

ROOSEVELT & KOSTNER RFP SHORTLIST

CITY OF CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT (DPD)

March 22, 2021







Why A Shortlist?

- This is a large, complex site with very different development concepts
- Currently, City must address all comments to all RFP proposals
- With a shortlist, can provide project-specific feedback and recommendations
- Adjustments needed & “getting this right is important”

Roosevelt & Kostner Shortlist

March 22, 2021

Respondent Teams

Tuesday, Feb 23 5:30–7:30pm		Wednesday, Feb 24 5:30–7:30pm	
548 Development & Related Midwest			McCaffery, KMA Companies, A Safe Haven
Lawndale United (MK Asset Mgmt, CNI Group, East Lake Mgmt)			Matanky Development & Safeway Construction
Cubs Charities & Pritzker Realty			RK5 (McLaurin, JGMA BOWA, Mckenzie Mgmt, Art West, & partners)

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Evaluation Criteria

1

**Does the proposal build
Community Wealth?**

30% of total score

- Community Partnerships
- Commitment to Equity
- Local Hiring
- Promoting Small Businesses

2

**Is the proposal a great
example of Professional
Competence?**

40% of total score

- Professional Experience
- Design Excellence
- Responding to Community Priorities
- Innovation and Creativity

3

**Is the proposal
Economically Feasible?**

30% of total score

- Total Project Cost
- Public Assistance Requested
- Financial Qualifications



Community Presentation Feedback / Online Survey Results

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Preliminary Summary

Community Evaluation:

- Overall survey scores (114 responses)
 - Scores among North Lawndale residents only
- Among detailed comments specific to project, what proportion are positive?
 - Excludes general “good/bad” comments, nonfactual comments, and those applying to all proposals or the City (jobs, parking, environmental concerns, displacement)

City Evaluation:

- | | |
|----------------|--|
| • DPD Planning | Community wealth building, connection to RFP & community |
| • DPD Design | Design quality, professional competence |
| • DPD Finance | City assistance request, economic feasibility |
| • AIS | Land & environmental strategy, feasibility |

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Preliminary Evaluation Summary

	548 Development / Related Midwest	Lawndale United / CNI Group / MK	Cubs/Pritzker	KMA/McCaffery	Matanky/Safeway /NLEN	RK5 (McLaurin)
Community Survey						
Overall Score (out of 5)	3.25	2.78	2.92	3.92	2.82	3.60
<i>NL Residents Scores</i>	3.25	2.62	2.96	3.77	2.77	3.58
Ratio Positive/Negative Comments	1.12	1.00	0.32	1.50	1.42	1.64
Community Average Score	2.19	1.89	1.62	2.71	2.12	2.62

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Community Average Score	2.19	1.89	1.62	2.71	2.12	2.62
City Evaluation (out of 3)						
Planning & Community Wealth	2.2	2.3	1.2	2.5	2.8	3
Design & Technical Competence	1.75	1.5	1.5	3	2.5	2.75
AIS – Feasibility	2	2	3	1	3	1
FID – Feasibility	2.3	2.3	3	1.8	2	1.8
City Score – Straight Avg	2.06	2.04	2.17	2.08	2.58	2.10
City Score – Weighted Evaluation Criteria (30/40/30)	2.00	1.95	1.85	2.38	2.60	2.40

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548 DEVELOPMENT & RELATED MIDWEST

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548 Development & Related Midwest

Proposed Uses:

- 153,400 SF industrial building on north property
- 174,152 SF industrial building on the south property
 - 10,000 SF within south property will be donated to create the *Lawndale Innovation Center*

Development Team:

Related Midwest
548 Development (MBE)

Design Team:

Ware Malcomb
TNS Studio (MWBE)

Construction Team:

Related Midwest in-house
Milhouse (MBE)
Engage Civil (MBE)



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548 Development & Related Midwest

Evaluation Takeaways - Community

3.3/5 stars

3.3/5 stars

53%

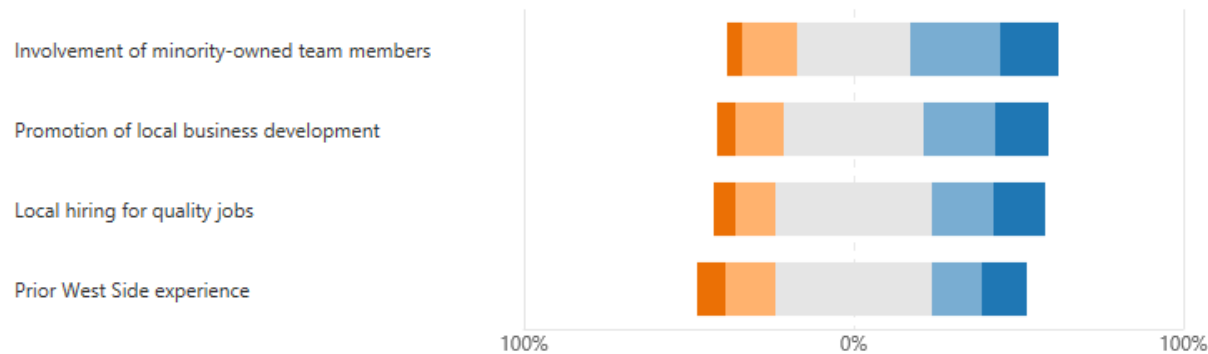
Community Survey Score

Resident Scores Only

% Positive Detailed Comments

How well did this proposal address the elements of Community Wealth Building?

Not at all Poorly Somewhat well Very well Extremely well



Community Comments

What excites you?

- Low/limited amount of City financial assistance requested
- "A practical and realistic proposal"
- Great community partners
- Solar panels and sustainability goals
- Innovation Center - small business support
- Minority participation within development team

What concerns you?

- Design lacks creativity, doesn't connect with surrounding area
- Less green/open space compared to other proposals or connection to rail line
- Uses overly focused on industrial
- Comparatively fewer community spaces / uses
- Lack of specifics on community wealth building
- Not enough minority representation within development team

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LAWNDALE UNITED

(MK ASSET MANAGEMENT, CNI GROUP, & EAST LAKE MANAGEMENT)

Lawndale United

Proposed Uses:

- One 155,000 SF industrial building
- Two additional 88,000 SF industrial buildings
- The two main user groups who will be attracted to this location are e-commerce/fulfillment/last mile distribution and food/beverage distribution and production
 - Reduced rent will be applied on 10% of the total industrial space to attract small businesses.
 - 4,000 square feet will be set aside for an employment training program and an entrepreneurs' support center.



PROPOSED FACILITIES

4300 W. ROOSEVELT ROAD, CHICAGO, IL 60624

DECEMBER 24, 2020 #20304

©CORNERSTONE ARCHITECTS LTD. 2020
Cornerstone
Architects Ltd.

Development Team:

CNI Group
East Lake Management (MBE)
MK Asset Management

Design Team:

Cornerstone Architects
Roderick/Ardmore (MBE)

Construction Team:

Burling Builders (MBE)
Spaceco Inc

Community Partners:

Black Men United
CEDA
Trinal
Westside American Job Center

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Lawndale United

Evaluation Takeaways - Community

2.8/5 stars

2.6/5 stars

50%

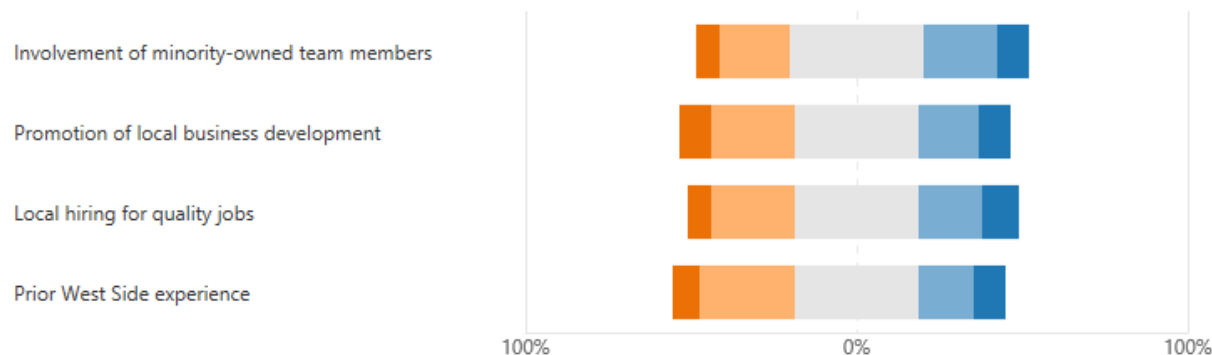
Community Survey Score

Resident Scores Only

% Positive Detailed Comments

How well did this proposal address the elements of Community Wealth Building?

Not at all Poorly Somewhat well Very well Extremely well



Community Comments

What excites you?

- Black senior leadership or ownership in development team
- Reduced rent can help local small businesses
- Entrepreneurial support center & training center
- Partnership with local organizations
- “Realistic and achievable project”

What concerns you?

- Design lacks creativity, doesn't connect with surrounding area
- Unclear connection to rail line greenway
- Uses overly focused on industrial
- Comparatively fewer community spaces / uses

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CUBS CHARITIES & PRITZKER REALTY GROUP

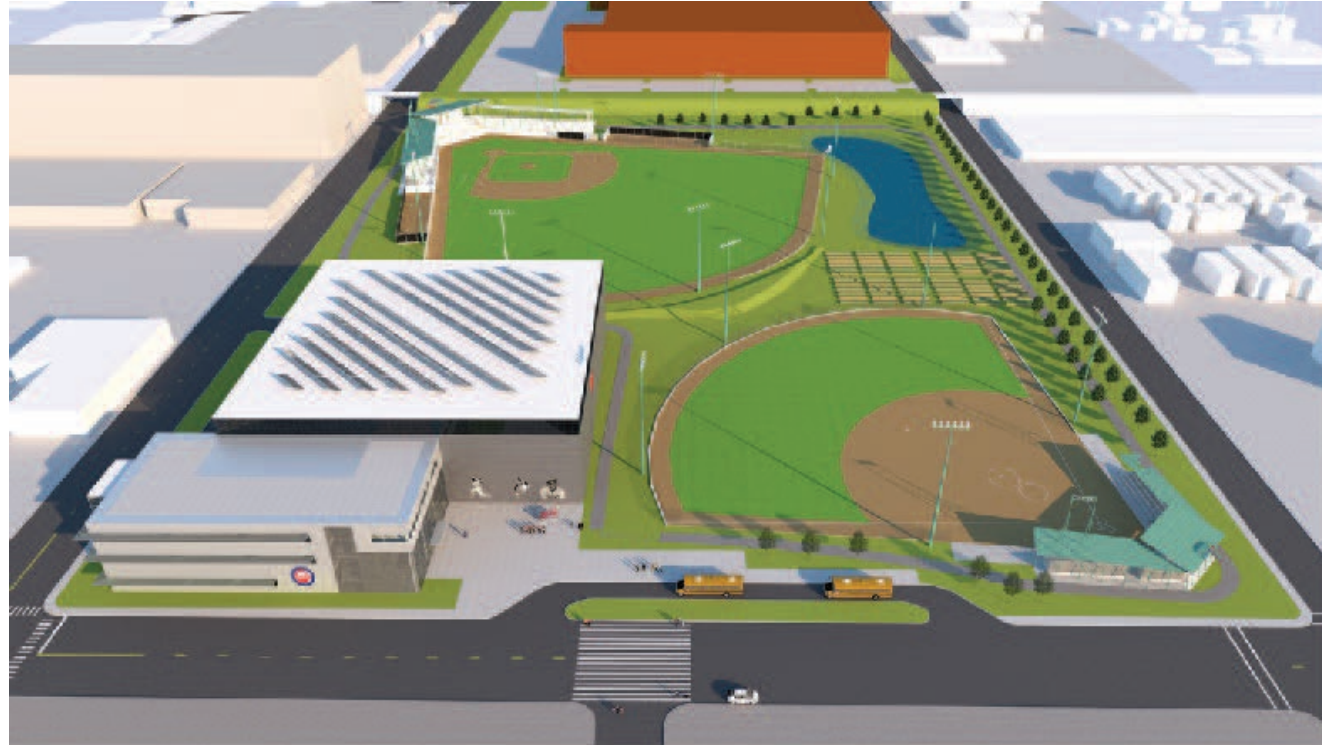
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Cubs Charities & Priztker Realty Group

Proposed Uses:

- 194,540 SF industrial warehouse or cold storage facility on north property
- 86,080 SF multi-purpose facility, outdoor fields, and community space on south property



Development Team:

Cubs Charities
Pritzker Realty Group
Prim Lawrence Group
(MWBE)

Design Team:

Nia Architects (MBE)
WEISS Architects
Cornerstone Architects

Construction Team:

SpaceCo, Inc
Carlson Environmental
ABCO Electrical & Design

WEISS
Architects • Planners • Designers
nia architects
Lynchburg • Richmond



CUBS URBAN YOUTH ACADEMY

4301 WEST ROOSEVELT ROAD
CHICAGO, ILLINOIS



December 24, 2012
© 2012 Fisher and Smith

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Cubs Charities & Priztker Realty Group

Evaluation Takeaways - Community

2.9/5 stars

3.0/5 stars

24%

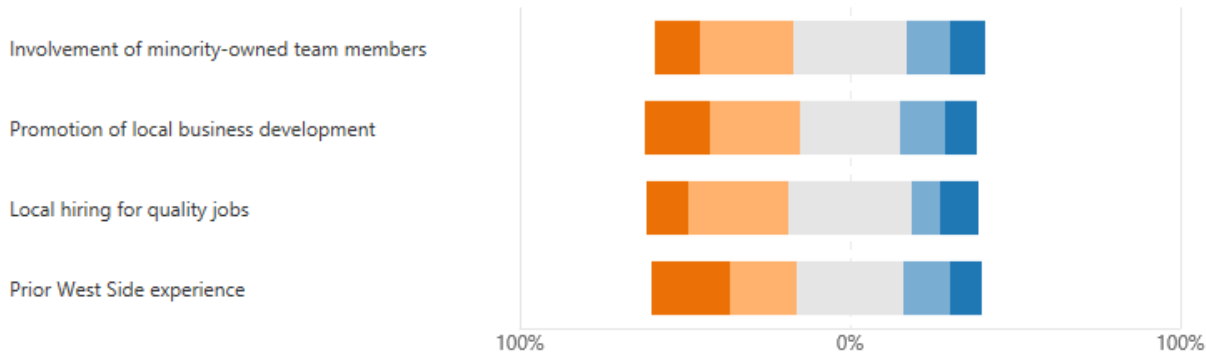
Community Survey Score

Resident Scores Only

% Positive Detailed Comments

How well did this proposal address the elements of Community Wealth Building?

Not at all Poorly Somewhat well Very well Extremely well



Community Comments

What excites you?

- New amenities for community
- Youth engagement
- Low/no City assistance request
- Development team has experience to get the project done

What concerns you?

- Comparatively limited local / minority involvement in development team
- Disconnect with jobs creation focus of RFP / community
- Industry & commerce needed more than recreation at this site
- How does this connect to economic development / create wealth locally?

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MCCAFFERY, KMA COMPANIES, & A SAFE HAVEN

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McCaffery & KMA Companies

Proposed Uses:

- 105,000 SF last-mile distribution facility designed for use by a large retailer and shipper
- 71,000 SF cold storage facility
- 34,000 SF workforce development and vocational training at landscaping and welding businesses
- North Lawndale Wealth Engine, a co-op coffee shop and community marketplace with adjacent meeting space for entrepreneurial support



Development Team:

McCaffery
KMA Companies
A Safe Haven

Design Team:

Nelson
UrbanWorks (WBE)

Construction Team:

WE O'Neil
GMA Construction (MBE)

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McCaffery & KMA Companies

Evaluation Takeaways - Community

3.9/5 stars

3.8/5 stars

60%

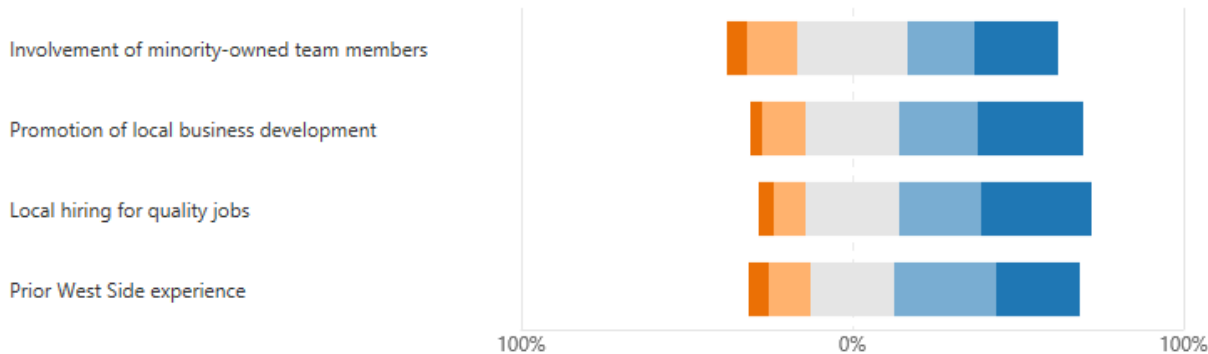
Community Survey Score

Resident Scores Only

% Positive Detailed Comments

How well did this proposal address the elements of Community Wealth Building?

Not at all Poorly Somewhat well Very well Extremely well



Community Comments

What excites you?

- Community service providers with existing connection to North Lawndale
- Highest (estimated) job numbers
- Housing, commercial, industrial uses
- North Lawndale Wealth Engine – entrepreneurial support, café
- Specific mention of second-chance citizens hiring
- Quality design work and connection to greenway
- Diverse development team has experience to get the project done

What concerns you?

- Relative lack of Black / local involvement in leadership
- Large financial ask from City
- Too many different uses
- Lawndale is already affordable, housing on-site isn't the priority

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WESTSIDE WORKS INDUSTRIAL PARK

**(MATANKY REALTY,
SAFEWAY CONSTRUCTION, &
WBS EQUITIES)**

Westside Works (Matanky & Safeway)

Proposed Uses:

- Mechanic training facility for union auto mechanics
- Convenience retail on Roosevelt Road
- Industrial users of many different sizes and/or an “incubator”
- Two additional buildings with maximum flexibility for modern industrial users. Food production and distribution, cold storage



Development Team:

Matanky Realty
Safeway Construction (MBE)
WBS Equities

Design Team:

Ridgeland Associates
JAQ Corp (MBE)

Construction Team:

Safeway Construction (MBE)
MRG Construction
Terracon Engineers

Community Partners:

North Lawndale Employment
Network

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Westside Works (Matanky & Safeway)

Evaluation Takeaways - Community

2.8/5 stars

2.8/5 stars

59%

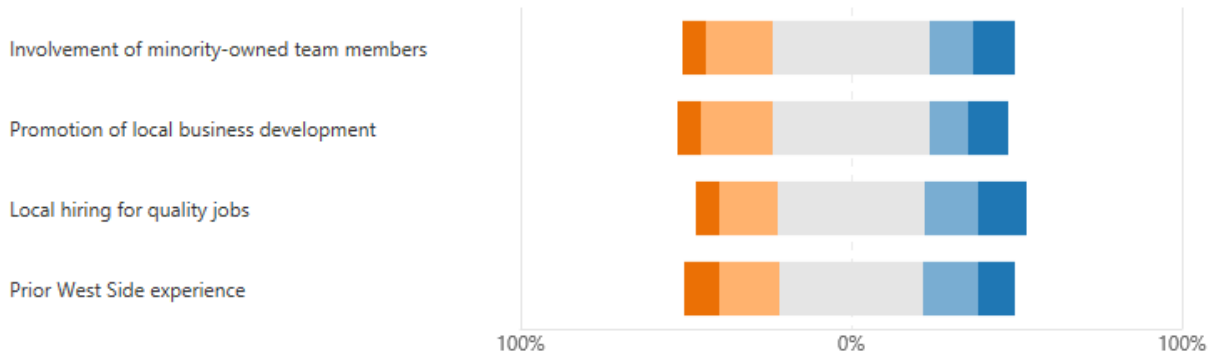
Community Survey Score

Resident Scores Only

% Positive Detailed Comments

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Not at all Poorly Somewhat well Very well Extremely well



Community Comments

What excites you?

- Community service providers with existing connection to Austin
- Connection to retail along Roosevelt Rd
- Partnership with North Lawndale Employment Network, Union Auto Mechanics
- Job training and job quality
- Development team has experience to get the project done

What concerns you?

- Design could improve – concern about overall layout
- Rooftop baseball feels novel if both challenging and tacked-on
- Trying to do too many things on one site?
- Ability to do retail projects within community

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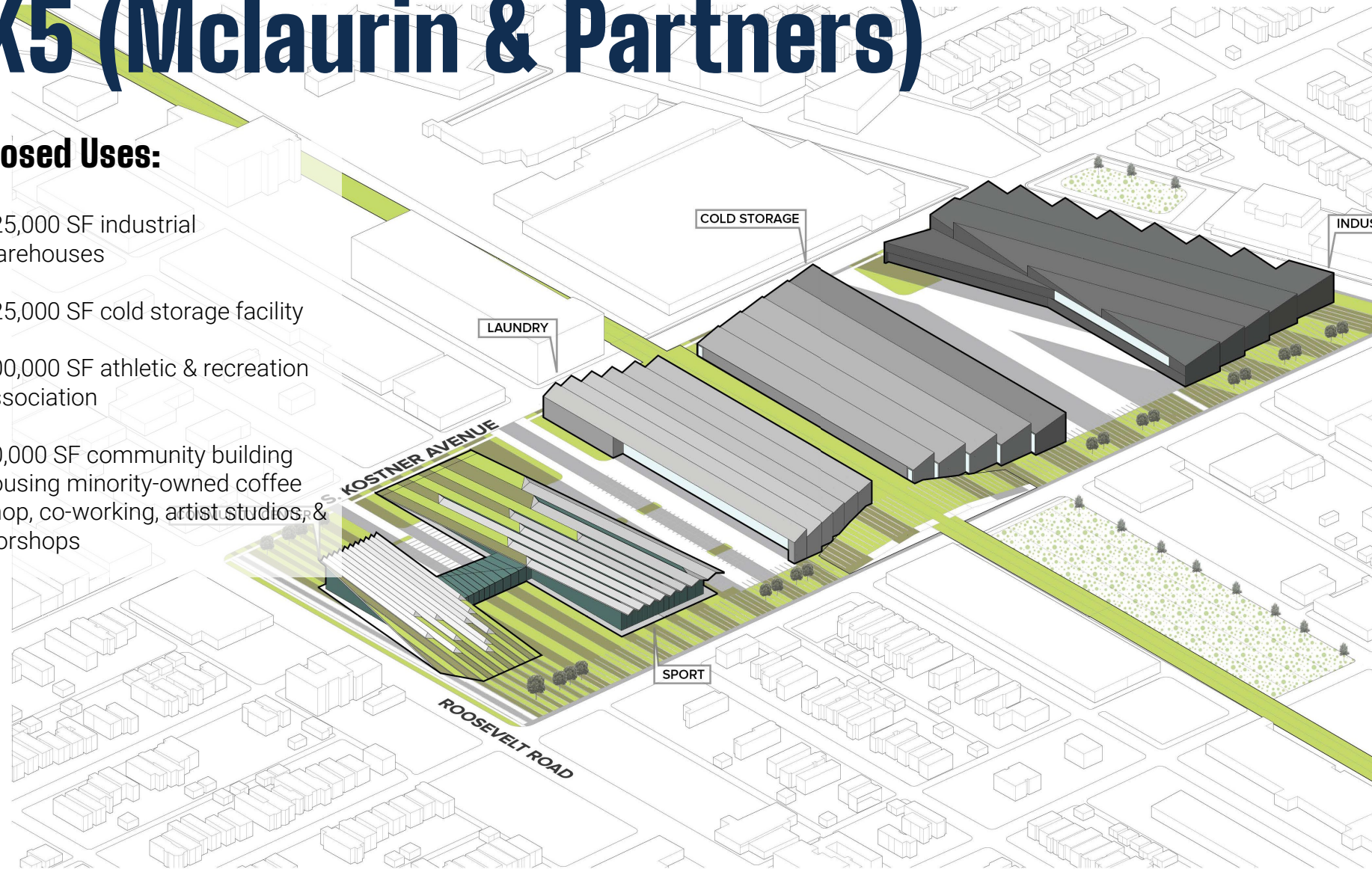
RK5

(MCLAURIN, JGMA, & PARTNERS)

RK5 (McLaurin & Partners)

Proposed Uses:

- 125,000 SF industrial warehouses
- 125,000 SF cold storage facility
- 100,000 SF athletic & recreation association
- 30,000 SF community building housing minority-owned coffee shop, co-working, artist studios, & workshops



Development Team:

McLaurin
JGMA (MBE)
Beehyyve (MBE)
McKenzie Mgmt (MBE)
BOWA (MBE)
Art West Chicago
Nation Builders (MBE)
Project Forward

Design Team:

JGMA (MBE)
Beehyyve (MBE)
Site Design (MBE)

Construction Team:

BOWA Construction (MBE)
Nation Builders (MBE)
Engage Civil (MBE)
Thornton Tomasetti

Community Partners:

Project Forward
Art West Chicago
UCAN NLARA

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RK5 (McLaurin & Partners)

Evaluation Takeaways - Community

3.6/5 stars

3.6/5 stars

62%

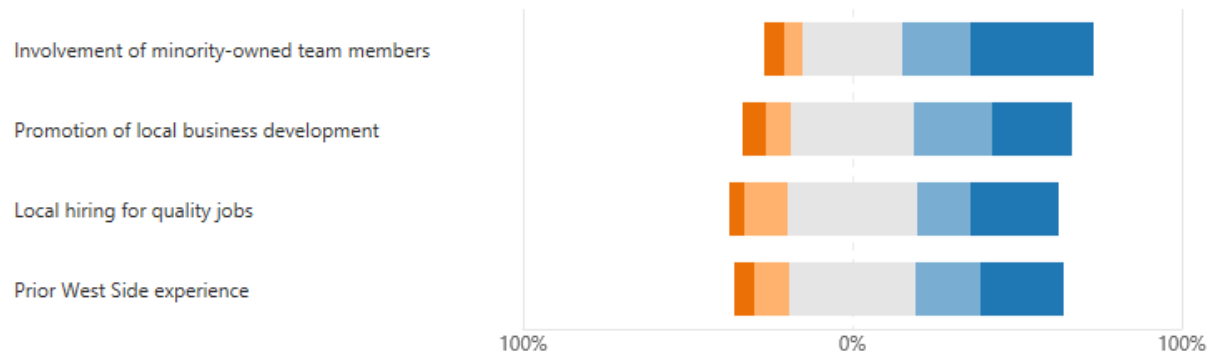
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Community Comments

What excites you?

- Engages with all parts of the community
- People of color throughout development team
- Quality of design
- Partner organizations
- Proposal incorporates local community services and job uses

What concerns you?

- Overly ambitious
- Large City assistance request
- Feasibility to proposal
- Usability of oddly-shaped industrial buildings
- Not as connected to greenway project as expected

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NEXT STEPS

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RFP Shortlist

Discuss Proposed Shortlist:

- **KMA/McCaffery, RK5 (Mclaurin), Matanky/NLEN/Safeway, Related Midwest/548 Development**
- 2 aspirational proposals that were well-reviewed but need to be more feasible (KMA/McCaffery and RK5 Mclaurin)
- 2 simpler/less expensive proposals that could better emphasize design quality & community benefits (Matanky and Related/548)
- Collectively, these 4 need to “meet in the middle” of design, feasibility, cost, and community benefits

Question for Roundtable:

- Does this reflect what you’ve seen and heard thus-far?

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Next Steps

March:

Confirm shortlisted developers, provide recommendations

April:

Check-in on shortlisted firms' adjustments / what the City recommended

May:

Round 2 development review
(at roundtable and/or public meetings.)

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