Peoples' Way RFQ Summary
PGMA Development

Applicant Team

Lead Developer	Other Partners	Architecture & Design	General Contractor
PGMA Development	KOMBOA Community Land Trust CANDO KJ612 Development Chicago Fire Arts Center Worldwide Outreach for Christ Agape Movement	Design by Melo	Greiner Construction

Stewardship Intentions

Project Concept

The applicants have proposed to develop their project concept through community engagement and consideration of financial feasibility. PGMA Development's concept for the Peoples' Way is for a new building potentially up to four stories, with a covered, open air, ground-floor gathering space beneath the building. One possible program for the building could be a first floor with a gallery and 2020 exhibit, cafe, shared kitchen, and public restrooms; a second floor with event space and offices for co-working and business incubation; a third floor for an anchor tenant; and a fourth floor with have a restaurant with a roof-top terrace. The project aims to transfer ownership of the property to KOMBOA, a community land trust, at some point.

Memorials

Existing offerings would be included in the onsite 2020 exhibit, with the permission of the artists, art conservators, and City staff. The structure will be designed focused towards the permanent memorial of George Perry Floyd across Chicago Avenue. A legacy walk using engraved bricks would be included and would name freedom fighters, families, and supporters.

Community Services

The proposed project would include the following community services:

- Art gallery and 2020 exhibition, including existing offerings and memorials
- Covered outdoor gathering space with seating
- Café
- Shared kitchen and co-working spaces
- Event space with roof-top terrace
- Business incubator and technical assistance
- Public restrooms

Relevant Experience and Capacity

- PGMA Development developed and opened Jordan Valley Townhomes in Jordan, Minnesota and has senior housing projects under development in Maple Grove and Minneapolis. Individual principals of PGMA have experience with commercial and residential rental property ownership, affordable housing development, real estate finance, and construction management.
- Members of KOMBOA have experience in curating spaces, community-informed research, and real estate development and ownership.
- Design by Melo was the architect for Opportunity Crossings at 3030 Nicollet Ave and other projects.

Community Engagement Approach

The project team proposes a three-phase engagement approach including listening sessions, co-design, and reporting back to community. The team has a list of community stakeholders, engagement methods, and benchmarks for communications with community.

Financial Qualifications

The project team has proposed to fund the construction and operations through a combination of public programs, tax credits, private debt, philanthropy, and revenue generated by on-site uses. Engraved bricks as part of the Legacy Walk would help fund memorial care.