

Chicago Downtown Loop Site

331-335 South Plymouth Court, 21-26 West Van Buren Street



This site is located in Chicago's downtown, and is next to Pritzker Park, the State Street historic retail corridor, the City's main public library branch, multiple higher education institutions, and several transit stations. The City is seeking redevelopment of this site to build upon the growth trend of its urban core, which has had the fastest growing population of any U.S. city, increasing 50% since 2000ⁱ.

The site includes four City-owned parcels for sale, one of which has a 4-level garage structure at 331 S. Plymouth Court that would need to be demolished. The City-owned parcels are next to Pritzker Park,

Expected Program

Local zoning law allows for a wide variety of uses in this downtown district, such as multi-family residential units, office, institutional, and ground-floor retail/commercial spaces. The City encourages responders to provide a carbon neutral project that includes a mix of uses for mixed income users with spaces that support local businesses. For more information on the City's redevelopment goals, expectations, and requirements for the redevelopment of this site, please refer to Sections 3, 4, and 5.

which was initially established in 1991 when the Harold Washington Library was completed. Several higher education institutions are located near the site including the University of Illinois at Chicago's John Marshall Law School, DePaul University, Columbia College, School of the Art Institute, Roosevelt University, and Robert Morris University. The parcels are also next to the Chicago Transit Authority (CTA) elevated train station which serves the Orange, Brown, Pink, and Purple lines. There are also underground CTA stations for the Red and Blue lines at State Street and Dearborn Street.

Site Ownership and Parcel Information

City-owned parcels for sale (parcel map is available on the C40 Chicago Site Data Room):

17-16-235-029-0000
17-16-235-007-0000
17-16-235-008-0000
17-16-235-022-0000

Site Area: approximately 16,000 square feet
Zoning: DX-16
Ward: 4th Ward, Alderman Sophia King

1: Type of Property Transfer

The City is seeking development teams to purchase and redevelop the City-owned parcels. Agreement to transfer site ownership is subject to additional reviews and approvals such as zoning entitlement, any City financial assistance applications, and permits. The site ownership transfer would then follow the City's negotiated sale process, which requires final approval from Chicago's City Council and Mayor. The City expects bidders to include proposed funding for future improvements to the adjacent Pritzker Park. The winning team will then work with Park District staff and the community on the design of the park improvements.

2: Chicago's Competition Timeline

Expression of Interest: Released on April 9, 2020, on the C40 Chicago Site [webpage](#).

Virtual Pre-Bid Webinar: A webinar will be co-hosted by C40 and Chicago DPD staff on Tuesday, May 12, 2020, from 10:00-11:00 a.m. Central Standard Time. A link to this webinar will be available from the C40 Chicago Site [webpage](#) and DPD's web page www.chicago.gov/C40 in the coming weeks.

Expression of Interest Electronic Submissions: Due on July 6, 2020, by midnight Central Standard Time. Submissions will only be accepted electronically via the C40 Chicago Site [webpage](#).

Short List Teams Selected and Start of Request for Proposals: Expected in Q3 2020.

Request for Proposals Due: Expected by end of 2020.

Selection of Winning Team: Expected in early 2021.

3: Site Context and Redevelopment Goals

3.1. Previous Planning Documents

Several City planning documents, as well as documents published by others, are available for review on the C40 Chicago Site Data Room. These documents have been provided for reference to help respondent teams who may not be familiar with Chicago's downtown area. The 2003 Central Area Plan encouraged mixed use and high density developments in this area, along with integrating sustainable design. The 2009 Central Area Action Plan identified recommendations to strengthen Chicago as an environmentally sustainable city and to create dynamic, pedestrian-oriented streets with public amenities. The City also published the Chicago Sustainable Action Plan in 2015 and a Resilience Plan in 2019.

3.2. Site Context Information

In terms of residents in the Loop, the average household size is 1.7, compared to the 2.6 for the City average. Many of the residents are young professionals, with a high median household income of \$105,066, and over 80% of adults have a bachelor's degree or higher. The majority of residential units in the Loop are rental units and rent costs have been rising, from \$2.19/SF in 2010 to \$2.93/SF in 2018ⁱⁱ.

The site is adjacent to Pritzker Park, which was dedicated to Cindy Pritzker to commemorate her efforts and leadership with the Chicago Public Libraries. In 2008, the park was improved with \$1.2 million in Tax Increment Financing funds, and the City retained ownership of the parcels facing Plymouth Court for future redevelopment. A few blocks east of the site is Millennium Park, which was named the Midwest region's top tourist attraction and draws an estimated 25 million visitors annuallyⁱⁱⁱ.

The Harold Washington Library is the central library for the Chicago Public Library system. This Post-Modern style building was opened to the public in 1991, and was designed by Hammond, Beeby, and Babka. The Harold Washington Library–State/Van Buren CTA Station serves the Brown, Orange, Purple, and Pink lines. The station was built in 1997 in conjunction with the construction of the library. Ridership boardings at this station averaged 3,720 riders per weekday in 2018^{iv}.

There are several higher education institutions in close proximity to this site including the University of Illinois at Chicago's John Marshall Law School, DePaul University, Columbia College, The School of the Art Institute, Roosevelt University, and Robert Morris University. Respondent teams are welcome to reach out to these institutions to form partnerships or to provide desired student amenities or spaces.

This particular area of the Loop typically experiences vibrant activity during weekdays and weekends with theaters, offices, residences, hotels, and has a variety of beverage and dining options. Based on pedestrian counters installed by the Chicago Loop Alliance, State Street had over 99 million pedestrians in 2018^v. However, the pedestrian count reduces southbound, so respondents should consider redevelopment features and uses that will draw pedestrians to this section of State Street.

3.3. Redevelopment Goals

The City conducted a survey and a community meeting in the first quarter of 2020 to gather feedback from the public regarding desired uses and goals for this site. The City encourages responders to review the site's FAQ document which includes meeting questions and the City's responses. The C40 Chicago Site Data Room also has the community meeting presentation, the survey results, and any letters or emails received from the public following the community meeting that provides feedback related to the site.

In addition to the 10 Challenges for Climate outlined in the C40 regulations document, the respondent teams and proposals will be evaluated based on the following Design Excellence Principles (the Design Excellence Principles presentation can be found in the C40 Chicago Site Data Room):

1. Prioritize inclusive design processes to foster equitable development;
2. Encourage diverse design approaches in order to inspire innovation and design excellence;
3. Revitalize Chicago's neighborhoods while celebrating their authenticity and singularity;
4. Honor Chicago's legacy of architectural innovation by promoting contemporary design;
5. Strive to enhance the public realm and focus on the pedestrian experience;
6. Immerse in the places, people, and cultures of the City;
7. Develop a healthier, more resilient, and beautiful city;
8. Leverage the economic benefits of good design;
9. Communicate design excellence to the public;
10. Support design excellence within City departments and sister agencies.

4: Chicago's Climate Challenges

4.1. Chicago's Climate Context

The City of Chicago was constructed on a wetland landscape. According to U.S. Climate Data, Chicago has 2611 annual hours of sunshine and the average annual precipitation is 33.2 inches with 120 days per year of precipitation. The average temperature is close to 50°F with average highs in July of 81°F and average lows in January of 18°F.

The City has experienced severe storms that are expected to become more frequent with climate change.. About half of the precipitation in Illinois comes from short and intense thunderstorms during the warmer months of the year and the Chicago region experiences an

average of 8-10 days a year with over an inch of precipitation (data from June 2015 Report for the Urban Flooding Awareness Act by the Illinois Department of Natural Resources). Lake Michigan water levels are at record highs. And as typical of many older cities in the country, Chicago has a combined storm and sewage utility system. To help manage excessive storm water, developments in Chicago are regulated by the City's Storm Water Ordinance.

4.2. Chicago's Climate Plans and Policies

To address these climate challenges, the City of Chicago has also adopted several plans and policies, such as the Sustainable Chicago Action Plan in 2015, Resilient Chicago in 2019, and the Department of Planning and Development's Sustainability Policy was last updated in 2017. With these policies, Chicago has reduced total carbon emissions by 15% from 2005-2017, the City has invested \$8.5 billion transit investments since 2011, and a CBRE study from 2017 states that Chicago leads the country in the number of LEED certified buildings.

In accordance with the Reinventing Cities competition goals, the City will expect an exemplary project for this site that will highlight the City of Chicago's commitment to address climate change. The project should seek to deliver a greener way of life by providing a resilient urban development. Respondents will need to demonstrate that the design of the site and building will deliver, at minimum, a carbon-neutral project.

5: Specific Redevelopment Requirements

5.1. Chicago Site Requirements

The development of the site will require the sale of City-owned parcels to the selected development team. Development of the site is governed by the land use regulations contained in the Chicago Zoning Ordinance as well as other ordinances that govern specific aspects of development, such as Chicago's Building Code and the Affordable Requirements Ordinance (ARO).

The site is currently zoned DX-16 for Downtown Mixed Uses. Proposed changes to the underlying zoning and/or the creation of a new Planned Development requires the review and approval of the Department of Planning and Development, the Chicago Plan Commission, and the City Council. The Planned Development process is outlined in the Chicago Zoning Ordinance, [Chapter 17-8](#), along with the City's design standards and guidelines.

The *Expression of Interest* requirements for this site will include those described in the Reinventing Cities Regulation document, along with Chicago-specific site requirements. The local requirements include the following:

- Provide a narrative to explain the concept for the redevelopment of the site consistent with the department's Design Excellence Principles and how the proposal will meet the City's and/or community's goals for the area;
- For proposals that include residential uses, the minimum requirement for the sale of City-owned property is 20% for affordable units. More information the ARO requirements can be found online at this link: <https://www.chicago.gov/city/en/depts/doh/provdrs/developers/svcs/aro.html>.
- Respondents that include more affordable units than the minimum requirement will receive favorable consideration;
- The site is a Transit Served Location, so no parking is required on-site;
- The existing E-W alley segment bifurcating the City-owned parcels may be proposed to be shifted north as long as access to Plymouth Court is retained and all existing and proposed buildings will have alley access;
- The proposed redevelopment facing the Van Buren, Plymouth Court, and Pritzker Park will need to be designed as primary facades with active uses on the ground floor;

- An Affirmative Action Plan which would achieve a minimum participation with contract expenditures of 26% for Minority-owned Business Enterprises (MBEs) and 6% for Women-owned Business Enterprises (WBEs). The City's list of certified minority and women owned firms are available online at this link: <https://www.cityofchicago.org/city/en/depts/dps/provdrs/cert/svcs/certdirectory.html>. Respondents who commit to higher than the minimum participation requirements will receive favorable consideration;
- Respondents that commit to mentoring a Protégé Firm and who incorporates such firm in to the team's development structure with a meaningful role will receive favorable consideration. More information on that program can be found online at this link: <https://www.chicago.gov/content/dam/city/depts/dol/rulesandregs/MentorProtegeMarch2018.pdf>
- A Legal Action History Summary (refer to Chicago's Bidding Form Appendix C), including descriptions of all legal actions over the past three years in which the submitting entity - including its principals and the principals of its key team members - have been a debtor in bankruptcy, found liable in any lawsuit, and/or been convicted in any criminal action;
- A description of any anticipated requests to amend the Zoning Code to allow for proposed changes to the currently allowed land uses or development rights; and,
- A description of any anticipated requests for city and/or public financial assistance.

5.2. Site Environmental Information

DPD requested site environmental documents from Chicago's Assets, Information, and Services (AIS), and these documents have been uploaded on the C40 Chicago Site Data Room.

A comprehensive residential No Further Remediation (NFR) Letter, dated October 27, 2009 was issued through the Illinois Environmental Protection Agency's (IEPA) Site Remediation Program (SRP) for the following PINs: 17-16-235-028, 17-16-235-015, 17-16-235-016, 17-16-235-017, 17-16-235-018, 17-16-235-023, 17-16-235-024, 17-16-235-022, 17-16-235-008, 17-16-235-007.

The NFR Letter relied on various Engineering and Institutional Controls. The developer must abide by all terms and conditions of the NFR Letter. Therefore, if the Site is to be developed in a manner which would void the NFR Letter then the developer must provide written notification to IEPA that site conditions associated to the NFR Letter will be altered. The Developer must work with, and receive approval from, IEPA to ensure that at the completion of construction all PINs with an existing NFR Letter still acquire a final comprehensive NFR Letter through the SRP prior to occupancy. Additional reporting will likely be required under the SRP.

The parking garage parcel (17-16-235-029-0000) must also be enrolled in the SRP and obtain a final comprehensive NFR Letter prior to occupancy.

The Developer shall cooperate and consult with the City at all relevant times (and in all cases upon the City's request) with respect to environmental matters. The City shall have the right to review and approve the sufficiency of any reports. The City must be named in a reliance letter for all environmental assessment reports.

5.3 Selection Criteria

A Selection Committee will review and evaluate the submitted Expression of Interests and select a Short List of respondent teams that will be asked to submit a Request for Proposal (RFP).

The Department of Planning and Development will have four to six of its departmental staff participate in the Selection Committee and will also ask the following departments, sister agencies, and community groups to provide one representative to participate on the Selection Committee:

- Department of Housing
- Chicago Park District
- Chicago Public Libraries
- Chicago Transit Authority
- South Loop Advisory Council
- Chicago Loop Alliance
- Near South Planning Board
- C40

Anyone participating in the Selection Committee will need to sign a Confidentiality Agreement and may not have a financial, personal, or professional interest that would give rise to a conflict of interest, or an appearance of a conflict of interest in, or with, any of the firms that submit an Expression of Interest for the competition.

The Short List of respondent teams will be selected on their ability to score highly in these areas with the below weighting assigned to each category:

- a) Quality and Suitability of the Team (20%)
- b) Demonstrated Site Requirements and Design Excellence Principles (30%)
- c) Proposed Solutions to C40's 10 Challenges (30%)
- d) Financial Capacity of the Team (10%)
- e) Affirmative Action Plan (Pass/Fail + up to 5%)
- f) Commitment to Mentor a Protégé Firm (5%)

5.4. Request for Proposal - Phase 2

The Short List of teams will then be invited to provide a more detailed response through a Phase 2 Request For Proposals (RFP) process. The RFP submission requirements will be outlined in an RFP Regulation document to be provided once the Short List of teams has been announced. Respondents should expect the City's RFP requirements to include the following:

- A binding Offer to Purchase, stating the Offer Amount, the proposed funding for future Pritzker Park improvements, and a Good Faith Deposit;
- Completed Negotiated Sale Application;
- A Detailed Project Budget, with funding commitments and any request for public subsidies;
- A Project Schedule, including community engagement, City-staff review and the required legislative approval processes; and,
- An Economic Impact Analysis to include fiscal impacts, property taxes generated, and employment opportunities.

7.5. After a Winning Team is Selected

The transfer of ownership of the site from the City of Chicago to the winning team would follow the City's negotiated sale process. Entities or individuals may qualify to purchase property by negotiated sale agreement, except for some restrictions that may apply to City of Chicago employees. The purchaser must be able to demonstrate the financial ability and experience necessary to complete the purchase and the proposed development. The value of the property may be established by a market value appraisal prepared by an independent

appraiser. The City may recommend a write-down from the appraised value only when the proposed development meets the redevelopment goals of the community and provides tangible public benefits.

The City will require that the winning team make a public presentation to describe the proposed project. After public feedback is gathered and considered, the applicant will need to provide a final negotiated sales application and all necessary documentation to be reviewed by City staff. The redevelopment project would then be presented to the Chicago Plan Commission (CPC) and to City Council for review and approval. The negotiated sale will be completed following the approval by the City Council and when the Redevelopment Agreement (RDA) is signed by all parties. The RDA is a contract that commits the purchaser to completing the redevelopment proposal within a specified time frame and according to specified terms.

After the winning team is selected, they can also begin coordinating with the Chicago Park District on proposed Pritzker Park improvements. That process will involve community engagement and Park Board review and approval before improvements can be implemented.

8: Conditions

8.1. Cancellation:

The City reserves the right, at any time and in its sole and absolute discretion, to reject any or all submittals, or to withdraw from the competition without notice. In no event shall the City be liable to respondents for any cost or damages incurred by respondents, team members, consultants or other interested parties in connection with this competition process, including but not limited to, any and all costs of preparing the preliminary cost budget, architectural drawings and renderings or other submitted materials and participation in any conferences, oral presentations or negotiations.

8.2. Use of Descriptions:

DPD is committed to providing accurate and timely information to respondents to this competition. However, DPD cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics and other items contained in references to the Property throughout this competition or in the exhibit documents. Such information includes, but is not limited to, PINs, zoning classifications, planned development designations, street addresses, square footage, acreage, building footprint, building age and building condition.

Information about the Property provided throughout this competition should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. The City of Chicago assumes no liability for any damages or loss of any kind that might arise from the use or misuse of information about the Property. All information about the Property is provided without warranties of any kind, either express or implied, and subject to the terms and conditions stated in this disclaimer.

8.3. Conditions of Acceptance:

The City reserves the right to request clarification and/or additional information from the respondents during the evaluation and selection process, and to extend scheduled dates at the City's sole discretion. Any respondent that makes a material misrepresentation will be eliminated from further consideration. The City reserves the right to disregard any informality in the submittal. All submitted materials are the property of the City. Any release of these materials for publication without the prior written permission of DPD is cause for disqualification.

Prior to consideration of the selected proposal by the City Council, the respondent will be required to provide additional documentation regarding any requests for financial assistance

and to make certain disclosures concerning, among other things, the structure, ownership and control of the respondent and its related entities by completion of the Economic Disclosure Statements required by Section 2-154-010 of the Chicago Municipal Code and by the rules and regulations promulgated by the office of the Corporation Counsel.

Prior to the start of construction, the selected respondent will be required to meet with the Construction and Compliance Division of DPD and/or DOH to review the respondent's plan for satisfying the City's construction hiring and MBE/WBE goals.

The selection of a winning proposal does not commit the City to provide any requests for financial assistance or to action until an RDA has been fully executed. The RDA must be consistent with the terms of this RFP and all representations made by the respondent regarding, among other things, identification of the development team, description of the redevelopment project, and financial capacity to complete the proposed redevelopment project.

Prior to completion of the project and issuance of a Certificate of Completion by the City, the developer may not, without the prior written consent of the City, directly or indirectly do any of the following:

- sell the Property or any interest in it;
- create any assignment with respect to the proposal or the RDA;
- contract or agree to sell the Property or any interest in it; or
- contract or agree to create any assignment with respect to the proposal or the RDA.

The City may require that the preceding conditions extend for a period of time beyond the issuance of a Certificate of Completion.

ⁱ *Why Chicago*, by CBRE, Esri data, urban core is North Avenue to Cermak Road, and Ashland Avenue to Lake Michigan

ⁱⁱ *State of the Chicago Loop 2018*, Chicago Loop Alliance

ⁱⁱⁱ Department of Cultural Affairs electronic sensor counting technology, 2016

^{iv} *Annual Ridership Report 2018*, Chicago Transit Authority

^v *State of the Chicago Loop 2018*, Chicago Loop Alliance