Proposed Performance Center
Chicago Fire Football Club

Jointly presented by: Chicago Housing Authority, CFFC, and the City of Chicago

May 3, 2022
• Welcome – CHA CEO Tracey Scott & Deputy Mayor Samir Mayekar
• Introduction & Housekeeping – Facilitator, Norma Seledon
• Chicago Fire Football Club
  • History
  • Proposed Performance Center
  • Community Investment
• Chicago Housing Authority
  • Site Context
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• Ongoing Community Engagement
• Q&A
Housekeeping

• ASL and Close Captioning / Live Transcript
• Chat has been disabled
• Meeting is being recorded
• CommunityEngagement@cityofchicago.org
• Ask questions at the end of the presentation:
  • Raise Hand
  • Type in the Q&A box
Site Context

- 1301 W. 14th St
- Ward: 28th / Alderman Jason Ervin
- Community Area: Near West Side
- Related Area Plans: CHA Roosevelt Square Master Plan
- Proposed site to lease from CHA: 25.5 acres
Chicago Fire Football Club

- Founded in 1997 on the 126th anniversary of the Great Chicago Fire
- Winner of 6 championships
- Chicago Fire's 25th season
- Chicago Fire Foundation
  - ESPN's 2019 Sports Humanitarian Team of the Year
- 10 of the 27 players were born in Chicago
- Home matches played at Soldier Field

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Why the City?

The CFFC is proud to call Chicago home and, as a club, we have always invested in our hometown.

• Committed to making a difference in communities and young people
• Invested more than $1.8M in community programs and initiatives
• Increased impact
  • Free programming for children and youth
  • New and improved facilities and amenities for the community
  • Long-term partnership between local residents and the Club
What is a performance center?

**IS**

A performance center is where a professional team prepares for matches.

- **PERFORMANCE**: Strength, conditioning exercises
- **RECOVERY**: Injury recovery and prevention
- **DEVELOPMENT**: Individual and team focused for youth players
- **GAME ANALYSIS**: Evaluation of individual and team performance

**IS NOT**

A performance center would **NOT** be a venue for the professional team to participate in matches in front of a crowd.

- Professional home matches for Chicago Fire FC will continue to be hosted at Soldier Field
- Fans and outside visitors would **NOT** have unsolicited access to the facility
Proposed Site Boundary

COMMUNITY INVESTMENT (2 acres)

25.50 acres
**Program Site**

- **Training Facility**: 95,000 gsf (inclusive of Front Office program)
- **Stories**: 3
- **Pitches**: 6
  - Includes field lighting
- **Field Crew**: 4,100 gsf
- **Community Benefit**: 2.00 acres

**First Team** – 3 hybrid grass
**Academy** – 3 synthetic turf
**Seasonal Academy Dome** over A1 synthetic turf (Nov-Mar)

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Proposed Renderings

Performance Center | Rendered Perspective, South Elevation
Proposed Renderings

Performance Center | Rendered Perspective, North Elevation
Pedestrian Greenway Connector

Connection Between Ashland Ave and Loomis St
Pedestrian Greenway
Pedestrian Connector Rendering
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Program Site

LEGEND

A. Existing Community Garden
B. Jane Addams Family Resource Center
C. Community Investment Area
D. Academy/International Player Housing
E. New Soccer Performance Center
F. New Field Crew Building
G. William Jones Apartments (Senior Living)
H. Improved Resident Parking/Outdoor Use
I. Jane Addams Recreation Center
J. Bethel Mennonite Community Church

25.50 acres
Community Investment

- ABLA Fun Day (Back to School)
- Local Youth Soccer Programming
- Basketball Court / Mini Pitch
- Community Internship Program
Chicago Housing Authority
Benefits to CHA Families

CHA sees this partnership with the Chicago Fire as an opportunity to invest in our families and this community. By executing this lease, we can secure substantial funds to rehabilitate CHA housing while also creating employment opportunities for our residents and community members.

- Long-term market rate lease on largely unoccupied land provides complementary use to housing
- Lease payments help fund rehab of aged public housing, ABLA Brooks and Loomis Courts
- Opportunities for residents: jobs, MWDBE & Section 3 contracting, youth and young adult programming, & internships
- Outdoor community green space and renewed Jane Addams Center
- Parking for William Jones Senior Apartments
Economic Benefits for CHA Families

Through the lease, CHA and CFFC will set goals for Section 3 workers and MWDBE businesses. We will seek opportunities both in building the facility as well as long-term employment opportunities in operations.

MWDBE and Section 3 goals will be established as part of the lease agreement – contracting at least 40% to MWDBE and at least 10% to Section 3 businesses.

In building the facility, CHA Section 3 policy will apply. This stipulates that 25% of total labor hours are completed by low-income workers and at least 5% of which are completed by targeted Section 3 workers (i.e., CHA residents, HCV participants, YouthBuild).

CHA residents will be given priority consideration for jobs and internships at the completed facility.
Aged Housing Needs Rehabilitation

The investments from the lease will ensure that public housing provides high-quality homes for families for many years to come.

William Jones Senior Apartments

- 59 years old (est. 1963)
- Residents need parking and deal includes overflow parking for seniors

ABLA Brooks Homes

- 79 years old (est. 1943)
- CHA will begin planning process for rehab in summer 2022

Loomis Courts

- 69 years old (est. 1953)
- CHA will begin planning process for rehab in 2023
Community Green Space and Jane Addams Center

- Chicago Fire will provide green space for outdoor recreational use. CHA residents will determine this space’s use. This is planned near the corner of 15th and Ashland.

- CHA and Chicago Fire will also work together on renewing the Jane Addams Family Resource Center to accommodate indoor activities for CHA families.
Recap and Next Steps

CHA is actively working with our development partner, Related Midwest, to fulfill our commitment for housing within the development area. We have identified sites for CHA units in mixed-income developments in the vicinity.

**CHA Housing is Already Here**

The Roosevelt Square development has already delivered nearly 800 total units with 280 CHA units as part of our ongoing efforts to create mixed-income, mixed-use housing.

**Related Midwest’s Housing Work Continues**

Plans continue for mixed-income housing with units for CHA waitlists. We expect to begin construction on 3 new buildings in 2022 creating an additional 207 units, and 75 of those will be for CHA families.

**More CHA Units Coming**

We have identified additional opportunities for mixed-income development on shovel-ready CHA land where we can pursue units for public, affordable, and market-rate housing.
CHA Land – Roosevelt Square and Near West Side

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Proposed Site for Chicago Fire Football Club

Jane Addams Family Resource Center & CHA Mgmt. Office

Potential for new housing

ABLA/Roosevelt Square Redevelopment

- CHA Buildings
- Phase 1, Phase 2 and TSLA
- CHA Vacant Land
- Phase 1 Homeownership
- ABLA Revitalization Area
- Area Affordable Units
- Park District
- Proposed Chicago Fire FC

Possible Units

0 0.03 0.06 0.12 0.18 0.24 Miles
Ongoing Engagement

- Further opportunities for community engagement
- Submit comments and questions at dpd@cityofchicago.org
- Register, in advance, to speak at a CHA Board meeting at BoardPublicComments@thecha.org or call (312) 913-7282

CFFC & CHA announce proposal
CHA Resident local area community engagement meeting
CHA Board meetings and public comments
Plan Commission and public comments

January
CFFC began meeting with local community organizations, aldermen, and CHA Local Advisory Council (LAC)
Initial public meeting jointly hosted by CHA, CFFC, and the City of Chicago
Additional community engagement meetings as needed
Proposed groundbreaking: Autumn 2022
Thank You!