



ROSELAND RFP

Equitable & Inclusive Development on Chicago's South & West Sides



Department of Planning and Development

- 1. Welcome & Introductions**
- 2. Area Investments + INVEST South/West**
- 3. RFQ Process**
- 4. Roseland RFQ**
- 5. Wrap-Up & Next Steps**

AGENDA

Meet the team

City of Chicago, Department of Planning & Development

- Chris Jang
- John Law
- Erika Sellke
- Jasmine Gunn
- Michael Penicnak

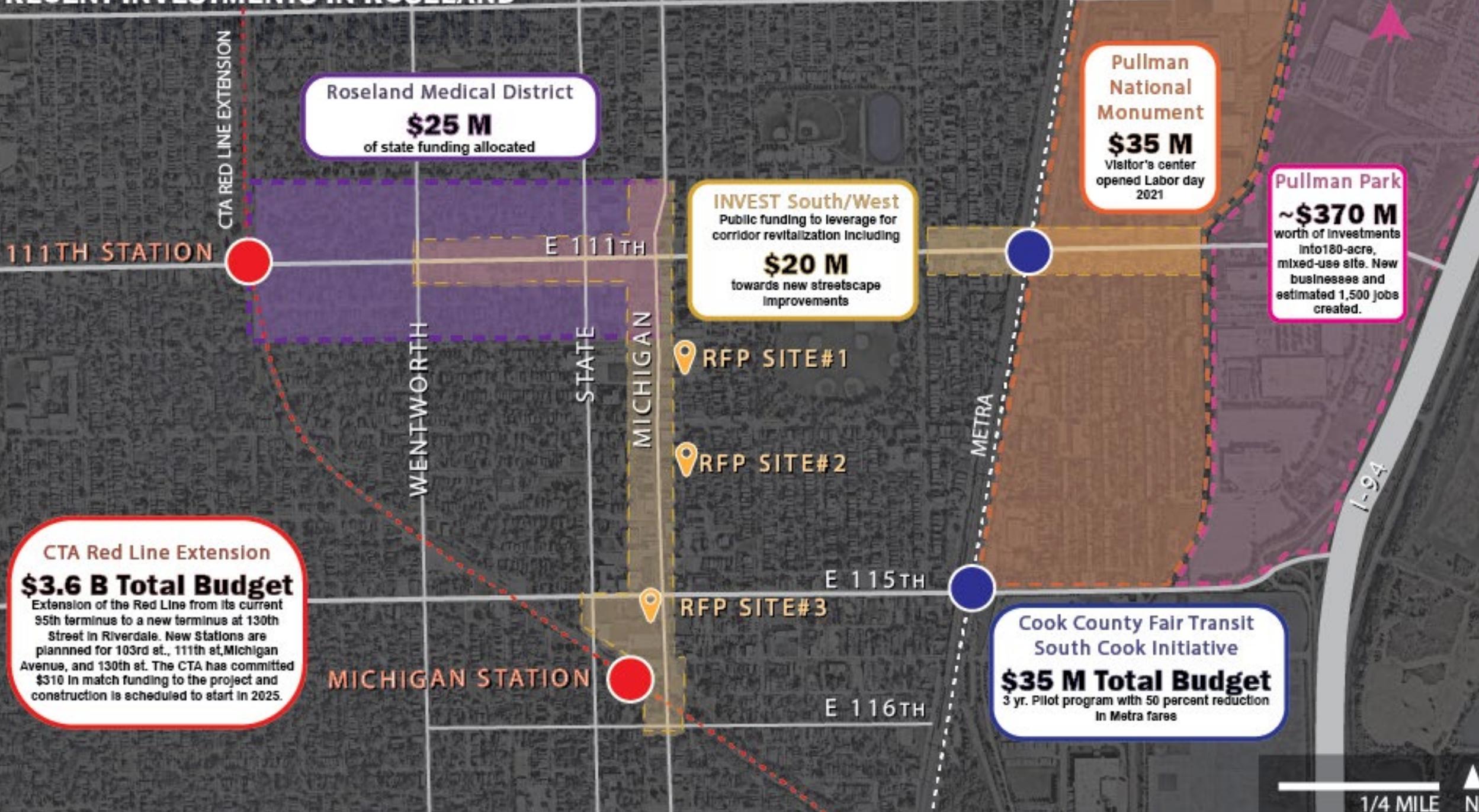


Q

INVESTMENTS

RECENT INVESTMENTS IN ROSELAND

E 108TH



Roseland Medical District
\$25 M
of state funding allocated

Pullman National Monument
\$35 M
Visitor's center opened Labor day 2021

INVEST South/West
Public funding to leverage for corridor revitalization including
\$20 M
towards new streetscape improvements

Pullman Park
~\$370 M
worth of investments into 180-acre, mixed-use site. New businesses and estimated 1,500 jobs created.

111TH STATION

E 111TH

RFP SITE #1

RFP SITE #2

RFP SITE #3

E 115TH

MICHIGAN STATION

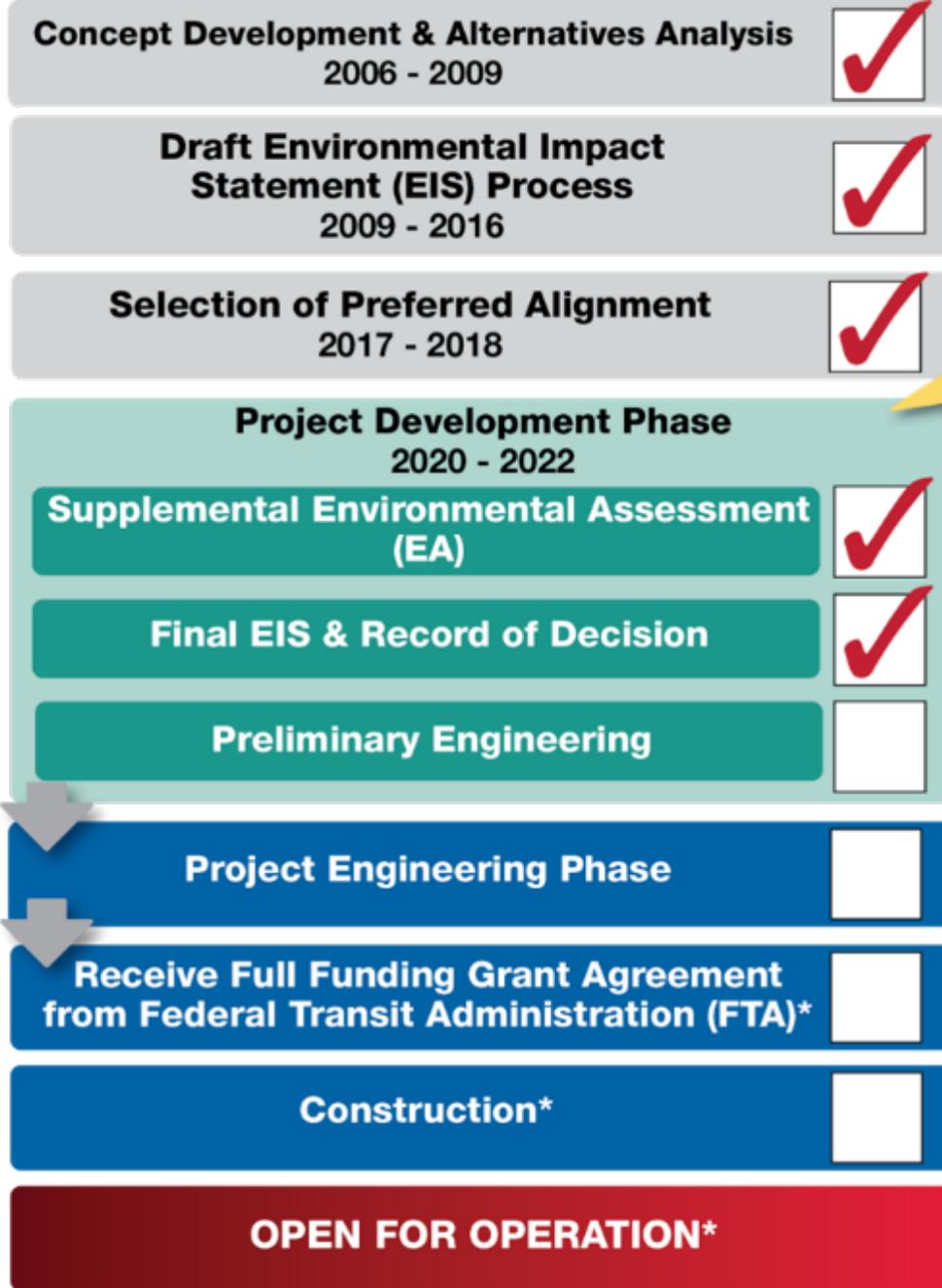
E 116TH

CTA Red Line Extension
\$3.6 B Total Budget
Extension of the Red Line from its current 95th terminus to a new terminus at 130th Street in Riverdale. New Stations are planned for 103rd st., 111th st., Michigan Avenue, and 130th st. The CTA has committed \$310 in match funding to the project and construction is scheduled to start in 2025.

Cook County Fair Transit South Cook Initiative
\$35 M Total Budget
3 yr. Pilot program with 50 percent reduction in Metra fares

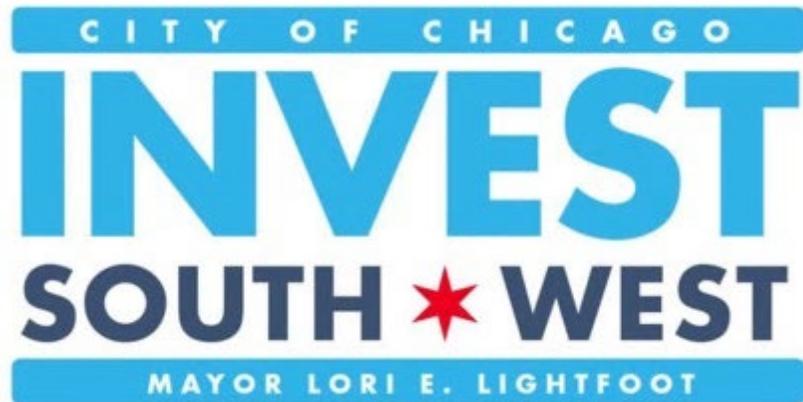
1/4 MILE N

★ CTA Red Line Extension



RLE Added to CMAP ON TO 2050 Regional Plan

*Dependent on funding and approvals
 ▼ FTA Project Evaluation and Rating



- **CORRIDOR MANAGERS**
- **SMALL BUSINESS GRANTS**
- **STREETScape RECONSTRUCTION**
- **OPEN SPACE ACTIVATION**
- **RFQs**

10 SOUTH & WEST SIDE COMMUNITIES, 12 CORRIDORS



HUMBOLDT
PARK

AUSTIN

NORTH
LAWDALE

BRONZEVILLE

NEW CITY/BACK
OF THE YARDS

SOUTH SHORE

SOUTH CHICAGO

ENGLEWOOD

AUBURN
GRESHAM

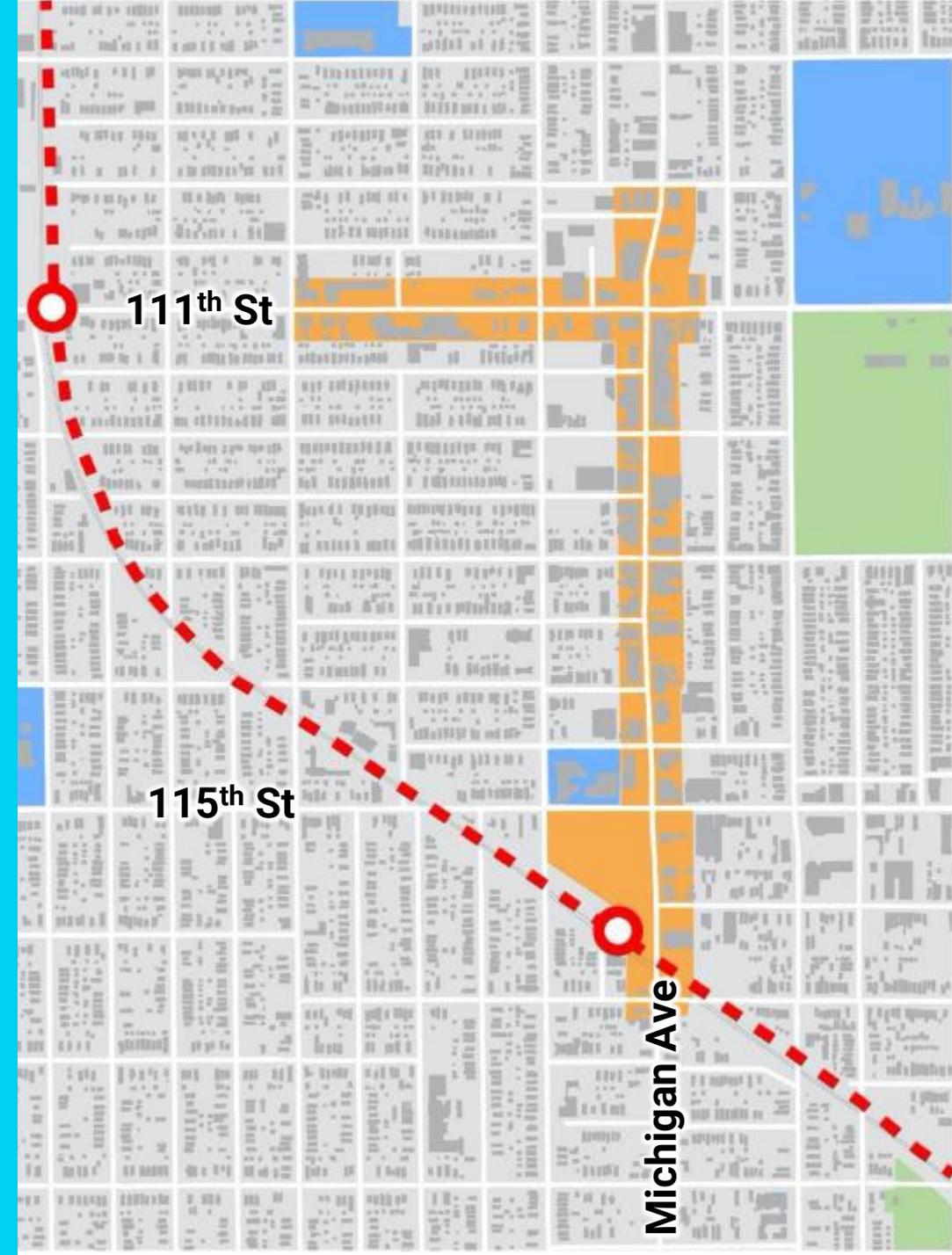
ROSELAND
/PULLMAN

INVEST South/West

Corridor Managers



Corridor Support



INVEST South/West

Small Business Grants – Building Rehab



[Chicago.gov/ChiRecoveryGrant](https://chicago.gov/ChiRecoveryGrant)

DPD@cityofchicago.org



<https://neighborhoodopportunityfund.com/>

For questions about the NOF Small Grants program, please email nof@cityofchicago.org
For questions about the NOF Large Grants program, please email FID_intake@cityofchicago.org



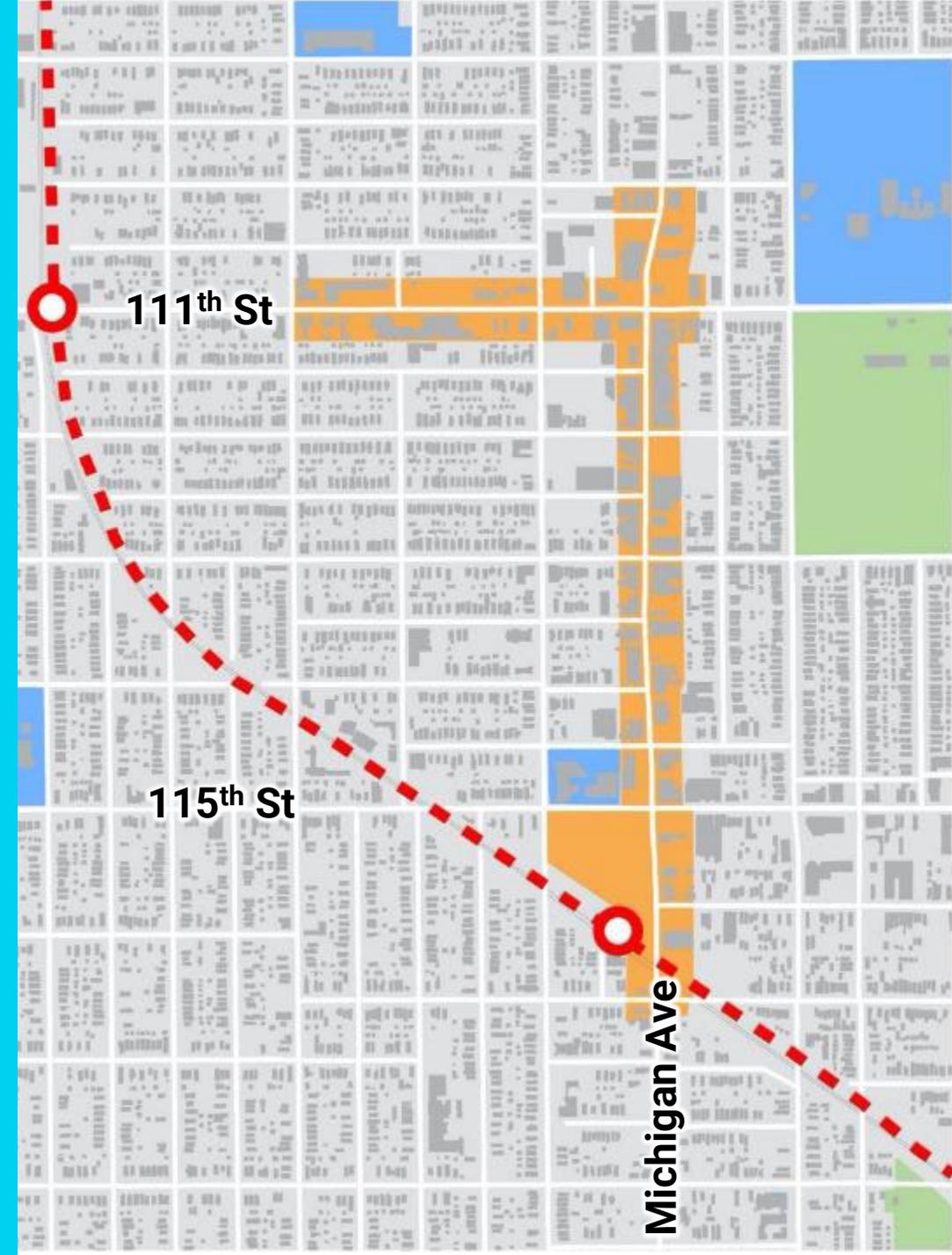
www.chicago.gov/SBIF

<https://somercor.com/sbif/>

**TIF DISTRICTS -
PURCHASE REHAB PROGRAM**
Administered by CIC

[https://www.cicchicago.com/
loans/#tif-purchase-rehab](https://www.cicchicago.com/loans/#tif-purchase-rehab)

TIF@cicchicago.com



Streetscape

ISW Roseland

- Michigan, 110th Street to 116th Street and 111th Street, Edbrooke to Stewart

Alderman Beale, Ward 9 / Alderman Austin, Ward 34



Scope

- Roadway geometry and intersection improvements
- Full width resurfacing
- Drainage improvements
- Sidewalk, curb, and gutter
- Curb extensions
- ADA ramps and crosswalks
- Street lighting
- Traffic signal upgrades
- Improved pavement markings and signage
- Side street improvements to the alleys as needed
- Site furniture and potential seating areas
- Light pole identifiers
- Gateway identifier
- Tree planting and potential landscaping
- Two pocket parks/plazas

Funding

Source: State Rebuild & CIP Bond
Phase II Design and Construction

- Est. \$19,550,000

Schedule

Design Start

- July 2021

Construction Start

- 2023 – 2025, 2 to 3 sections of construction



 **INVEST South/West**
Open Space Activation



Save the Date!

Grand Opening of POP! Heights Park!

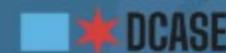


Saturday, Oct. 29th | 11 am - 3 pm

 **11227 South Halsted Street**
(between 112th and 113th Streets)

Join us for a day of festivities, including fall-themed family activities, live music, basketball, food and beverages from area restaurants, community vendors and more!

***This event is free to attend!**

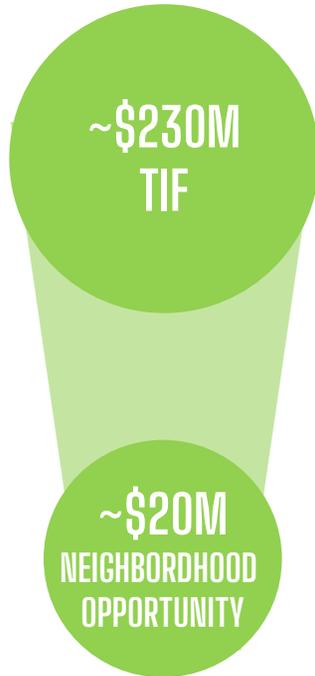


CATALYZING PRIVATE INVESTMENT

PUBLIC INVESTMENT
>\$525M

REQUEST FOR PROPOSALS
\$318M

FEATURED PRIVATE INVESTMENT
>\$575M



01. Pop Courts in Austin featured public-private funding from the City, United Way and West Side Health Authority

02. Rendering of The Terminal - A Creative Loft Office Concept in Humboldt Park

03. Rendering of the new Discover Call Center in Chatham, a \$33M investment that created 1,000 new jobs for the neighborhood



\$1.4 BILLION
TOTAL INVESTMENT

PUBLIC PRIVATE PARTNERSHIPS

Since INVEST South/West began, over \$525 million in private funding is committed towards advancing racial equity goals. The corporate response to the call to action is palatable. For instance, JP Morgan Chase committed \$150 million in July of 2021 to close the 'racial wealth divide.' Discover Inc, invested over \$33 million and committed to hire 1,000 South Siders to open a Customer Care Center in the Chatham neighborhood on the South Side. Finally, a Healthy Lifestyle Hub is coming to the Auburn Gresham neighborhood thanks to a \$10 million philanthropic gift called the "Chicago Prize" plus additional public funding through INVEST South/West and a gift from the Chicago Bears—a manifestation of public/private/ philanthropic collaboration.



ROSELAND THEATRE BLDG

RFQ PROCESS

Why Use an RFQ?

“Show developers what is desired by the community & feasible with coordinated City incentives”

A Request for Qualifications (RFQ) provides an opportunity for developers, architects and business owners to express their interest and qualifications in creating an equitable, community-centered development.

- Reduces burdens in responding by only requiring qualifications as a first step
- Provides up to **\$25,000** in funding for selected development teams to create a development proposal for a site
- Introduces potential tenants to developers
- Ensures design excellence in new development



City of Chicago
Lori E. Lightfoot, Mayor

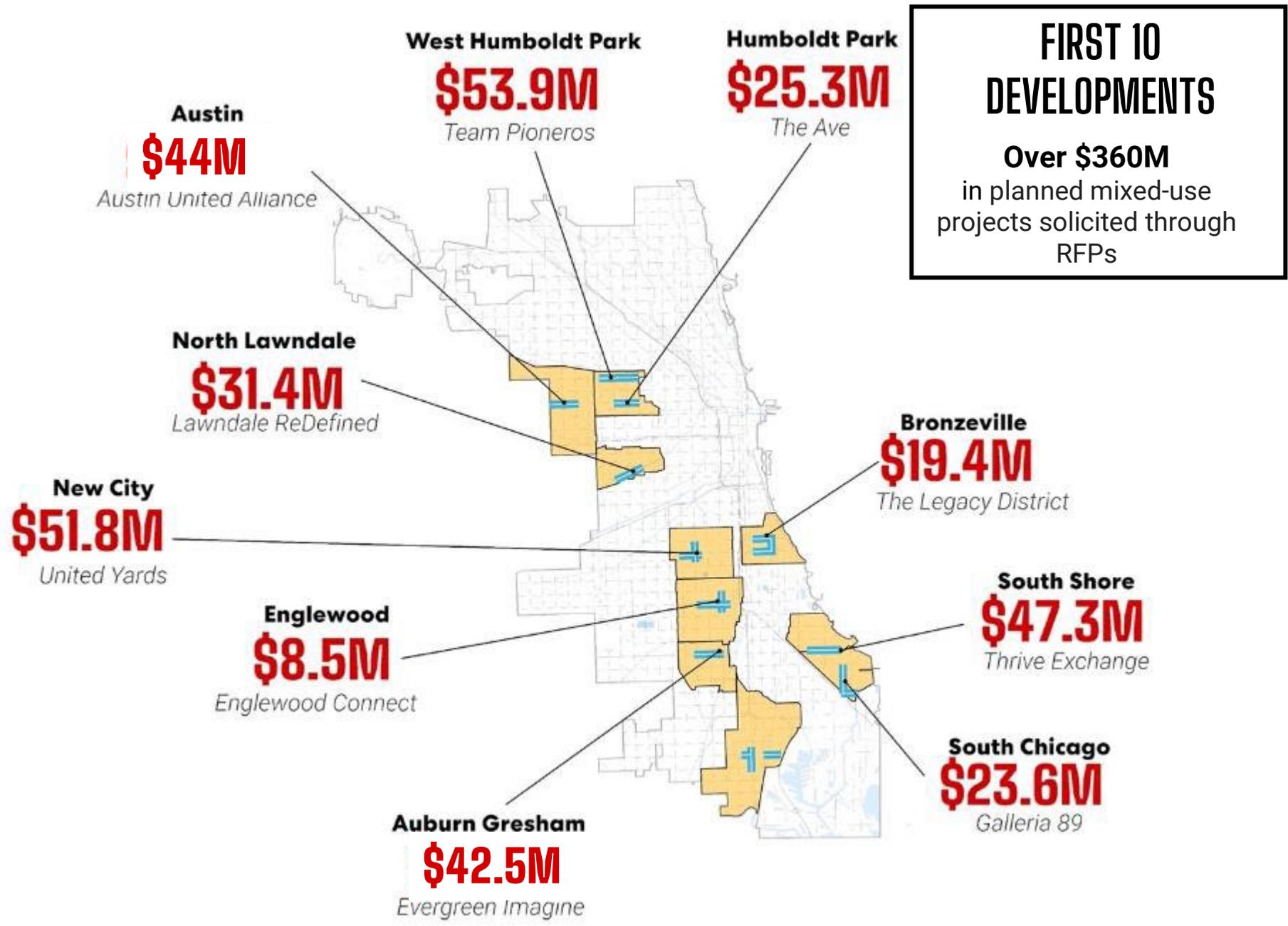
Request for Qualifications Roseland: South Michigan Avenue



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

December 05, 2022

SUPPORTING
EQUITABLE
DEVELOPMENT



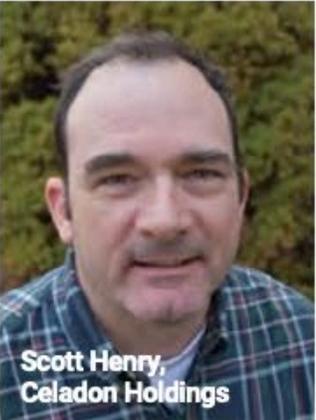
FIRST 10 DEVELOPMENTS
Over \$360M in planned mixed-use projects solicited through RFPs

BUILDING DEVELOPER CAPACITY

33
TEAMS

≥60%
MBE/WBE/DBE

10
SELECTED
WINNERS



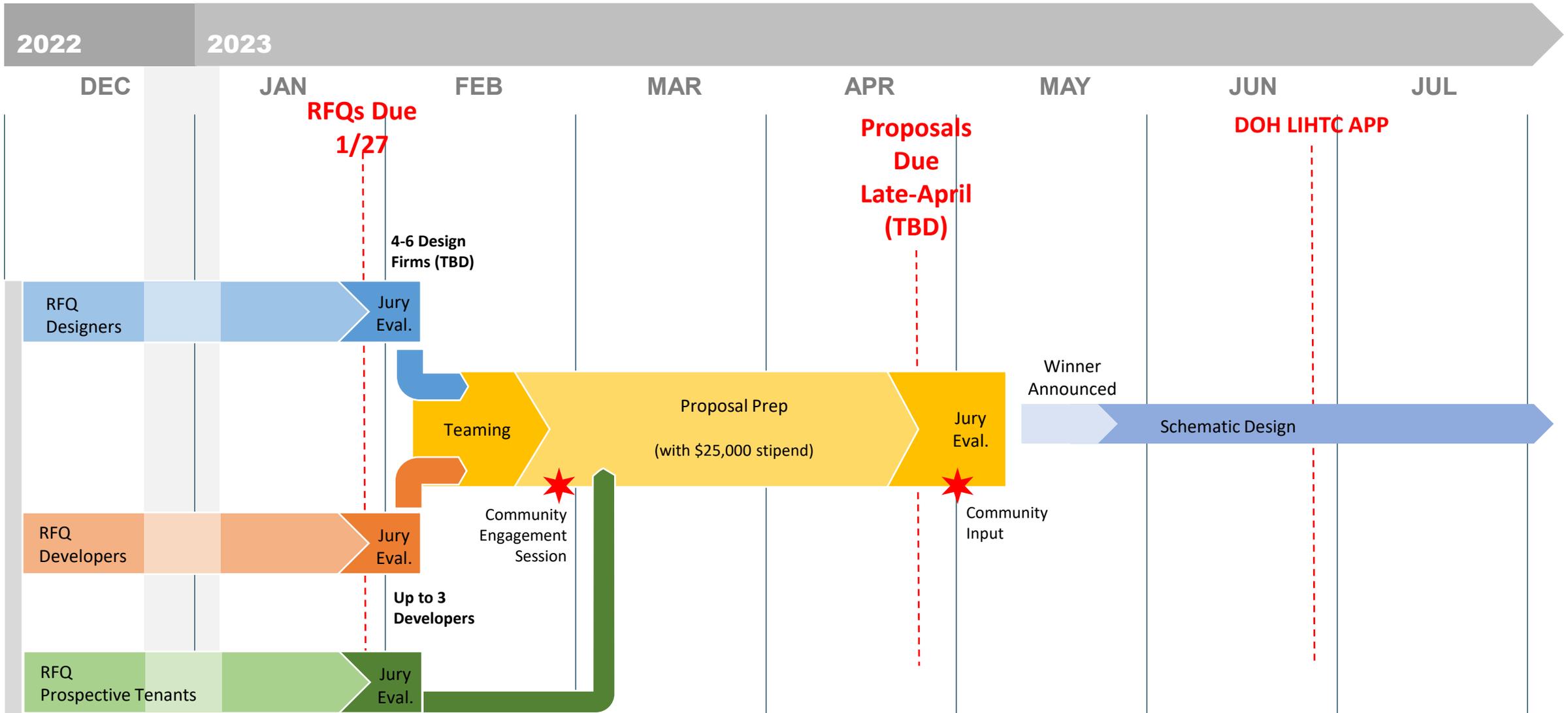




RFQ Timeline



RFQ Process Overview



RFQ Response

Developer Responses

▪ Due **January 27, 2023**

1. RFQ Response Cover Form
2. Transmittal Letter and Executive Summary
3. Description of Developer Team
4. Organizational Chart or Diagram
5. Portfolio of the Respondent's Comparable Completed Projects
6. Financial Information about the Developer Lead Entity
7. Project Scope and Narrative



2022 Roseland RFQ Response Form

Please complete this form and return it with your response, as instructed in the RFQ document.

RESPONDENT INFORMATION	
Firm Name	
Street Address	
City, State, Country	
Contact Person	Email Address
RFQ SELECTION	
Which RFQ are you submitting for?	
Respondents may only be shortlisted for one of the below projects. If responding to multiple sites, please indicate first choice.	
<input type="checkbox"/>	Gately Site (11201 S Michigan Ave)
<input type="checkbox"/>	Roseland Theater (11331 S Michigan Ave)
<input type="checkbox"/>	Michigan Station (11500 S. Michigan Ave)
First Choice (if applicable): _____	
What role(s) are you submitting as? (choose all that apply)	
<input type="checkbox"/>	Developer
<input type="checkbox"/>	Architect
<input type="checkbox"/>	Prospective Tenant
FIRM OR PROSPECTIVE TENANT BACKGROUND	
Do you self-identify as an under-represented organization? (choose all that apply)	
<input type="checkbox"/>	Minority owned
<input type="checkbox"/>	Women owned
<input type="checkbox"/>	Other: _____
If yes, are you certified by the City's M/WBE program? (choose all that apply)	
<input type="checkbox"/>	M.B.E.
<input type="checkbox"/>	W.B.E.
<input type="checkbox"/>	Not certified
JOINT VENTURE	
Please refer to the RFQ document for information on when a Joint Venture submission will be considered. If you plan to form a joint venture, please list each party, their location, role, and the anticipated participation split by percentage for this effort.	

RFQ Response

Architect Responses

▪ Due **January 27, 2023**

1. RFQ Response Cover Form
2. Transmittal Letter and Executive Summary
3. Description of Design Team
4. Organizational Chart or Diagram
5. Portfolio of the Respondent's Comparable Completed Projects
6. Project Narrative



2022 Roseland RFQ Response Form

Please complete this form and return it with your response, as instructed in the RFQ document.

RESPONDENT INFORMATION	
Firm Name	
Street Address	
City, State, Country	
Contact Person	Email Address
RFQ SELECTION	
Which RFQ are you submitting for?	
Respondents may only be shortlisted for one of the below projects. If responding to multiple sites, please indicate first choice.	
<input type="checkbox"/>	Gately Site (11201 S Michigan Ave)
<input type="checkbox"/>	Roseland Theater (11331 S Michigan Ave)
<input type="checkbox"/>	Michigan Station (11500 S. Michigan Ave)
First Choice (if applicable): _____	
What role(s) are you submitting as? (choose all that apply)	
<input type="checkbox"/>	Developer
<input type="checkbox"/>	Architect
<input type="checkbox"/>	Prospective Tenant
FIRM OR PROSPECTIVE TENANT BACKGROUND	
Do you self-identify as an under-represented organization? (choose all that apply)	
<input type="checkbox"/>	Minority owned
<input type="checkbox"/>	Women-owned
<input type="checkbox"/>	Other: _____
If yes, are you certified by the City's M/WBE program? (choose all that apply)	
<input type="checkbox"/>	M.B.E.
<input type="checkbox"/>	W.B.E.
<input type="checkbox"/>	Not certified
JOINT VENTURE	
Please refer to the RFQ document for information on when a Joint Venture submission will be considered. If you plan to form a Joint Venture, please list each party, their location, role, and the anticipated participation split by percentage for this effort.	

RFQ Response

Prospective Tenant Responses

▪ Due **January 27, 2023**

1. RFQ Response Cover Form
2. Transmittal Letter and Executive Summary
3. Description of Business Team
4. Organizational Chart or Diagram
5. Business Plan



2022 Roseland RFQ Response Form

Please complete this form and return it with your response, as instructed in the RFQ document.

RESPONDENT INFORMATION					
Firm Name					
Street Address					
City, State, Country					
Contact Person	Email Address				
RFQ SELECTION					
Which RFQ are you submitting for? <i>Respondents may only be shortlisted for one of the below projects. If responding to multiple sites, please indicate first choice.</i>					
<input type="checkbox"/>	Gately Site (11201 S Michigan Ave)				
<input type="checkbox"/>	Roseland Theater (11331 S Michigan Ave)				
<input type="checkbox"/>	Michigan Station (11500 S. Michigan Ave)				
First Choice (if applicable): _____					
What role(s) are you submitting as? (choose all that apply)					
<input type="checkbox"/>	Developer				
<input type="checkbox"/>	Architect				
<input type="checkbox"/>	Prospective Tenant 				
FIRM OR PROSPECTIVE TENANT BACKGROUND					
Do you self-identify as an under-represented organization? (choose all that apply)					
<input type="checkbox"/>	Minority owned	<input type="checkbox"/>	Women-owned	<input type="checkbox"/>	Other: _____
If yes, are you certified by the City's M/WBE program? (choose all that apply)					
<input type="checkbox"/>	M.B.E.	<input type="checkbox"/>	W.B.E.	<input type="checkbox"/>	Not certified
JOINT VENTURE					
Please refer to the RFQ document for information on when a Joint Venture submission will be considered. If you plan to form a Joint Venture, please list each party, their location, role, and the anticipated participation split by percentage for this effort.					



EDWARDS FASHIONS

(773)

920

ROSELAND RFAQ

Community Engagement

Virtual Visioning Workshop: February 23, 2021

- 50+ attendees

Second Virtual Visioning Workshop: March 23, 2021

- 50+ attendees

Third Virtual Visioning Workshop: October 18, 2022

- 60+ attendees

Community Conversations & Stakeholder Interviews

- Calumet Area Industrial Commission
- Chicago Police Department, 5th District
- Greater Roseland Chamber of Commerce
- Roseland Community Hospital
- One-on-one resident interviews
- One-on-one business owner interviews

Roseland ISW Neighborhood Roundtables



DPD
Department of Planning
and Development

JOIN US
INVEST SOUTH/WEST ROSELAND RFP

**VISIONING
SESSION**

TUESDAY, MARCH 23, 2021
6:00PM-7:30 PM CENTRAL

TO REGISTER

RSVP FOR THIS
VIRTUAL MEETING
AT THIS LINK:

<https://tinyurl.com/Roseland2>

Provide **YOUR** INPUT AND THOUGHTS

Hear an update of development strategies for the upcoming Michigan Avenue Request for Proposal (RFP). The City of Chicago Department of Planning & Development will issue an RFP for a development project on Michigan Avenue at the end of April.

Register for the March 23rd virtual meeting to share your thoughts with the City, architects and fellow community members.

Upon registration, you will receive a confirmation email with information on how to join the meeting.

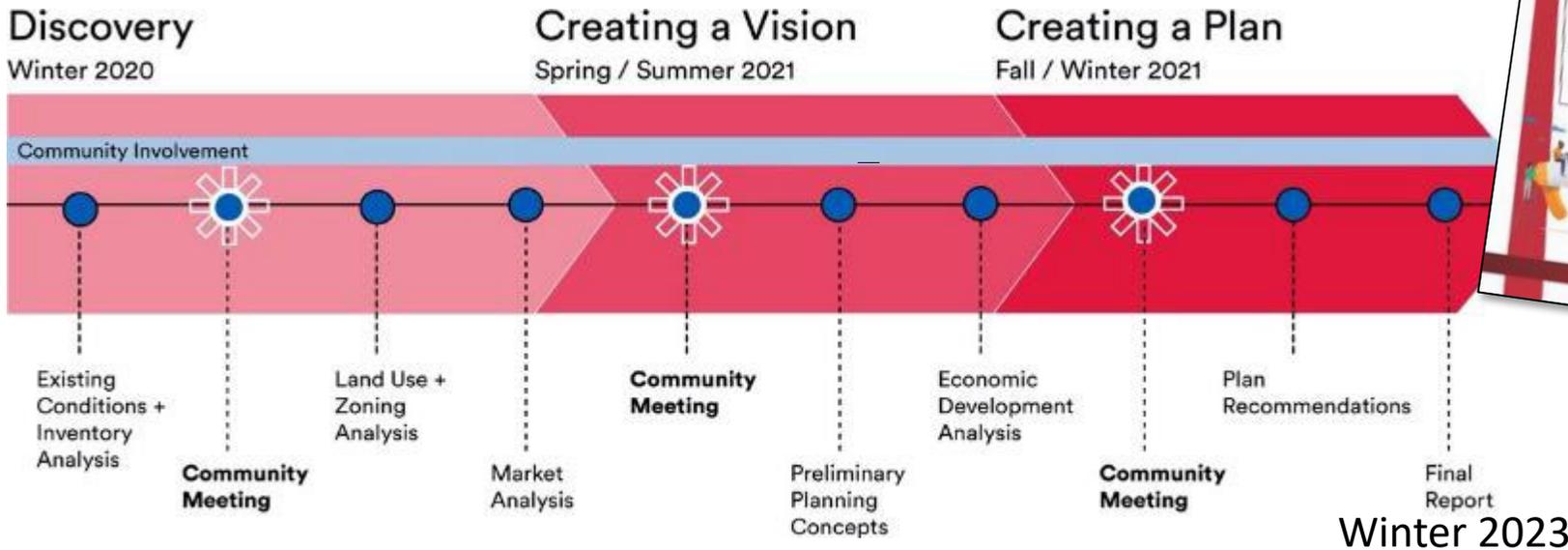
CITY OF CHICAGO
**INVEST
SOUTH * WEST**
MAYOR LORI E. LIGHTFOOT

CTA Red Line Extension

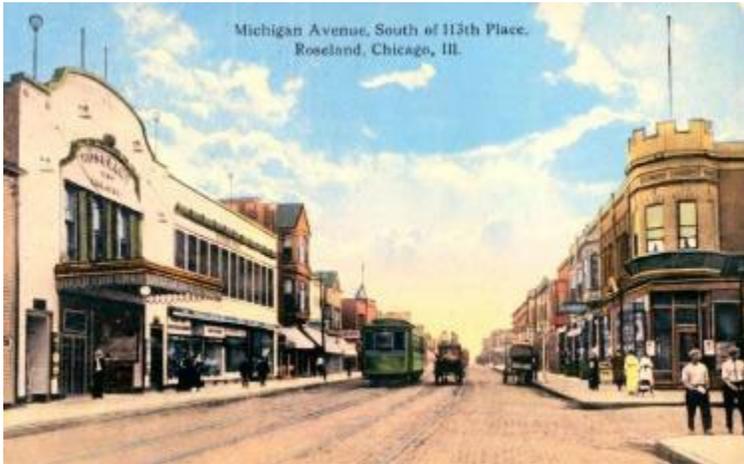
RLE Transit-Supportive Development Plan

The RLE Transit-Supportive Development (TSD) Plan is a proactive effort to create a guide for future development in communities located near the RLE project area. The TSD Plan is being led by the CTA and in partnership with the City of Chicago's Department of Planning and Development

Extensive Community Engagement



CORRIDOR HISTORICAL CONTEXT



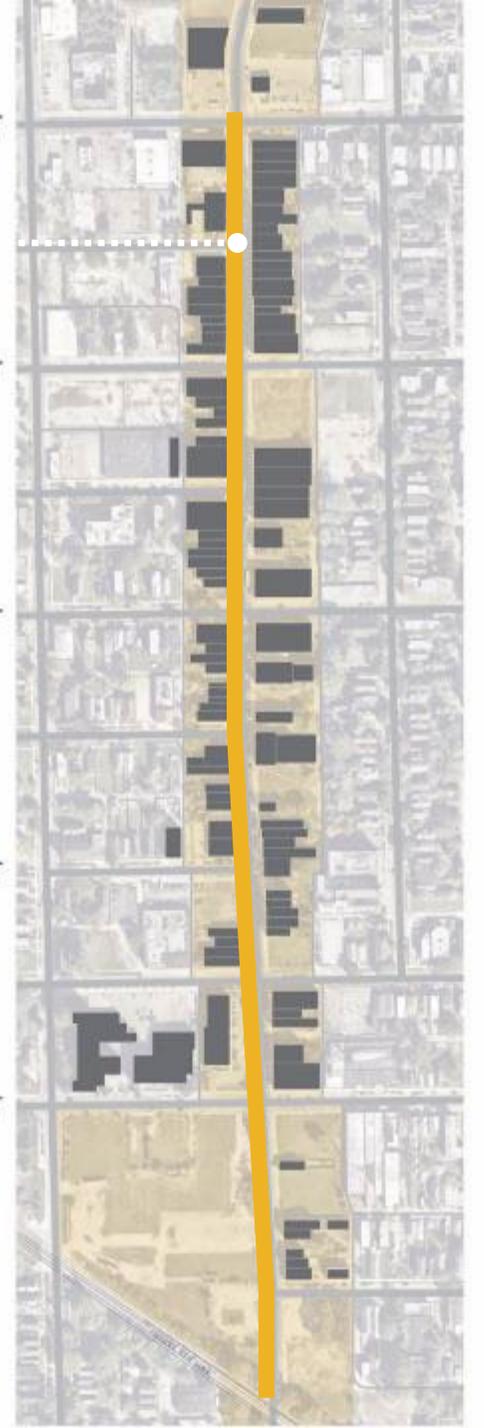
E 111TH STREET

E 112TH STREET

E 113TH STREET

E 114TH STREET

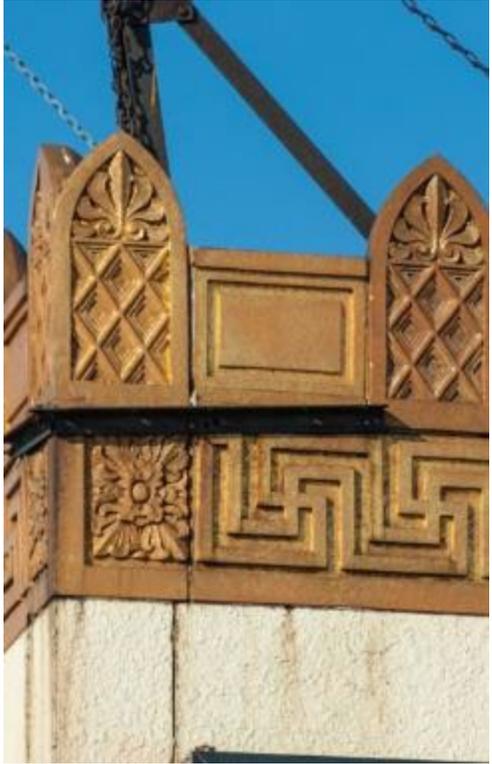
E 115TH STREET



Historical Context



Historical Context



CORRIDOR ASSETS



- Dollar General
- Bass Furniture & Rug
- Edwards Fashions
- Family Dollar
- Old Fashioned Donuts
- Roseland Pharmacy
- Ware's Steak House



- Chicago Fire Dept.
- Curtis Elementary School
- 9th Ward Ald. Office

E 111TH STREET

E 112TH STREET

E 113TH STREET

E 114TH STREET

E 115TH STREET



CORRIDOR TRANSIT & ACCESS



TRANSIT CONNECTIONS

- 4 Bus Line Connections
 - CTA 111
 - CTA 115
 - CTA 32
 - CTA 119
- Metra Stations
 - State St.
 - 111th St.
 - 113th St.
 - 115th St.
- Future Red Line Extension



Roseland – South Michigan



SITE #1 OLD GATELY'S PEOPLES SITE



SITE #2 ROSELAND THEATRE



SITE #3 115th ST AND MICHIGAN AVE



MIXED-USE BUILDING ALONG MICHIGAN AVE.



ADAPTIVE RE-USE AND OPEN SPACE



HIGHER DENSITY MIXED USE NEAR TRANSIT

Existing

Vision

DEVELOPMENT RECOMMENDATIONS – SITE 1



SINGLE FAMILY/TOWN HOME 11 UNITS

PARKING AND SERVICE

ACTIVATED ROOFTOP

MULTI-FAMILY RESIDENTIAL 53 UNITS

GROUND FLOOR RETAIL 12,925 SF

E. 112TH STREET

S. MICHIGAN AVE.

SIDE STREET STAIR/
RAMP WITH PLANTER TO
ACCOMMODATE SLOPE

CORNER SEATING AREA

BUILDING ENTRY:
EXPANDED PEDESTRIAN
SPACE WITH OVERHANG,
ROSES AND ORNAMENTAL
TREE

GREEN ROOF

BUILDING ENTRY

STREET TREES IN
GRATES WITH BORDER
PAVERS

UPPER FLOOR
RESIDENTIAL DECKS

E. 112TH STREET

ALLEY

LOADING/SERVICE

MIXED-USE
DEVELOPMENT

PARKING

S. MICHIGAN AVE.

EXISTING COMMERCIAL

EXISTING
RESIDENTIAL

S. EDBROOKE AVE.

SINGLE FAMILY
RESIDENCES

RESIDENTIAL FRONT YARD
WITH SIDEWALK & TREE
LAWN

RESIDENTIAL PARKING
WITH ALLEY ACCESS

Site 1

For Illustrative Purposes Only





For Illustrative Purposes Only

SMITHGROUP

DEVELOPMENT RECOMMENDATIONS – SITE 2

ADAPTIVE REUSE OF
THEATER BUILDING
21,919 SF

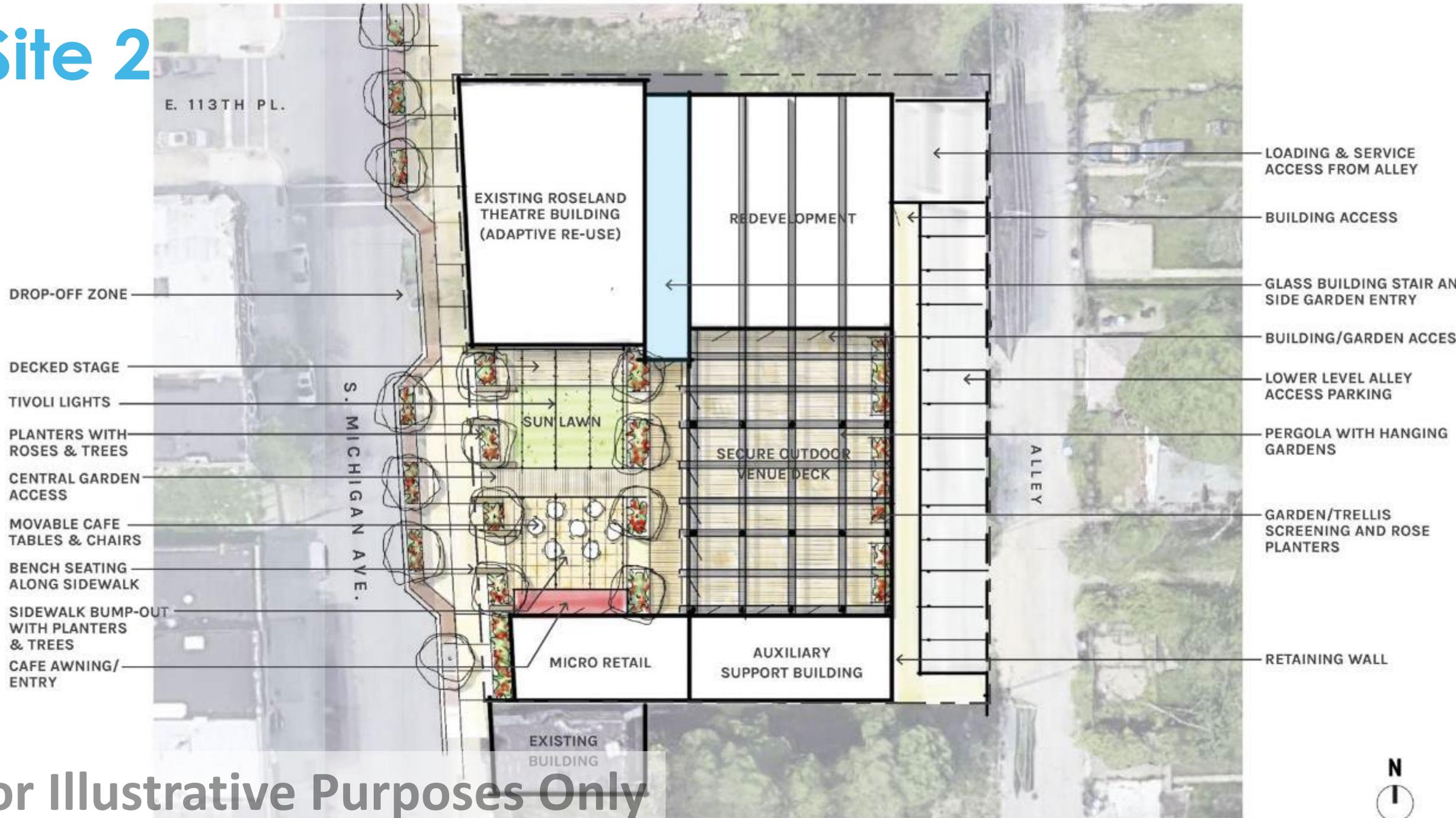
SITE ACTIVATION
13,677 SF

E. 113th PLACE

S. MICHIGAN AVE.

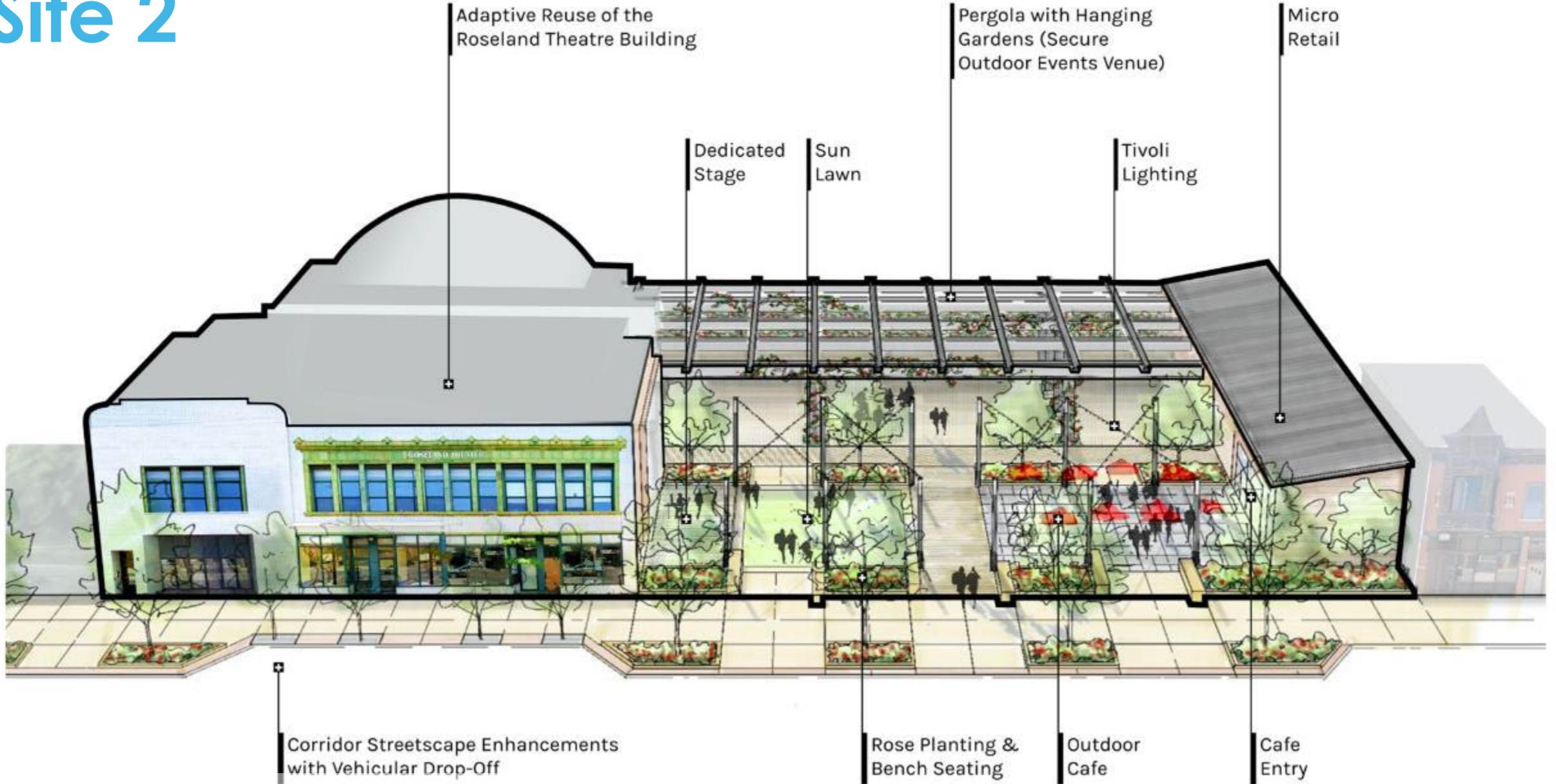


Site 2



For Illustrative Purposes Only

Site 2



For Illustrative Purposes Only



For Illustrative Purposes Only

SMITHGROUP

2022 – Added 115th St and Michigan Site

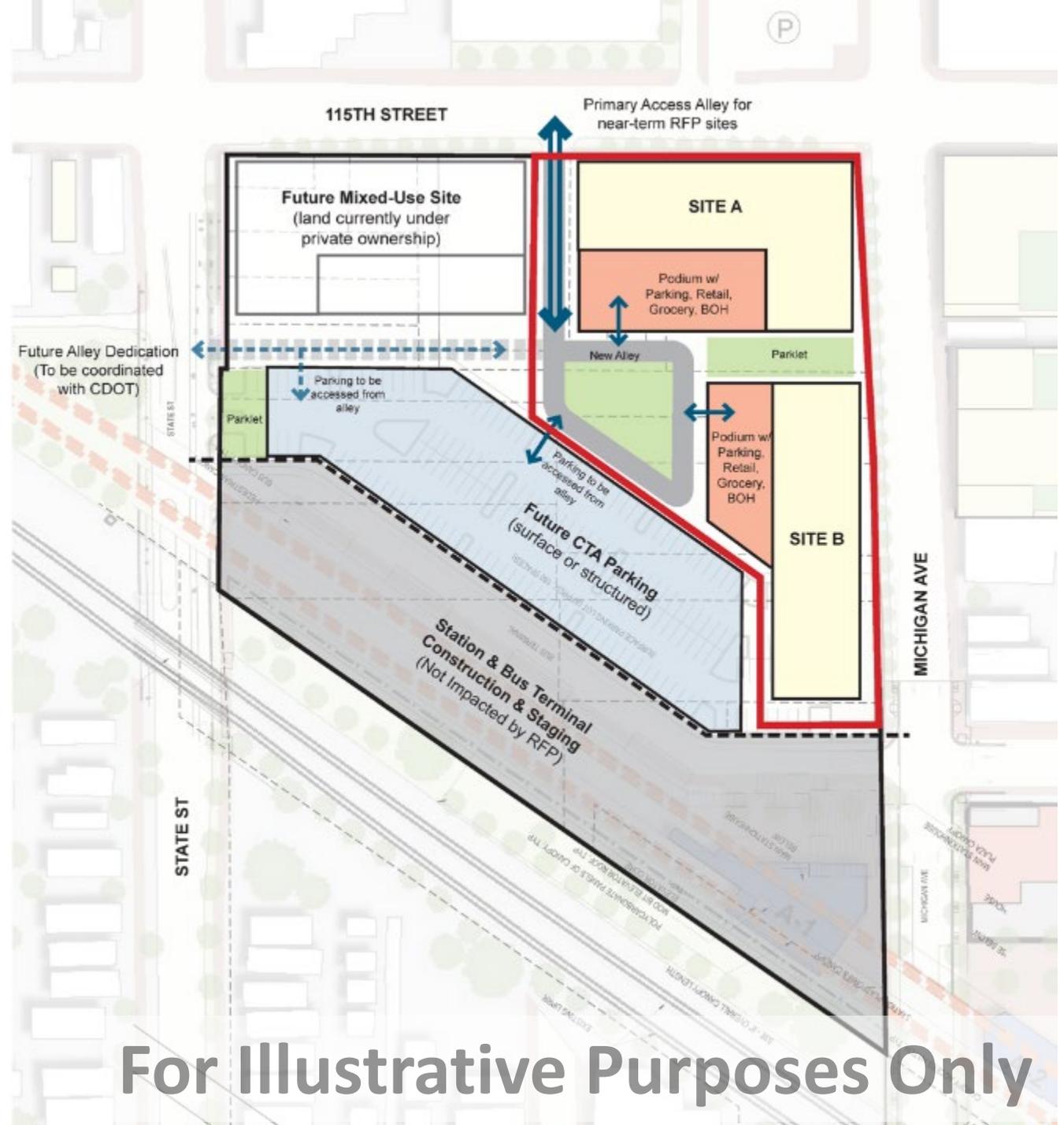
In 2022, based on comments from the community, DPD added the 115th Street and Michigan Avenue site to the RFP

This site was added because:

1. The City now owns the property.
2. CTA and DPD have worked with the community to draft potential development scenarios for sites around the future Red Line Stations, including 115th and Michigan.



Site 3



 RFP Site 3 Boundary



For Illustrative Purposes Only

Site 3



For Illustrative Purposes Only

Site 3



For Illustrative Purposes Only

Roseland – South Michigan



SITE #1 OLD GATELY'S PEOPLES SITE



MIXED-USE BUILDING ALONG MICHIGAN AVE.



SITE #2 ROSELAND THEATRE



ADAPTIVE RE-USE AND OPEN SPACE



SITE #3 115th ST AND MICHIGAN AVE

Existing



HIGHER DENSITY MIXED USE NEAR TRANSIT

Vision



NEXT STEPS

Roseland RFQ Schedule

January 13, 2023

Q + A Period Ends

January 27, 2023

Responses Due

By February 13, 2023

Selected Developers, Architects and Prospective Tenants are notified

February 13, 2023

Team Pairing Begins

February 24, 2023

Developer and Architect teams are created (maximum three per site)

February 27, 2023

List of Prospective Tenants shared with Developer/Architect teams

April 2023

Proposals due

May 2023

Proposals evaluated/community review

May 2023

Selected teams announced

CONTACT

Michael Penicnak

michael.penicnak@cityofchicago.org

THANK YOU