

INVEST South/West RFP Summary

Englewood – 63rd & Halsted ISW Corridor



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Englewood Square Phase II

Site Description:

Englewood Square has long been the heart of the Englewood Community. Recent community engagement has reiterated a key recommendation of two decades of community plans: Englewood Square must continue its transformation into a revitalized “Town Square” for the Englewood community. This translates into an expansion of the commercial uses of Englewood Square Phase I, including neighborhood retail, professional services, and community-focused establishments.

At the center of this new mixed-use district will be the transformed landmark firehouse site, reimagined as a community hub including dining, market-place, business incubator, and more. The adaptive reuse of the historic structure will be partnered with adjacent new development supporting the site’s community and commercial uses. This site also offers the opportunity to create the physical realization of the “Town Square” - a flexible public open space well-suited for public programming, public art, and events.

The site is divided into distinct development packages to allow for phased development. Bidders were directed to select a single package, based on limited City resources available to support redevelopment.

Package B1/B2 includes the historic firehouse. The development framework included in the RFP envisioned the reuse of the firehouse as a retail / community hub, with adjacent supporting commercial / retail development.

Package C extends along 63rd Street and 63rd Parkway. The development framework envisioned a mixed-use building with ground floor retail defining the 63rd Street corridor and upper floors of affordable residential units.



Historic Englewood Square



RFP Packages



Package B1/B2 - Firehouse Site (Existing)



Package B1/B2 - Firehouse Site (RFP Vision)



Package C - 63rd Street Mixed-Use (Existing)



Package C - 63rd Street Mixed-Use (RFP Vision)

INVEST South/West RFP Proposal Summary

Site - Englewood, Package B1 & B2



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Englewood Connect (Ignite)

Project Description:

Englewood Connect is an adaptive reuse of the landmarked firehouse, a Container Market, art walk and community open space. The first floor of the Firehouse will be divided into a coffee shop, a full-service kitchen, and dining area. The second floor will be redeveloped into a highly tech-enabled coworking space. The adjacent proposed Container Market will add an additional 3,200 sq ft of usable space.



Proposed Uses:

- Coffee Shop / Food Hall (first floor of Firehouse): 4,300 sf
- Entrepreneurial Hub (second floor of Firehouse): 3,400 sf
- Accelerate Container Market: 3,200 sf
- Open Space: 25,000+ sf

Total Development Size:

12,200 sf

Commercial SF:

12,200 sf

Total Housing Units:

N/A

Affordable Units:

N/A



Development Team:

- Ignite Technology and Innovation, Inc. (minority-owned)
- DL3 Realty (MBE pending)

Design Team:

- Lamar Johnson Collab.
- Latent Design (WBE/MBE)
- Site Design (MBE)
- SpaceCo
- Engage Civil (MBE)
- Rubinos & Mesia (MBE)
- dbHMS (MBE)
- Level-1 (MBE)
- Pioneer Engineering

Pre-Construction Team:

- CLAYCO
- Powers & Sons (minority-owned)

Community Partners:

- E.G. Woode
- Entrepreneur Success Program

INVEST South/West RFP Proposal Summary

Site - Englewood, Package B1 & B2

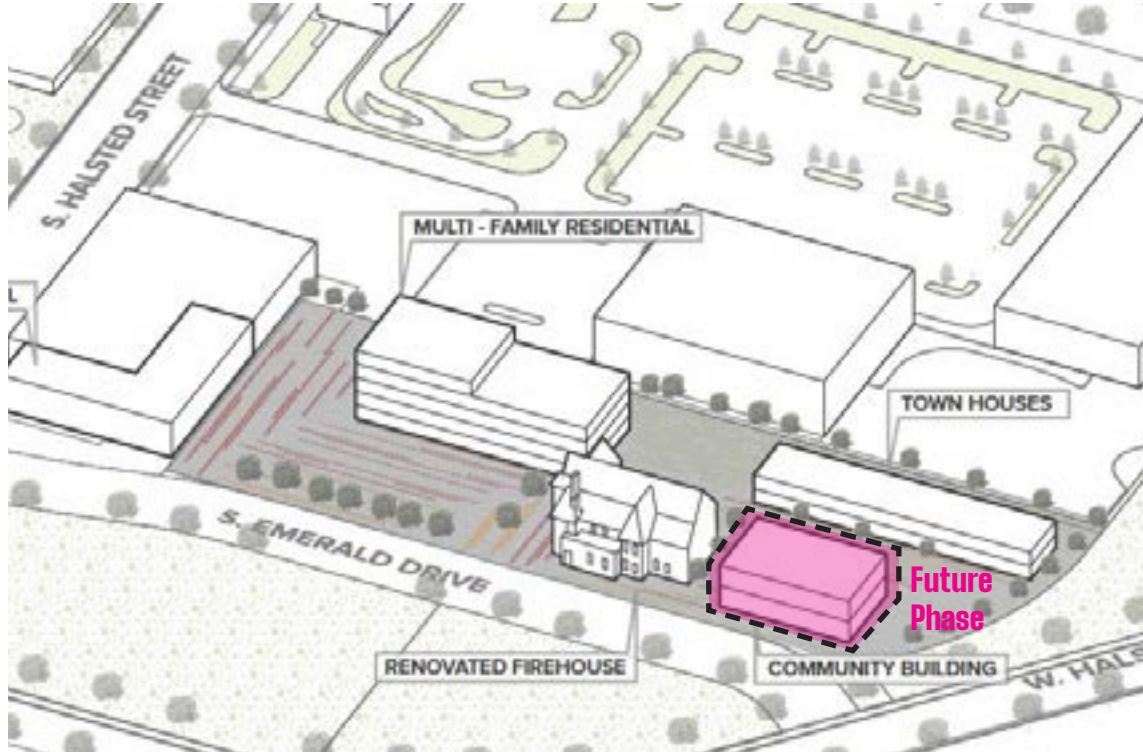


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Imagine Englewood

Project Description:

Mixed-use development including a 40-unit multi-family residential building, a 10-unit townhouse building, commercial space, a public plaza, community garden, renovation of the historic firehouse into a culinary business incubator, and 40 total parking spaces. A potential future Community Building is also laid out in the site plan, pending available future funds.



Development Team:

Imagine Group (MBE)
East Lake Management & Development (minority-owned)

Design Team:

JGMA (MBE)
Beehyve (MBE)
Roderick/Ardmore (MBE)
TGDA (W/DBE)

Construction Team:

GMA (MBE/VBE)
Burling Builders, Inc. (minority-owned)

Community Partners:

Sports Shed
360 Mind Body Soul
AYO Foods
WaKanna
Grow Greater Englewood

Proposed Uses:

Culinary Incubator (firehouse): 9,000sf
Retail (at WIC building): 4,000 sf
Townhouses: 12,600 sf / 10 units
Multi-Family: 44,925 sf / 40 units
Plaza/Courtyard: 21,400 sf
Community Garden: 3,300 sf

Total Development Size:

70,500 sf

Commercial SF:

13,000 sf

Total Housing Units:

50

Affordable Units:

50



INVEST South/West RFP Proposal Summary

Site - Englewood, Package B1 & B2

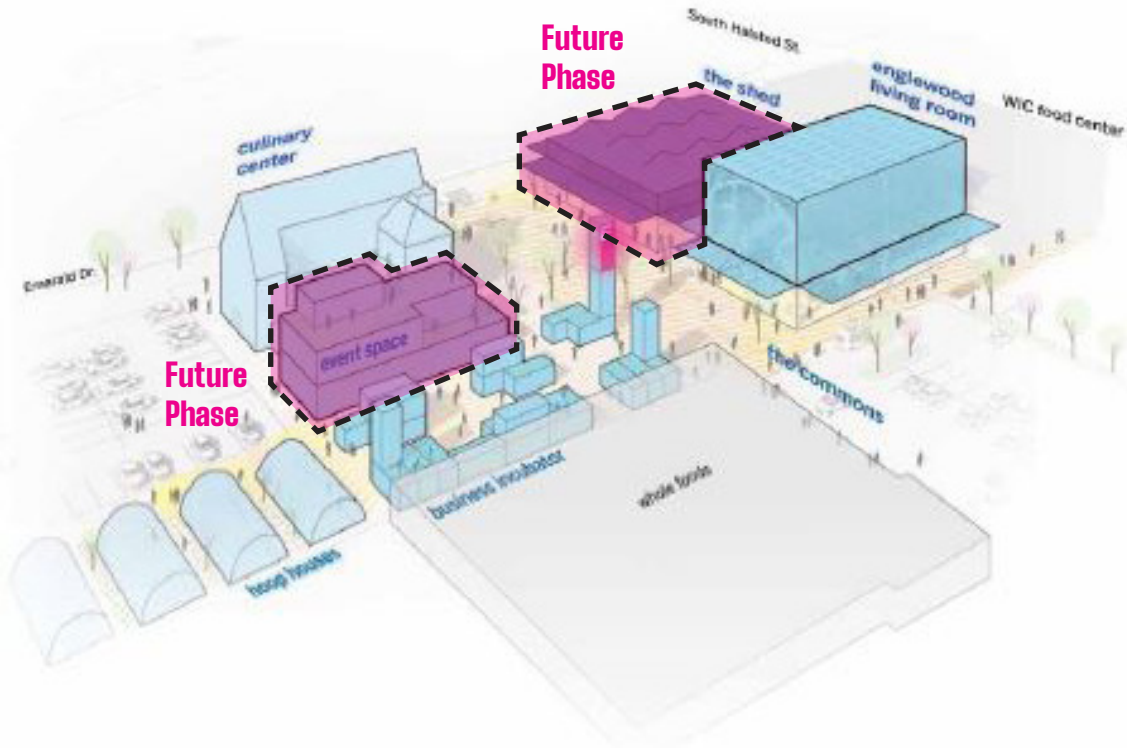


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Englewood Connect (McLaurin)

Project Description:

Englewood Connect is an Eco-Food Hub and Pop-Up Development consisting of the historic Firehouse renovation into a Commercial Kitchen and Event Space with addition and a new build Community Space featuring local businesses framing a lively year-round plaza with ample gathering and open space.



Development Team:

McLaurin Development (minority-owned)
Farpoint Development

Design Team:

SOM
TnS Studio (minority-owned)
Omni Ecosystems (WBE)
Engage Civil (MBE)
RME (MBE)
dbHMS (MBE)
GGLD (WBE)

Construction Team:

Bowa Construction (MBE)

Community Partners:

Brown Sugar Bakery
Catholic Charities
Chef David Blackmon

Proposed Uses:

Culinary Center (Firehouse reno): 9,000 sf

Hoop Houses

Business Incubator

Living Room (community hub): 8,000 sf

Future Phases: Event Center (firehouse addition)

The Shed (flexible market)

Total Development Size:

19,000+ sf

Commercial SF:

19,000+ sf

Total Housing Units:

N/A

Affordable Units:

N/A



INVEST South/West RFP Proposal Summary

Site - Englewood, Package C

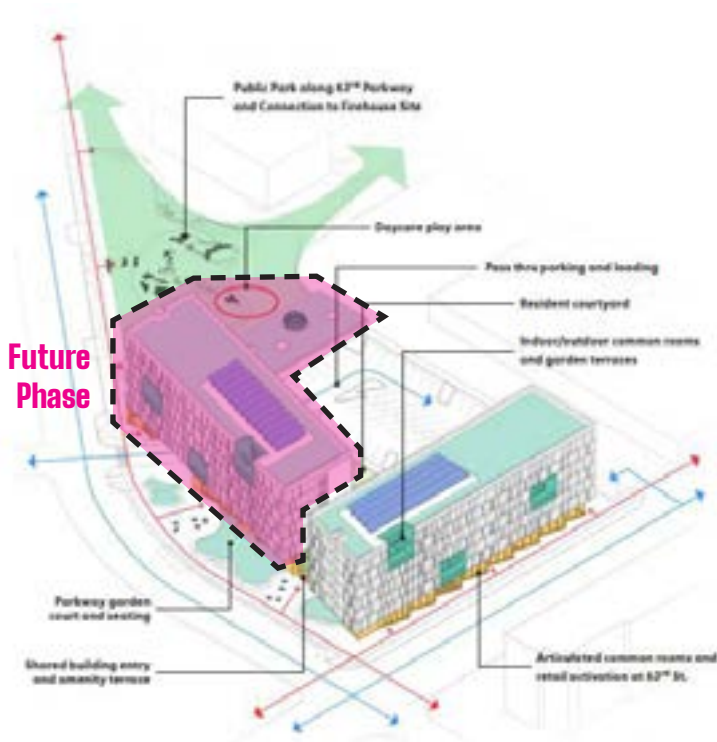


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Avia Parc

Project Description:

The approach starts with creating high quality housing that is affordable in the Englewood community. The first building will include 65 1- and 2-bedroom apartments, most of which are at 50% AMI. Three ground floor retailers are anticipated to activate the space, in addition to a public plaza. A potential Phase II building will have 59 apartments plus a childcare center.



Development Team:

DL3 Realty (MBE pending)
Mercy Housing Lakefront

Design Team:

Perkins&Will
Latent Design (WBE / MBE)
Site Design Group (MBE)
dbHMS (MBE)
RME (MBE)
Pioneer Engineering
SpaceCo
Level1 (MBE)

Community Partners:

Chicago Child Care Society

Proposed Uses:

Ground-floor Retail: 2,800 sf
Residential (Phase I): 92,900 sf / 65 units
Residential (Phase II): 90,700 sf / 59 units
Child-care (Phase II): 6,200 sf
Open Space: 25,000+ sf

Total Development Size:

95,700 sf
Phase I only

Commercial SF:

2,800 sf
Phase I only

Total Housing Units:

65 + 59
Phase I Phase II

Affordable Units:

65 + 59
Phase I Phase II

