

# **Request for Proposals (RFP) Overview**

## *63<sup>rd</sup> Street and adjacent City-owned buildings*

The City of Chicago Department of Planning and Development plans to issue a Request for Proposals (RFP) for the City-owned vacant land along the commercial corridor of 63<sup>rd</sup> Street between Stony Island and Martin Luther King, Jr. Drive as well as the vacant firehouse at 1405 E. 62<sup>nd</sup> Place, and the former Fiske, Betsy Ross and Wadsworth schools as shown on the map below.

### **The goals of this RFP are the following:**

#### **(1) Build Community Wealth**

Provide ownership, tenant or other growth opportunities for locally-owned small businesses and encourage resident equity in development proposals to build community wealth.

#### **(2) Provide Amenities that Residents Want and Need**

Prioritize retail, commercial, cultural and other amenities that have been identified by the Woodlawn community in past and ongoing community planning efforts as key gaps. Particularly along 63<sup>rd</sup> Street, the goal is to leverage the expected visitor traffic to the Obama Presidential Center to provide these amenities.

#### **(3) Focus on Feasibility**

Balance Goals (1) and (2) as needed, with prioritizing RFP projects/plans that demonstrate feasibility and a clear and ready path to implementation with completion by no later than 2021.

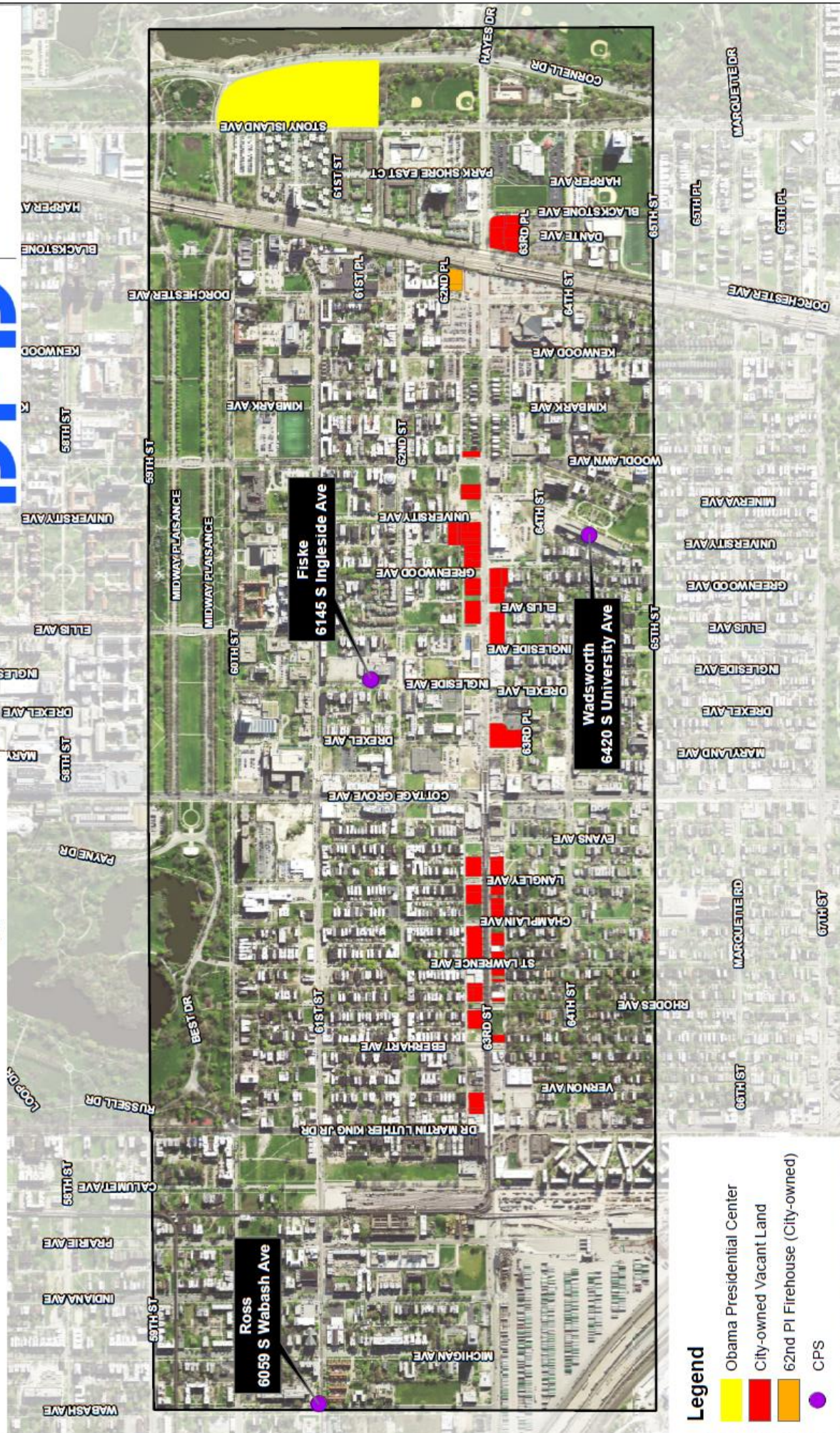
To achieve these goals (which can often require subsidy/assistance), the Department will also consider market-value proposals for various lots and buildings that focus on Goal (3), with the upfront commitment to use all generated proceeds from any such market sales to subsidize RFP response projects that need assistance to achieve Goals (1) and (2).



# 63rd Street/Buildings RFP

# PPP

CHICAGO DEPARTMENT OF  
PLANNING & DEVELOPMENT



**Legend**

- Obama Presidential Center
- City-owned Vacant Land
- 62nd Pl Firehouse (City-owned)
- CPS



## Disposition of Vacant, City-Owned Residential Land in Woodlawn

### Base Assumptions:

- **Lots of vacant land to leverage.** There are approximately 145 residentially zoned, City-owned vacant parcels in Woodlawn.
- **Small percentage of homeowners.** Only 12% of households in Woodlawn reside in single-family homes and only 20% of properties are owner-occupied.
- **Many vulnerable, low-income residents, and very few middle-class residents.** Over 70% of Woodlawn residents have annual household incomes below \$50,000, with population growth since 2010 among both *low-income* and *high-income* households, but not moderate-income households. About 2/3 of the low-income households (approx. 3,140) in Woodlawn live *income-restricted* housing.
- **City investment has created hundreds of existing, long-term, affordable units.** The City has invested over \$340 million in Woodlawn since 2011, improving infrastructure, schools, and public spaces, and also creating 346 units of affordable housing *in addition to* the 572 Choice Neighborhood units developed by POAH (of which only 85 are unrestricted, market rate units), including over 30 new homeowners through the Renew Woodlawn initiatives in West Woodlawn.

### Guiding Principles:

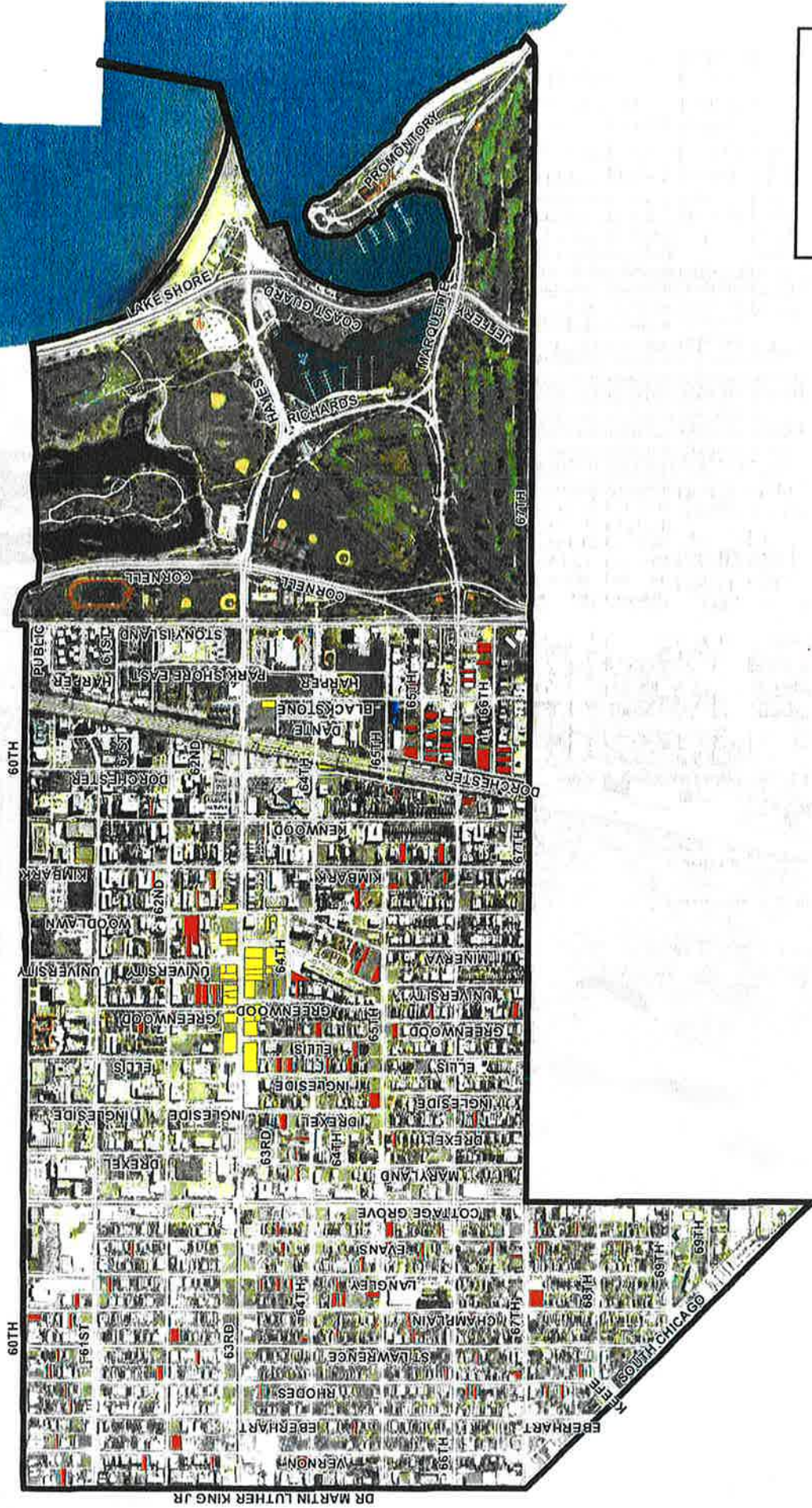
- ❖ Long-term, indigenous residents of Woodlawn should have the ability to stay in Woodlawn and benefit from future development and improvements, if they choose.
- ❖ Future development in Woodlawn should promote a diverse, mixed-income community.
- ❖ New and existing homeownership, which is a pillar of stable communities, should be promoted, supported and expanded as part of Woodlawn's future development.
- ❖ Residents of Woodlawn should have the opportunity to benefit from investment in their neighborhood through jobs, equity and other methods of wealth building participation.
- ❖ City-owned land is a key resource to ensure continued affordability and income diversity in Woodlawn.

# Woodlawn

DEPARTMENT OF PLANNING  
AND DEVELOPMENT  
DAVID L. REEFMAN  
COMMISSIONER  
Work Product



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**Legend**

- Woodlawn Community Area
- COLS City Owned PDs
- Residential Zoning

WOODLAWN COMMUNITY AREA