

INVEST South/West RFP Summary

Bronzeville ISW Corridor



DPD@cityofchicago.org

449-51 E. 47th Street

Site Description:

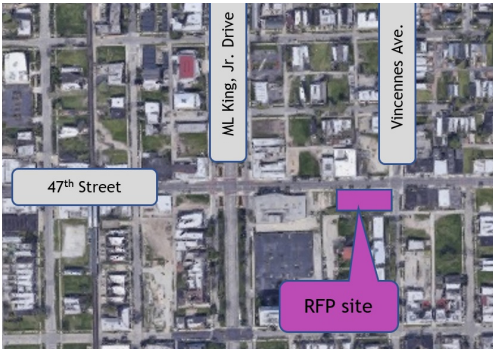
Despite experiencing decades of disinvestment, Bronzeville is primed for new and exciting opportunities for reinvestment. With leadership and strategic action from committed residents, community organizations, business owners, and elected officials, Bronzeville is on the precipice of dynamic transformation. Recent community engagement has reiterated the communities desired for walkability, enhanced streetscape, community safety, diversity of retail goods and services and a celebration of community.

The site is situated at the corner of 47th and Vincennes Ave. This important retail node houses cultural institutions like the Harold Washington Cultural Center and successful mixed-use developments such as the Bronzeville Artist Lofts. This site presents a unique opportunity to bring high-quality mixed uses to this priority retail node and further develop the 47th Street corridor into a vibrant commercial district on the INVEST South/West Corridor.

The following “one pagers” are a high-level summary of each of the three RFP responses received for the 449-51 E 47th St. opportunity site in March of 2021.



Historic Photo of South Parkway Blvd



RFP Site



449-51 E. 47th St. (Existing)



449-51 E. 47th St. (RFP Vision)



449-51 E. 47th St. (Existing)



449-51 E. 47th St. (RFP Vision)

INVEST South/West RFP Proposal Summary

449-51 E. 47th St



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The Legacy District

Project Description:

This proposal calls for a six-story mixed-use residential and commercial building with covered parking. The building features communal roof gardens and a rooftop farm. Colonnades along E. 47th Street as well as a community plaza on the corner of S. Vincennes and E. 47th Street to create an interactive pedestrian experience. A characteristic overhang integrates artwork of a collaborating local artist. Estimated Project cost is \$19.4M.



Proposed Uses:

- 11,000 SF, two- story, ground floor culinary/ entrepreneur flex space
- Four- story residential with 25 units
- Street-level Neighborhood Plaza
- Rooftop Farm for Urban Agriculture
- Residential Rooftop Terrace
- Community + Event Space

Total Development Size:

74,760 sf

Commercial SF:

12,255 sf

Total Housing Units:

25

Affordable Units:

5

Development Team:

- KMW Communities (MBE)
- LG Development
- Bronzeville Community Partners
- CICB
- MB Team (MBE/WBE)

Design Team:

- VolumeOne Design Studio
- Civic Projects Architecture (MBE/WBE)
- Landon Bone Baker
- Omni Workshop (WBE)
- Seek Design

Construction Team:

- KMW Communities (MBE)
- LG Construction Group

Consultants:

- Engage Civil Inc (MBE)
- Nayyar & Nayyar International Inc. (MBE)
- Primera (WBE)

Community Partners:

- Tandem Ventures (MBE/ WBE)
- YWCA Metropolitan Chicago
- Dorian Sylvain (MBE/WBE)



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The Village

Project Description:

This ten-story mixed-use development will include an 82-unit multi-family residential building, two floors of retail/commercial uses that will host local Chicago Black-owned businesses along with national chains coupled with business incubators. The building will create an enclosed outdoor courtyard/theater space for community performances and events. The developer also seeks to acquire city owned parcels located at 416-428 & 448-58 E. 47th St for future phases of this development. Estimated project cost for Phase I at the RFP site is \$57.8 M.



Proposed Uses:

- Enclosed outdoor courtyard/theater space
- Sit down restaurant + incubator
- Fast casual dining and pop-up marketplace
- Community Sanctuaries (Gathering Spaces)
- Agency + Event Space +Medical + Office Space
- Green Transportation/E-Bikes
- Rooftop Terrace



Total Development Size:
167,293 sf

Commercial SF:
34,903 sf

Total Housing Units:
82

Affordable Units:
20%



Development Team:

Milhouse LLC (MBE)
Imagine Group (MBE)

Design Team:

JGMA (MBE)
Milhouse Construction, Inc (MBE)

Construction Team:

W.E. O'Neil
Milhouse Engineering and Construction, Inc (MBE)

Consultants:

Sygyzy Cities, LLC
Millennium Solar Electric (MBE)
Ware Realty Group (MBE/WBE)
MC Management Group LLC (MBE/WBE)
@Properties
Taft
Guranteed Rate

Community Partners:

Bright Star Church + Community Outreach
Harold Washington Cultural Center

INVEST South/West RFP Proposal Summary

449-51 E. 47th St



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47th/Vincennes Partnership LLC

Project Description:

This proposal envisions the development of three mixed-use retail/commercial/residential sites on both sides of 47th St between King Drive and Vincennes Ave. In addition to the RFP site, the development team proposes to develop two mixed-use structures on the north side of 47th St. for a total combined site area of approximately 116,200 SF of new retail/residential. The combined site will house 30 rental units (RFP site) and 16 condominiums (Buildings B and C). Building A at the RFP site will be 5 stories tall while Building B and C will each be 4 stories. Estimated project cost is \$41.7 M.

Building A - RFP Site



Building B - 416-28 E 47th



Building C - 448-58 E.47th



Development Team:

Revere Properties (MBE)
Chicago Neighborhood Initiatives (CNI)
Loop Capital Markets LLC (MBE)
The Guichard Project LLC (MBE)

Design Team:

Brook Architecture (MBE/WBE)
Revere Properties Architects (MBE)
Wrap Architecture (WBE)
Site Design Group (MBE)

Construction Team:

Powers & Sons Construction (MBE)

Consultants:

Faegre, Drinker, Biddle & Reath Attorneys (MBE)
MBDB Consultants (MBE/WBE)
Sterling Bay

Community Partners:

The Guichard Project LLC (MBE)

Proposed Uses:

Building A: 17,000 SF of ground floor retail with 30 units of rental apartments, a garden lobby and rooftop terrace

Building B: 6,200 SF of first and second floor retail/commercial/office with the third and fourth floor being 8 condominium units

Building C: 5,500 SF of ground floor restaurant/food hall culinary use, 1,200 SF of Atrium event space, and 8 live/work condominiums

Total Development Size:

116,200 sf

Bldg A + Bldg B + Bldg C

Commercial SF:

41,800 sf

Bldg A + Bldg B + Bldg C

Total Housing Units:

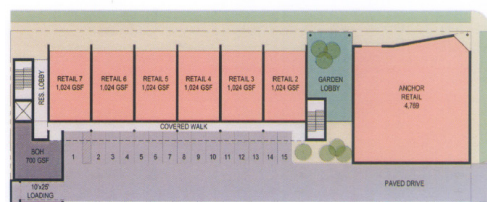
46

Bldg A + Bldg B + Bldg C

Affordable Units:

30

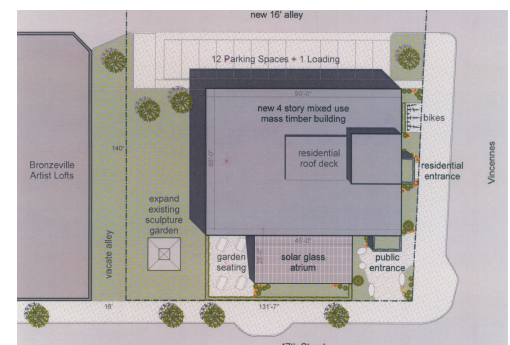
Bldg A + Bldg B + Bldg C



Building A - RFP Site



Building B - 416-28 E 47th



Building C - 448-58 E.47th