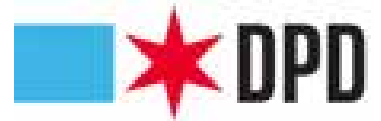


INVEST South/West RFP Summary

Austin – Chicago Avenue ISW Corridor



DPD@cityofchicago.org

Laramie State Bank

Site Description:

The Laramie State Bank (the “Bank”) is a key element in the historic Chicago Avenue commercial corridor that runs through the Austin community. The City recently designated Chicago Avenue as an Invest South/West corridor, while identifying the Laramie State Bank site as one of the corridor’s highest priority sites for investment. Per the City’s 1995 Landmarks Designation Report, the building is considered a premier example of Art Deco facade and ornamentation within the city’s neighborhoods. Besides saving a beautiful historic building, this RFP is also intended to address the community’s goal of adding new amenities to this site, while reestablishing it as a neighborhood icon.

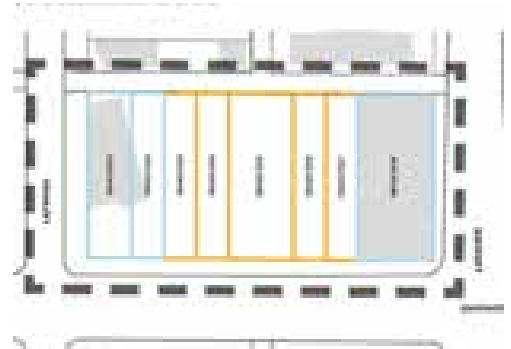
The development concept shown in this document includes public plaza space along Chicago Avenue between the corner retail locations. This plaza space allows pedestrian spaces and community activities ensuring a sense of place. The result is a substantial revitalization of one of Austin’s key intersections, and in turn, the catalyzation of redevelopment for the entire Chicago Avenue corridor.

Finally, new investment such as this needs to create opportunities for local wealth creation by either the participation of local developers in the development and construction and/or local business tenants and local property ownership opportunities.

The following “one-pagers” are a high-level summary of each of the 7 RFP responses received for the Laramie State Bank site in November 2020.



RFP Site with Parcelization on Buildings



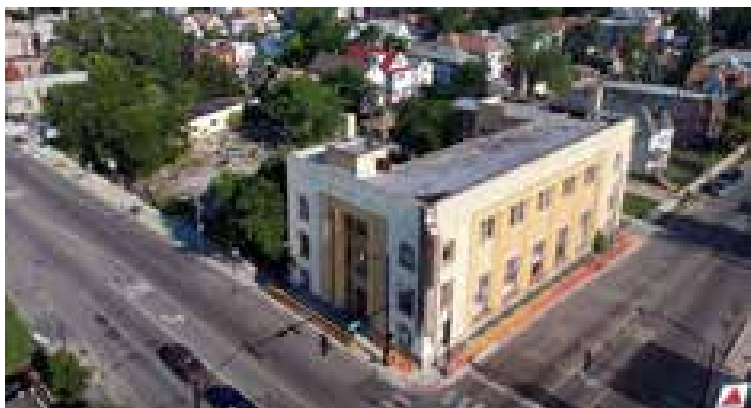
RFP Site Parcels



Laramie Bank RFP Site (Existing)



Development Concept, from the southeast (RFP Vision)



Laramie Bank RFP Site (Existing)



Development Concept (RFP Vision)

INVEST South/West RFP Proposal Summary

Site - Austin, Laramie State Bank



DPD@cityofchicago.org

Holsten Development Proposal

Project Description:

Expand commercial, for-profit, and active uses for Laramie State Bank, which include a technology-driven health and wellness center in collaboration with Access Community Health, a locally-owned grocery store through the licensing and establishment of GoGrocer, an entrepreneurial healthcare incubator in partnership with MATTER, and a dental center by Sonrisa Family Dental.



Development Team:

Holsten Development
New Moms, Inc

Design Team:

Landon Bone Baker
Moody Nolan (MBE)
Civic Projects (MWBE)

Construction Team:

UJAMAA (MBE)

Community Partners:

New Moms, Inc
Access Community Health
GoGrocer
Sonrisa Dental
MATTER
Tye Moores
Chicago Mobile Makers

Proposed Uses:

Access Health clinic: 16,000 sf (bsmt, 1st, & 2nd floor of bank bldg)

Business Incubator: 5,900 sf (3rd floor of bank bldg)

Retail Grocer: 3,000 sf

Dental Clinic: 2,000 sf

Plaza Space: 5,000 sf

Total Development Size:

119,700 sf

Commercial/Civic Size:

26,900 sf

Total Housing Units:

81

Affordable Units:

81



INVEST South/West RFP Proposal Summary

Site - Austin, Laramie State Bank



DPD@cityofchicago.org

Soul City STEAM Center

Project Description:

548 Development proposes the creation of a live/work mixed-use complex anchored by the classic Laramie Bank building. This complex will feature 54,000 sq ft of residential, and 55,000 sq ft of retail and amenity space focused on two pillars: a new cultural venue, and a culinary collective featuring restaurants and markets surrounding a community garden.



Development Team:

548 Development
(minority-owned)

Design Team:

LSE Architects (MBE)
TnS Studios (MWBE)

Construction Team:

Milhouse Engineering (MBE)
Engage Civil (MBE)

Community Partners:

Majani Vegan
Turkey Chop
Bikettle Spin Studio
Viola Brands
QUE4 Radio
West Town Bikes
Chicago Human Rhythm Project

Proposed Uses:

Commercial spaces with minority-owned local businesses: Majani Vegan, Turkey Chop, Bikettle spin studio, Viola Brands cannabis dispensary

STEAM educational & technical training by QUE4, Chicago Human Rhythm Project, and West Town Bikes

6,100 sf community plaza

Total Development Size:

109,000 sf

Commercial/Civic Size:

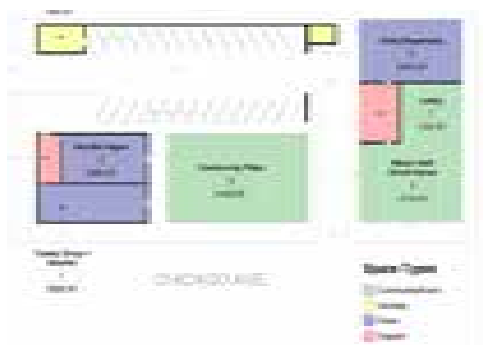
30,000 sf

Total Housing Units:

66

Affordable Units:

66



INVEST South/West RFP Proposal Summary

Site - Austin, Laramie State Bank



DPD@cityofchicago.org

Evergreen Imagine Proposal

Project Description:

The proposal consists of 57 units of mixed-income (primarily affordable) housing, along with approximately 5,000 square feet of new retail space on the west side of the site. It includes a comprehensive reuse of the Laramie State Bank with a new retail space (most likely a bank, credit union or another community-serving financial institution).



Development Team:

Evergreen Redevelopment
Imagine Group (MBE)

Design Team:

John Ronan Architects
Nia Architects (MBE)

Construction Team:

GMA Construction (MBE)

Proposed Uses:

- Attract bank or community financial institution to rehabbed bank building
- Community garden & plaza space
- Mixed-income housing
- New retail tenant on western edge of site

Total Development Size:

85,600 sf

Commercial/Civic Size:

22,130 sf

Total Housing Units:

57

Affordable Units:

46



INVEST South/West RFP Proposal Summary

Site – Austin, Laramie State Bank



DPD@cityofchicago.org

Austin United Alliance

Project Description:

A 76-unit mixed-income building complementing a re-energized adaptive reuse of the historic Laramie Bank. A community-led board of directors will own and operate the retail and commercial spaces in the Development. An expansive green space will become a new social space and a proud new member of the Soul City Corridor.



Development Team:

Heartland Housing Alliance
Oak Park Regional Housing

Design Team:

Valerio Dewalt Train
Latent Design (MWBE)
Bauer Latoza (MBE)

Construction Team:

BOWA Construction (MBE)
Rubinos Mesia (MBE)
Engage Civil (MBE)
Primera (WBE)

Community Partners:

Chicago Blues Museum
Root-Riot
Mocha24
Kaya Creative

Proposed Uses:

- Chicago Blues Museum
- New bank branch within rehabbed bank building
- New cafe Mocha24 by Austin native
- Incubator & community coworking space
- Public plaza with raingarden & green roof deck
- “Community space” public multipurpose room

Total Development Size:

108,800 sf

Commercial/Civic Size:

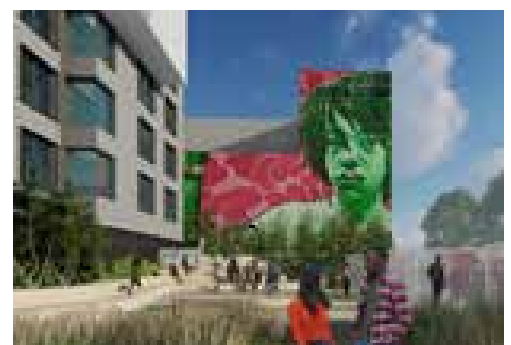
10,000+ sf

Total Housing Units:

76

Affordable Units:

53



INVEST South/West RFP Proposal Summary

Site - Austin, Laramie State Bank



DPD@cityofchicago.org

Soul City Center

Project Description:

The rehabbed bank building will include a new public plaza, and the new construction of a five-story, 58,000 square foot, mixed use building with 3,000 square feet of ground floor retail and 50 units of mixed income housing. A two-story skywalk will connect the new mixed-use building to the rehabbed bank building.



Development Team:

Brinshore Development
West Side Health Authority

Design Team:

Urban Works (MWBE)
Planning Resources (MBE)

Construction Team:

TBD

Community Partners:

West Side Health Authority

Proposed Uses:

- Exhibit & educational spaces, arts venue and a community-run Soul Cafe
- A permanent Great Migration exhibit
- 8 permanent supportive housing units
- 10,000 sf public plaza
- 3,000 sf of retail in the new construction building

Total Development Size:

80,000 sf

Commercial/Civic Size:

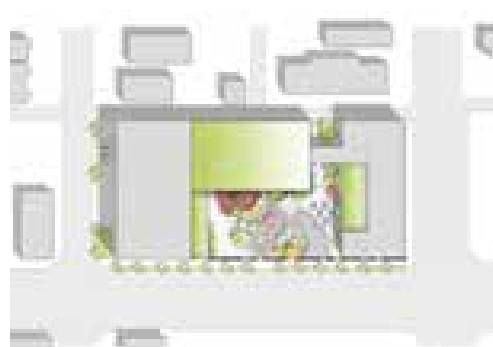
10,000+ sf

Total Housing Units:

50

Affordable Units:

45



INVEST South/West RFP Proposal Summary

Site - Austin, Laramie State Bank



DPD@cityofchicago.org

Sumac Jupiter

Project Description:

The project will be a mixture of market rate and affordable housing units with new retail space on Chicago Ave. A community gallery and shared use space will be provided in the historic Laramie Bank Building. The project will have a green room and be designed to meet a minimum of LEED Silver certification.



Development Team:

Jupiter Development

Design Team:

Sumac Architecture & Engineering (MBE)

Construction Team:

TBD

Proposed Uses:

14,460 sf retail space (tenants will be identified)

Community space or non-profit office space available within rehabbed bank building

Total Development Size:

144,800 sf

Commercial/Civic Size:

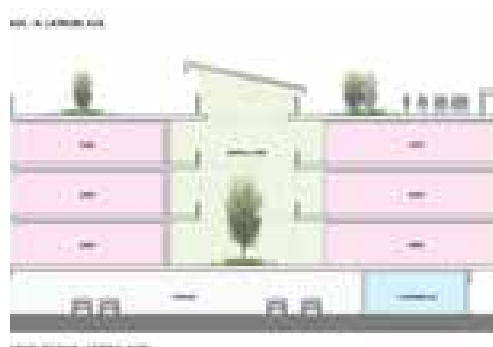
14,460 sf

Total Housing Units:

64

Affordable Units:

TBC



INVEST South/West RFP Proposal Summary

Site - Austin, Laramie State Bank



DPD@cityofchicago.org

Soul City Citizens Plaza

Project Description:

Restoration of the Laramie bank building, completing the second level to increase the usable space by 14,000 square feet. Apartments will provide up to 56 units of affordable housing with a grocery retailer and pharmacists. Green energy provided by solar panels, will support new construction housing with a cafe, retail bank, grocery store, and pharmacists.



Development Team:

Rankins Group (MBE)
Structure Group (MBE)
Austin Community Family Center
Interfaith Housing Development Corp.

Design Team:

Carol Ross Barney Architects (WBE)

Construction Team:

BOWA Construction (MBE)
Baso (MWBE)

Community Partners:

Austin Community Family Center
LIVE Cafe
Front Porch Arts Center
With An Eye PR

Proposed Uses:

- 2,500 sf LIVE Cafe & social incubator
- 7,000 sf business incubator on built-out 2nd floor of bank building
- New bank branch within rehabbed bank building
- National chain grocery & local pharmacy tenants (to be confirmed)

Total Development Size:

82,000 sf

Commercial/Civic Size:

36,000 sf

Total Housing Units:

56

Affordable Units:

56

