who may work there) in the Loop because they can't afford it.
The program for the public realm which is Pritzker Park doesn't strike me as strike me as being enough of a grandiose expression of its location on State Street that "Great Street" Any chance your design offering could be tweaked to include more of an iconic element if chosen?	Just as the building program is centered around art and artists, the park design provides opportunities for rotating public art exhibits as well. We look for the park design to draw people in from State Street, provide active public spaces, and establish an iconic destination for the Loop.
What will be done to keep noise in the park to a minimum? The stage is right next to a school where students are studying day and night	We are not suggesting music or other louder events at the stage. We would suggest more plays or other types of events.
applaud the efforts to provide affordable housing. is there opportunity for residents to build their own equity or is 100% rental?	It is rental, as are all the apartments.
Don't all teams have the same consultants?	There is some overlap between consultants, but all project teams do not have the same consultants.
how will the outdoor spaces be activated in our 4+ month long winters?	The outdoor spaces in the park are designed to be flexible and multi-functional, with opportunities for active programming like outdoor movies, performances, markets, fairs, and festivals, and passive programming like fire pits and casual gathering areas.
What is the role of Brook Architecture?	Brook Architecture will be an Associate Architect with Perkins and Will, participating on the design and documentation of the building. We will also actively participated in community engagement effort to insure that community voices are heard and seen in the final design.
How do you achieve those on-site energy consumption goals! Could you speak more about Energy Storage. Very impressive.	The on-site energy goals are met through a combination of on-site solar on the facade and roof for about 20% and then the remainder coming from on-site waste to energy through fuel cells coupled with energy storage.
Really innovative use of timber construction! This could offer a repeatable model for other developments as well.	Thank you for the complimentary feedback! Our team is passionate about mass timber design because of the low embodied carbon, natural beauty, and renewability. Our structural engineer, Thornton Tomasetti, is the designer of Ascent, a 25-story mass timber tower in Milwaukee slated to open in summer 2022. Learn more about Perkins&Will's mass timber research: https://perkinswill.com/news/why-not-wood/ http://research.perkinswill.com/labs/buildingtech/
Does this project offer anything for artists that does not exist anywhere else?	There are very few arts focused buildings/ developments in the City or suburbs (or around the country). So not unique, but highly unusual. This is part of why there is such incredible demand for this type of unit.
Seeing as this is focusing on artists, has there been any conversation with Columbia College or any other surrounding universities?	Yes, we are coordinating with nearby colleges (SAIC and others) as well as many arts institutions.
Are other affordable options available? such as section 8 vouchers	The building would take vouchers.

<p>Please discuss the activation of the park. Only one team has discussed in just a little detail.</p>	<p>The park's design aims to complement the building's art-centered program, activate State Street, and provide a neighborhood hub and gathering space for new and old residents alike. The park design is built around a central pedestrian path and a colored, lighted seating "ribbon" that ties each space together. The design features a great lawn, terraced seating, and stage, a central plaza with game tables, a playful water feature, and a shaded bosque with tables and chairs. The outdoor spaces in the park are designed to be flexible and multi-functional, with opportunities for active programming like outdoor movies, performances, markets, fairs, and festivals, and passive programming like fire pits and casual gathering areas. The park will be welcoming to all and activated through both passive and active programming year-round.</p>
<p>Speaking of community gardens, will this proposal be incorporating one into their project?</p>	<p>The ecoVibe team will be incorporating a native and adapted planting palette for the park and all outdoor amenity spaces. The landscape spaces throughout the park will support stormwater drainage and provide for pollinator habitats and food. Additionally, the project includes a rooftop apiary within the outdoor community amenity space.</p>
<p>INSPIRATION EXCHANGE TEAM QUESTIONS AND ANSWERS</p>	
<p>What is the anticipated investment into Pritzker Park by the project developers?</p>	<p>In addition to our design concept, The Inspiration Exchange team made an initial \$100,000 commitment for improvements to Pritzker Park. We see that as a starting point and are committed to working with Chicago's philanthropic community to identify funders who believe in the project's mission and will invest in realizing our shared vision through supporting the planned park improvements. We see this work as a part of our commitment to community engagement and ensuring that our project incorporates the great ideas of all Chicagoans. We also believe that focusing solely on the initial investment in the park fails to recognize the potential financial benefits to the City at large through seriously addressing the long-standing problem of a large community of people experiencing homelessness that strain the City's emergency response system to address their needs. Based on findings from studies on the financial benefits of social services like health care access, supportive housing, nutrition assistance, and job t</p>
<p>is this a net carbon zero building?</p>	<p>Yes, this project is net zero carbon through a combination of reducing embodied carbon in the building materials and offsetting operational energy and embodied carbon through a on-site solar development in Auburn-Gresham. The Inspiration Exchange has made partnerships with other energy producers in Auburn-Gresham, one of Chicago's southwest neighborhoods that is one of several targeted neighborhoods for economic development. We will negotiate fixed contracts contract for clean energy supply from a startup solar provider that will catalyze investment and improvement through financial investment, workforce stimulation, and the cleanup of a brownfield site.</p>
<p>I believe I heard the Refettorio--free sit-down restaurant for people experiencing homelessness--would be one of the first in the US. How many of these are there? How unique is this?</p>	<p>There are 11 Refettorios worldwide, 2 of these have expanded into the US one in Harlem and one in San Francisco - Chicago would be home to the first Refettorio in Illinois and the 3rd to join the US Family of cultural projects. The model uniquely undertakes both challenges of sustainability and food security - radically a zero waste model providing access for those most socially vulnerable while bridging social and economic opportunities through job training, education and cultural programming. Additionally Refettorio projects worldwide have been working collaboratively with community partners to serve those both experiencing homelessness, marginalization and isolation to feel a sense of belonging and inclusion through our in-kind daily meal services - these opportunities provide a host of opportunities for volunteering, mentorship and social enterprise.</p>
<p>Please discuss the activation of the park. Only one team has discussed in just a little detail.</p>	<p>The park has a multi-layered intention: activation includes arts and cultural events such as music performance and visual arts, and food events including food trucks and organized events in connection to the food and nutrition programming of the Inspiration Exchange. The park would have zones for gathering in smaller spaces, surrounded by planters that grow edible and nutritional plants, that is part of a larger educational programming concept by Urban Growers Collective. In addition, the park adds resilience to the neighborhood by creating microclimates to cool the park in hot weather and warmer in frigid weather; it also manages stormwater with a demonstration/destination rain garden.</p>
<p>Once a project has been awarded, what is the timeline for breaking ground and completion of the construction?</p>	<p>There is likely a timeline of approx a year to a year and a half to breaking ground to allow time for the many partnerships, community engagement, and collaboration processes to take place in conjunction with design and planning. The construction phase may take give or take a year. so all said and done, two years to two and a half years to opening.</p>
<p>How is the food waste reduced? Using Imperfect Produce?</p>	<p>Our food model brings in a variety of partnerships that include farmers, ranchers, food manufacturers, producers, suppliers to look inward in implementing best practices to improve sustainability practices while also recovering and reducing the food surplus - including imperfect ingredients. These foods will be reclaimed and transformed into nourishing meals, while also upcycled into products for potential income streams. the project houses are strong culinary intervention with guests chefs to share best practices. Food waste will be measured both incoming, full use to incorporate compost and full circularity.</p>
<p>Great plan to support some of our city's most marginalized in an equitable way. Can you describe in more detail your wrap around services to promote holistic health?</p>	<p>The holistic services will be available for all with high touch and trauma informed care for those experiencing social vulnerabilities, including those experiencing homelessness. This includes Federally Qualified Health Center, wellness activities, Arts Studio and Flexible Arts Programming Space, Back of the Yards Coffee House with additional job training initiatives in addition to those services Inspiration Kitchens, Healing Garden and Green Roof / Roof Deck</p>
<p>what type of active security measures will be in place to deter loitering and vandalism. video cameras? How will public access be open and balanced against the need to assure it is a safe place.</p>	<p>We do not envision any issues with safety and would argue that our project will make this area safer for all, including and especially for people experiencing homelessness. We're confident we can work through any misunderstandings about safety, and we invite the City and all of you to learn more and to share your criticisms and ideas during our extensive community engagement process.</p>
<p>Can we please see the individual entities involved with this team.</p>	<p>Turnstone Development, Inspiration Corporation, Mir Collective, Food for Soul, Urban Growers Collective, MKB Architects, Pepper Construction, Heartland Alliance Health, dbHMS, Brown + Momen</p>
<p>Is this housing like The Studios for SRO?</p>	<p>This project will have many more available social services than the Studios at 18th and Wabash.</p>

I volunteered at Inspiration for 11 years to serve morning breakfast. Does this project include volunteers??	Yes, definitely! We expect 2,500 volunteers for Refettorio support and another 500 at the drop in center.
How many affordable units?	100% affordable units. Half are dedicated for permanent supportive housing for individuals experiencing homelessness, 1/4 for 30% AMI, 1/4 for 60% AMI.
Amazing!	Thank you!
Would you pay real estate taxes???	
how does the site work for the park get funded? is that included in the \$20million construction budget?	<p>In addition to our design concept, The Inspiration Exchange team made an initial \$100,000 commitment for improvements to Pritzker Park. We see that as a starting point and are committed to working with Chicago's philanthropic community to identify funders who believe in the project's mission and will invest in realizing our shared vision through supporting the planned park improvements. We see this work as a part of our commitment to community engagement and ensuring that our project incorporates the great ideas of all Chicagoans.</p> <p>We also believe that focusing solely on the initial investment in the park fails to recognize the potential financial benefits to the City at large through seriously addressing the long-standing problem of a large community of people experiencing homelessness that strain the City's emergency response system to address their needs.</p>
This question I asked of Inspiration Exchange: Two things I saw you all would like to provide if selected, free meals and non-emergency medical services. Are there any places right now in the Loop area that offers these services to individuals experiencing homelessness? I provide Outreach to homeless individuals, and as far as I am aware, there isn't.	<p>Inspiration Exchange: Thanks for re-stating your question, Dalmanic! I think there are many incredible agencies providing different kinds of services around and adjacent to the Loop: Catholic Charities, Chicago Lights, Thresholds, Heartland Alliance, Safe Haven, and others. What we're trying to do here is coordinate services in a more coherent way that removes barriers for people, so that they don't have to spend so much time traveling and can focus on really solving their problems and overcome the barriers that are holding them back. The one exception is that we found in our investigation that there is no Federally Qualified Health Center in the Loop, so that would be totally unique to The Inspiration Exchange.</p>
Speaking of community gardens, will this proposal be incorporating one into their project?	<p>The roof deck, Pritzker park, and interior of the building all will be intentionally designed with planting programs and materials to maximize healing and sensory connectivity to live plants. Project partners will offer educational programming on medicinal, edible plants, (kitchen herbs and flowers), and aromatics, nutrition, connection of growing food to social issues of the food system, food security, history, and ancestry.</p>
ASSEMBLE CHICAGO TEAM QUESTIONS AND ANSWERS	
How many of Studio Gang's projects come in or at the budget?	
Speaking of community gardens, will this proposal or the previous three be incorporating one into their project?	<p>The Assemble Chicago proposal does include community gardens for residents located on the third floor terrace. In addition, through the Neighborhub space we will work with community organizations to support opportunities to develop community gardens within other neighborhoods</p>
I feel your public realm is the strongest among those proposed. How did you decide on the overall size of the staircase? Any chance it could extend wider and longer? Any thoughts of a fountain or Sculpture worthy of State Street and Chicago?	<p>While designing the tribunal stair we worked hard to find the balance between usable park amenity, programmable space, and access to the neighborhub. While providing second floor access the stairs house public restrooms, and seating for performances directly east of the stair. We have included a fountain space that becomes usable park plaza in the non summer months. Sculpture, furnishings, etc are all parts of the program!</p>
The east side will get significant sun (and west, later). How do they incorporate the the "overheating" of those spaces?	
Will any of these projects incorporate wind turbines on to roof in corporation with solar panels?	<p>Unfortunately, wind turbine technology development has not yet found a way to produce electricity from wind at this scale. It was tried years ago, but has not proven itself.</p>
Do you have a rental subsidy contract commitment for your 30% units?	
Are all parts of the project ADA accessible? What about the community stair?	