

# AUSTIN ISW ROUNDTABLE

DECEMBER 18, 2020

# Agenda

- 1 Austin Artist in Residence Introduction(5 min)**
- 2 Joint Public Safety Training Academy (5 min)**
- 3 Laramie State Bank RFP Responses (45 min)**



# Antonia Ruppert



Community  
Engagement



Community  
Connection



## Community Collaboration



## Community Art



## Community Resource

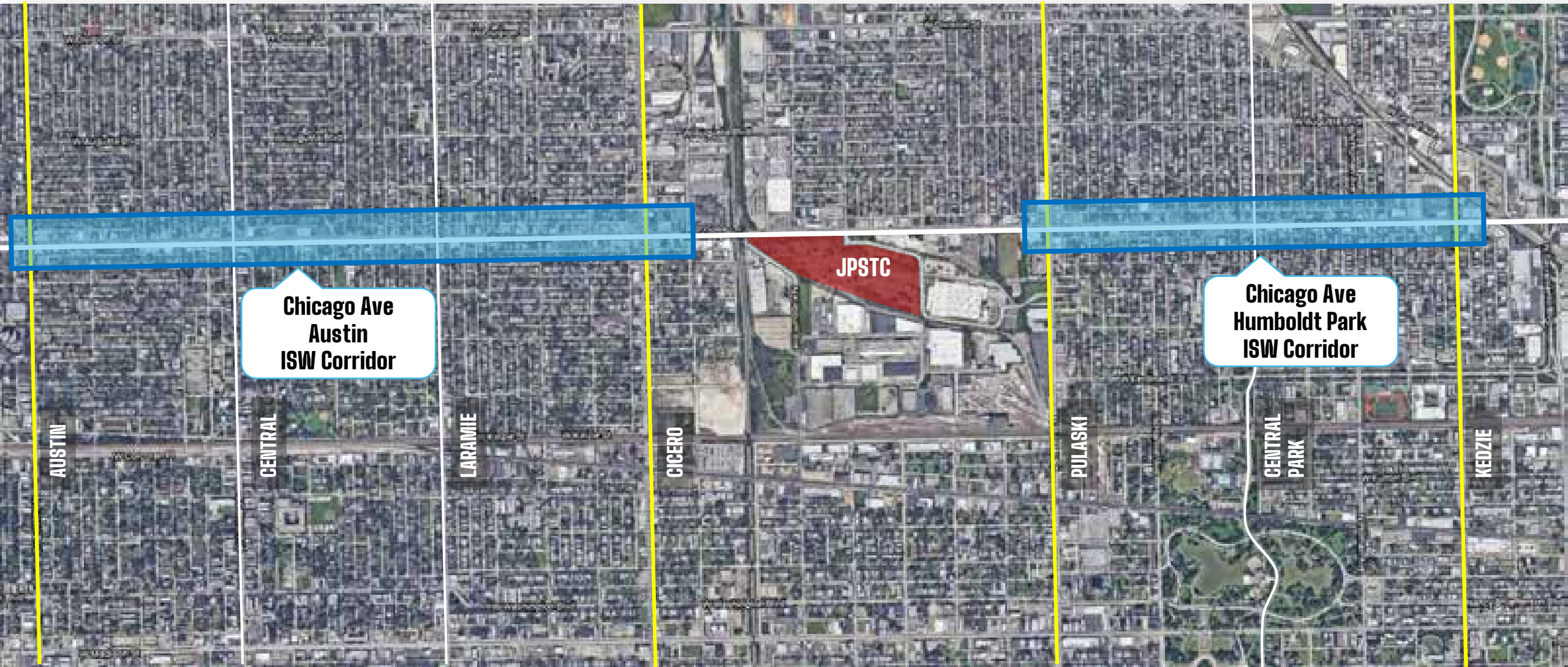
[toni@antoniarruppert.com](mailto:toni@antoniarruppert.com)

# JPSTC Phase 1A - Update

CITY OF CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT (DPD)

December 2020

# INVEST South / West Corridors



**Chicago Ave  
Austin  
ISW Corridor**

**Chicago Ave  
Humboldt Park  
ISW Corridor**

**JPSTC**

AUSTIN

CENTRAL

LARAMIE

CICERO

PULASKI

CENTRAL  
PARK

KEDZIE



# Current Design - site plan

showing the initial layout for only two restaurants



Phase 1A



Department of Planning and Development





# Restaurants with a Youth Center

Feasibility Team will work on if this approach is financially feasible & can fit on site for all the various entities





**BGCC  
Youth**

**37<sup>th</sup> Ward  
Youth  
Group**



**Mayors  
Youth  
Commission**

# Youth Engagement

Youth groups engaged in the selection of the feasibility Team and to be further engaged with Feasibility process

**LN  
TENT  
DESIGN**

**VALERIO  
DEWALT  
TRAIN**

**OMNI  
ECOSYSTEMS**

**chicago mobile  
makers**



**Katherine Darnstadt**  
Latent Design

Founding Principal

**MBE/WBE Project Lead**

**Joe Valerio**  
VDT

Managing Principal

**Michael Skowlund**  
Omni Ecosystems

Director

**WBE**

**Maya Bird-Murphy**  
Chicago Mobile Makers

Founder

**MBE/WBE**

# Phase 1A Feasibility Design Team

# Further Youth Engagement Opportunity Questions

**Ernest Bellamy** DPD City Planner | West Region

Project Manager: INVEST South/West Chicago Avenue – Humboldt Park Corridor

[Ernest.Bellamy@cityofchicago.org](mailto:Ernest.Bellamy@cityofchicago.org)

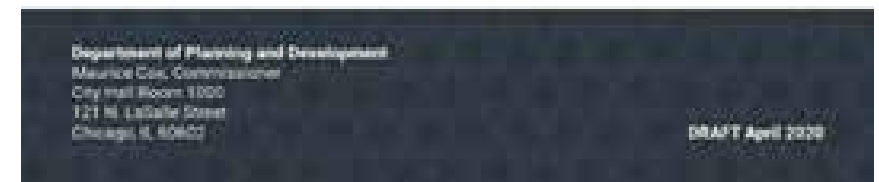
# LARAMIE STATE BANK RFP

**Austin ISW Community Roundtable**

December 18, 2020 | **DRAFT – FOR DISCUSSION**

# What are the ISW RFPs?

1. **Solicit development proposals for City-owned land**
2. **Go beyond traditional RFP** (size, zoning, appraised value)
3. **Include neighborhood vision & goals** (draw from past plans)
4. **Suggest menu of programmatic uses & illustrate urbanism principles**
5. **Assess high-level financial feasibility and necessary incentives**



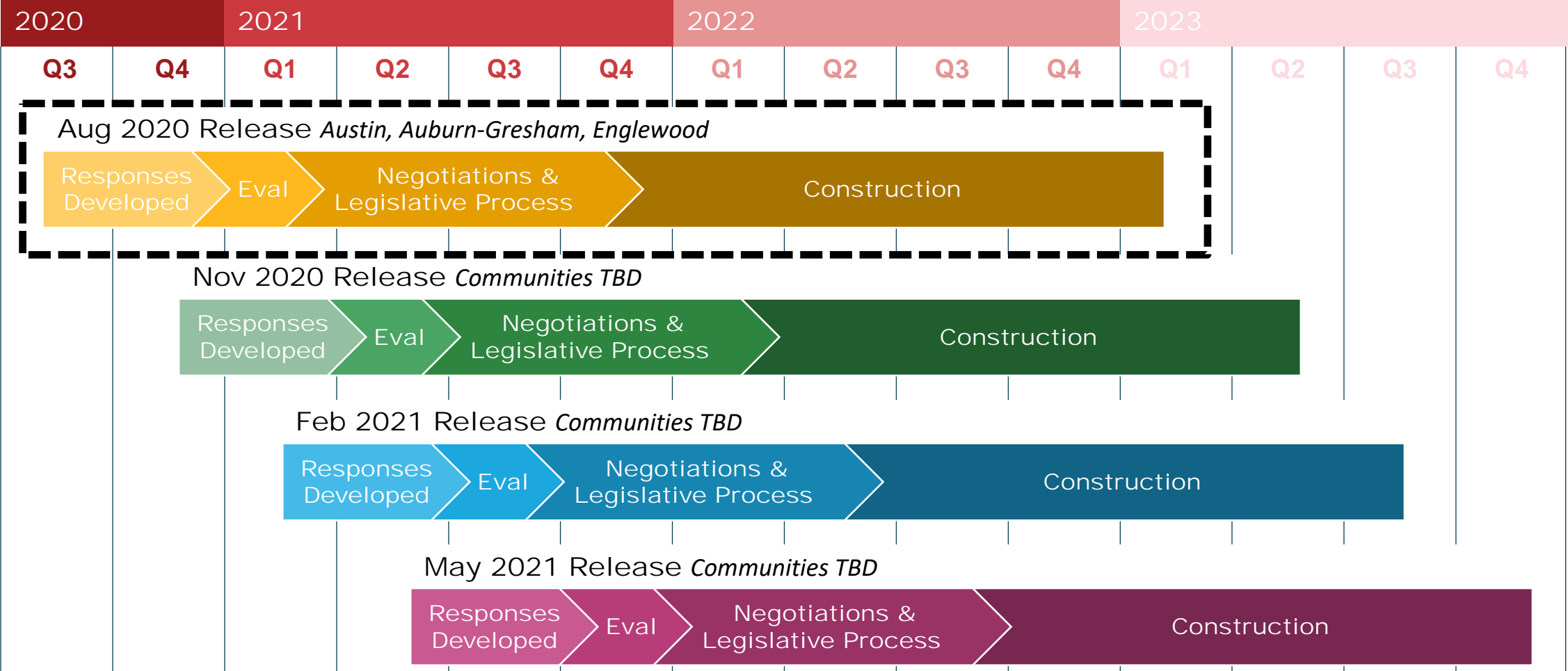
# RFP Timeline



## Austin ISW Community Roundtable

December 18, 2020 | **DRAFT – FOR DISCUSSION**

# RFP Release Schedule





# Laramie State Bank Development Site



**Existing**



**RFP Vision**

# Evaluation Process

- 1. DPD and sister agencies currently performing detailed review of submissions (December – January)**
- 2. High-level overview of submissions provided to Roundtable today (December session)**
- 3. RFP Respondents to present to the Roundtable in January (two sessions)**
  - More detailed presentation
  - Ability to ask questions / dive deeper
  - Feedback achieved via quantitative and qualitative methods (see next slide)
  - Compiled community input incorporated into DPD's selection / negotiation process
- 4. Winning respondent selected in February; continued negotiation and community engagement to follow**

# What will feedback look like?

RFP respondents will present their proposals at the January ISW Roundtable

Feedback methods to include:

Qualitative Prompts

**Experience**

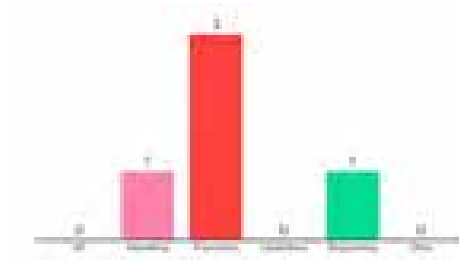
**Program**

**Design**

**Partnerships**

**Phasing**

Quantitative Polling



*Zoom / Menti live polling*

Open Q&A



# Evaluation Criteria

## 1. Promotion of short-term and long-term community wealth building

- a. Creative partnership models
- b. Commitment to equity
- c. South / West side development experience
- d. Collaboration with community organizations
- e. Economic development impact
- f. Promotion of local small businesses
- g. MBE/WBE / local hiring

## 2. Professional & Technical Competence

- a. Completeness and responsiveness
- b. Professional and technical experience
- c. Quality of the concept
- d. Innovation of program delivery
- e. Commitment to Design Excellence
- f. Project Schedule

## 3. Economic Feasibility

- a. Financial qualifications
- b. Amount of public assistance
- c. Total project cost / equity contribution

# What else do you want to know?

Tell us what additional development details will be most helpful for you to share an opinion?:

# RFP SUBMISSION SUMMARIES

**Austin ISW Community Roundtable**

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# RFP Submission Summaries

- **Seven total proposals received**
  - Holsten Development & New Moms Proposal
  - *Soul City STEAM Center* (548 Development)
  - Evergreen + Imagine Development Proposal
  - *Austin United Alliance* (Heartland Housing & OPRHC)
  - *Soul City Center* (Brinshore & West Side Health Authority)
  - Sumac + Jupiter Development Proposal
  - *Soul City Citizens Plaza* (Rankins & Structure Development Proposal)
- **Today's review is high-level**
  - Development / design team
  - Program overview
  - Design overview
- **Additional details to come in January**



# HOLSTEN DEVELOPMENT & NEW MOMS PROPOSAL

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# Holsten & New Moms

- **Development Team**
  - Holsten Development
  - New Moms, Inc
- **Design Team**
  - Landon Bone Baker – Arch.
  - Moody Nolan (MBE) – Arch.
  - Civic Projects (MWBE)
- **Construction Team**
  - UJAMAA Construction (MBE)



# Holsten & New Moms

- **Community Partners**

- New Moms, Inc
- Access Community Health
- GoGrocer
- Sonrisa Dental
- MATTER
- Tye Moores
- Chicago Mobile Makers



# Holsten & New Moms

- Proposed Uses**

- Access Health clinic: 16,000 sf
  - (bsmt, 1st, & 2nd floor of bank bldg)
- Business Incubator: 5,900 sf
  - (3rd floor of bank bldg)
- Retail Grocer: 3,000 sf
- Dental Clinic: 2,000 sf
- Plaza Space: 5,000 sf



**Ground Floor / Site Plan**  
 600' 0" x 90'

Site Construction: 26,000 SF (including stairs and upper level parking structure)  
 Retail: 1,000 SF

Total New Construction: 31,200 SF (including parking)  
 Total Retail: 21,400 SF (including basement)  
 Total Area: 110,100 SF  
 Number of Parking Spaces: 50



# Holsten & New Moms



# Holsten & New Moms





# Holsten & New Moms





# SOUL CITY STEAM CENTER (548 DEVELOPMENT)

# 548 Development

- **Development Team**
  - 548 Development
- **Design Team**
  - LSE Architects (MBE) – Arch.
  - TnS Studios (MWBE) – Arch.
- **Construction Team**
  - Milhouse Engineering (MBE)
  - Engage Civil (MBE)



# 548 Development

- **Community Partners**
  - Majani Vegan
  - Turkey Chop
  - Bikettle Spin Studio
  - Viola Brands
  - QUE4 Radio
  - West Town Bikes
  - Chicago Human Rhythm Project



# 548 Development

- Proposed Uses**

- Commercial spaces with black-owned local businesses: Majani Vegan, Turkey Chop, Bikettle spin studio, Viola Brands cannabis dispensary
- STEAM educational & technical training by QUE4, Chicago Human Rhythm Project, and West Town Bikes
- 6,100 sf community plaza



# 548 Development



# 548 Development



# EVERGREEN & IMAGINE PROPOSAL

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# Evergreen & Imagine

- **Development Team**
  - Evergreen Redevelopment
  - Imagine Group (MBE)
- **Design Team**
  - John Ronan Architects
  - Nia Architects (MBE)
- **Construction Team**
  - GMA Construction (MBE)





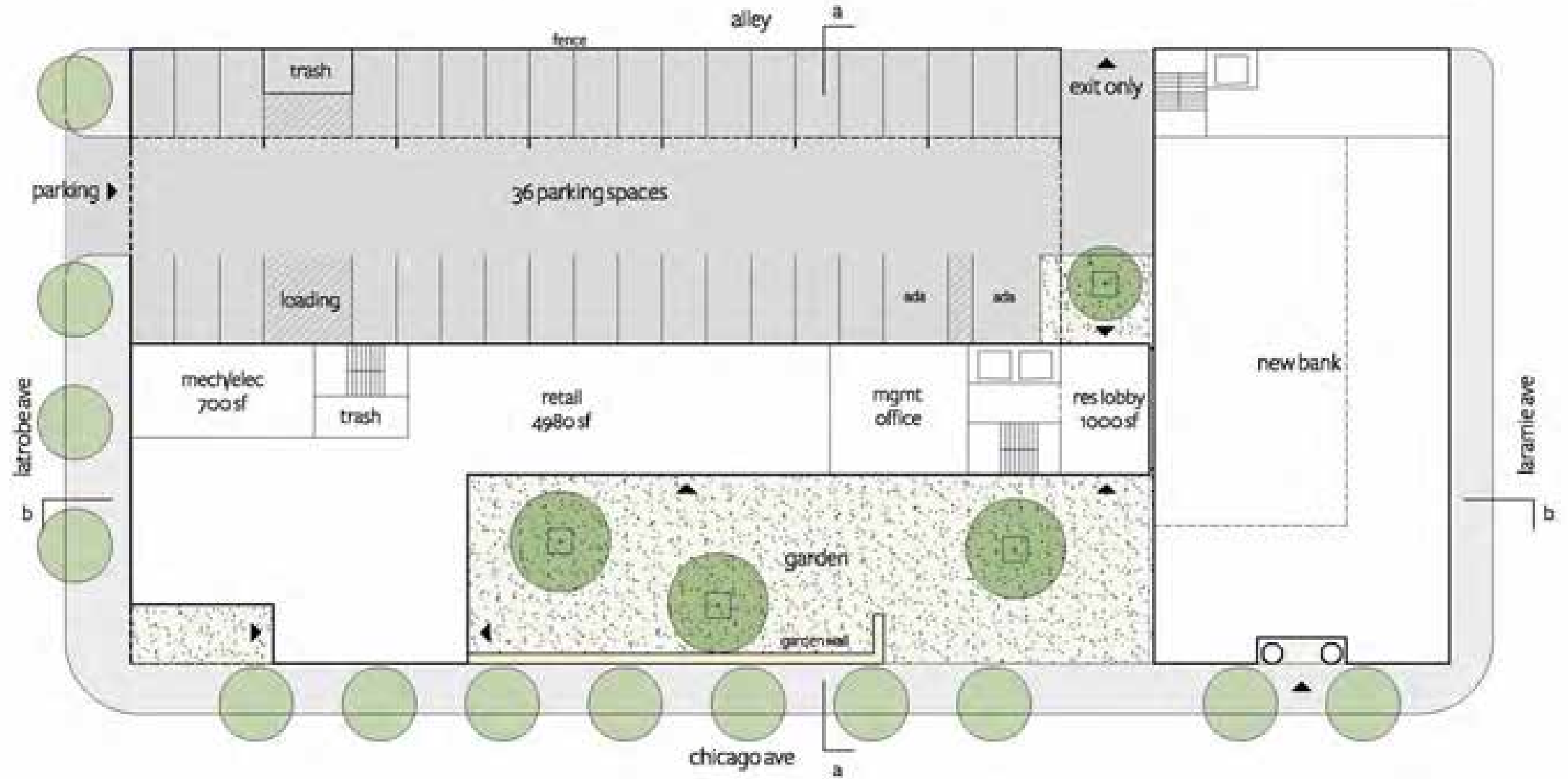
# Evergreen & Imagine

- **Proposed Uses**

- Attract bank or community financial institution to rehabbed bank building
- Community garden & plaza space
- Mixed-income housing
- New retail tenant on western edge of site



# Evergreen & Imagine



# Evergreen & Imagine



# Evergreen & Imagine



# AUSTIN UNITED ALLIANCE (HEARTLAND & OAK PARK REGIONAL)

# Austin United Alliance

- **Development Team**
  - Heartland Housing Alliance
  - Oak Park Regional Housing Center
- **Design Team**
  - Valerio Dewalt Train - Architecture
  - Latent Design (MWBE) - Architecture
  - Bauer Latoza (MBE) – Historic Pres.
- **Construction Team**
  - BOWA Construction (MBE)
  - Rubinos Mesia (MBE)
  - Engage Civil (MBE)
  - Primera (WBE)



# Austin United Alliance

- **Community Partners**
  - Chicago Blues Museum
  - Root-Riot
  - Mocha24
  - Kaya Creative



# Austin United Alliance

- **Proposed Uses**

- Chicago Blues Museum
- New bank branch within rehabbed bank building
- New cafe Mocha24 by Austin native
- Incubator & community coworking space
- Public plaza with rain garden & green roof deck
- “Community space” public multipurpose room

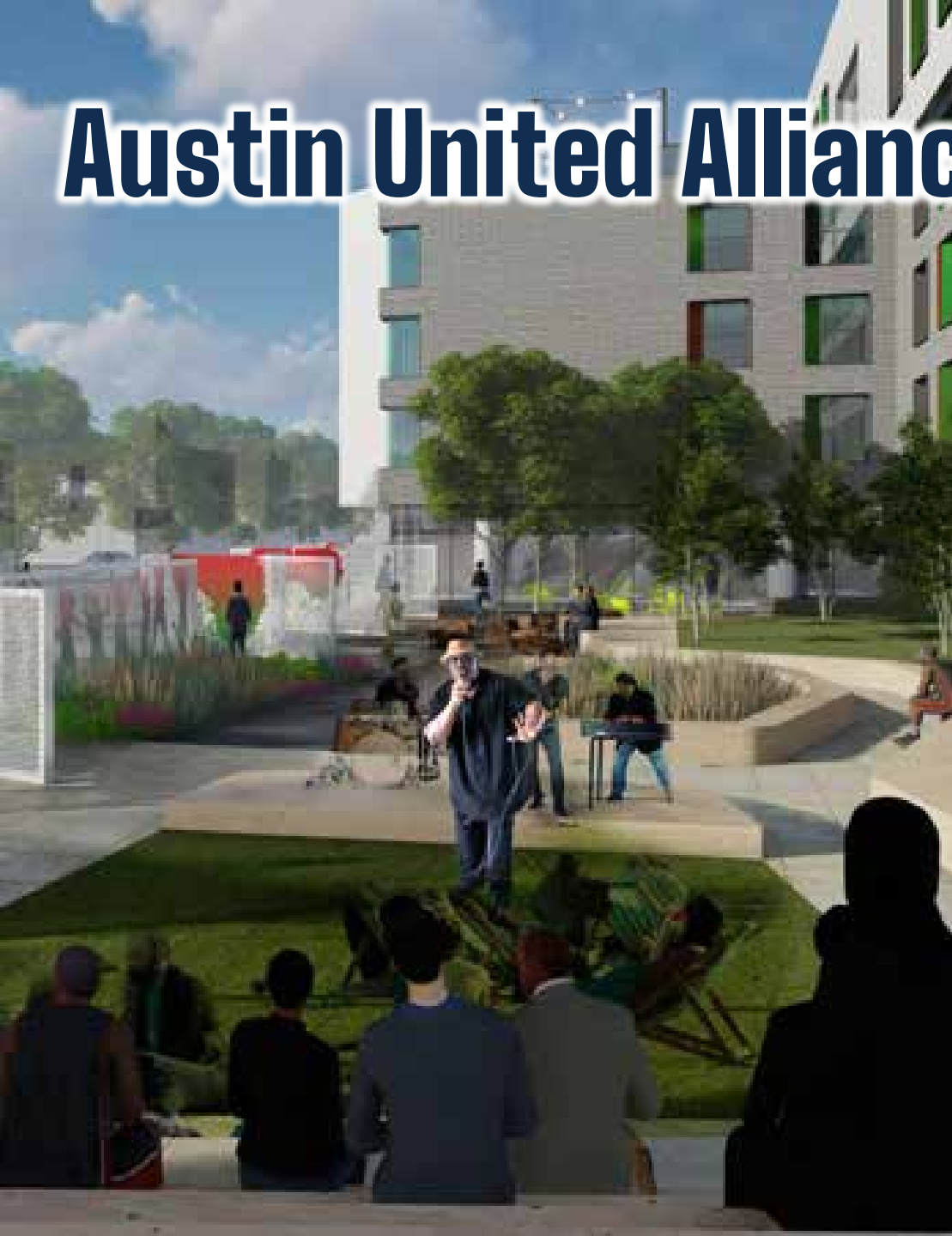




# Austin United Alliance



# Austin United Alliance



# SOUL CITY CENTER (BRINSHORE & WEST SIDE HEALTH)

# Soul City Center

- **Development Team**
  - Brinshore Development
  - West Side Health Authority
- **Design Team**
  - Urban Works
  - Planning Resources
- **Construction Team**
  - to be determined



# Soul City Center

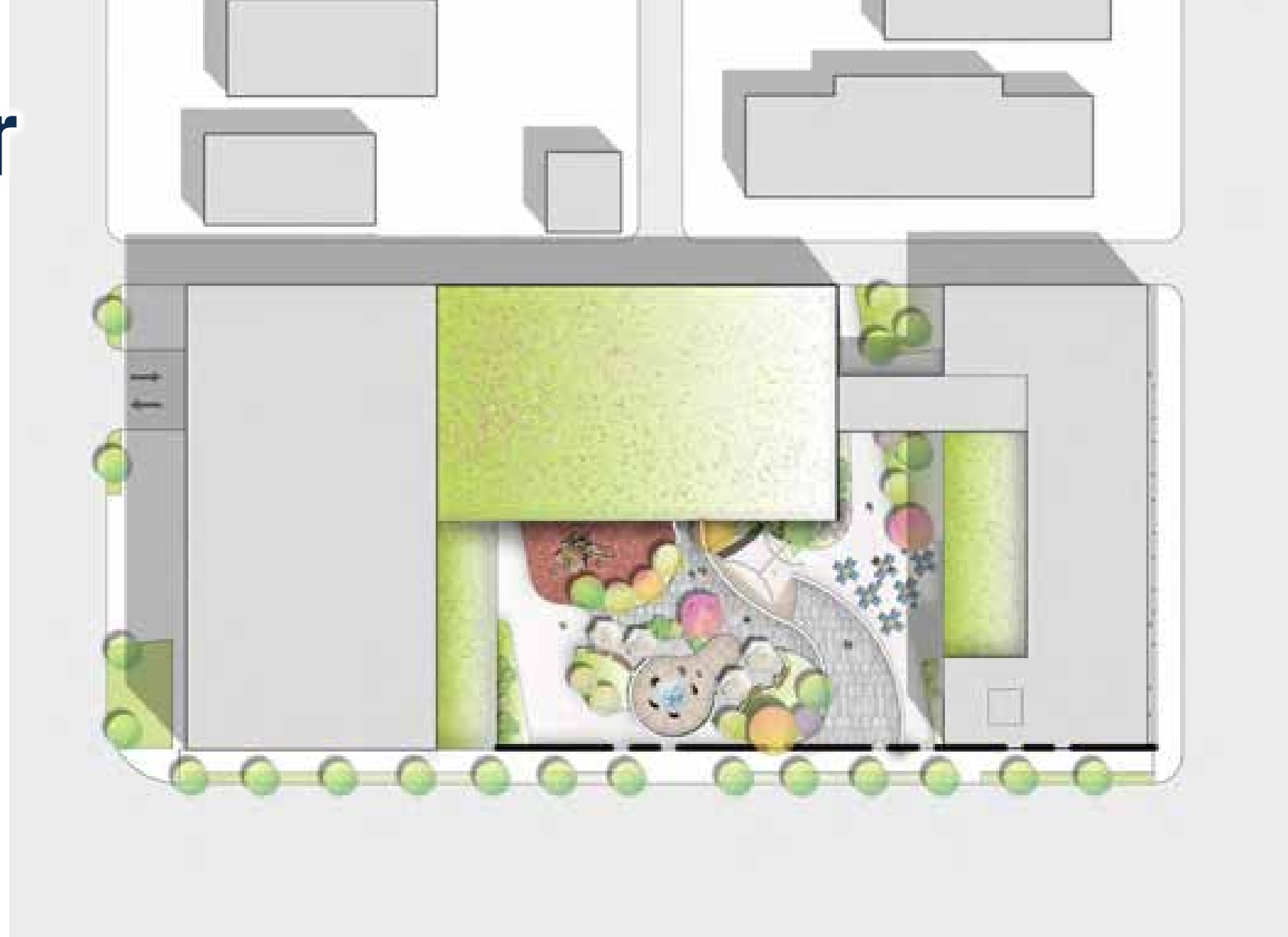
- **Community Partners**
  - West Side Health Authority & Partners



# Soul City Center

- **Proposed Uses**

- Exhibit & educational spaces, arts venue and a community-run Soul Cafe
- A permanent Great Migration exhibit
- 8 permanent supportive housing units
- 10,000 sf public plaza
- 3,000 sf of retail in the new construction building



# Soul City Center







# Soul City Center

SOUL CITY CENTER

The Great Migration

CHICAGO DEFENSE



# SUMAC & JUPITER DEVELOPMENT

# Sumac Jupiter

- **Development Team**
  - Jupiter Development
  - Sumac Architecture
- **Design Team**
  - Sumac Architecture
- **Construction Team**
  - to be determined



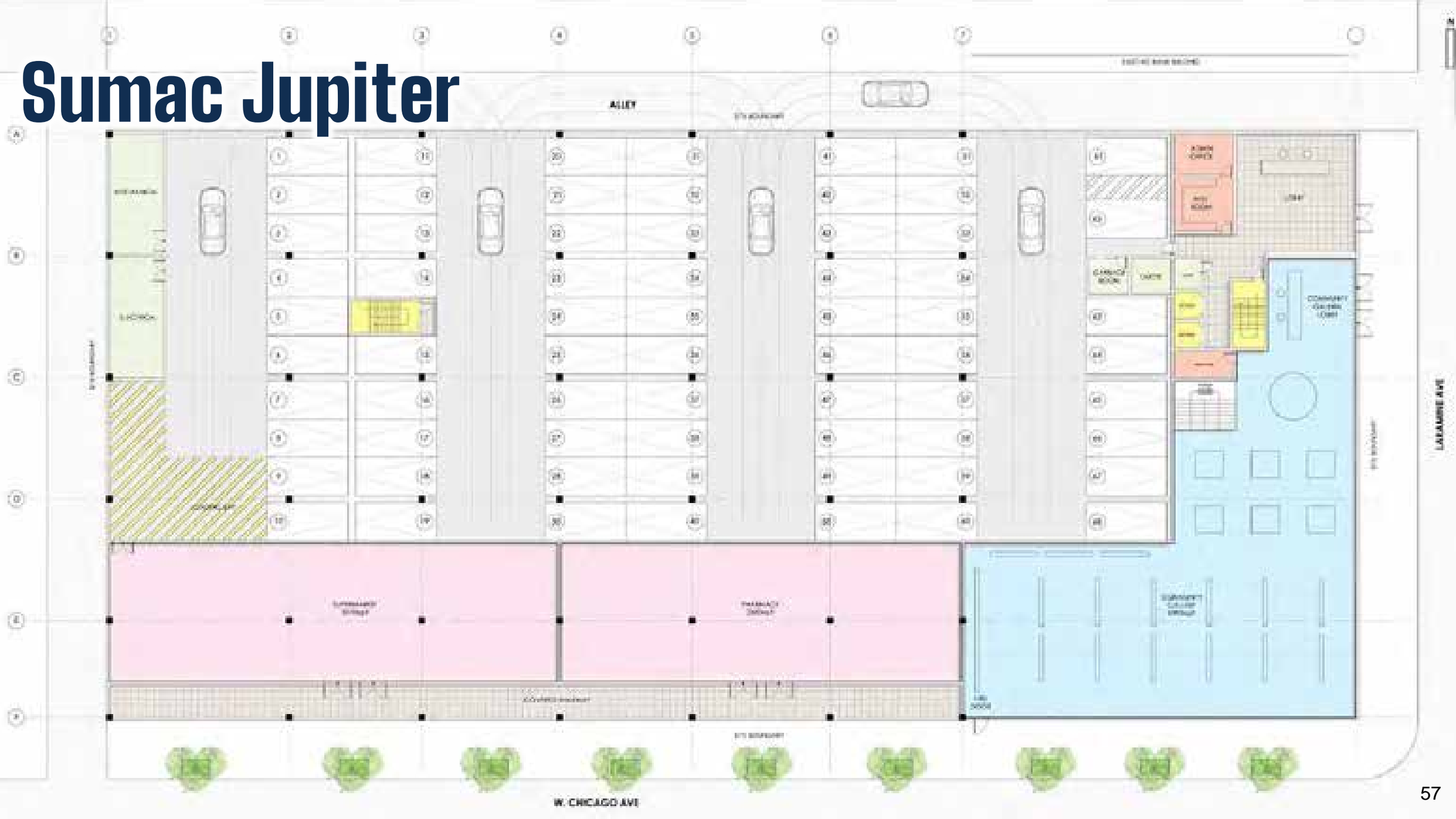
# Sumac Jupiter

- **Proposed Uses**

- 14,460 sf retail space (tenants will be identified)
- Community space or non-profit office space available within rehabbed bank building



# Sumac Jupiter

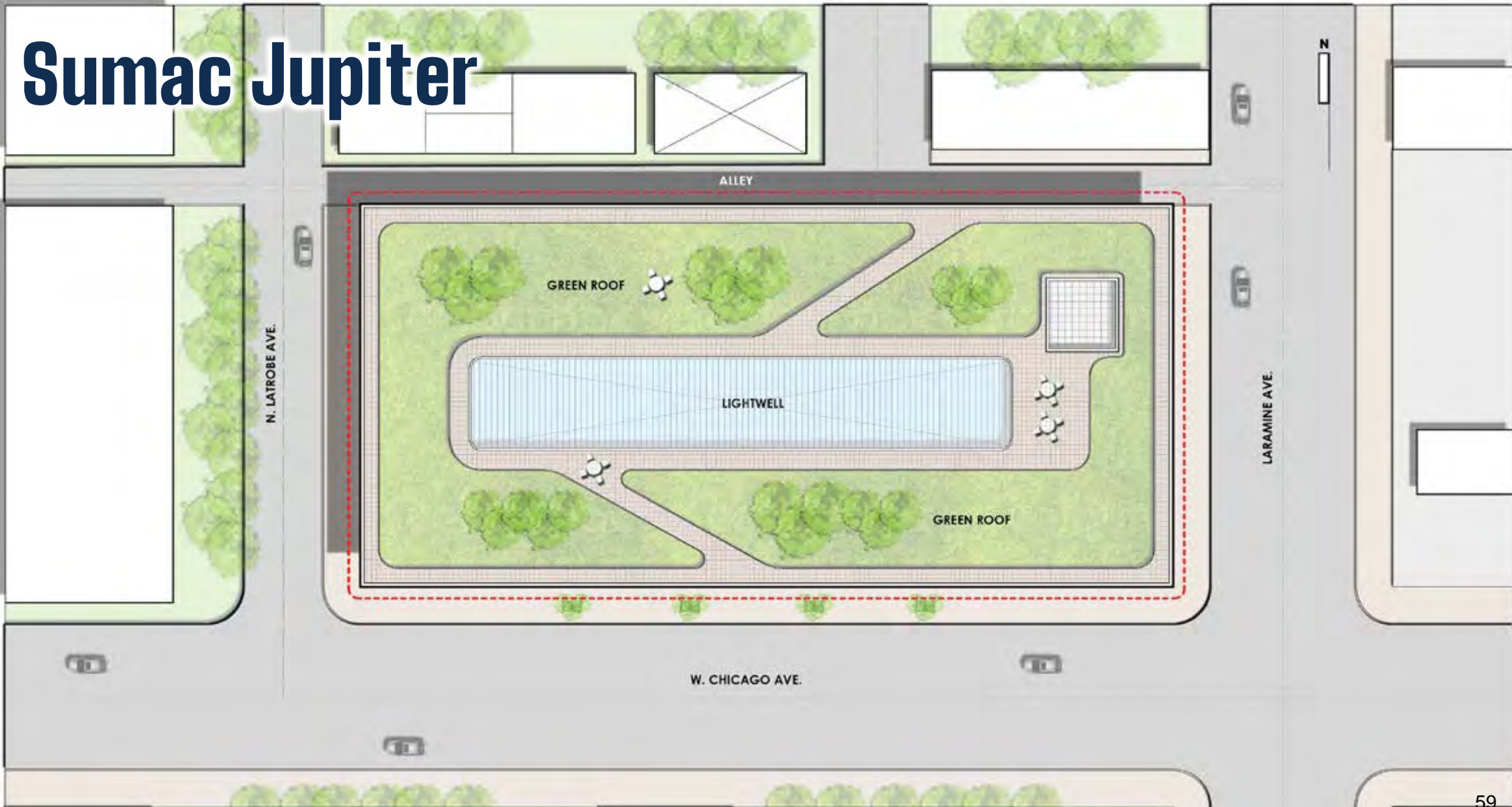


# Sumac Jupiter





# Sumac Jupiter



# SOUL CITY CITIZENS PLAZA

# Soul City Citizens Plaza

- **Development Team**

- Rankins Group (MBE)
- Structure Group (MBE)
- Austin Community Family Center
- Inferfaith Housing Development Corp

- **Design Team**

- Carol Ross Barney Architects (WBE)

- **Construction Team**

- BOWA Construction (MBE)
- Bosa (MWBE)





# Soul City Citizens Plaza

- **Community Partners**
  - Austin Community Family Center
  - LIVE Cafe
  - Front Porch Arts Center
  - With An Eye PR



# Sumac Jupiter

- **Proposed Uses**

- 2,500 sf LIVE Cafe & social incubator
- 7,000 sf business incubator on built-out 2nd floor of bank building
- New bank branch within rehabbed bank building
- National chain grocery & local pharmacy tenants (to be confirmed)



# Sumac Jupiter



# Sumac Jupiter



# NEXT STEPS

## Austin ISW Community Roundtable

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# Key Milestones

- **January:** **ISW Roundtables** (RFP Respondent Presentations)
- **February:** **ISW Roundtable** (Agenda TBD, includes RFP Next Steps)
- **February:** **RFP Winner selected / negotiation continues**