

East Garfield Park, Chicago

5th Avenue and Kedzie Avenue



This site involves two sets of contiguous vacant lots located at the corner of 5th Avenue and Kedzie Avenue in the East Garfield Park area, which is located west of downtown Chicago. This community is well-served by transit and is in an area where the City is developing programs to reinvest in the neighborhood.

This historic west-side neighborhood is named for the 185-acre Garfield Park that is located just a few blocks from the subject site. It is a 130-year-old community with landmarks like the Golden Dome fieldhouse, the Garfield Park Conservatory, beautiful Greystone homes and a mosaic-clad elevated station on the CTA Green Line. Originally built to house factory workers this neighborhood grew to a peak of 70,000 people in 1950. Today, with fewer factory jobs and thousands of housing units lost over the years, the population has dropped to 20,567 and includes nearly 170 vacant, city-owned lots.

In this context, the city has recently developed several projects and programs in order to improve the marketability of this targeted area of East Garfield. In particular, the City's highly successful Large Lot Program and a new community orchard/stormwater park project have been launched to improve the neighborhood by creating new areas for recreation, urban gardening and stormwater treatments that divert stormwater from the City's overburdened combined sewer system.

While the City's preference is for redevelopment of both corner lots for this site, bidders may also propose to reactivate only one of the corner lots. Bidders will be encouraged to suggest a typology of multi-family housing that will compliment these exciting projects and programs and become a model for carbon-neutral, sustainable, and resilient redevelopment of disinvested neighborhoods.



Expected program:

Local zoning law allows for a wide variety of uses, such as multi-family residential units and ground-floor retail/commercial spaces. The City will consider zoning amendments to allow other innovative uses that enhance Chicago's workforce and residential opportunities.

Owner:

The parcels are owned by the City of Chicago.

Plot area:

The parcels for this competition involve two concentrations of city-owned, vacant lots located on both the north and south sides of 5th Avenue at the corner of Kedzie Avenue.

The northeast corner lot spans from 3138-3158 W. 5th and 117-135 S. Kedzie, and has approximately 0.75 acres of land. The southeast corner lot spans from 3137-3159 W. 5th and 201-213 S. Kedzie, and has approximately 0.73 acres of land.

Type of property transfer intended:

While the City's preference is for redevelopment of both corner lots for this site, bidders may also propose to reactivate only one of the corner lots. The City intends to sell both sites to the winning bidder(s). Transfer of ownership of the site would follow the City's negotiated sale process, which requires final approval from Chicago's City Council and Mayor.

Presentation of the site and expectation for its redevelopment

East Garfield Park is located just west of downtown Chicago and is well-served by transit networks and highways. This historic west-side neighborhood is named for the 185-acre Garfield Park that is located within a short walk from the subject site. It is a 130-year-old community with landmarks like the Golden Dome fieldhouse, the Garfield Park Conservatory, beautiful Greystone homes and a mosaic-clad elevated station on the CTA Green Line. The site also has access to the Blue rail lines, a Metra line and numerous CTA bus services.

Originally built to house factory workers, this neighborhood grew to a peak of 70,000 people in 1950. Today, with fewer factory jobs and thousands of housing units lost over the years, the population has dropped to 20,567 and includes nearly 170 vacant, city-owned, vacant lots.

The sites for this competition include two concentrations of city-owned, vacant lots on the northeast and southeast corners of 5th Avenue and Kedzie Avenue.

This portion of 5th Avenue was selected for 2 reasons: (1) the severity of disinvestment it has experienced and the residents' vulnerability to chronic stresses and acute shocks that will be exacerbated by the impacts of climate change and further disinvestment, and (2) the improvement in the marketability of this targeted area of East Garfield Park due to several projects and programs developed recently.

Before the end of the year, 29 of the roughly 170 city-owned, vacant lots in East Garfield Park will be sold to area residents for \$1 through the City's highly successful Large Lot Program. The new parcel owners are being encouraged to improve the lots by creating new areas for recreation, urban gardening, stormwater treatments that divert stormwater from the City's overburdened

combined sewer system; and development that is allowable by Chicago's zoning code.

The City has also received a grant to construct a new community Orchard and stormwater park from the Metropolitan Water Reclamation District (MWRD). This project will help divert stormwater from the City's combined sewer system and provide numerous opportunities for social cohesion and quality of life improvements. This project will build on the momentum that has been initiated in this area by several other garden sites that have been recently created and the campus park that was installed at Marshall High School near the corner of 5th Avenue and Kedzie Avenue. The sites being targeted for this competition are also located on several blocks south of the Hatchery Project, a new nonprofit, 31-member community garden network and resident-led Neighborhood Market to be run year-round.

The 2005 East Garfield Park LISC Quality of Life Plan, which is included in C40's online Data Room for this site, explains that the damage created by the 1968 riots and subsequent housing and commercial abandonment have left many blocks more than 60 percent vacant. With the area's proximity to downtown and the emerging strengths of the community beginning to attract development interests, the challenge is to develop a resilient and sustainable typology of development that balances new housing with environmental uses and property ownership opportunities for residents.

The intent of the competition is to redevelop the city-owned, vacant lots to provide carbon-neutral, multi-family dwelling units that can be coupled with the other exciting projects in the vicinity and become a model for sustainable and resilient redevelopment of disinvested neighborhoods.

Specific planning rules and regulations regarding the development of the site

The development of the sites 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 C1-3 for Neighborhood Commercial 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. Zoning Chapter 17-8 is available online at: [http://library.amlegal.com/nxt/gateway.dll/Illinois/chicagozoning/chicagozoningordinanceandlanduseordinanc?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:chicagozoning_il](http://library.amlegal.com/nxt/gateway.dll/Illinois/chicagozoning/chicagozoningordinanceandlanduseordinanc?f=templates$fn=default.htm$3.0$vid=amlegal:chicagozoning_il)

The site is also located within the Midwest Tax Increment Financing District, more information on this TIF is available on the City's website at:

https://www.cityofchicago.org/city/en/depts/dcd/supp_info/tif/midwest_tif.html

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

- A narrative to explain the extent of the site that the bidder is proposing to redevelop, either both corner lots or one of the corner lots, and any phasing proposed;
- 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 <https://www.cityofchicago.org/city/en/depts/dps/provdrs/cert/svcs/certdirectory.html>;

- A Legal Action History Summary, 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 summary of how the proposal will meet the City's and/or community's local redevelopment goals for the area; and
- 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.
- A description of any anticipated requests for city financial assistance.

A Selection Committee will review and evaluate the submitted RFQs and select a Short List of respondent teams. The short-listed teams will then be invited to provide a more detailed response through a Phase 2 Request For Proposals (RFP) process. The submission requirements will include those expressed in the Reinventing Cities Regulation document, along with Chicago-specific requirements that may include the following:

- A binding Offer to Purchase, stating the Offer Amount, and accompanied by a 10% Good Faith Deposit;
- Completed Negotiated Sale Application, (see the attached example);
- A Detailed Project Budget, with funding commitments and any request for local tax incentives or other public subsidies;
- A Project Schedule, including community engagement, City-staff review and the required legislative approval processes;
- An Economic Impact Analysis to include fiscal impacts, property taxes generated, and employment opportunities.

The City intends to sell the sites to the winning bidder. 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 winning bidder's completed

negotiated sales application will be reviewed by City staff, who will then present the terms to the Community Development Commission (CDC) and the Chicago Plan Commission (CPC) for review and approval. Upon approval of the general terms, a Redevelopment Agreement (RDA) will be negotiated between the applicant and the City. The RDA is a contract that commits the purchaser to completing the redevelopment proposal within a specified time frame and according to specified terms. The negotiated sale will be completed following the RDA's approval by the City Council and when signed by all parties. Included in C40's online Data Room for this site is the City's Negotiated Sale Application.

Specific climate or environmental issues regarding the development of the site

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.

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).

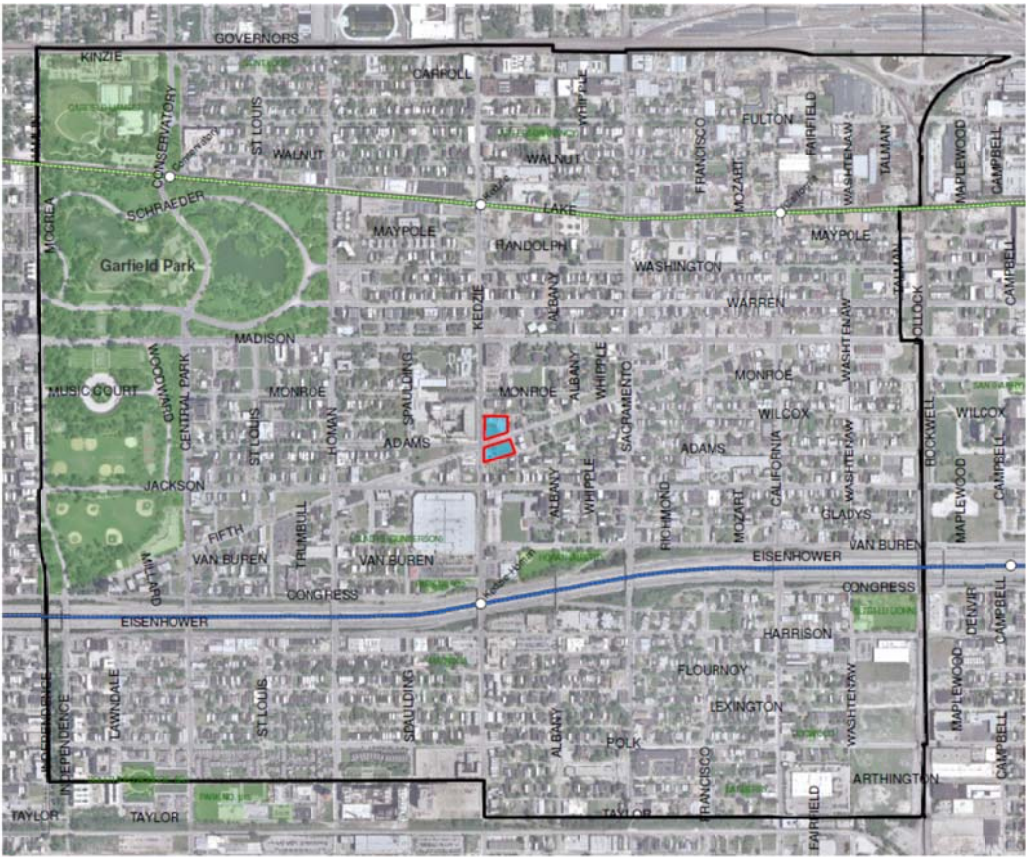
As typical of many older cities in the country, Chicago has a combined storm and sewage utility system. To help manage excessive storm water, developments in Chicago are regulated by the city's Storm Water Ordinance.

The East Garfield Community Area, and particularly 5th Avenue, have a high concentration of economic hardship as illustrated by the number of city-owned vacant parcels and frequency of basement and street flooding due to the limitations of the City's combined sewer system. According to the Department of Water Management's Basement Flood Risk Map, basements in this area of the City are at risk of flooding during a 1 - 2 year storm event.

In accordance with the Reinventing Cities competition goals, the City expects an exemplary project for these sites 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. Therefore, bidders must demonstrate that the design of the site and buildings will deliver a carbon-neutral project.

Pre-Bid Meeting

- February 23rd, 2018, from 10:30 a.m. to noon at the Claudia Cassidy Theater in the Cultural Center at 78 E. Washington, Chicago, IL 60602



■ C40 Reinventing Cities Competition Sites
 ■ East Garfield Park Community Area

