

ROOSEVELT & KOSTNER RFP COMMUNITY PRESENTATIONS

CITY OF CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT (DPD)

February 23 & 24, 2021

Agenda

1 Welcome & Overview (5:30 – 5:40)

2 Quick Recap (5:40 – 5:50)

3 Respondent Team #1 (5:50 – 6:20)

Video Presentation (8 min) | Q&A (22 min)

4 Respondent Team #2 (6:20 – 6:50)

Video Presentation (8 min) | Q&A (22 min)

5 Respondent Team #3 (6:50 – 7:20)

Video Presentation (8 min) | Q&A (22 min)

6 Next Steps (7:20 – 7:30)

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February 23 & 24, 2021

Welcome!

Thank you for joining us as we continue the **Roosevelt & Kostner Request for Proposals (RFP)** process.


The 4300 W. Roosevelt Road RFP, which **reactivates a long-vacant industrial site**, is a key element of the **INVEST South/West initiative** – a groundbreaking effort to coordinate investment on the City’s South and West Sides.

The City needs your feedback on the proposals you’ll see today to **help us advance to selecting a winning entry**.



City of Chicago
Lori E. Lightfoot, Mayor

Request for Proposals
4300 W. Roosevelt Road



Department of Planning and Development
Maurice D. Cox, Commissioner
City Hall Room 1000
121 N. LaSalle St.
Chicago, IL 60602

September 28, 2020

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What we hope to accomplish today

1

Meet Respondent Teams



2

Learn About Proposals



3

Ask Questions & Provide Feedback



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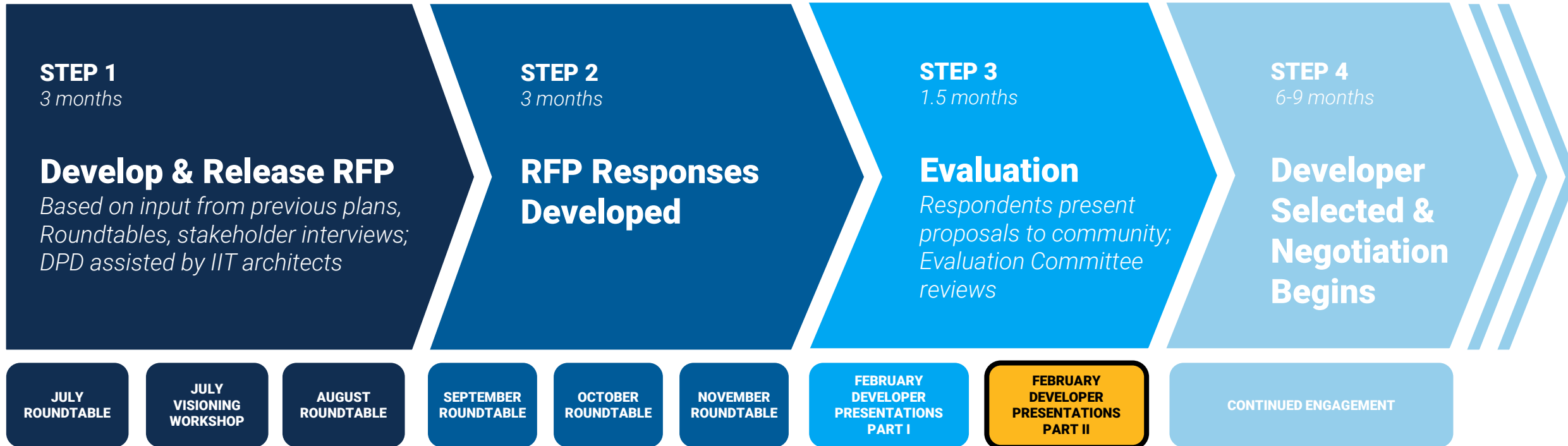
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RFP RECAP

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RFP Timeline



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Roosevelt & Kostner Site

- Site has been vacant for decades
- Ald. Scott & DPD have received numerous proposals for the Site
- Use the ISW RFP to create competitive, transparent process

RFP Has Two Main Goals:

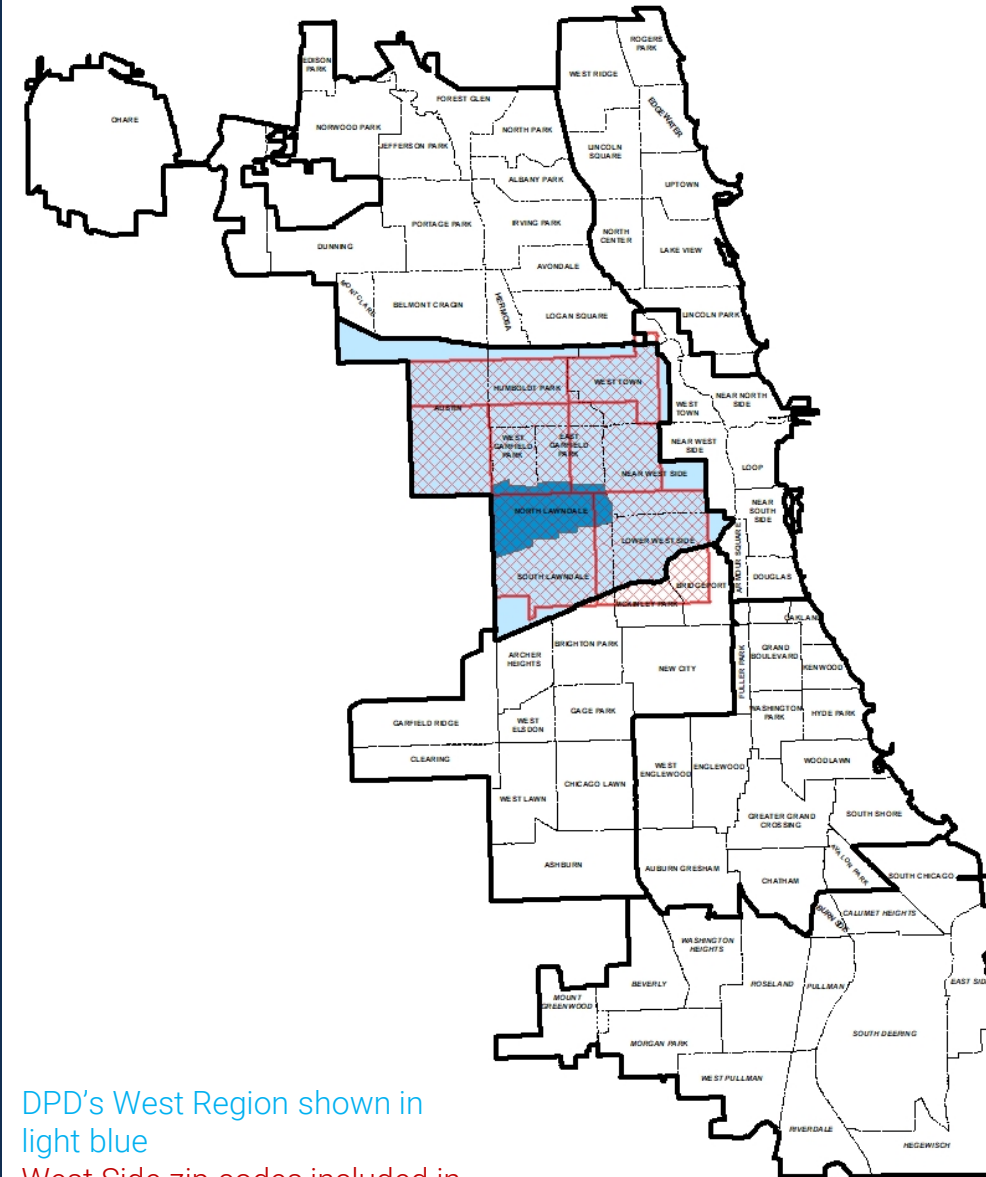
- 1) Job & Wealth Creation**
- 2) Be A Good Neighbor**

1. Job & Wealth Creation

*Beyond 26/6 MWBE requirements

Local Hiring & Ownership Strategy

- Number of Jobs (FTE)
 - Number of Local Jobs
 - *Job Access for Hard to Employ*
- Wages
- Opportunity for Advancement & Training
 - Labor / Skill / Management
- Local Wealth Building Opportunities
 - *Employee Ownership & Co-Ops*
 - *Business Partnerships*



DPD's West Region shown in light blue

West Side zip codes included in RFP criteria shown in red hatch

2. Be A Good Neighbor

- Meaningful local involvement
 - Partnership with Local Orgs & Biz
 - Development team / tenants / partners
- Environmental / Noise / Truck Concerns
- Promote a high-quality built environment
 - **Commitment to Design Excellence**
 - Connection to “rails with trails”, even if in future

Urban Design Suggestions

An aerial perspective diagram of an urban development site. The site is divided into several colored zones: a large yellow rectangular area in the center, a green area along the bottom and right edges, and a blue area along the top and left edges. The site is surrounded by existing urban infrastructure, including streets, buildings, and parking lots. Four callout boxes with blue borders and lines pointing to specific areas provide design suggestions. The top right box points to a street area, the middle left box points to a green area, the bottom left box points to a green area near a rail line, and the bottom right box points to a yellow area.

TRANSITION FROM INDUSTRIAL TO NEIGHBORING RESIDENTIAL

Use landscaping, fencing, and smaller buildings, to the extent possible, to create. The Site is at the eastern end of the industrial corridor and must be a “good neighbor” for the residential communities to the north, east, and south.

FOCUS COMMUNITY AMENITIES ON ROOSEVELT ROAD

Non-industrial uses can be focused along Roosevelt Road in order to catalyze amenities along the area’s major commercial corridor.





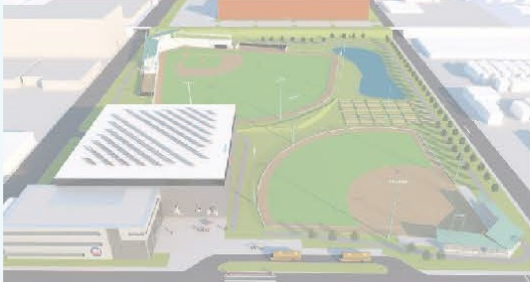

CREATE SPACES FOR MULTIPLE USERS

Use multiple sizes of buildings and multi-tenant spaces in order to support a variety of businesses. Smaller spaces can increase the participation of local entrepreneurs and small businesses in the economic revitalization of the area.

CREATE OPEN SPACE NEAR POTENTIAL GREENWAY

The City and community are beginning initial analysis about the potential of a “rails with trails” greenway along the current CSX Altenheim line rail corridor. As a major potential greenspace and community amenity, the Site should create or reserve open space near the rail line

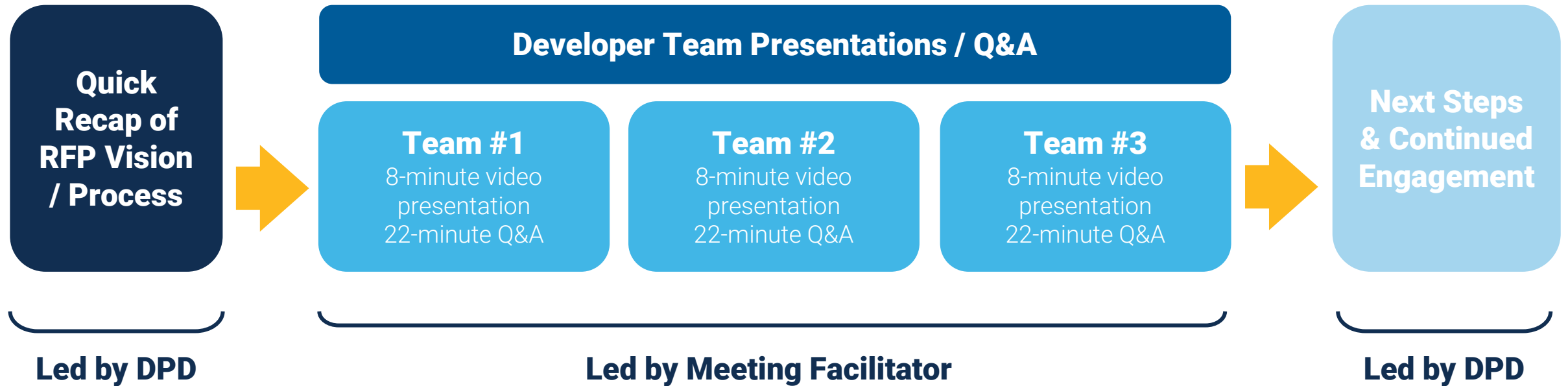
Respondent Teams

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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Today's Process



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Community Presentations: What to keep in mind



1. Overall impression of each proposal

2. What excites you? What concerns you?

3. Community Wealth Building

Involvement of minority-owned team members

Promotion of local business & ownership

Local hiring for quality jobs

Prior West Side experience

4. Competence and Appropriateness

Uses and spaces

Reflective of community priorities

High-quality design

Development / design team experience and abilities

City's 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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How feedback will be incorporated

1 Comment Synthesis

DPD will synthesize today's comments / questions and issue a report of findings to the RFP Evaluation Committee and the Roundtable

2 Online Survey

An online survey soliciting more detailed opinions on the presentations will be made available at the end of this meeting. The survey will remain open until **March 15**. The findings of this survey will also be issued to the Evaluation Committee and the Roundtable.

3 Iterative Evaluation

Based on community feedback, internal review, & financial feasibility, a tiered list of finalists will be sent to the Roundtable for discussion on **March 22**

4 Selection & Negotiation

Once a team is selected, DPD will refer to feedback from these sessions and future engagement opportunities to advance negotiations and amend the winning proposal

Early Questions:

- How many jobs generated?
- Connection to 2018 Quality of Life Plan (*see Economic & Workforce Development section*)
 - Market & strengthen NL as a business hub
 - Preserve and grow local **employment opportunities in industrial & advanced manufacturing sector**
 - Encourage business to **hire local residents & address barriers to doing so**
 - Increase the impact of existing **local wealth building programs** to help residents
 - Increase locally owned and high-quality retail & service businesses

Material Released:

- One-page summaries
- Economic impact summary
- RFP development team info

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Economic Impact Summary

Respondent Team	Proposed Direct Permanent Job Impact	Proposed Total Development Costs	Proposed Sources of Funds
Related Midwest + 548 Development	500 new jobs	\$38.3 M	Equity, Debt, City Asst.
CNI + East Lake + MK Asset Management	320 new jobs	\$44.8 M	Equity, Debt, TIF, NMTC, City Asst.
Pritzker Realty Group + Cubs Foundation	58-108 + 8 new jobs	\$19.5 M + \$26.7 M	Equity, Debt + Philanthropy
KMA + McCaffery	807 new jobs	\$173 M	Equity, Debt, City Asst.
Matanky + North Lawndale Employment Network	Depends on biz: 45 – 600 new jobs	\$80.0 M	Equity, Debt, TIF, NOF, NMTC, City Asst.
RK5 (McLaurin, JGMA, & BOWA & partners)	TBD	\$90 M	Equity, Debt, TIF, Grants

DEVELOPER TEAM PRESENTATIONS

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About the Facilitator – Claudette Baker



- Advisor to foundations and nonprofits delivering training and providing technical assistance to organizations and their leaders through a racial equity lens
- Skilled facilitator in group process and has experience working with the public sector and a range of organizations including grassroots and community-based organizations, and faith-based institutions
- Career has spanned the for-profit, government and nonprofit sectors for more than 40 years

Community Agreements



1. Please **mute** yourself during the presentation(s) and when you are not speaking
2. Please state your name when speaking
3. Please use the **Zoom Q&A function** for any questions outside the designated Q&A period with developers
4. When responding verbally, **raise your hand**; respect the stack and then step up and step back
5. All questions and ideas are valid
6. Respond with respect

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:

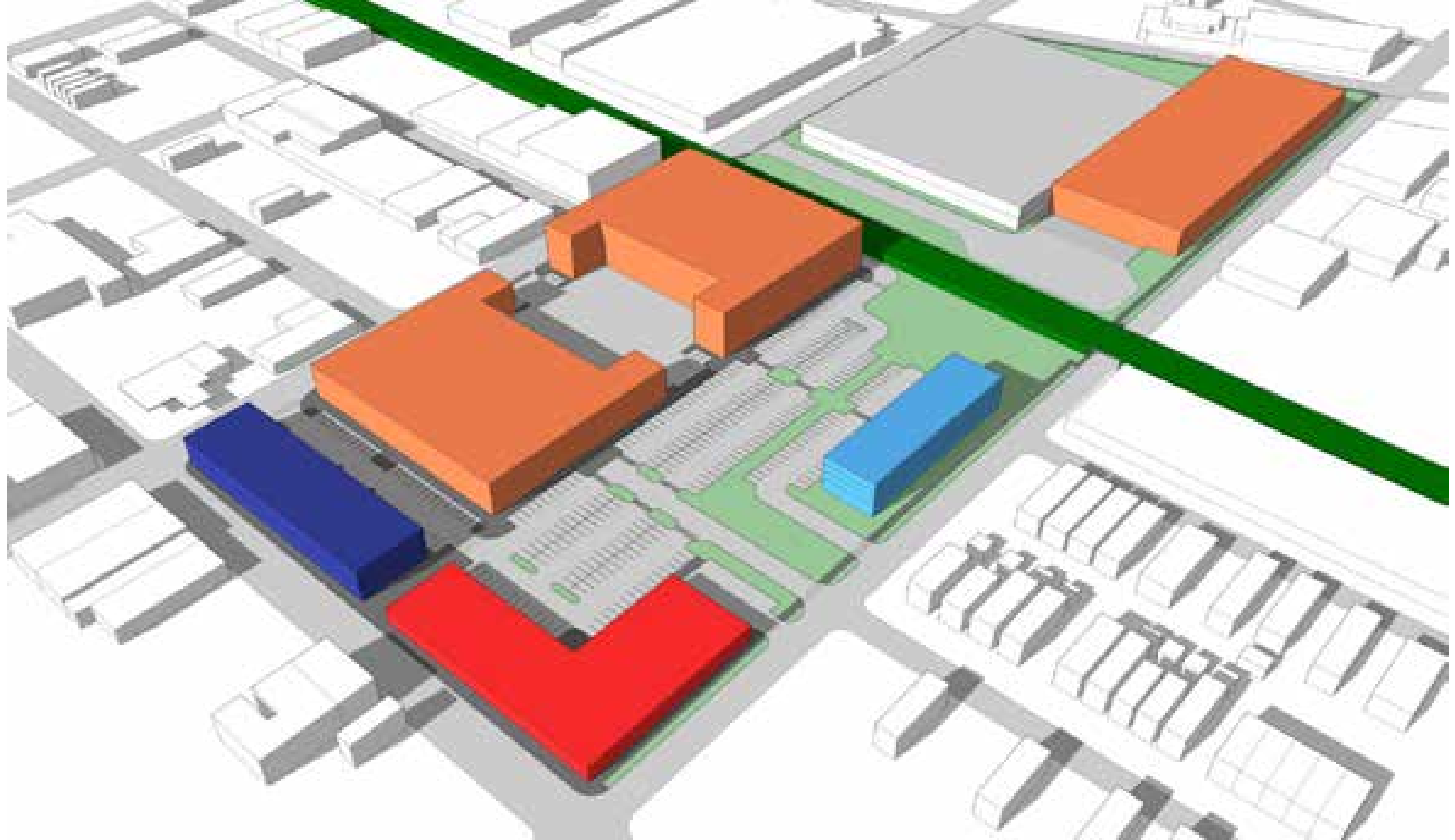
Nelson
UrbanWorks (WBE)

Construction Team:

WE O'Neil
GMA Construction (MBE)

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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:

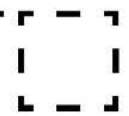
Safeway Construction (MBE)
MRG Construction
Terracon Engineers

Community Partners:

North Lawndale Employment
Network









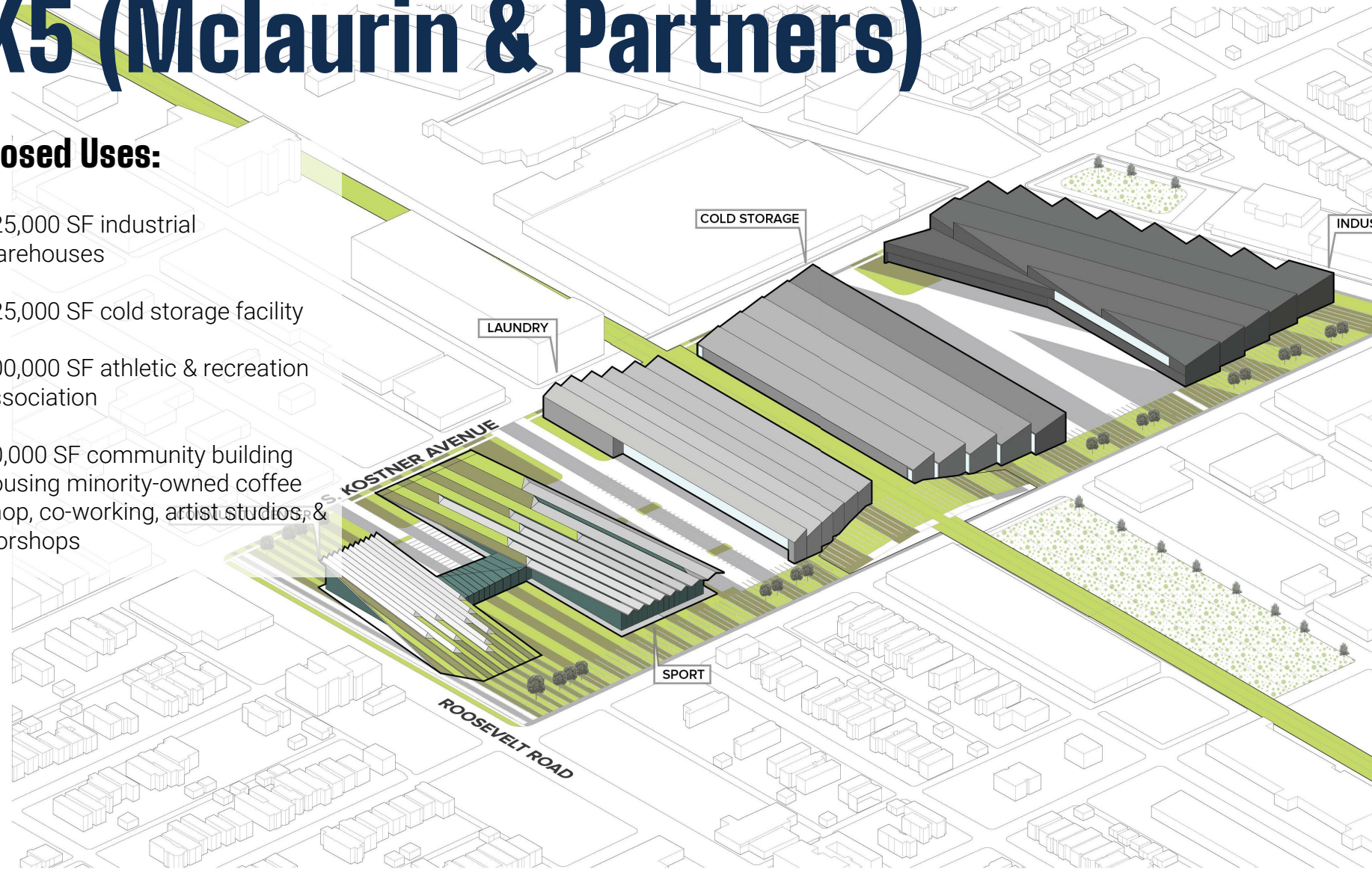
RK5

(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)
Beehyve (MBE)
McKenzie Mgmt (MBE)
BOWA (MBE)
Art West Chicago
Nation Builders (MBE)
Project Forward

Design Team:

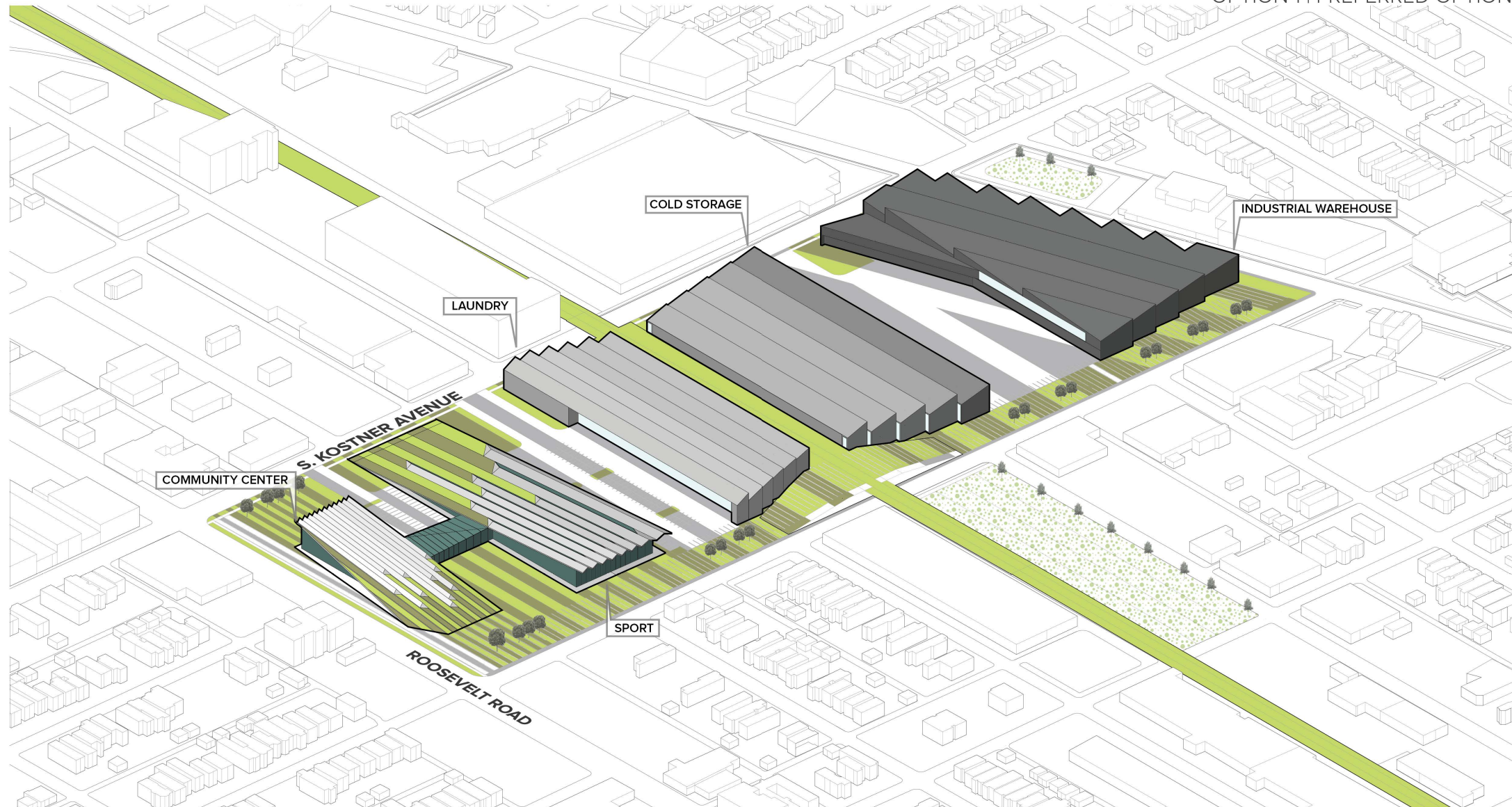
JGMA (MBE)
Beehyve (MBE)
Site Design (MBE)

Construction Team:

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

Community Partners:

Project Forward
Art West Chicago
UCAN NLARA



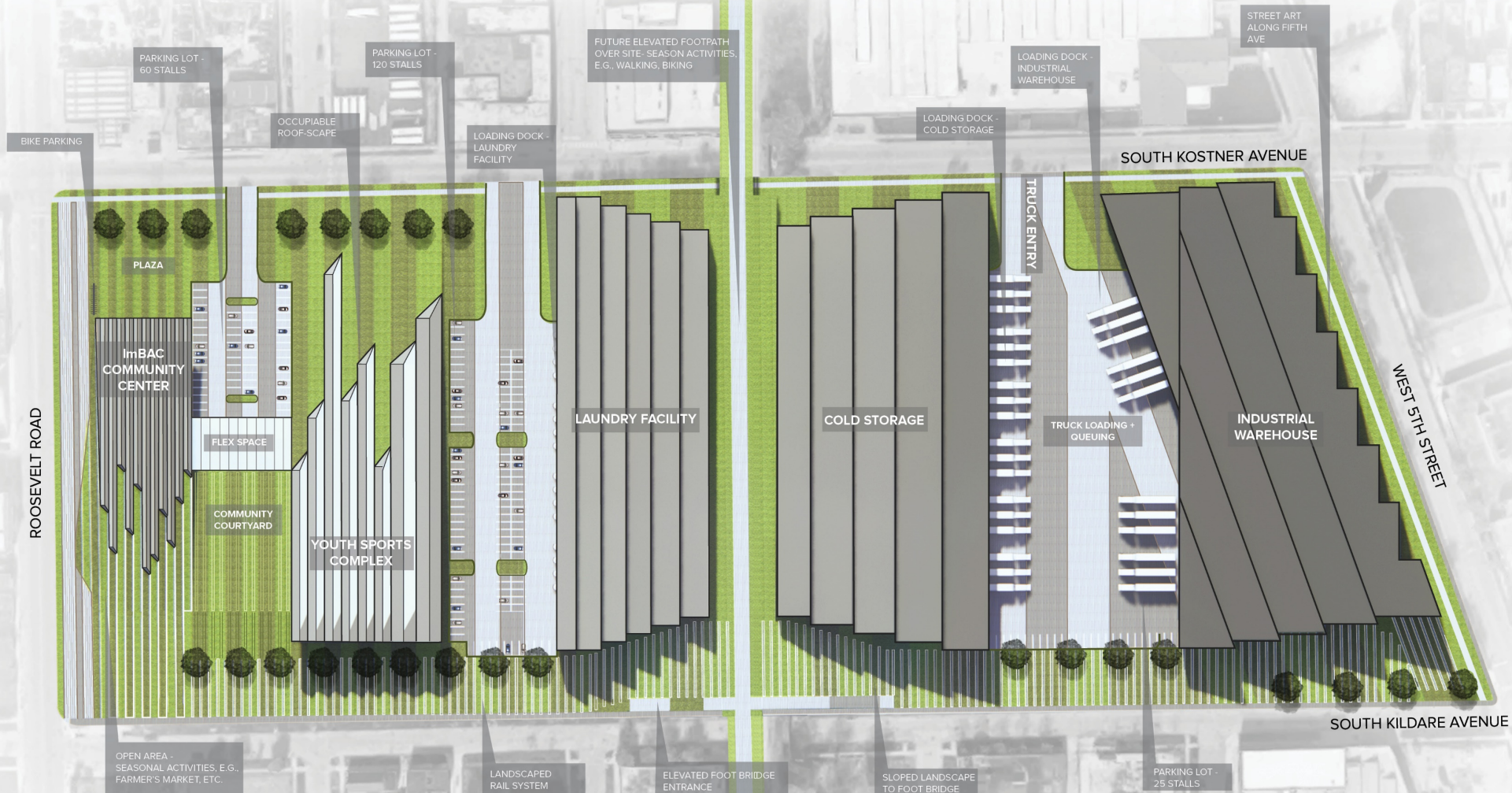
As described in the site plan, our preferred option focuses on a large public plaza that is framed on the corner of Roosevelt and Kostner, opening the adjacent Imbac Community Center up to the public plaza to the East and allowing for maximum visibility and presence within the most prominent

corner of the site. Within this preferred option, the buildings are a direct resultant of the contextual site strata, an evolution and combination of the linear blocks to the South and the angular ones to the North.



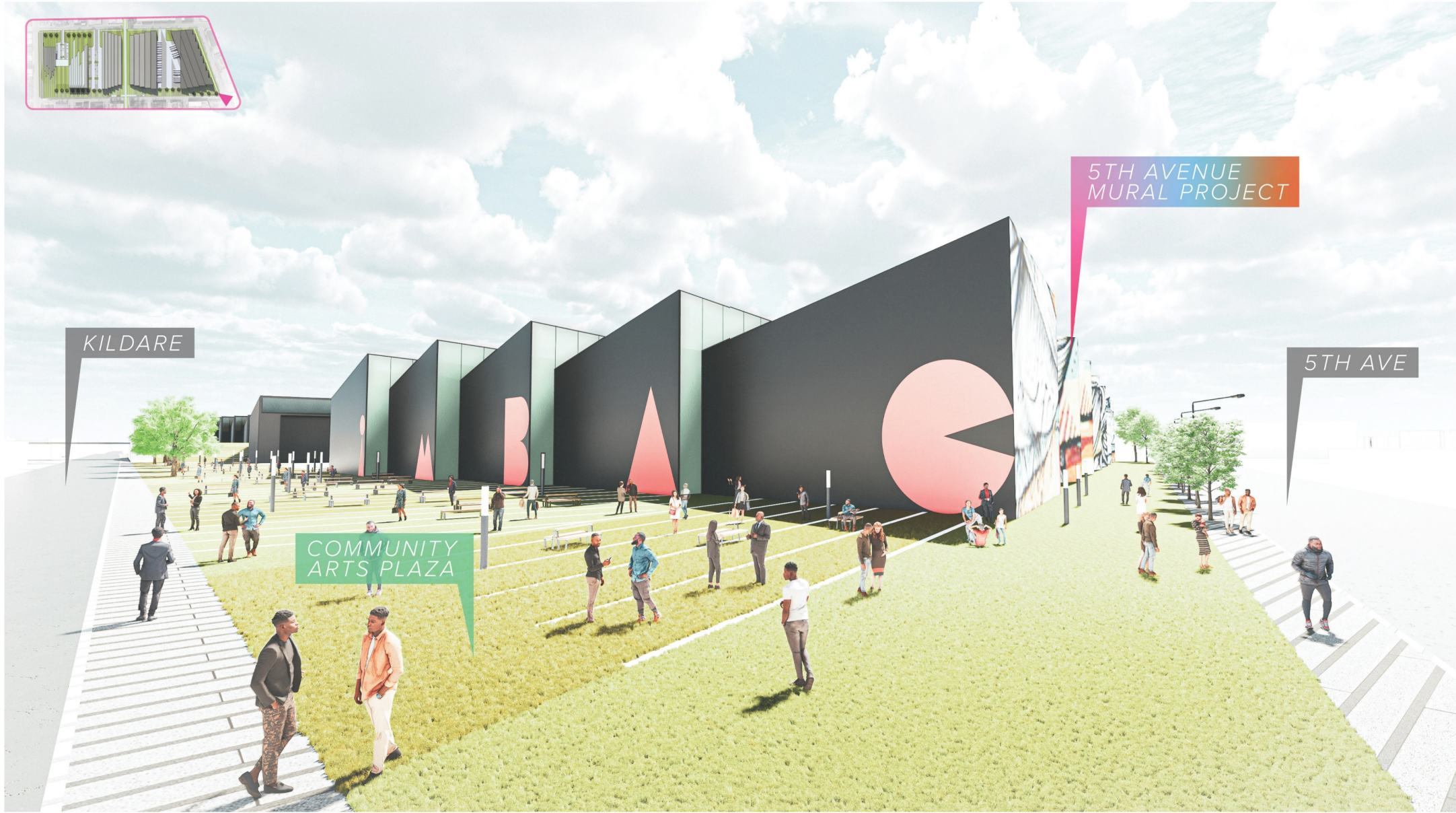
SITE PLAN

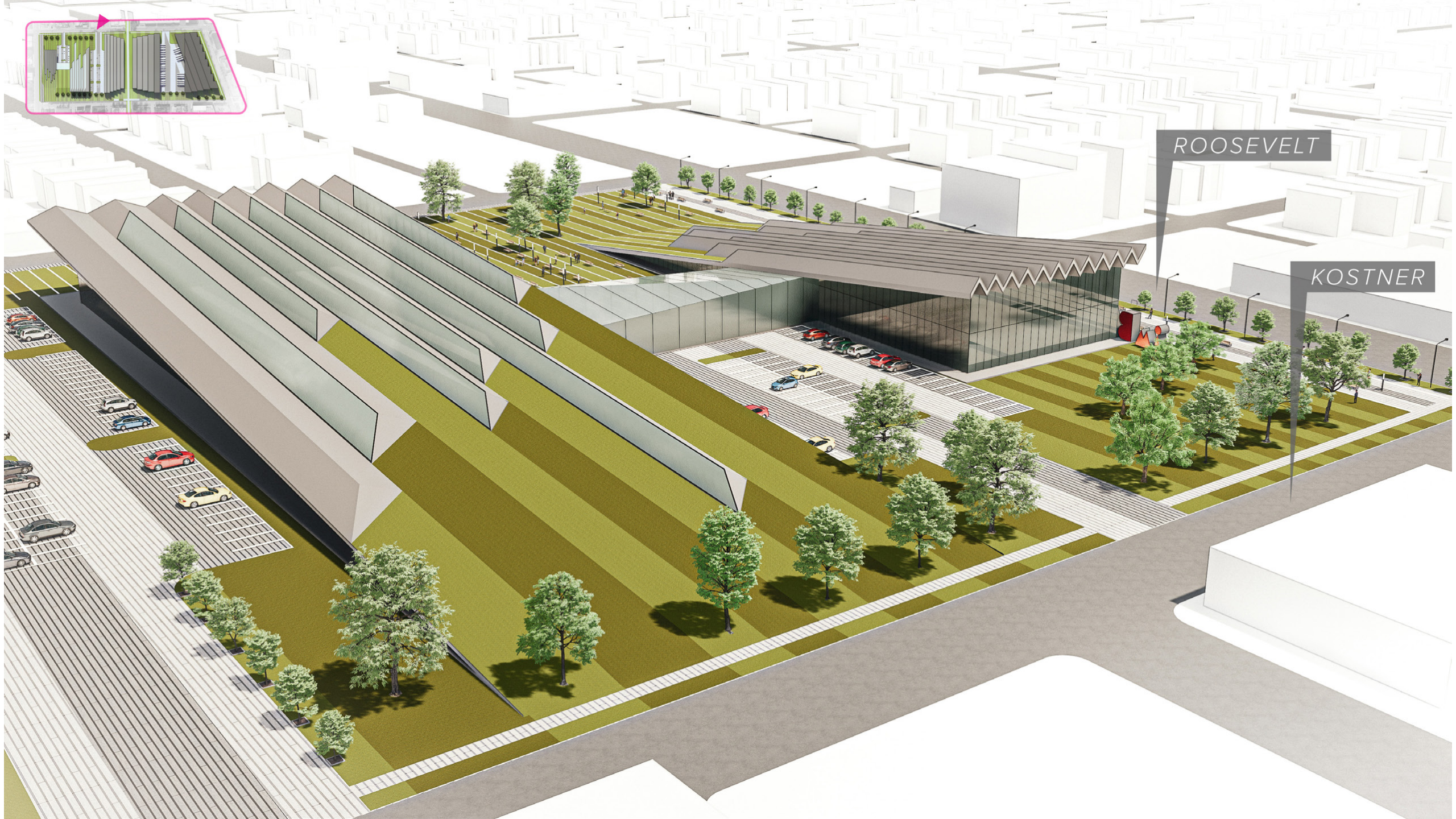
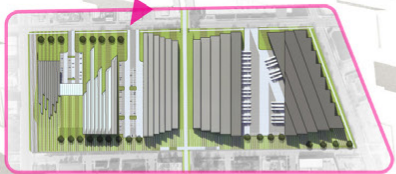
OPTION 1 | PREFERRED OPTION



As mentioned, the site planning approach focuses on the linear connection of both the East and West blocks in the stitching and connecting of this community and industrial driven masterplan. Site massing and planning are a direct resultant of community context and subsequent activities.

As seen within the Masterplan striation, the buildings (though isolated and distributed) stand as one through the usage of a interconnected roof scape that results in a planning approach that brings and connects all to the new 43000 W Roosevelt development.





ROOSEVELT

KOSTNER

NEXT STEPS

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Online Survey



Austin RFP Survey - Day 1 (Jan 19, 2021)

Please provide your feedback on the proposals presented at the January 19th Austin ISW Roundtable (Holsten + New Moms, 548 Development, Imagine + Evergreen). Please see the Day 2 survey for material presented on January 20th.

* Required

1

What is your name? *

Enter your answer

2


What is your email address? *

Enter your answer

3

Are you an Austin resident? *

Enter your answer



☆ ☆ ☆ ☆ ☆

18

IMAGINE GROUP + EVERGREEN
REDEVELOPMENT: What excites you
most about this proposal? *

Enter your answer

19

IMAGINE GROUP + EVERGREEN
REDEVELOPMENT: What concerns
you most about this proposal? *

Enter your answer

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Next Steps

- 1** DPD will synthesize today's comments & online survey responses, and incorporate into review process
- 2** Based on community feedback, internal review, & financial feasibility, a tiered list of results will be sent to the Roundtable for **feedback in March**
- 3** Once final materials have been reviewed, a winning team will be selected and announced
- 4** Continued negotiation / proposal refinement will be advanced with additional opportunities for engagement