ROSELAND RFQ

Equitable & Inclusive Development on Chicago’s South & West Sides
1. Welcome & Introductions
2. INVEST South/West
3. RFQ Process
4. Roseland RFQ
5. Meet the Developers + Architects!
6. Wrap-Up & Next Steps
Meet DPD staff

City of Chicago, Department of Planning & Development

- Gerardo Garcia
- John Law
- Erika Sellke
- Jasmine Gunn
- Michael Penicnak
INVEST S/W
CORRIDOR MANAGERS
SMALL BUSINESS GRANTS
STREETSCAPE RECONSTRUCTION
OPEN SPACE ACTIVATION
RFQs
INVEST South/West

Corridor Managers

GREATER ROSELAND CHAMBER OF COMMERCE

CHICAGO NEIGHBORHOOD INITIATIVES™

CAIC CALUMET AREA INDUSTRIAL COMMISSION

Corridor Support

LLSC CHICAGO

MAIN STREET AMERICA®
INVEST South/West

Small Business Grants – Building Rehab

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/

https://www.cicchicago.com/loans/#tif-purchase-rehab
TIF@cicchicago.com
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

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 $30 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.

$1.4 BILLION TOTAL INVESTMENT
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
SUPPORTING EQUITABLE DEVELOPMENT

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

Austin
$44M
Austin United Alliance

North Lawndale
$31.4M
Lawndale ReDefined

New City
$51.8M
United Yards

West Humboldt Park
$53.9M
Team Pioneros

Humboldt Park
$25.3M
The Ave

Englewood
$8.5M
Englewood Connect

Auburn Gresham
$42.5M
Evergreen Imagine

Bronzeville
$19.4M
The Legacy District

South Shore
$47.3M
Thrive Exchange

South Chicago
$23.6M
Galleria 89
BUILDING DEVELOPER CAPACITY

33 TEAMS
= 60% MBE/WBE/DBE
10 SELECTED WINNERS

Matt Mosher, Park Row Development
Juan Moreno, JGMA
Luis Puig, Park Row Development
Bill Williams, Founder & Principal, KMW Communities, LLC
Zoe McLaurin, Chief Executive Officer, McLaurin Development Partners
Cornelius Griggs, President & CEO, GMA
A.J. Patton, President & CEO, 548 Capitol LLC
Leon E. Walker III, Founder & Managing Partner, DL3 Realty
Scott Henry, Caladen Holdings
Jose Duarte, Blackwood Group
David Block, Evergreen Development
Earl Chase, Executive Director, Heartland Housing
Albames Williams, Executive Director, Oak Park Regional Housing Center
Torry Barrett, Principal, Imagine Development Group
RFQ Timeline

Stage 1

Request for Qualifications
- December 5, 2023: RFQ Release
- December 13, 2022: Pre-Submission Call
- January 13, 2023: Q&A Period Ends
- January 27, 2023: RFQ Responses Due
- Week of 2/5: Jury Evaluation

Stage 2

Team Pairing
- February 13, 2023: Team Pairing Begins
- February 24, 2023: Final Teams Due

Stage 3

Project Proposal and Evaluation
- Mid-March – Proposal Development Begins
- April 19, 2023 – Meet-the-Developers/Architects!
- June 30, 2023 – Proposals Due
- Mid-July – Public Review Period and Jury Evaluation
- Mid-August – Announcement of Selected Proposal

Community Engagement
- April 19, 2023 – Meet the Developers/Architects
- July 2023 – Review Proposals
- August 2023 – Proposal Selection
- On-going – Project Refinement
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
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

Discovery
Winter 2020

Creating a Vision
Spring / Summer 2021

Creating a Plan
Fall / Winter 2021

Community Involvement

Existing Conditions + Inventory Analysis

Land Use + Zoning Analysis

Community Meeting

Market Analysis

Preliminary Planning Concepts

Economic Development Analysis

Community Meeting

Plan Recommendations

Final Report
Fall 2022
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
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
Site 1
For Illustrative Purposes Only
DEVELOPMENT RECOMMENDATIONS – SITE 2

- Site Activation: 13,677 SF
- Adaptive Reuse of Theater Building: 21,919 SF
Site 2

existing roseland theatre building (adaptive re-use)

redevelopment

loading & service access from alley

building access

glass building stair and side garden entry

building/garden access

lower level alley access parking

pergola with hanging gardens

garden/trellis screening and rose planters

retaining wall

for illustrative purposes only
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
Roseland – South Michigan

Existing

- Site #1 Old Gately’s Peoples Site
- Site #2 Roseland Theatre
- Site #3 115th St and Michigan Ave

Vision

- Mixed-use building along Michigan Ave.
- Adaptive re-use and open space
- Higher density mixed use near transit

Existing and vision planning for Roseland – South Michigan. Sites and existing buildings are marked on the map, highlighting the potential for mixed-use development, adaptive re-use, and open spaces.
5 MEET!
<table>
<thead>
<tr>
<th>Gately People Store Site</th>
<th>Roseland Theater Site</th>
<th>115th and Michigan Site</th>
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</thead>
<tbody>
<tr>
<td><strong>Team 1</strong></td>
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<tr>
<td>Developer: Brinshore, Center Court and Inherent</td>
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<td><strong>Team 2</strong></td>
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<td><strong>Team 3</strong></td>
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<tr>
<td>Developer: Roseland Rising (CNI, Far South CDC, Q2re)</td>
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In the Chat

While you are listening to the presentations and asking questions, write in the chat:

• What would you like the developer/architect teams to most know about the Roseland community to consider for their proposals?

For example, what is most important about the people, housing, businesses, entertainment, recreation, culture, etc?
## Five Presentations

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<tbody>
<tr>
<td>Brinshore, Center Court and Inherent Team (3 Sites)</td>
<td>Elizabeth L. Carter, Esq., LLC Team (1 Site)</td>
<td>Roseland Rising Team (3 Sites)</td>
<td>Celadon, Blackwood Team (1 Site)</td>
<td>The Michaels Organization, P3 Markets, Endeleo Team (1 Site)</td>
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<tr>
<td>Gately</td>
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<td>Theater</td>
<td>DAAM / Booth Hansen</td>
<td>Howeler + Yoon / Moody Nolan</td>
<td>Future Firm / PRODUCTURA</td>
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<tr>
<td>115th St</td>
<td>Brooks + Scarpa / Studio Dwell</td>
<td>Gensler/ Beehyyve</td>
<td>Studio Gang/ Brook Architecture</td>
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Each developer will present for 10 minutes and leave 5 minutes for Q + A
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WE ARE HERE
CONTACT
dpd@cityofchicago.org