

Committee on Design

Galleria 89

**South Chicago Invest South/West RFP Process
8840–8854 S. Commercial Ave.**

March 9, 2021

RFP Goals

- Solicit development proposals for key location(s) along the corridor
- Go beyond a traditional RFP process to facilitate design excellence
- Engage the community to identify types of uses and evaluate responses
- Encourage local partnerships and build local wealth

 **DPD**

City of Chicago
Lori E. Lightfoot, Mayor

South Chicago Request for Proposals
8840–8854 S. Commercial Ave.



Department of Planning and Development
Maurice D. Cox, Commissioner
City Hall Room 1000
121 N. LaSalle St.
Chicago, IL 60602

November 30, 2020

RFP Site

RFP Site

Pilsen Wellness Center

Cocula Restaurant

Athletico

La Fruteria

8840-54 S. Commercial Ave.



S. Exchange Ave.

S. Commercial Ave.

S. Houston Ave.

E. 89th St.

E. 89th St.

Timeline

STEP 1
2 months

Develop & Release RFP

Based on input from Roundtables, stakeholder interviews, and Visioning Workshop; DPD assisted by pro-bono consultant team

STEP 2
4 months

Responses Developed

Additional engagement opportunities throughout

STEP 3
1.5 months

Evaluation

Respondents present proposals to community; Evaluation Committee reviews

STEP 4
6-9 months

Developer Selected & Negotiation Begins

OCTOBER
ROUNDTABLE

OCT & NOV
VISIONING
WORKSHOP

NOVEMBER
ROUNDTABLE

DEC RT

JAN RT

FEB RT

MAR RT

APRIL RT

MAY DEVELOPER
PRESENTATIONS

CONTINUED ENGAGEMENT

**VISIONING PROCESS
WITH COMMUNITY**



Department of Planning
and Development

Community Engagement

Virtual Visioning Workshop

October 20, 2020

November 18, 2020

Outreach with Alderwoman Garza

Review of Community Plans

South Chicago ISW Neighborhood Roundtables:

August 24, 2020

September 29, 2020



RESCHEDULED

JOIN US FOR A SOUTH CHICAGO

VISIONING SESSION

**WEDNESDAY, NOVEMBER 18TH
5:00PM to 6:30PM CENTRAL**

NEW MEETING DATE

Meeting #2: Give input on development strategies for the upcoming Commercial Avenue Request for Proposals (RFP)! The City of Chicago Department of Planning and Development will issue an RFP for a development project on Commercial Avenue. Register for the November 18th meeting to discuss with the City, architects and fellow community members what you think would be the best outcome for this INVEST South/West Initiative.

TO REGISTER

RSVP FOR THIS VIRTUAL MEETING IS REQUIRED AT THIS LINK:

<https://tinyurl.com/CommercialAve2>



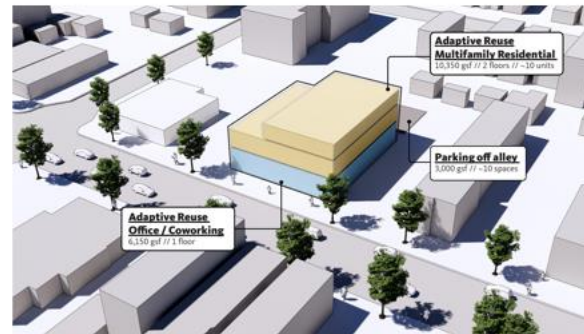
INVEST SOUTH WEST
MAYOR LORI E. LIGHTFOOT

After registering, you will receive a confirmation email containing information about joining the meeting.

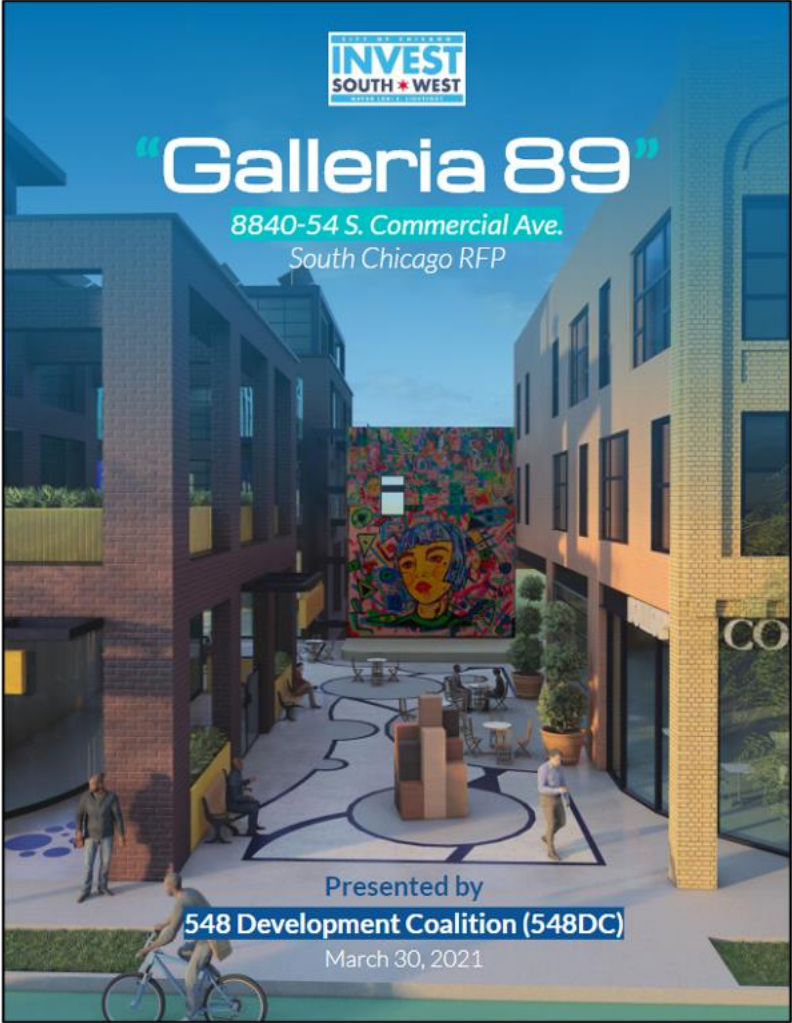
Before the meeting, please participate in a survey about the draft development scenarios: <https://www.surveymonkey.com/r/ZNGWPQN>

Feedback

- Six sites were selected as semi-finalists
 - 87% of respondents chose the RFP site
- Mixed-use development
- Public plaza



Responses to the RFP



Evaluation Outreach and Committee

Evaluation Committee

- Department of Planning
 - Bureau of Planning & Design
 - Bureau of Economic Development
- Department of Housing
- Department of Assets, Information, and Services
- Office of the Mayor
- Three community evaluators

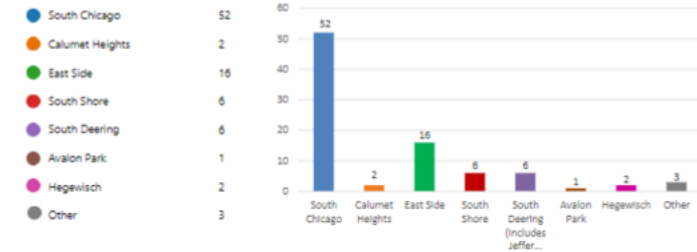
INVEST South/West Community Scorecard: South Chicago Results

88 Responses 16min: 23 sec
Average time to complete

1. What is your relationship to the South Chicago community?



2. Which community area do you represent?



Other Responses: Rogers Park, Auburn Gresham, Both East Side and South Chicago

3. Are you affiliated with a community organization?





COMMITTEE ON DESIGN

Department of Planning and Development

Galleria 89 – East 89th St & South Commercial Ave.

South Chicago / 10th Ward / Ald. Garza

Developer: 548 Capital

Architects of Record: Rivetna Architects & Farr Associates

March 02, 2022



DESIGN NARRATIVE

- The new 5-story building marks an important corner with a distinctive visual landmark.
- The renovated 3-story building retains and enhances the context of the Commercial Avenue corridor.
- The landscaped courtyard unifies the two buildings into one common facility.
- The new building combines two material palettes: 1) a heavy masonry grid on the lower floors reflecting the neighborhood context, 2) a light grid of metallic panels on the upper floors.
- The stepped massing enables upper floor terraces and enhances sun penetration into the courtyard to the north.
- The project breaks new design ground by demonstrating that non-boxy massing and higher levels of glazing can attain PHIUS certification.
- The project advances public health by getting rid of gas cooking and by promoting stair use.



COMMUNITY CONCERNS

- **Safety + Security**

- Safety is a top priority, including well-lighted sidewalks and streets to improve the perception of safety for pedestrians, and active programming and uses to maintain “eyes on the street” security.

- **Affordability**

- Community feedback collected during the RFP process has a majority of respondents favoring a mix of affordable and market rate housing. It is important that even the market rates are still at an affordable level for residents of the community.

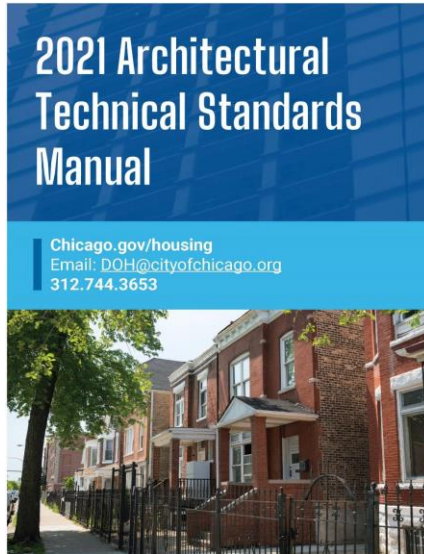
- **Employment**

- In addition to job creation, the community seeks opportunities that prioritizes local hiring commitments for both temporary and permanent jobs, and the utilization of union labor for construction.

- **Public Realm**

- The community has expressed desire for welcoming open/green space that is walkable, infrastructure for bicycle storage, beautification through landscaping and artwork, and seating for outdoor gathering/dining.

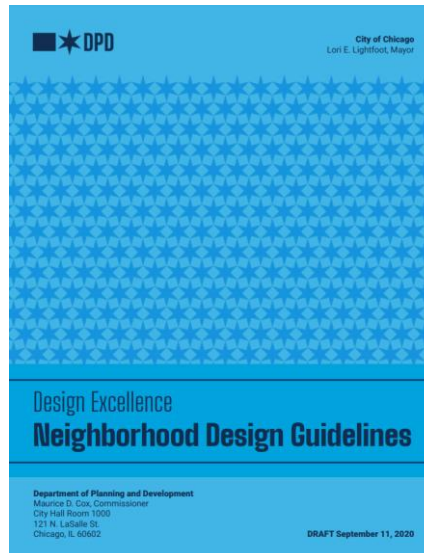
PLANNING + DESIGN GUIDELINES



DOH Architectural Technical Standards

City of Chicago Department of Housing
May 2021

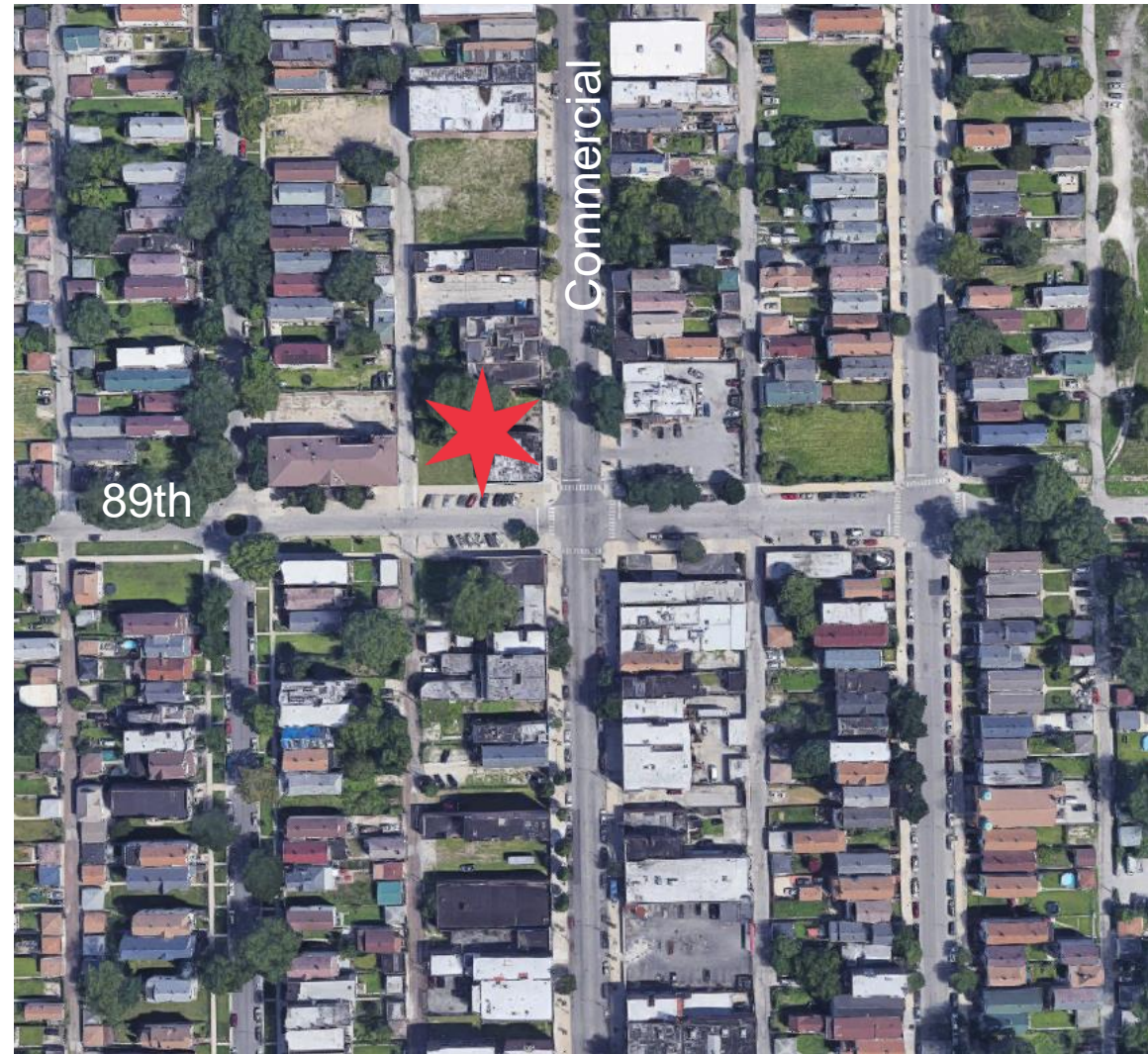
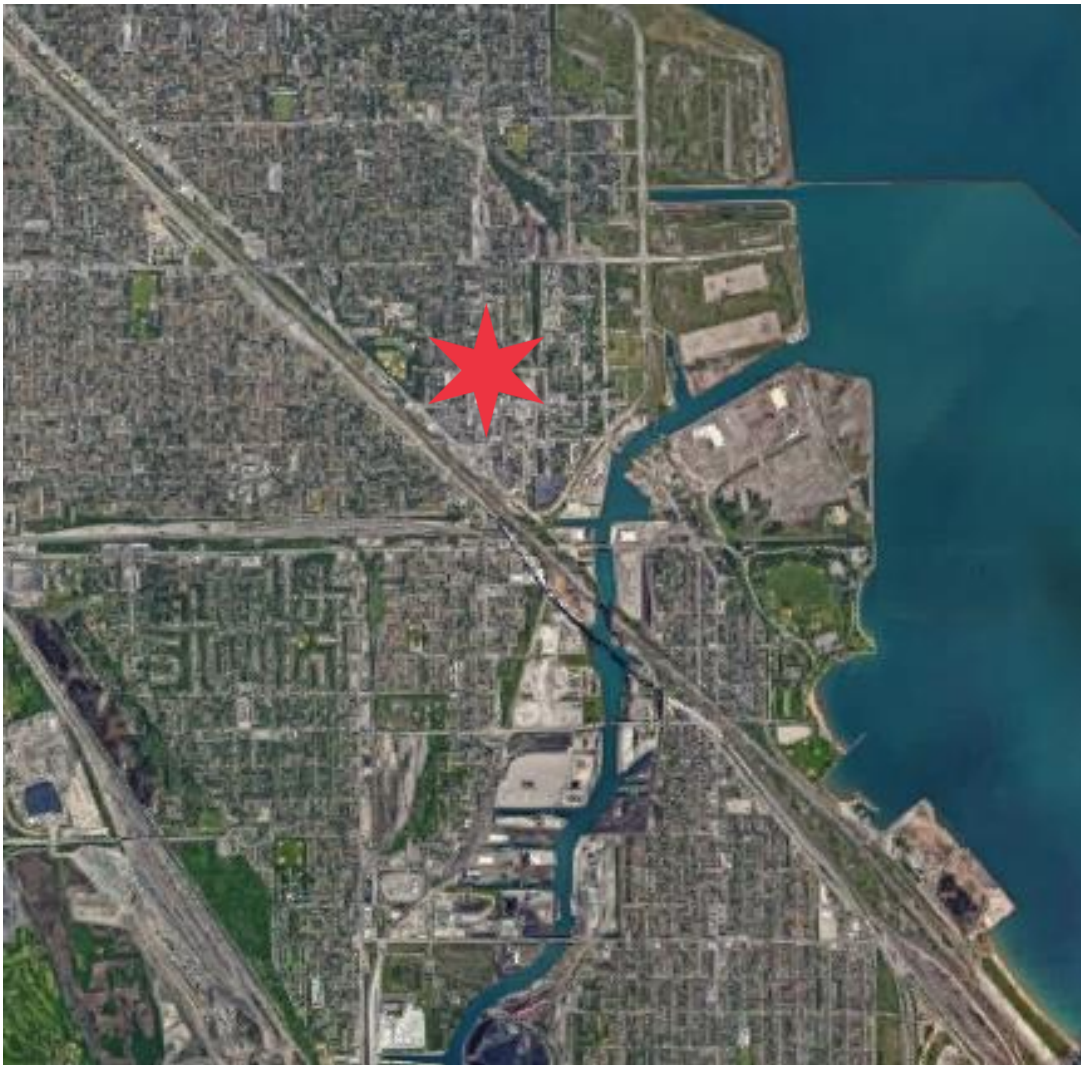
- Architectural standards for the design and construction to meet Department of Housing quality standards
- Provides prescriptive standards for the size of residential units and living components, such as storage, millwork, room sizing and finishes.



Neighborhood Design Guidelines

City of Chicago Department of Planning and Development, September 2020

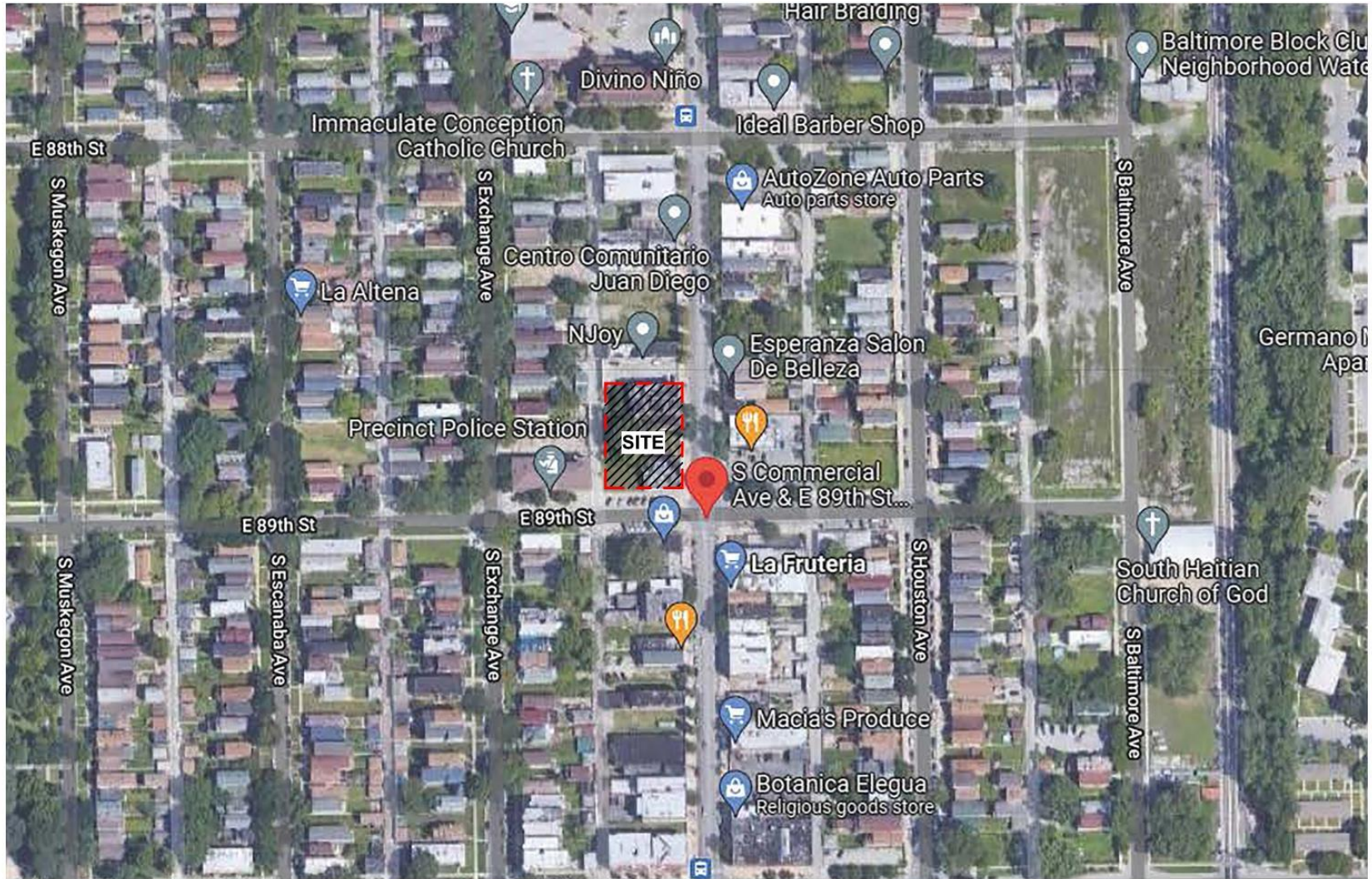
- Considers opportunities for re-purposing existing buildings, rather than building new.
- Provides visual buffers between on-site open spaces and adjacent incompatible land uses and/or views



LOCATION AND CONTEXT MAPS



LOCATION MAP



EAST 89TH STREET AND SOUTH COMMERCIAL AVENUE
CHICAGO, ILLINOIS 60617

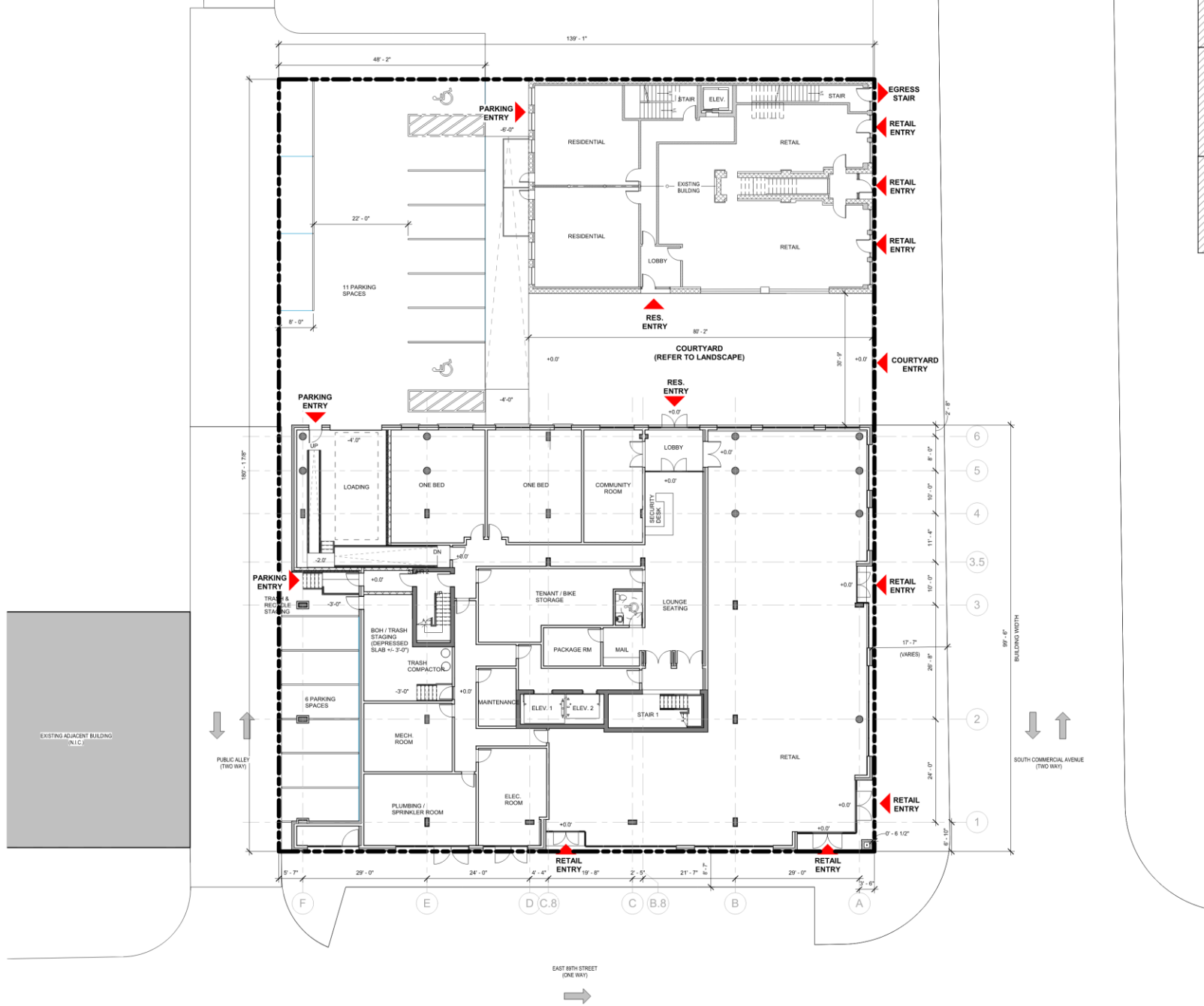


Scale: NTS

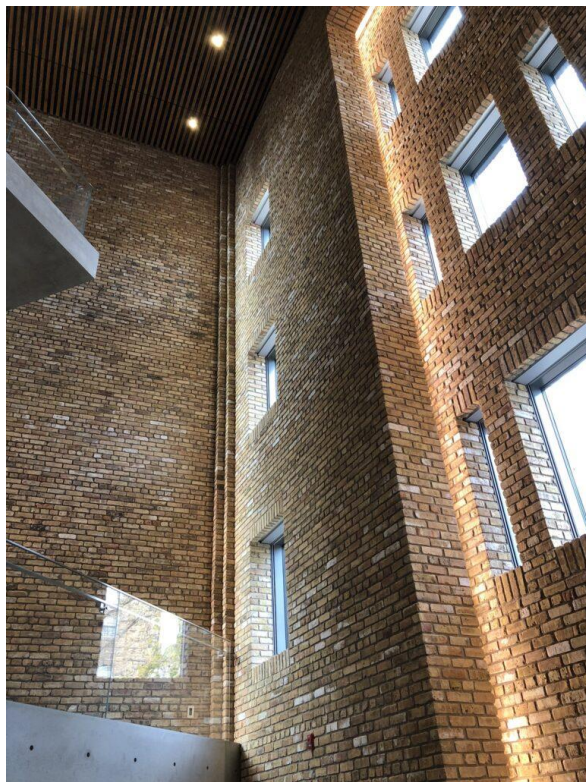
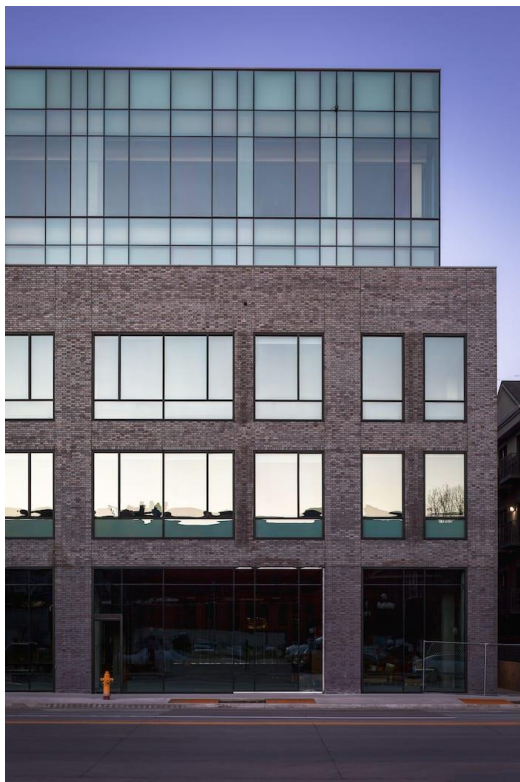




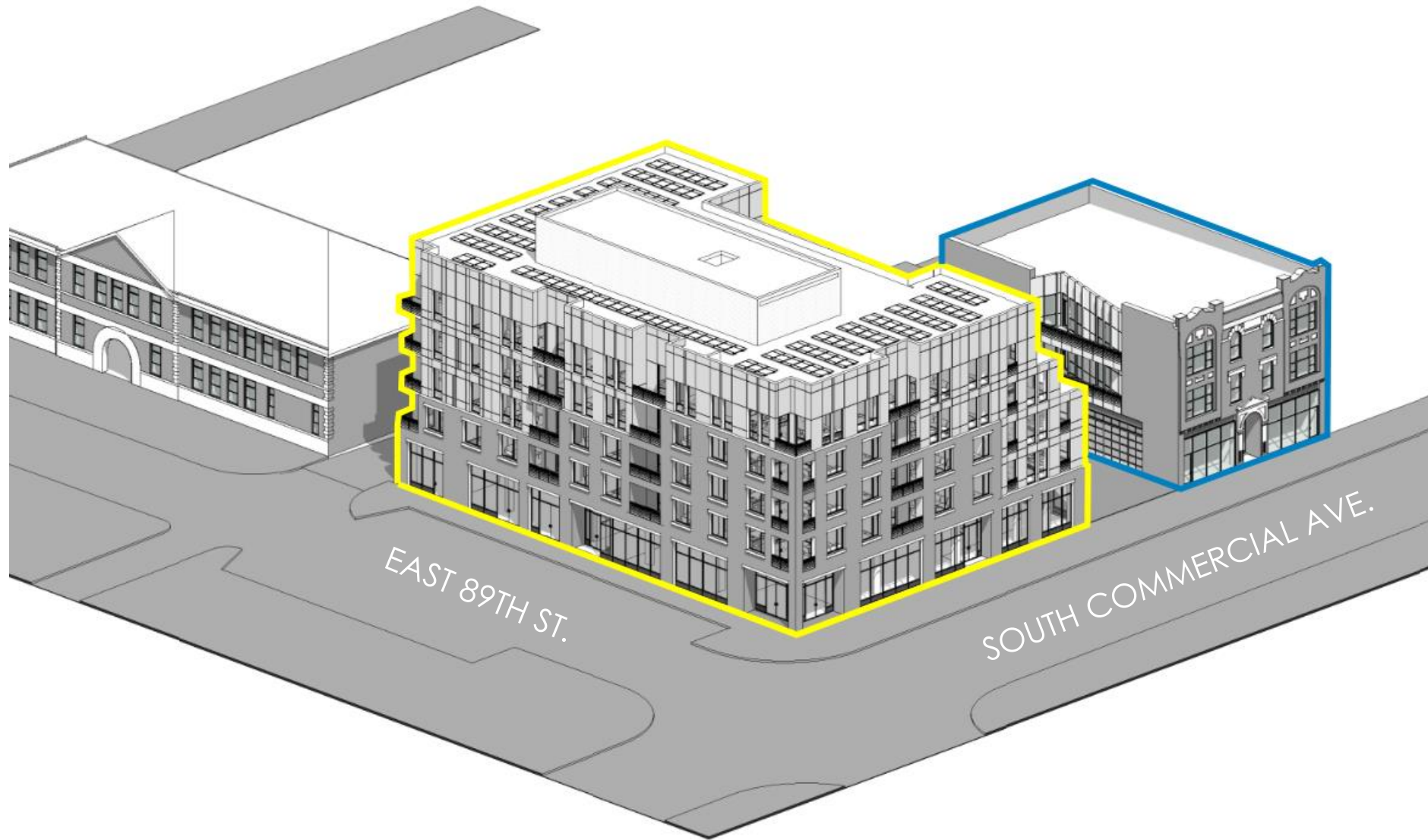
EXISTING BUILDING – NEIGHBORHOOD IMAGES



SITE PLAN

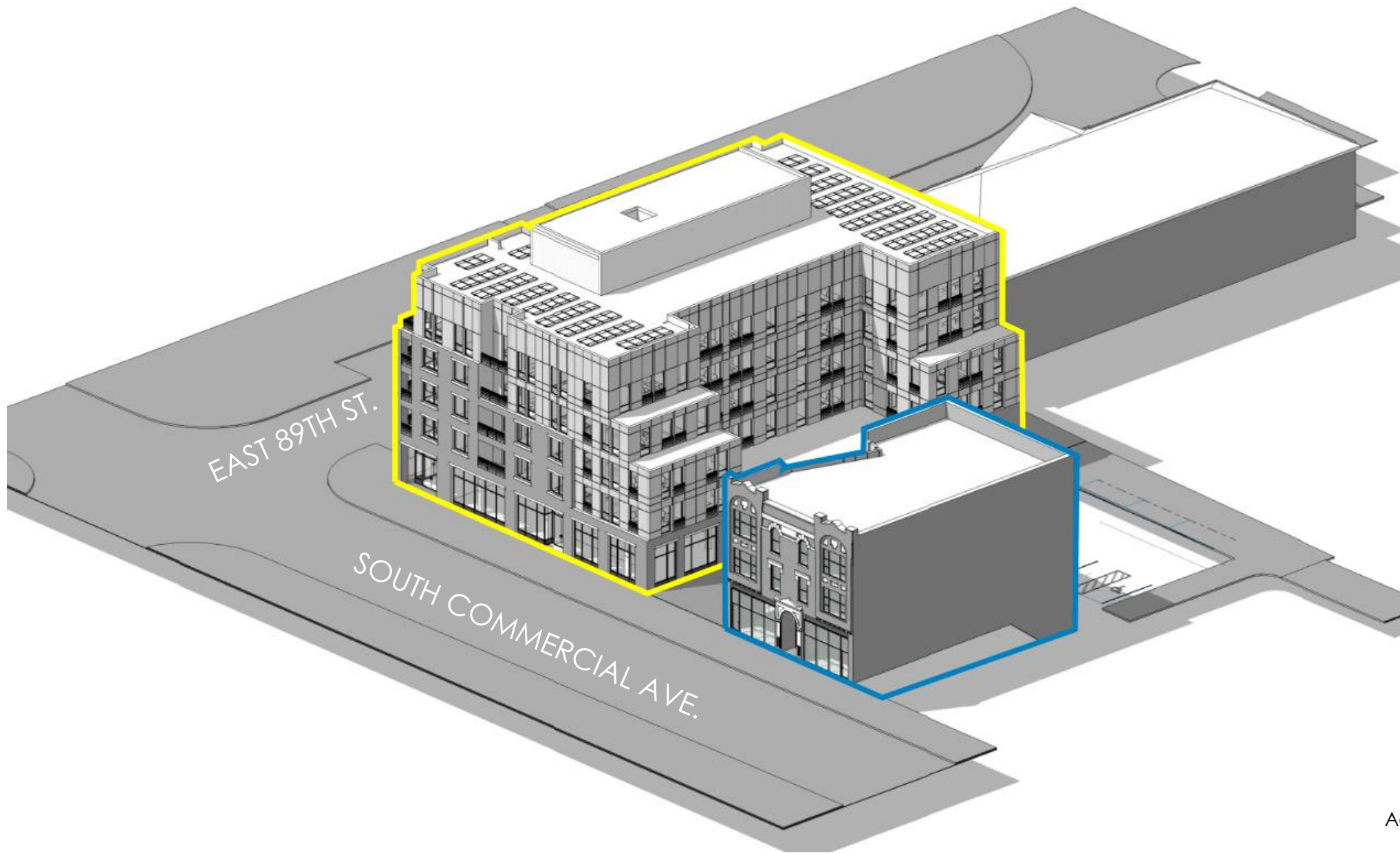


PRECEDENT IMAGES



Aerial : SE Corner

BUILDING MASSING



Aerial : NE Corner

BUILDING MASSING



SITE RENDERING



SITE RENDERING



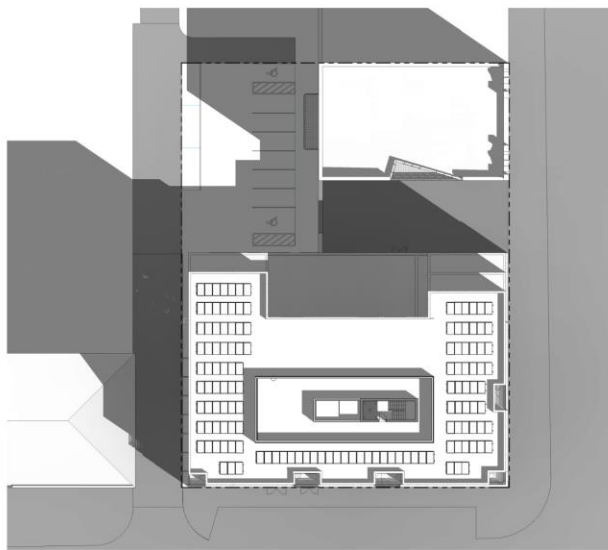
SITE RENDERING



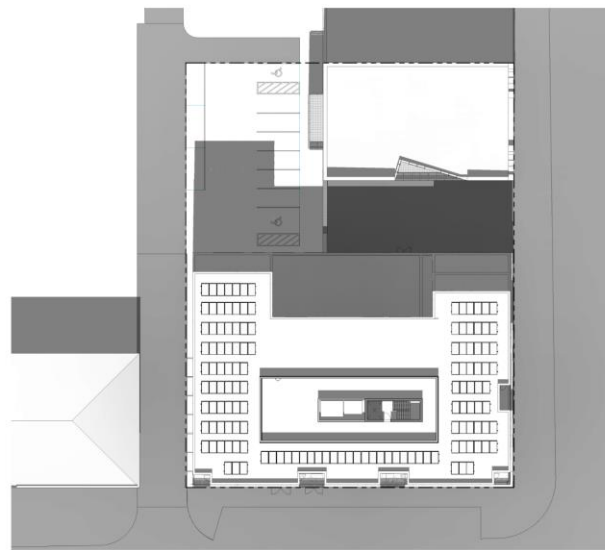
SITE RENDERING



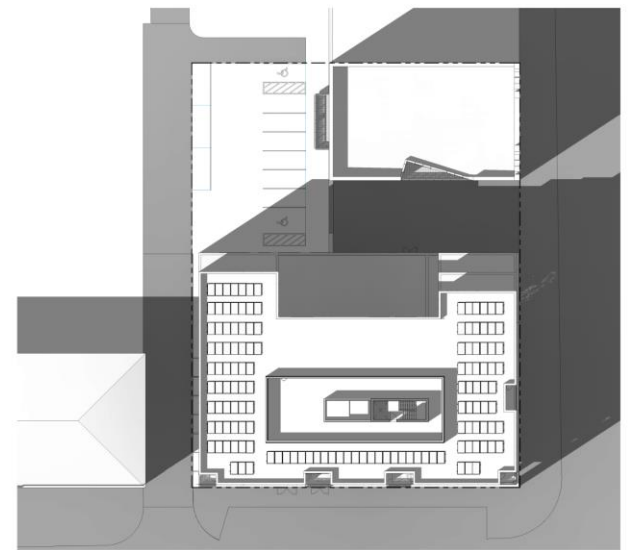
SITE RENDERING



9am

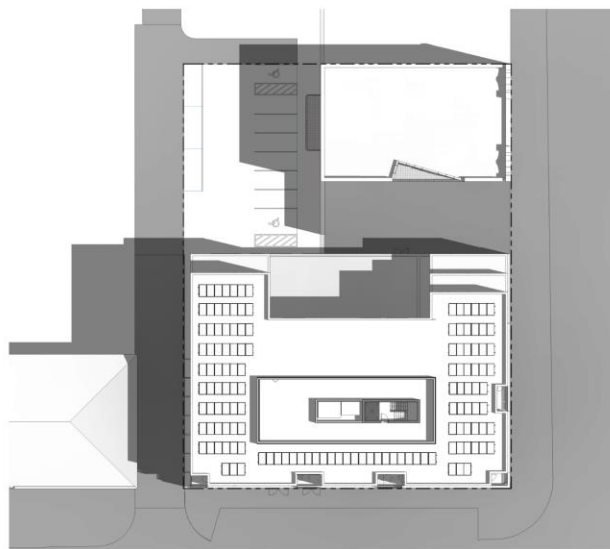


12pm

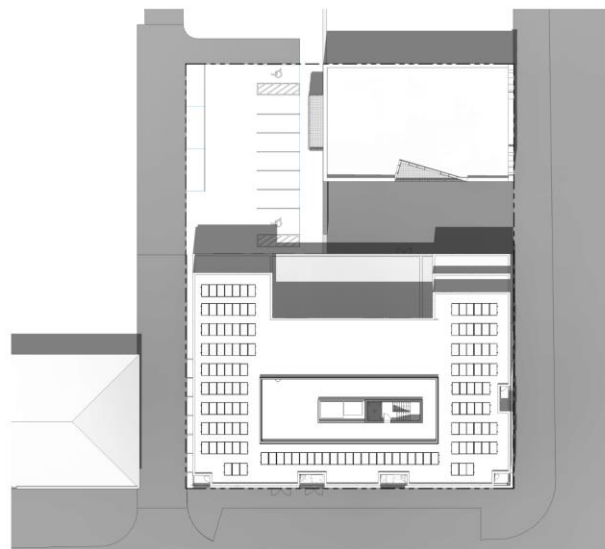


3pm

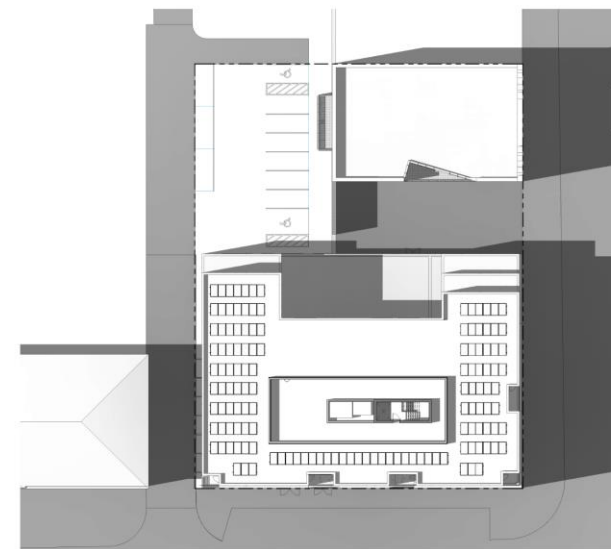




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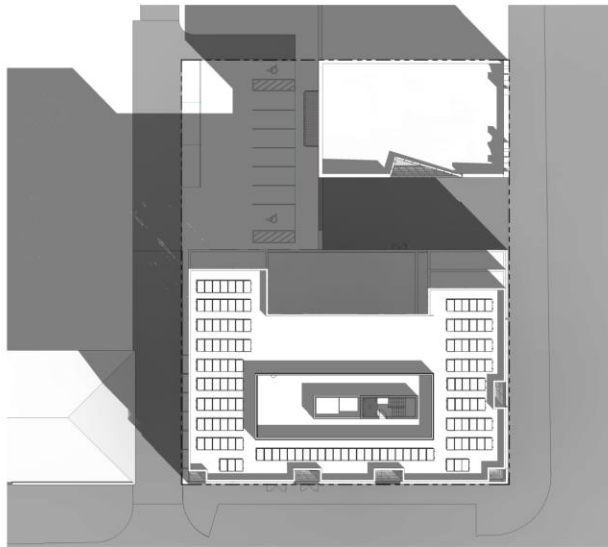


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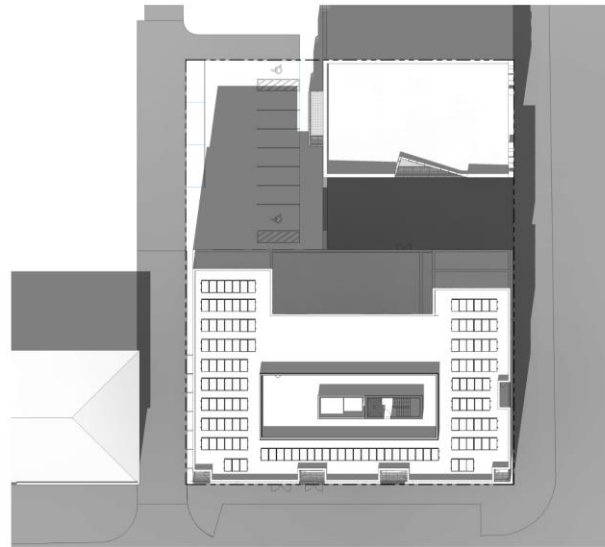


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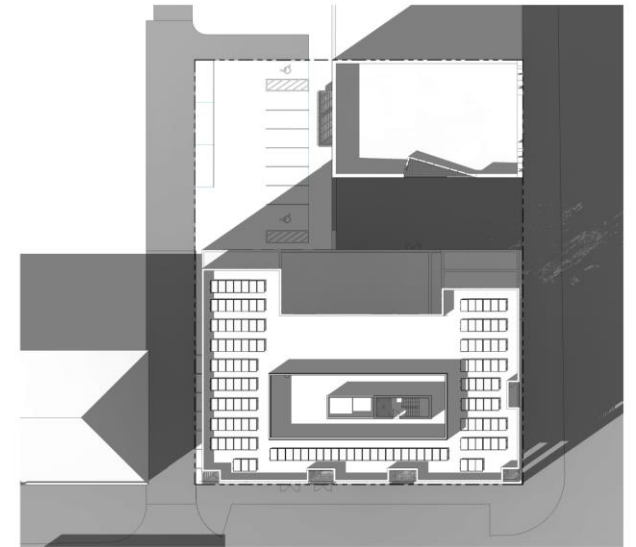




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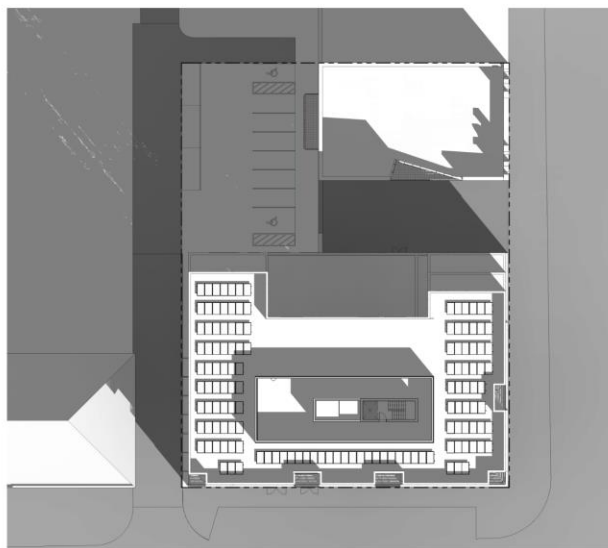


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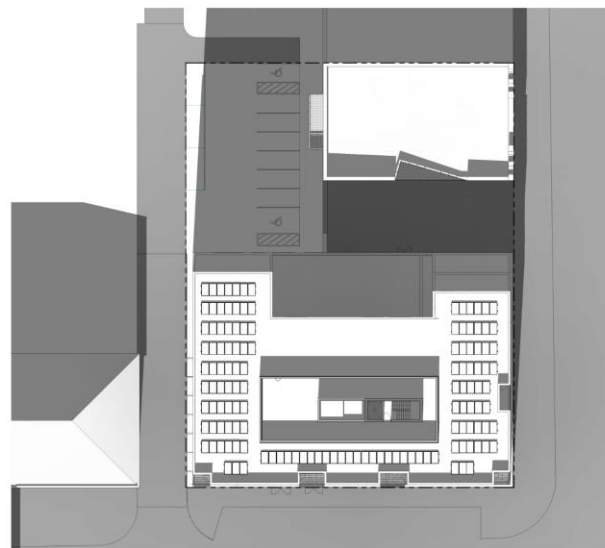


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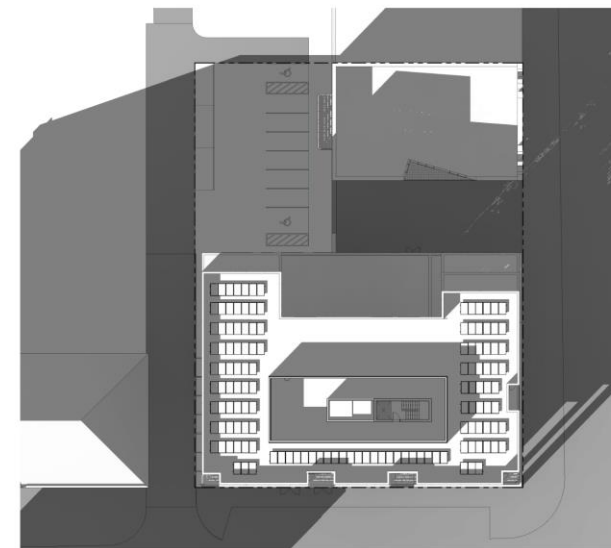




9am



12pm



3pm





Response to RFP – 2021 03



Presentation to DPD – 2021 12



Presentation to
Aldерwoman Garza – 2022 1



DPD Presentation
Melvin Wesley – 2022 3



CONTEXTUAL RENDERING



WARM
COLORED
RAILINGS
AND CAST
STONE

RENDERING WITH PEDESTRIAN CONTEXT

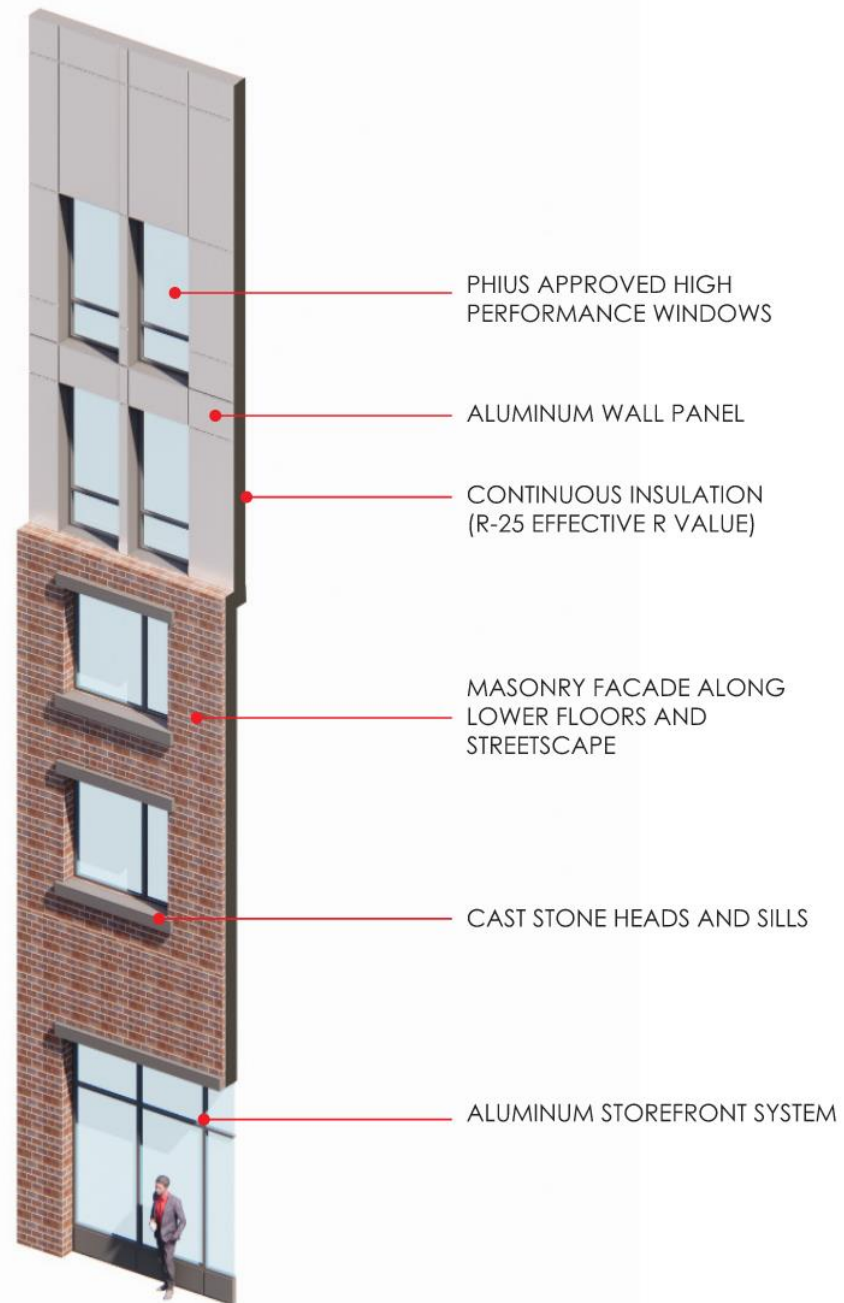


LIGHT
RAILINGS
AND CAST
STONE

RENDERING WITH PEDESTRIAN CONTEXT



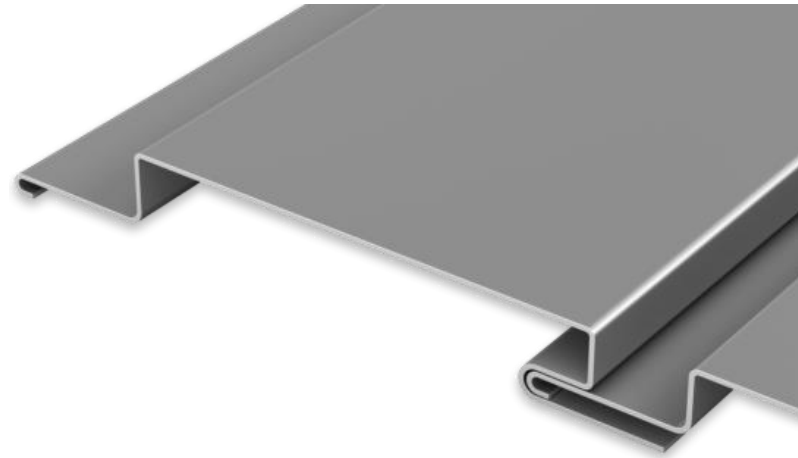
RENDERING



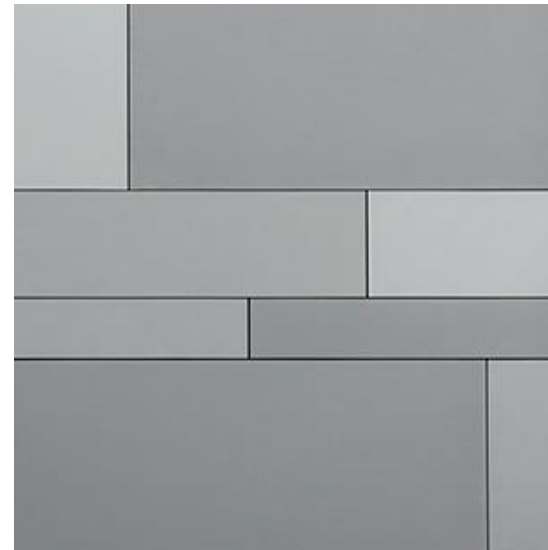
FAÇADE SECTION



MASONRY BRICK FACADE
WARM, NATURAL COLOR RANGE



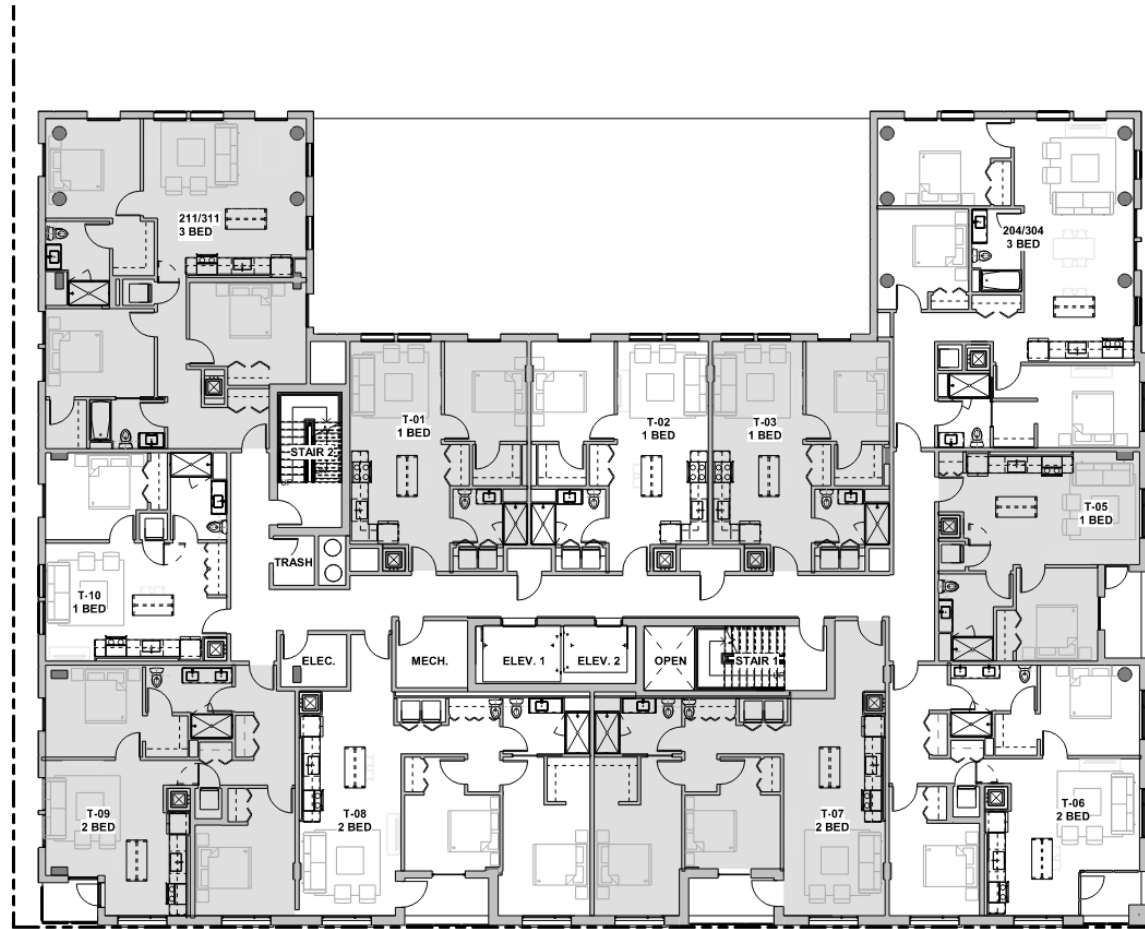
ALUMINUM WALL PANELS W/ REVEALS
NATURAL METAL FINISH



ALTERNATE: FIBER CEMENT PANELS
GRADIENT RANGE OF GREYS TO ADD DEPTH TO FAÇADE



GROUND FLOOR PLAN



S. COMMERCIAL AVE

E. 89TH STREET



SECOND FLOOR PLAN

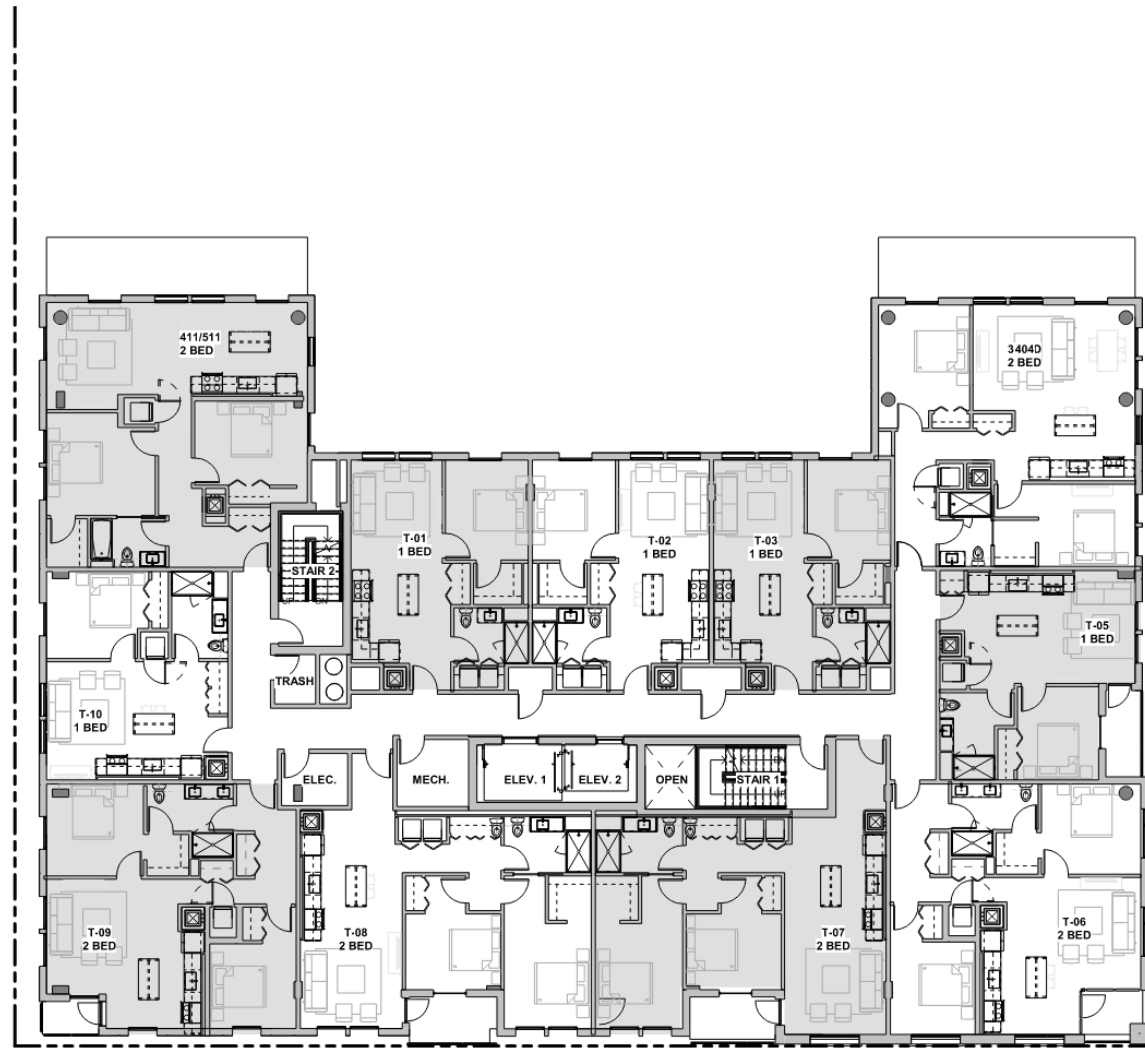


S. COMMERCIAL AVE

E. 89TH STREET



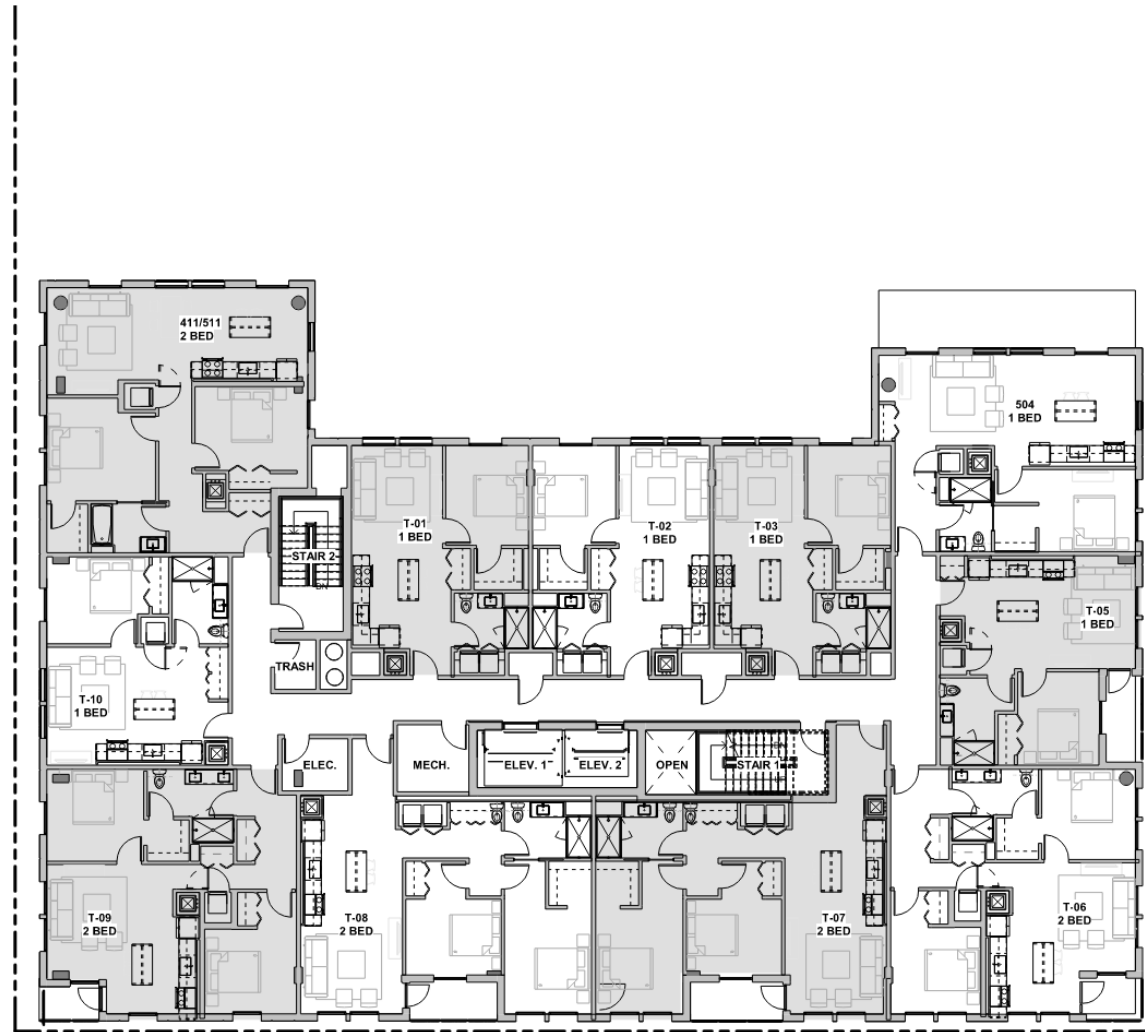
THIRD FLOOR PLAN



S. COMMERCIAL AVE

E. 89TH STREET

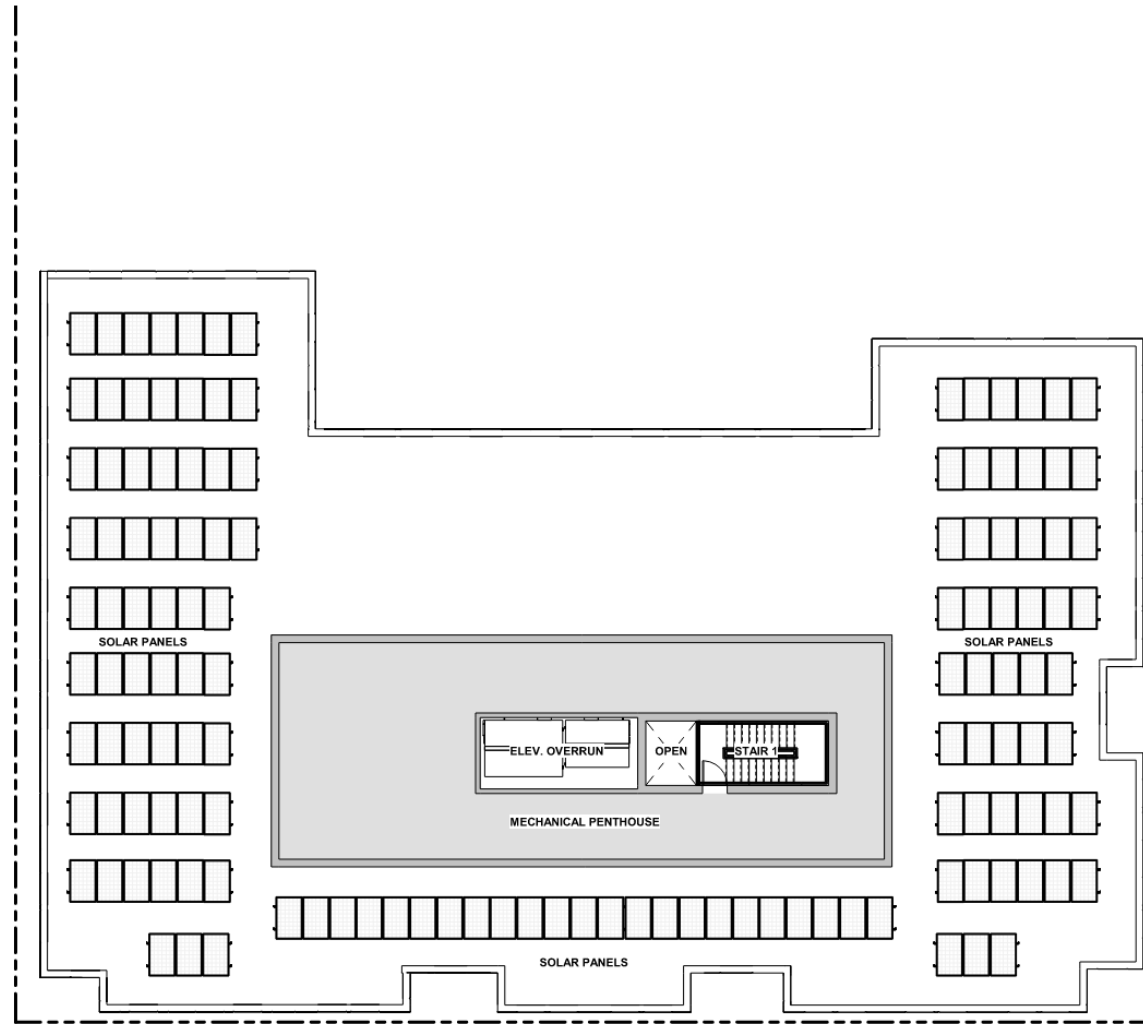




S. COMMERCIAL AVE

E. 89TH STREET

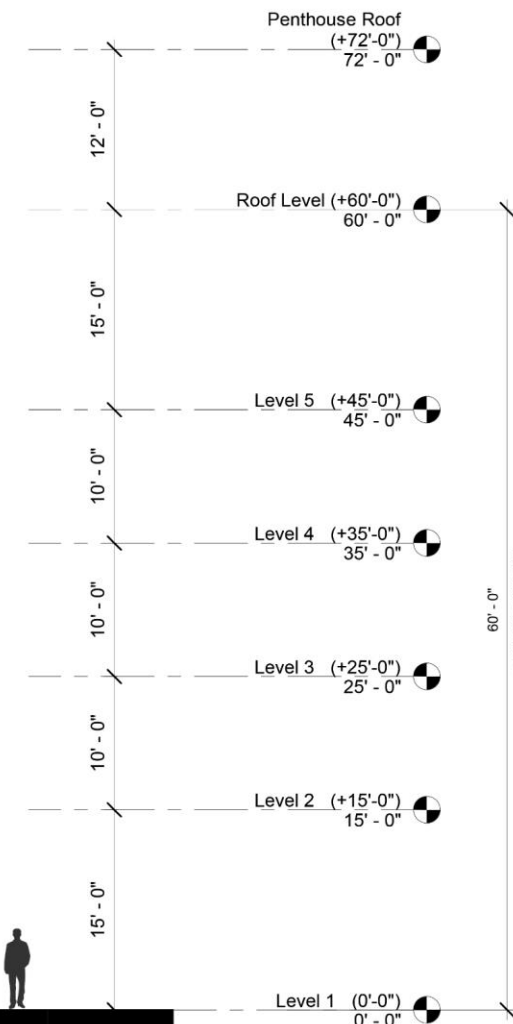




S. COMMERCIAL AVE

E. 89TH STREET





1. ALUMINUM WALL PANELS

2. FACEBRICK

3. CAST STONE HEADS AND SILLS

4. ALUMINUM STOREFRONT

BUILDING ELEVATION – South (E. 89th Street)



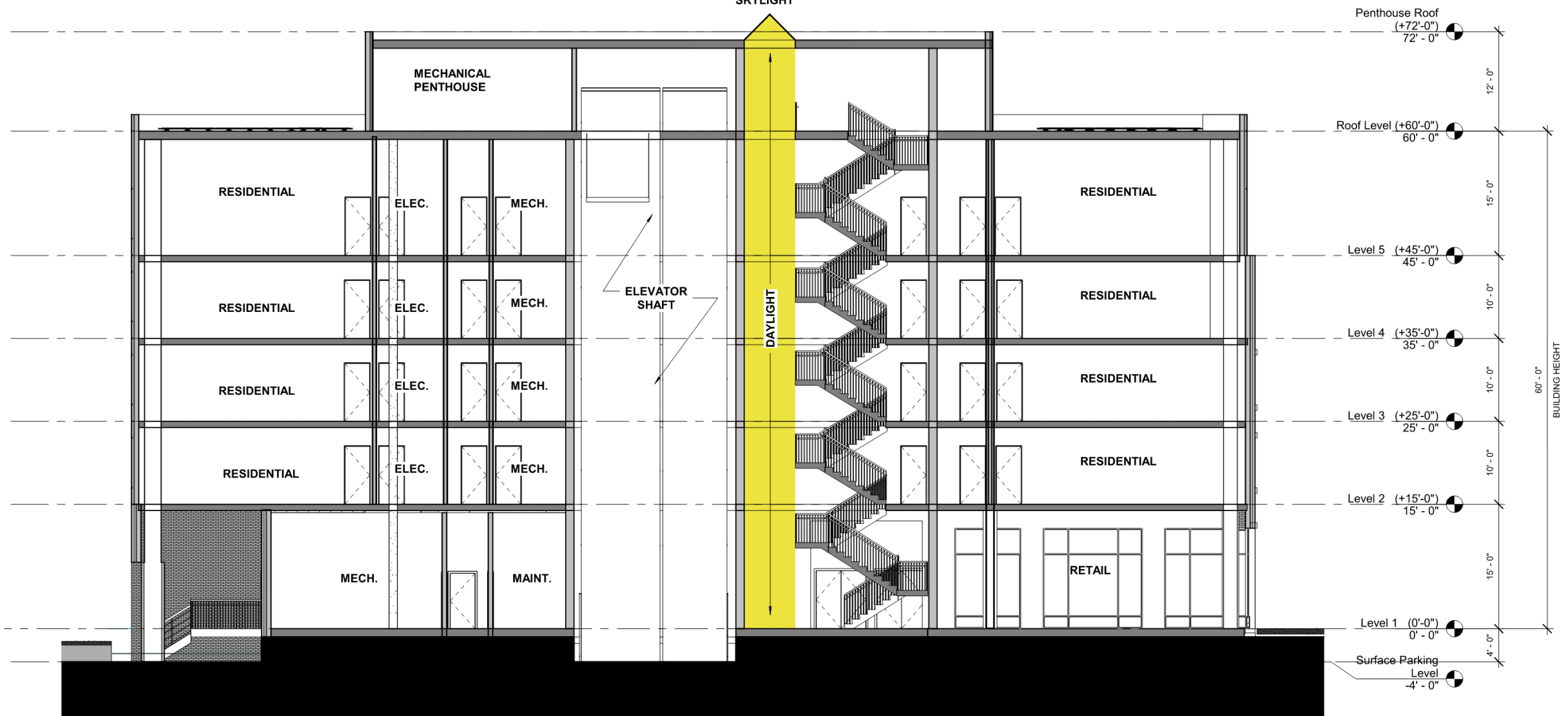
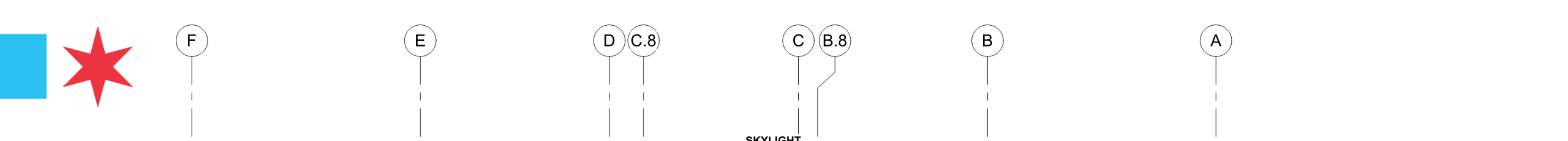
BUILDING ELEVATION – East (S. Commercial Ave.)



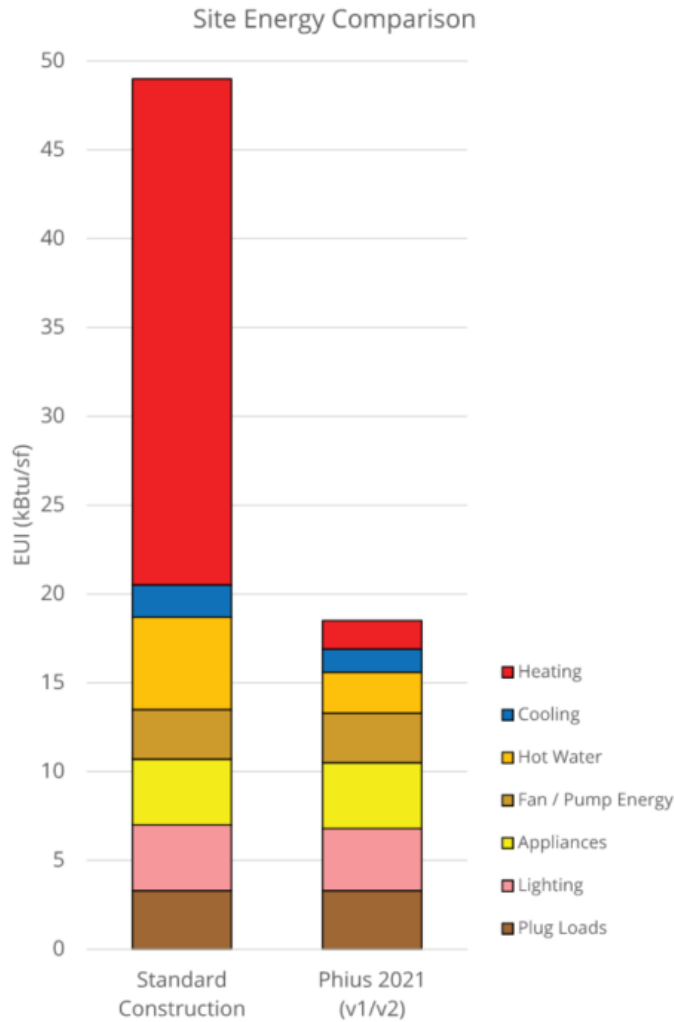
BUILDING ELEVATION – North (Courtyard)



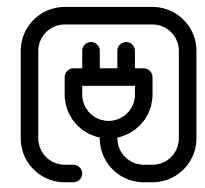
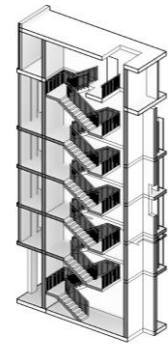
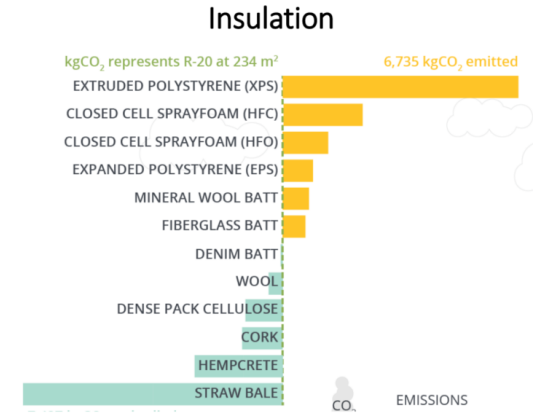
BUILDING ELEVATION – West (Alley)



BUILDING SECTION – ACTIVE STAIR

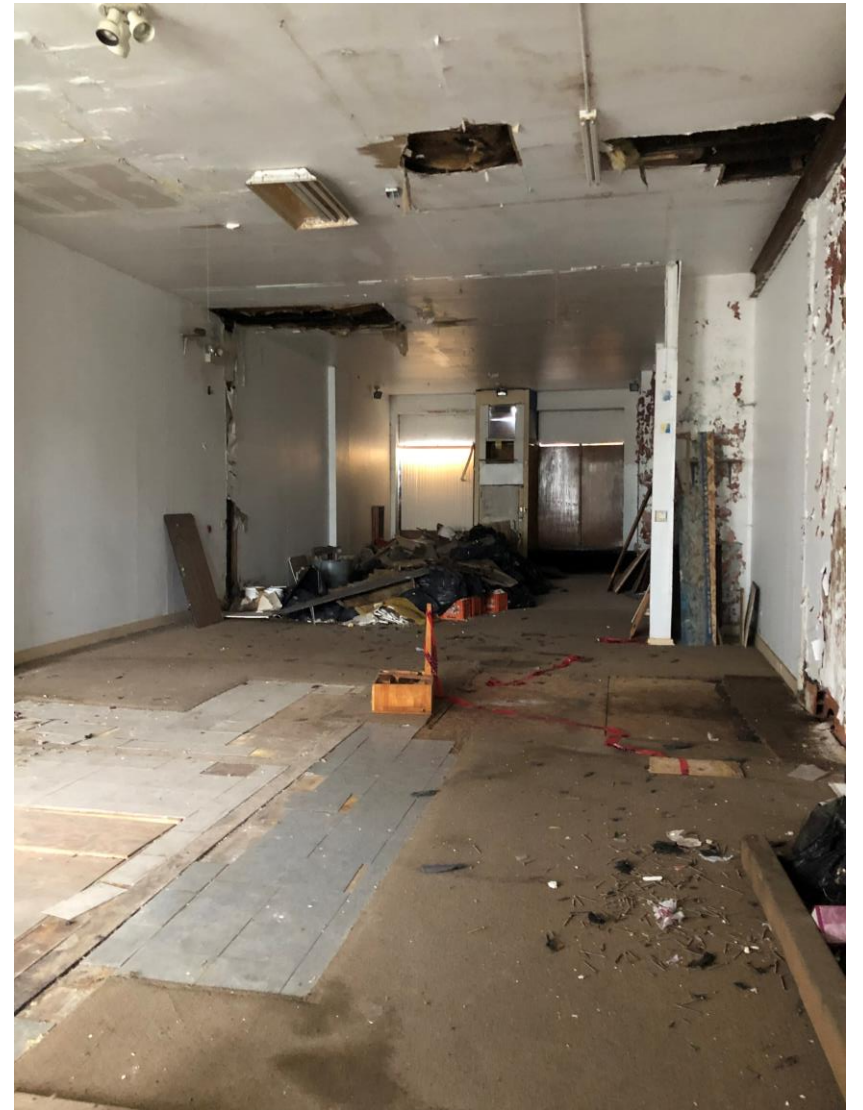


- Est 40% lower utility bills
- Heat pump technology
- Quieter Units
- All Electric
- Low Embodied Carbon
- Healthier Interiors
- Active Stair
- Heat Pump Dryers
- Induction Cooking
- Secure Bicycle Storage
- Solar Panel (ready)
- Rainwater Harvesting (exploring)

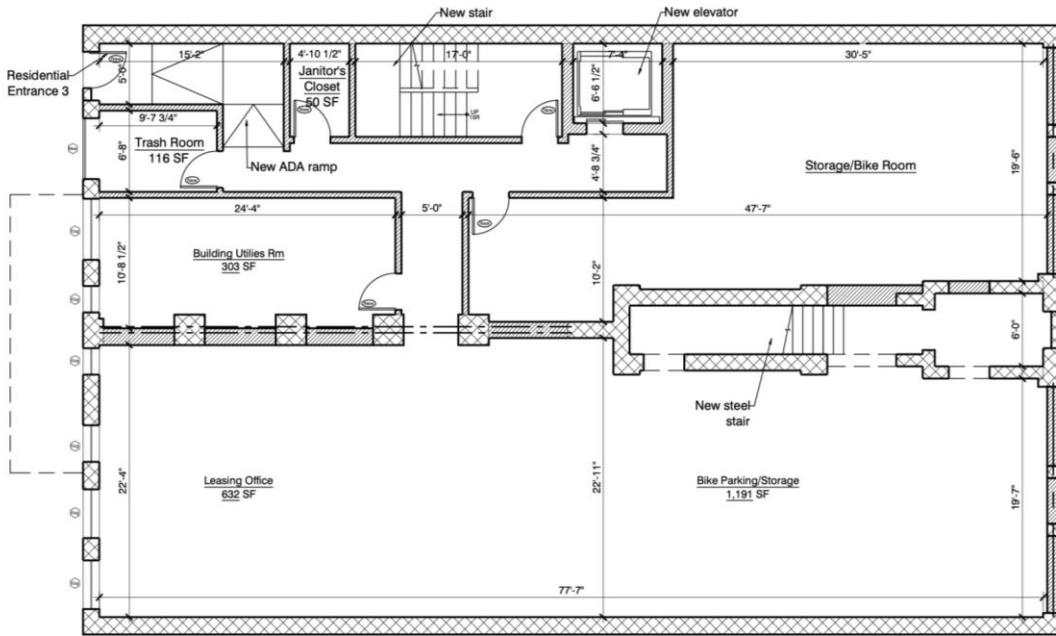




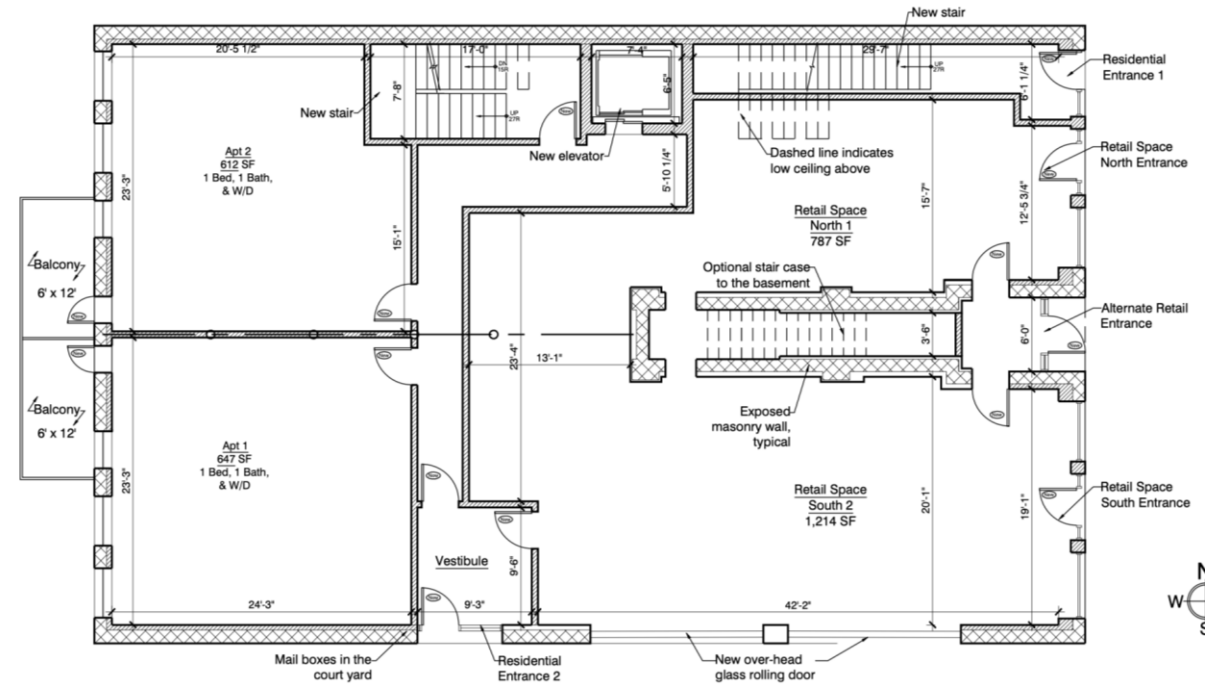
EXISTING BUILDING DESIGN



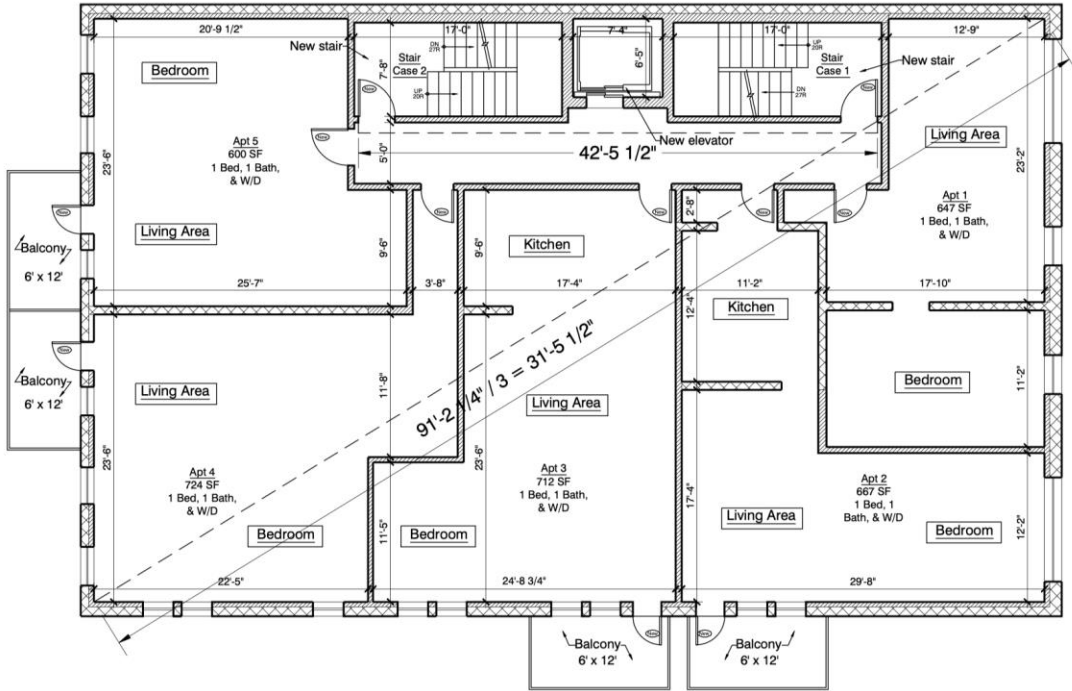
EXISTING BUILDING CONDITIONS



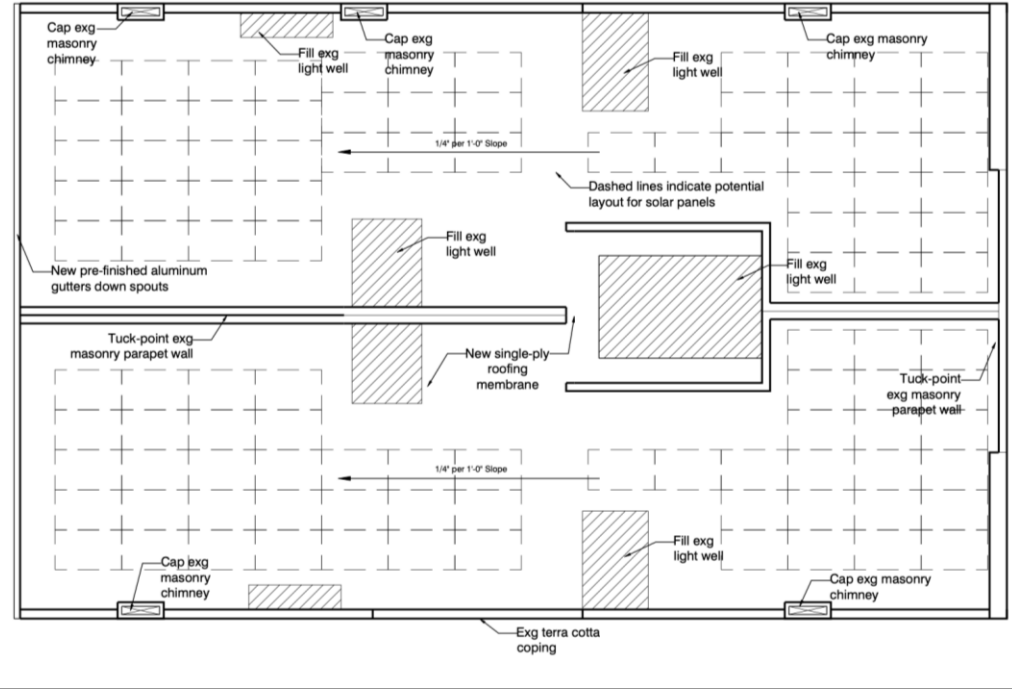
Basement Floor Plan



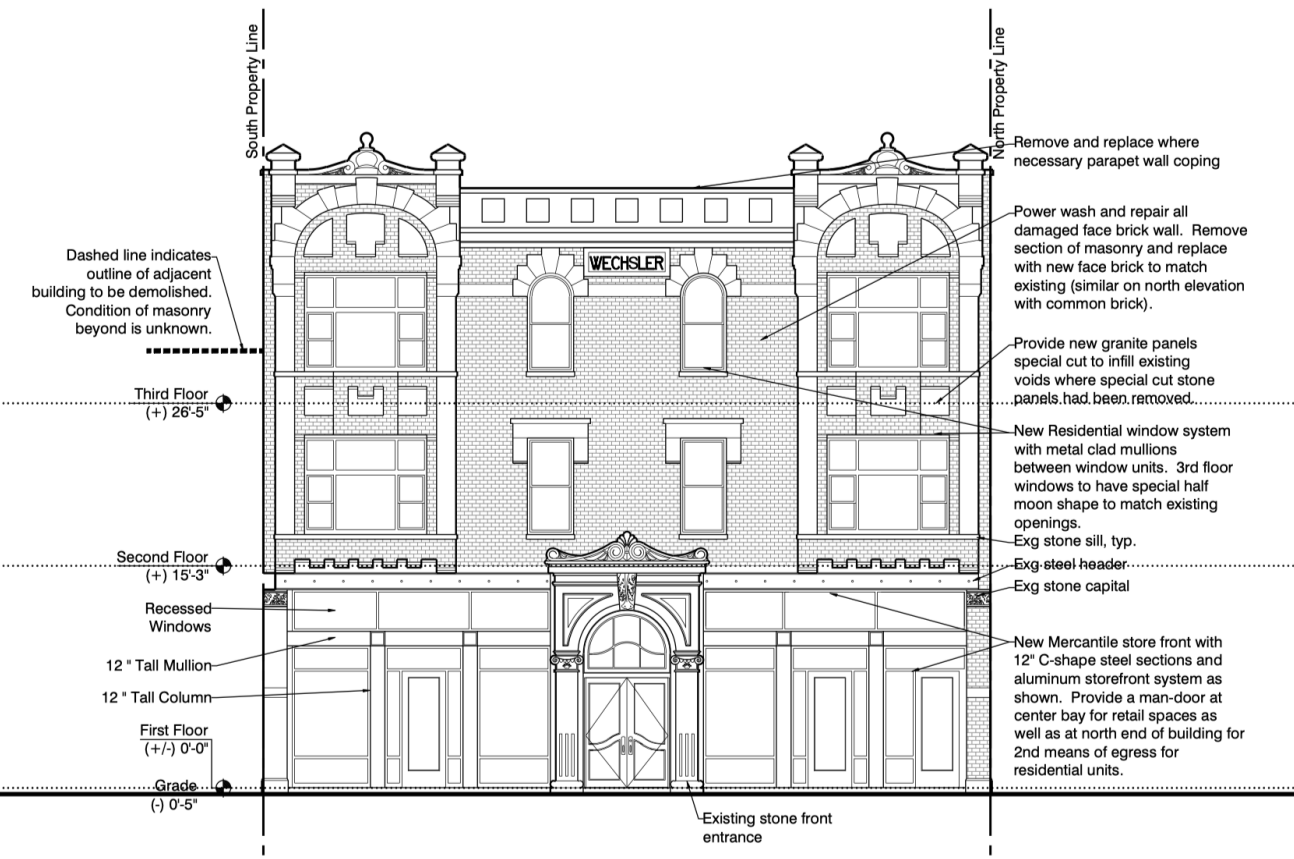
Ground Floor Plan



Second Floor Plan (Third similar)

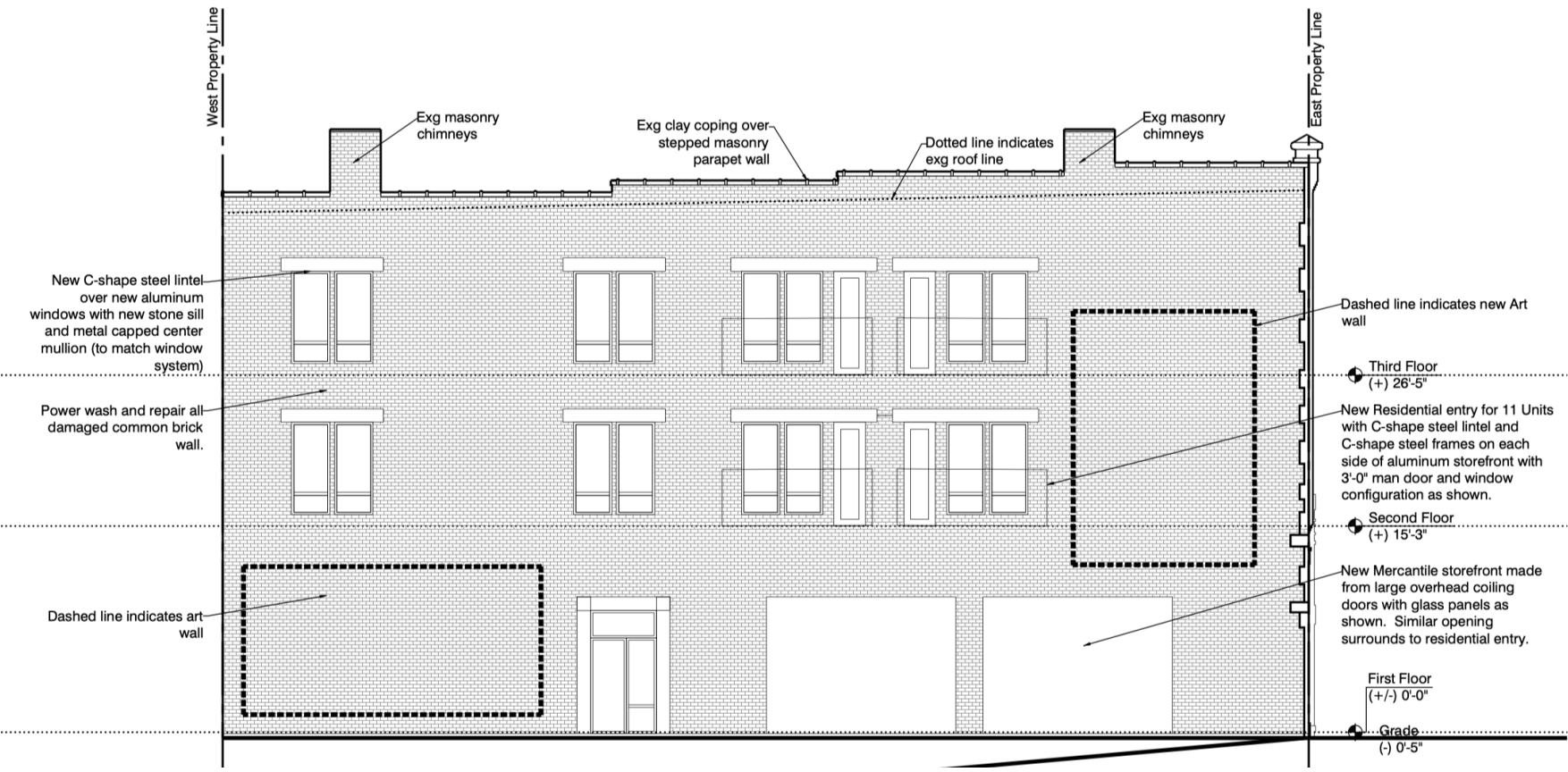


Roof Plan

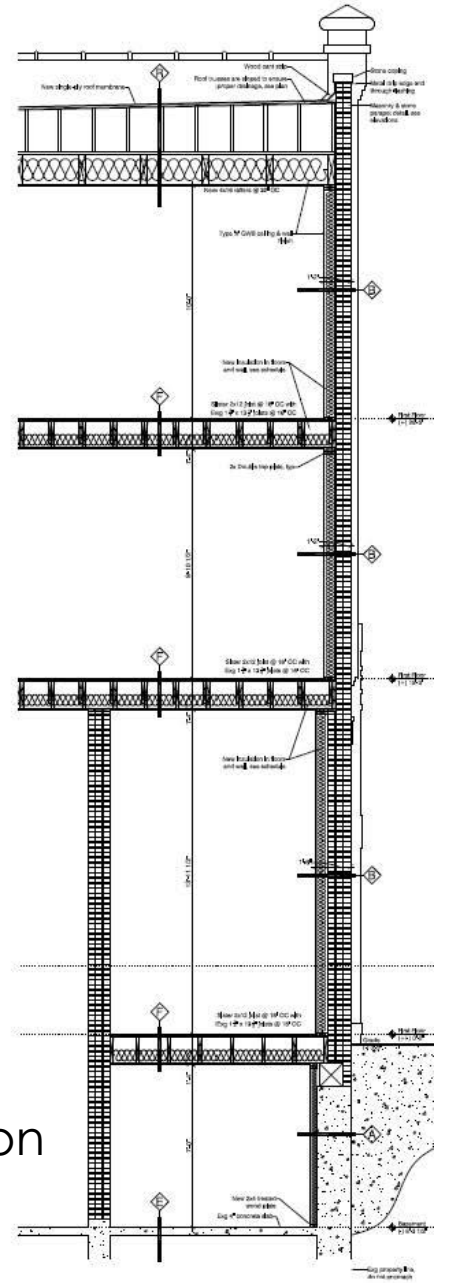


Front (Commercial) Elevation

EXISTING BUILDING – PROPOSED ELEVATION

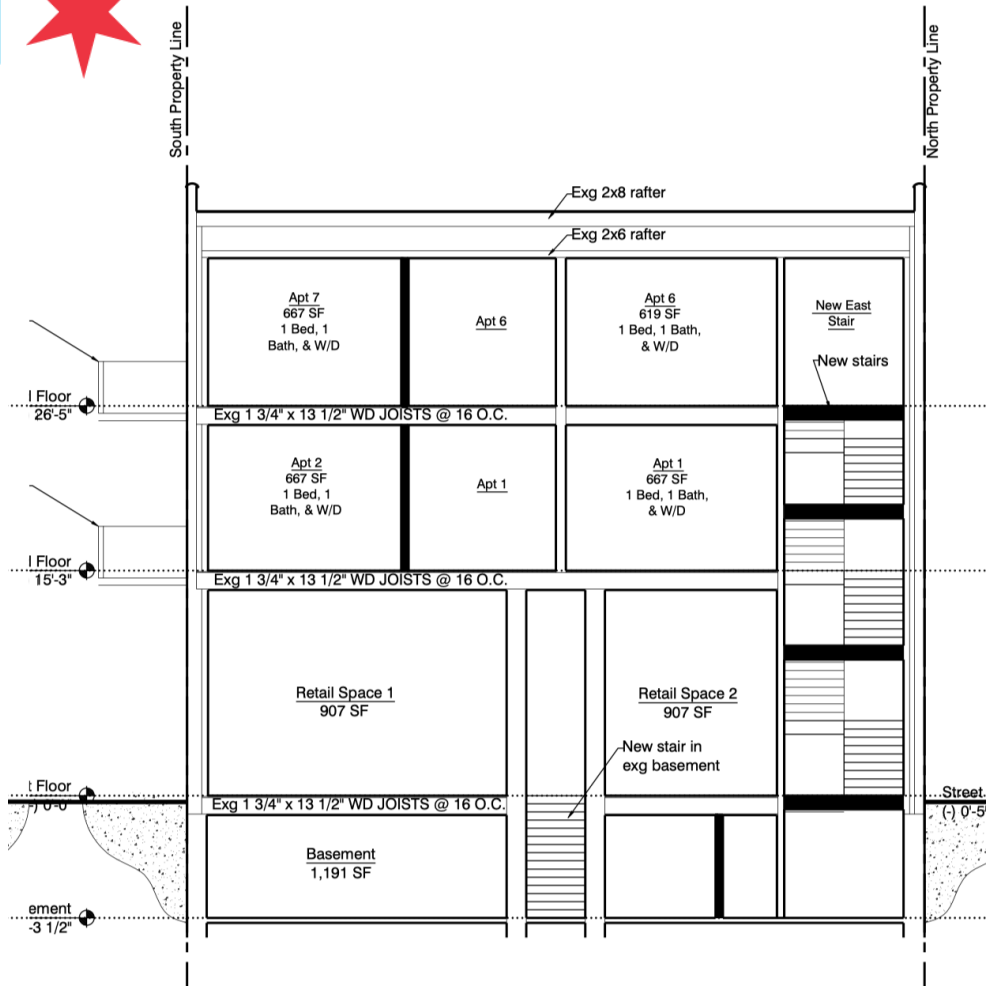


Front (Courtyard) Elevation

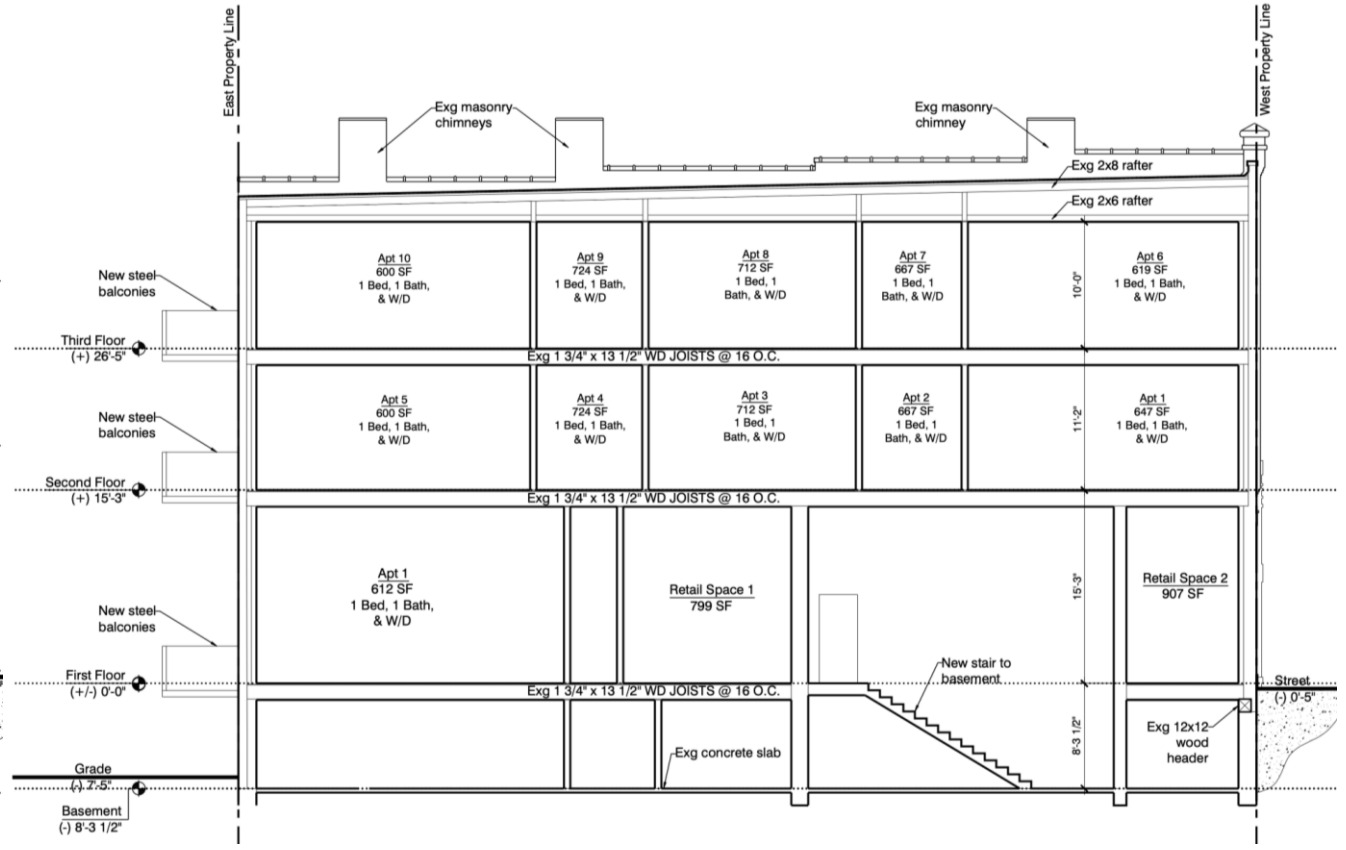


Wall Section

EXISTING BUILDING – PROPOSED ELEVATION

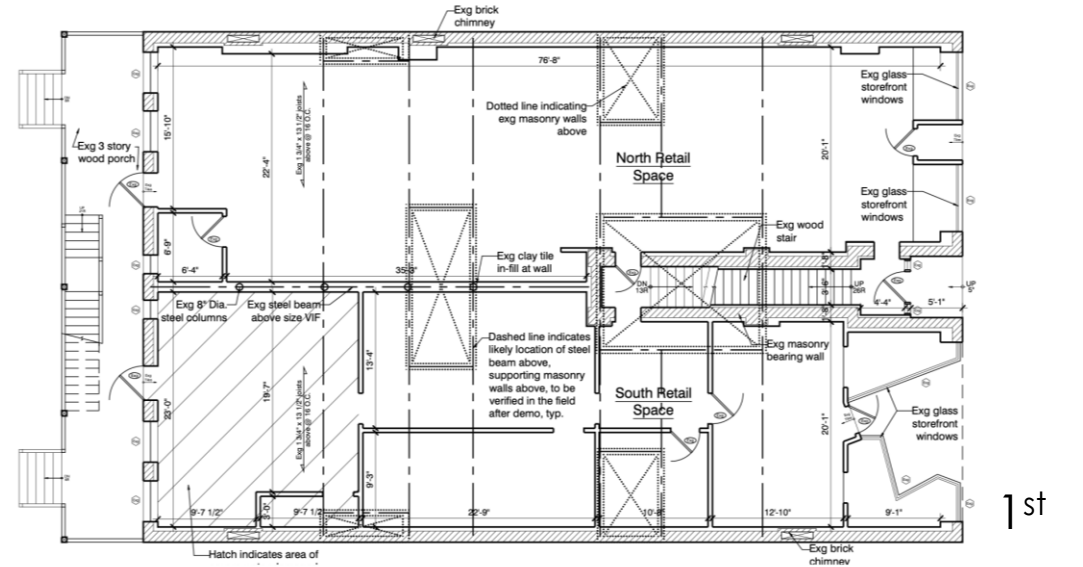
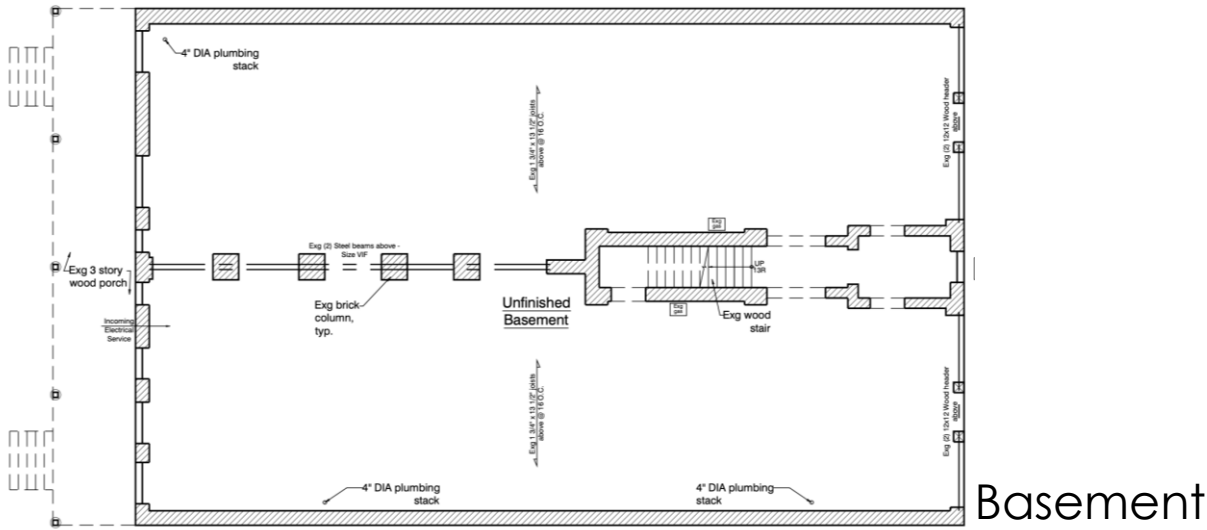
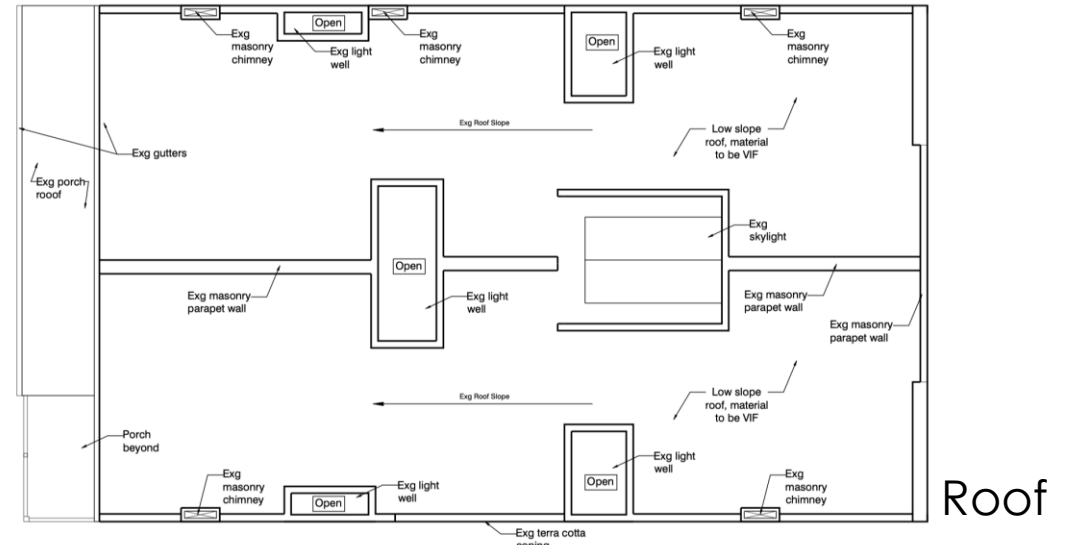
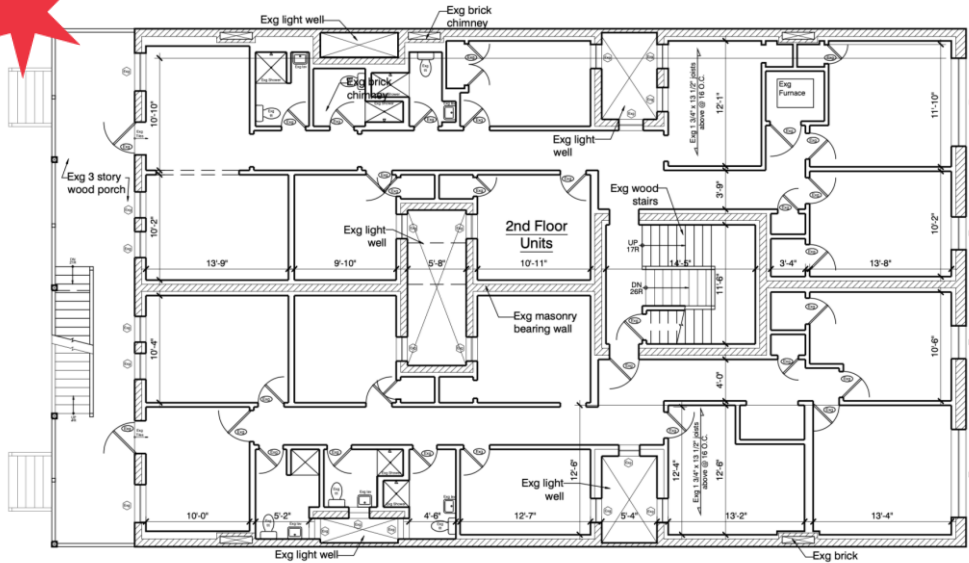


N-S Section



E-W Section

EXISTING BUILDING – PROPOSED SECTIONS



EXISTING BUILDING – EXISTING FLOOR PLANS



LANDSCAPE ARCHITECTURE



17-8-0905-B1

Buildings should be located abutting the sidewalk with doors, windows and active uses adjacent to it. Exceptions are appropriate when building setbacks would allow the widening of a narrow sidewalk or where a large site allows a plaza or open space.

17-8-0905-B2

Primary pedestrian entrances should be located at sidewalk level. These entrances should be obvious to pedestrians by forming a significant focal element of the building, and such features should help provide building identity and presence on the *street*.

17-8-0906-A2

Create seamless or gradual transitions in *bulk* and scale when high-intensity development occurs in or near areas with a lower-intensity character

17-8-0906-B1

Building orientation and massing should create active “*street* or building walls” lining the sidewalk.

17-8-0906-B2

Buildings should be aligned with neighboring buildings, located close to the sidewalk and close to one another be avoided.

17-8-0906-B4

As the development pattern of the area permits, buildings on corner sites should be located close to both *street frontages* to help “hold” and give prominence to the corner. Parking areas and driveways should not be located at corners.





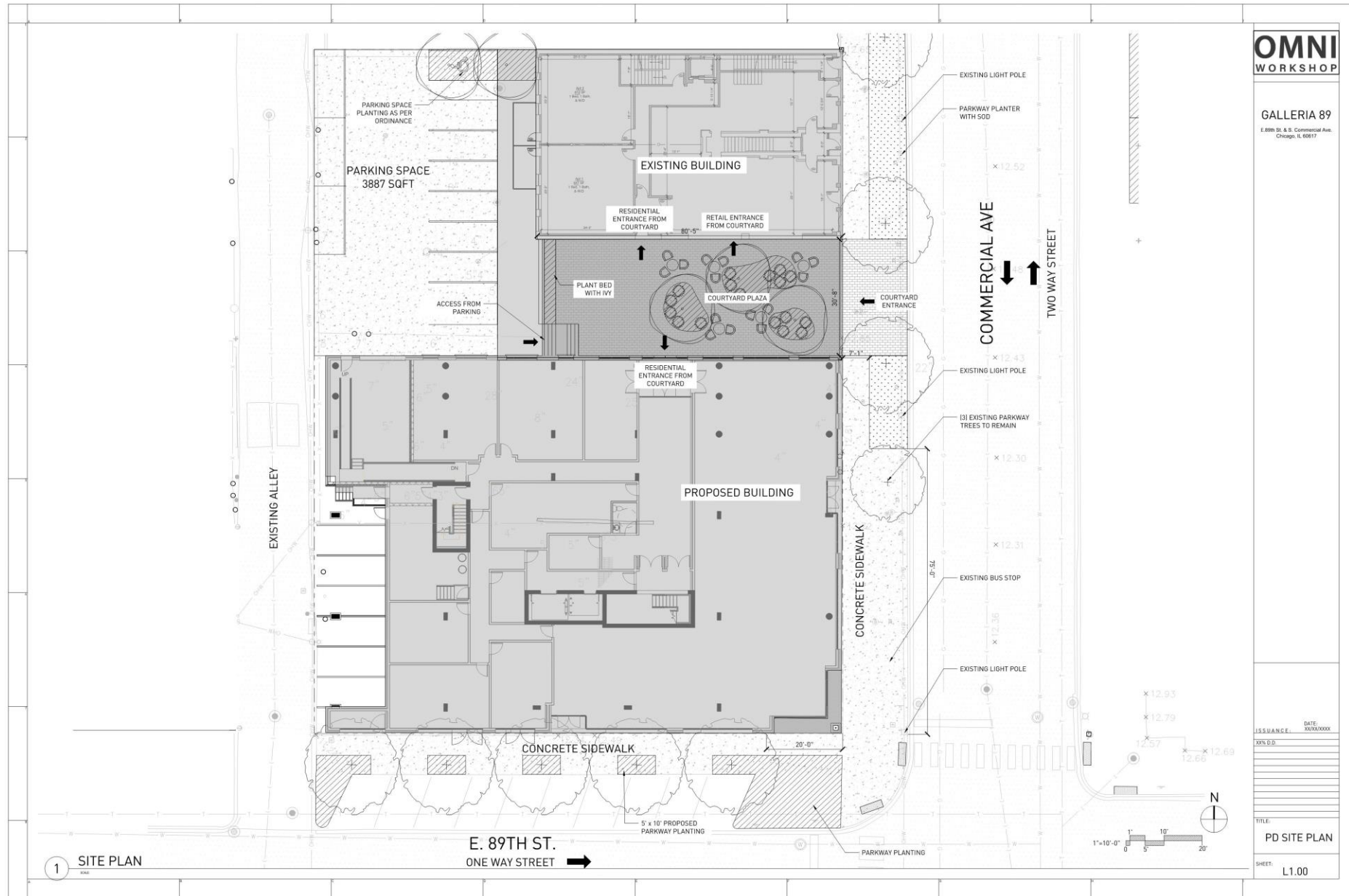
Chicago Landscape Ordinance

Parking lot:

- Parking lots between 3000 to 4500 s.f. landscape area equal to 5% of total area
 - Required: 194 S.F.
 - Provided: 230 S.F.
- One (1) tree per 125 S.F. of required internal landscape area, Two (2) trees required

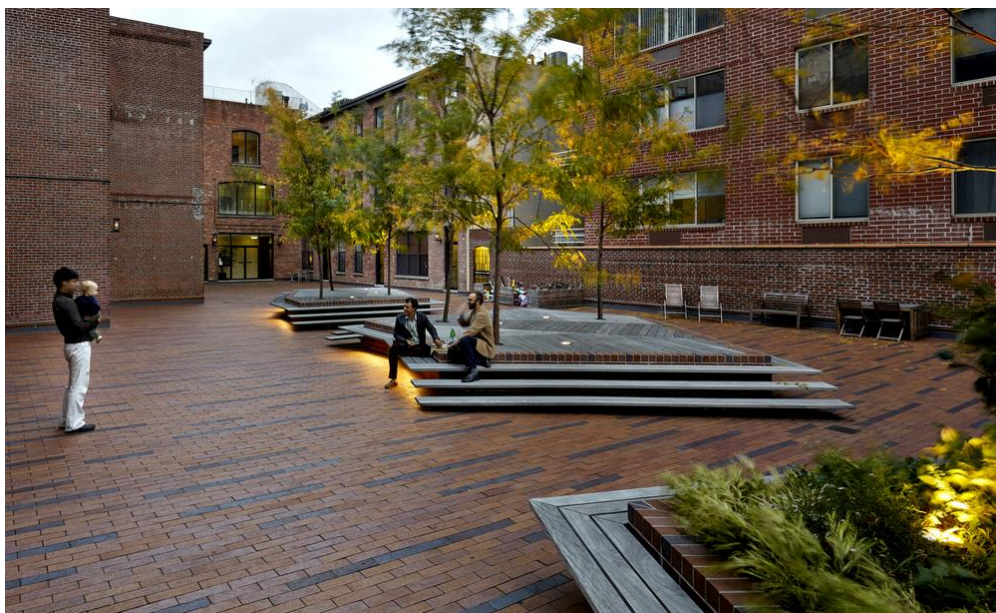
Parkway:

- One (1) tree required every 25 L.F. in right-of-way
- Parkway Trees must be located no closer than 75' from far side of intersection where there is Bus stop
- Where parkway is between 9'-12' wide, street trees in 5'x10' open pits required
- Where parkway is more than 12', trees must be planted in continuous parkway





EXISTING R.O.W LANDSCAPE CONDITIONS



COURTYARD PRECEDENTS