

BELMONT TRIANGLE RFP PRE-SUBMISSION MEETING

CITY OF CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT (DPD)

August 11, 2022



Today's Agenda

TOPIC	TIME
Welcome + introductions	5 minutes
Informational presentation	10 minutes
Q + A	60 minutes
Conclusion + next steps	5 minutes

Why a RFP?

Intended to **solicit creative development proposals**

Traditionally, RFPs provide details regarding the subject property (e.g., **size, zoning, appraised value**) and a brief indication of preferred use (e.g., residential development)

This RFP goes one step further and illustrates the **desired urbanism** of the site as well as a **more robust description of uses** informed by the community

This RFP is also built on an **understanding of available incentives** and partners those with the proposed development to ensure **high-level financial feasibility**

Belmont Triangle RFP Overview

Informational Presentation



City of Chicago
Lori E. Lightfoot, Mayor

Request for Proposals Belmont Triangle



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

July 21, 2022

OPPORTUNITY SITES



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Informational Presentation

CONTEXT MAP



EDUCATIONAL

1	Schurz High School	3601 N Milwaukee Ave
2	Scammon	4201 W Henderson St
3	Reilly	3650 W School St
4	Lorca	3231 N. Springfield Ave
5	Antonia Pantoja High School	3121 N Pulaski Rd
6	Avondale	2945 N Sawyer Ave
7	Logandale Middle	3212 W George St
8	St Hyacinth	3640 W Wolfram St
9	Barry	2828 N Kilbourn Ave

OPEN SPACE

1	Parsons (Lucy)	4701 W Belmont Ave
2	Kilbourn	3501 N Kilbourn Ave
3	Ken-Well	2945 N Kenosha Ave
4	Athletic Fields	3546 W Addison St
5	Avondale	3516 W School St
6	Kosciuszko (Thadeuz)	2732 N Avers Ave

STAKEHOLDER

1	Galaxy Environmental	3565 N Milwaukee Ave
2	Continental Window	4311 W Belmont
3	Auto Dealer	3333 N Karlov Ave
4	The Florsheim Bldg. Board	3968 W Belmont Ave
5	Crawford's Food & Spirits	3938 W School St
6	Milano Café & Bar	3930 W School St
7	State Farm	3280 N Milwaukee Ave
8	Lavanderia	3273 N Milwaukee Ave

CONTEXT PHOTOS



NW - Belmont & Milwaukee



N on Pulaski



NE at Belmont & Pulaski



SE at Milwaukee & Pulaski



S on Milwaukee



W on Belmont

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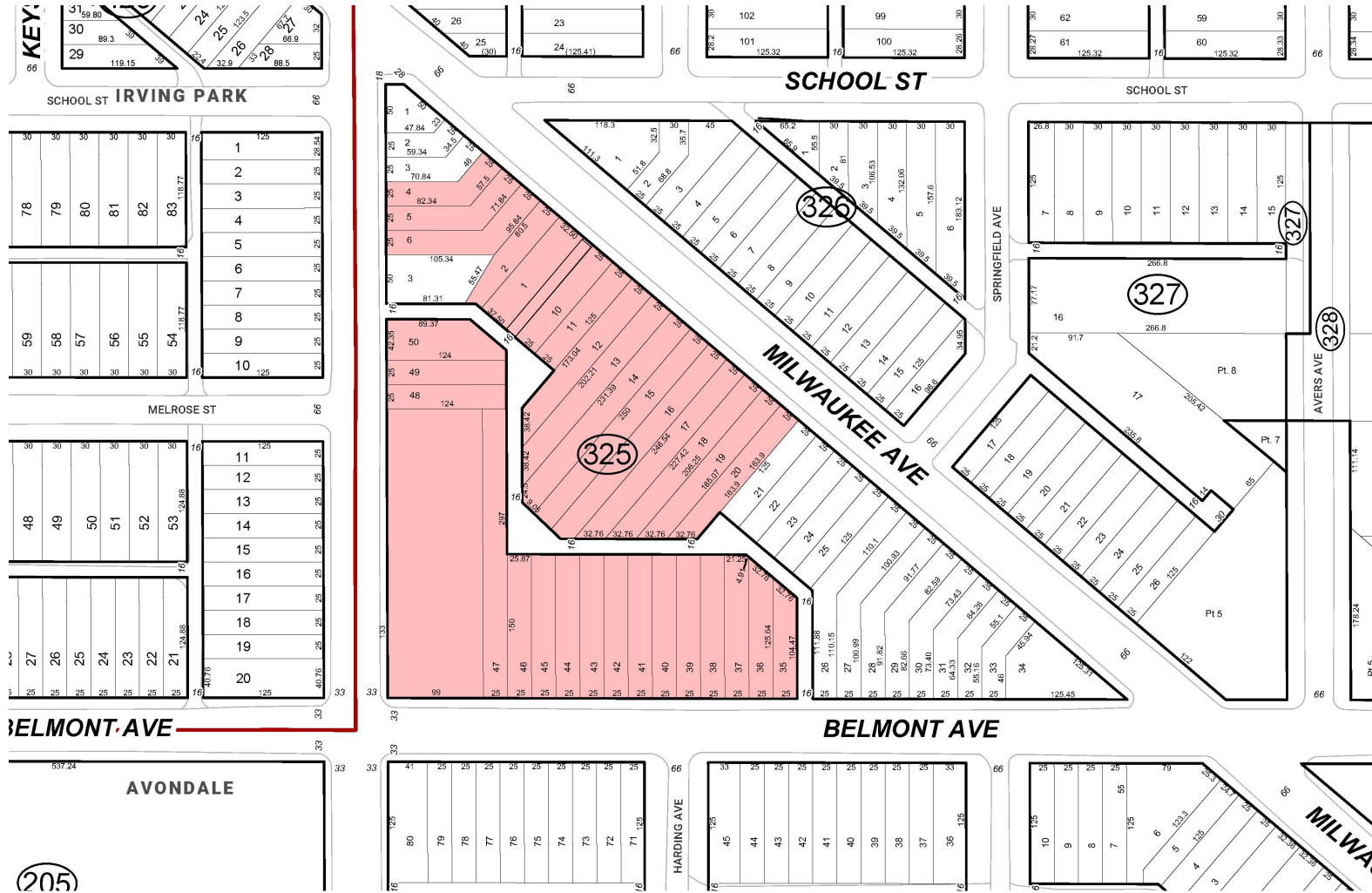
Project Site

Address: 3240-84 N. Milwaukee Ave; 3207-47 N. Pulaski Road; and 3934-62 W. Belmont Ave.

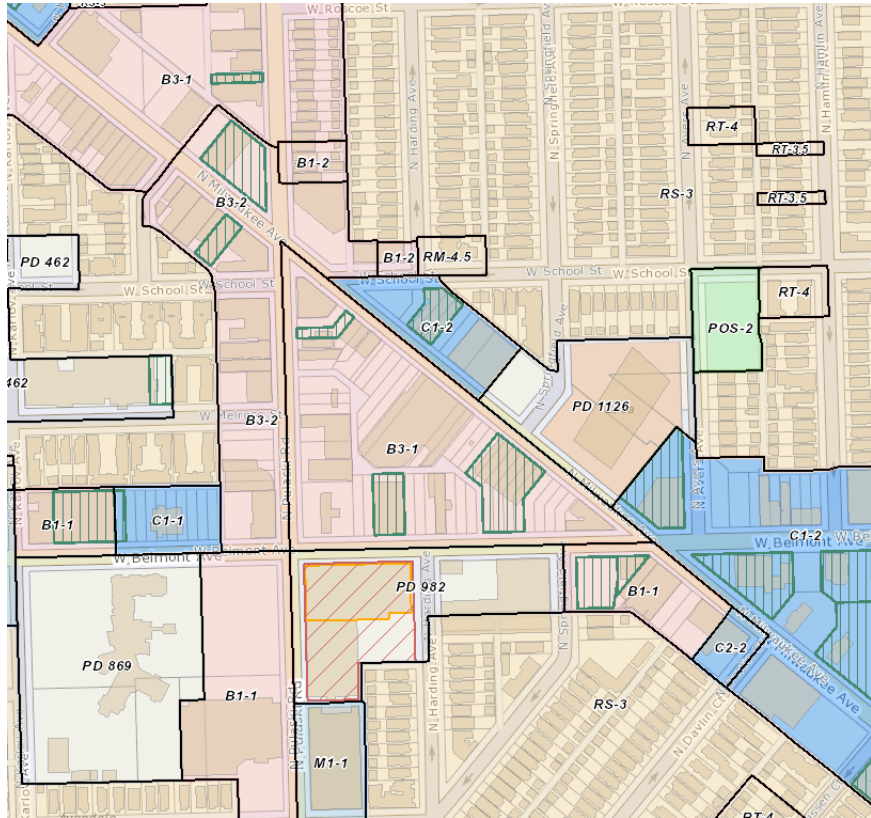
Current Use: All vacant except for 1 gas station at 3968 N Pulaski Rd. and 1 automotive repair facility at 3942 W Belmont Ave.

Current Zoning: B3-1; Community Shopping District eTOD Connected Communities (parking reduction, TSL benefits for density/FAR)

Current Access: Existing site has alleys that would need to be maintained and reconfigured and/or pay city for alley vacation.



Zoning and Land Ownership



Ownership

1. Walter Mulica:
 - Majority parcels
2. Shaji Pinarkyil
 - BP Gas Station

Community Vision

Open Space

- Variety of public spaces
- Plazas
- Accessible

Community Hub

- Library
- Community resources

Affordable Housing

- Significant Affordable Housing Development
- Family Sized Units



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Financial Incentives Overview

Incentive	Type	Description
Tax Increment Financing (TIF) Expiring 2024	City	TIF assists development projects by using the increased property tax revenue generated by these projects. TIF may provide reimbursement for eligible development costs such as land acquisition, site preparation, environmental remediation, building rehabilitation and repair, public infrastructure, professional fees, leasing commissions, up to 30% of the construction period interest costs, and job training
Property Tax Incentive Classifications <i>Class C</i>	County	7a/b/c: Encourage the full utilization and new construction of commercial buildings in areas in need of commercial development <u>Class C</u> : The Class C classification is designed to encourage industrial and commercial development throughout Cook County by offering a real estate tax incentive for the remediation of contaminated properties including abandoned property or vacant land. Commercial properties are not renewable. Industrial properties are renewable after 10 years.
Property Tax Incentive HB2621	County	Three tiers of property tax incentives for new construction and rehabbed residential buildings with seven or more units that set aside between 15% and 35% of their units as affordable. Projects that trigger ARO and who also wish to secure incentives under HB2621 must meet all of the requirements for both the ARO and the incentive tier they select.
New Market Tax Credits (NMTC)	Federal	Commercial or industrial development of the property can benefit by attracting investment from a qualified Community Development Entity; the investment can consist of a loan or equity participation.

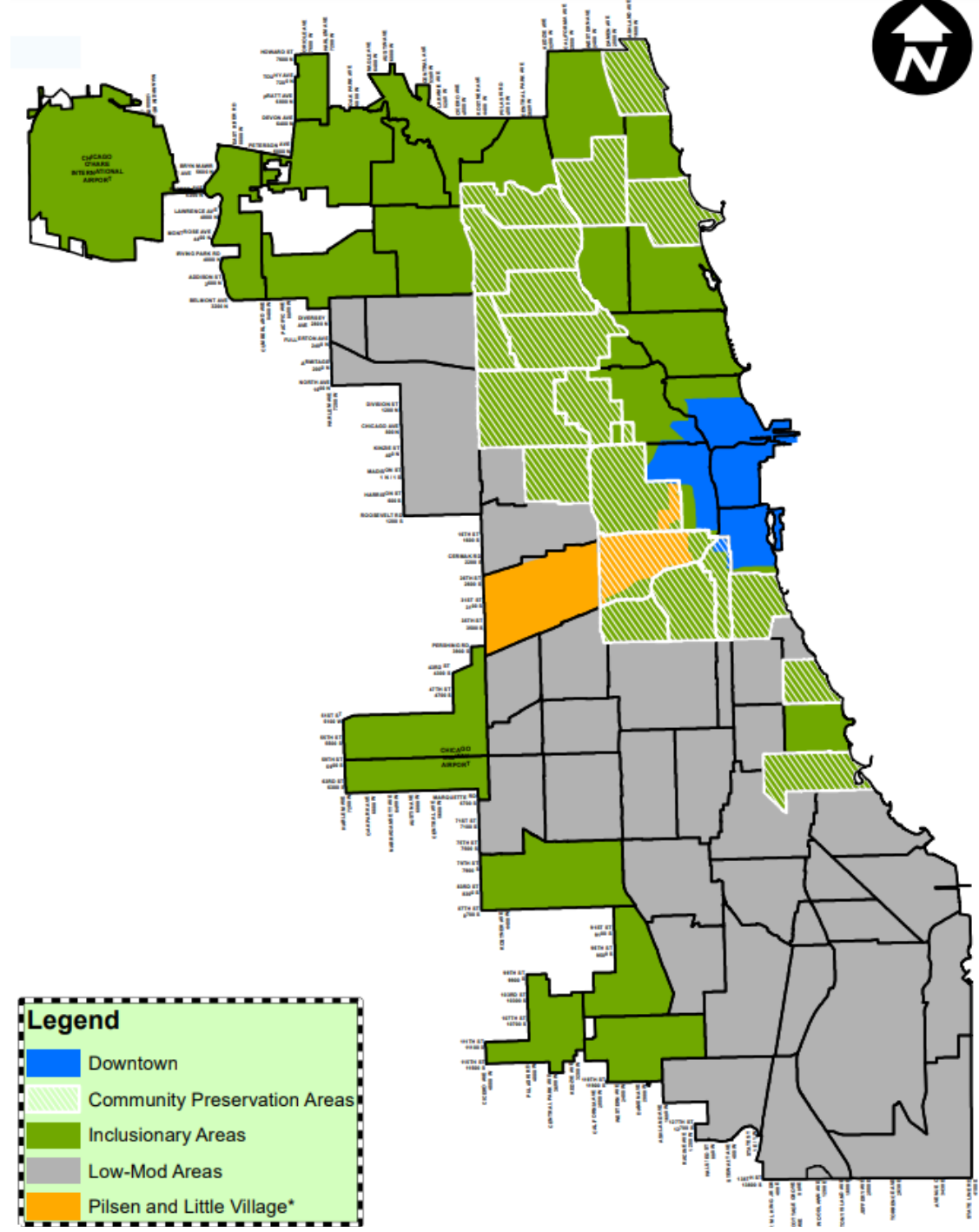
Full details in RFP package



ARO Geographies

Area	Set-Aside	Max. In Lieu
Low-Mod Areas	10%	50%
Inclusionary Areas	20%	50%
Preservation Areas	20%	50%
Pilsen-Little Village*	20%	50%

**Scheduled to expire EOY 2023*



Ex: Neighborhood Mid-rise | 60 Units



Scenario #1

20% On-Site

- 12 ARO Units On-site

Scenario #2

15% On-Site, 5% Off-Site

- 9 units on-site
- 3 units off-site

Scenario #3

5% On-Site, 15% Off-Site

- 3 units on-site
- 9 units off-site

Scenario #4

5% On-Site, 5% Off-Site, 10% Payment in Lieu

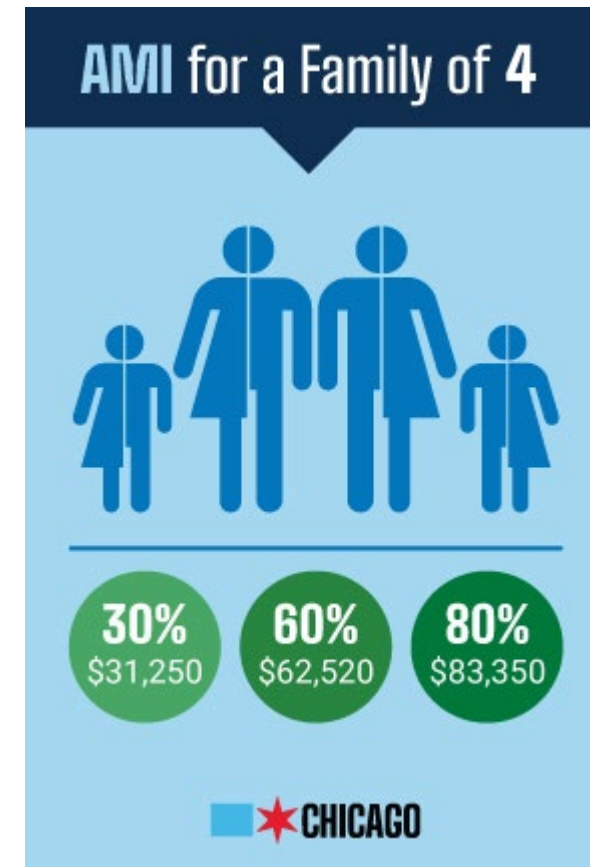
- 3 units on-site
- 3 units off-site
- 6 units paid in-lieu (\$841,950)

Alternatively, a developer can set aside less affordable units by increasing unit sizes or by providing deeper affordability levels. For example:

- 13% of affordable units at a weighted average of 40% of the AMI
- Exchanging two studio units for one 3-bedroom unit

ARO Units and AMI in Avondale Community Area

- **Avondale's Median Income is \$73,616**
- The ARO targets a mix of affordability levels
- **For Example:** A 2-Person Household in Avondale would qualify for an affordable unit at the following income levels:
 - 30% AMI - \$25,000
 - 40% AMI - \$33,360
 - 50% AMI - \$41,700
 - 60% AMI - \$50,040
 - 70% AMI - \$58,380
 - 80% AMI - \$66,700



Evaluation Criteria and Partnerships

Overview of evaluation criteria

Community Wealth Building

- Equitable control, ownership, and/or decision-making authority of historically disadvantaged business partners reflecting the demographics of community areas.
- Bidder(s) that are Latino and Black owned businesses, and/or bidder(s) that prioritize employment of Latino and Black employees,
- A proven track record of **working and making investments** in communities of color within the City of Chicago
- **Collaboration and support** from **community-based organization, community residents, historically disadvantaged business owners, and Alderman.**
- **Promote local small business development, arts/cultural-based businesses, community space,** and/or entrepreneurial opportunities for community residents

Professional and technical competence

- Professional qualifications and specialized experience of development team
- Alignment to preserve local cultural heritage and CMAP's neighborhood planning process
- Adherence to the recently released **Neighborhood Design Guidelines** and **Design Excellence Principles**

Economic feasibility

- Purchase price, financial qualifications, total project cost

Partnership model explanation

- The City of Chicago and DPD are committed to **inclusive economic development** that increases the capacity of and participation from **racial and ethnic minorities, and residents who are members of other historically disadvantaged groups.**
- As part of this RFP has dual goals:
 - 1) To **build development sites** in an identified community area
 - 2) To **maximize the participation and ownership of local Latino and Black residents in all phases of a project** – including, but not limited to, design, development, construction, financing, and operations. **The expectation is that bidding teams/partnerships reflect the demographics of the community area where the development will take place**

Full details in RFP package VII. Selection Process

Achieve Design Excellence

Mayor Lori E. Lightfoot launched INVEST South/West as a **transformative** approach to **reinvesting equitably** in the fabric of Chicago's South and West Side neighborhoods. This list will do a great deal to **promote** the qualifications of **established and emerging firms that reflect the diversity of the city of Chicago**—firms uniquely positioned to play an important role in this work

INVEST SOUTH/WEST PRE-QUALIFIED LIST OF DESIGN SERVICES FIRMS

CHICAGO
ARCHITECTURE
CENTER



AIA
Chicago

Image: Aerial view of Chicago South Side, Bronzeville, by Kashf Ahmed

Achieve Design Excellence

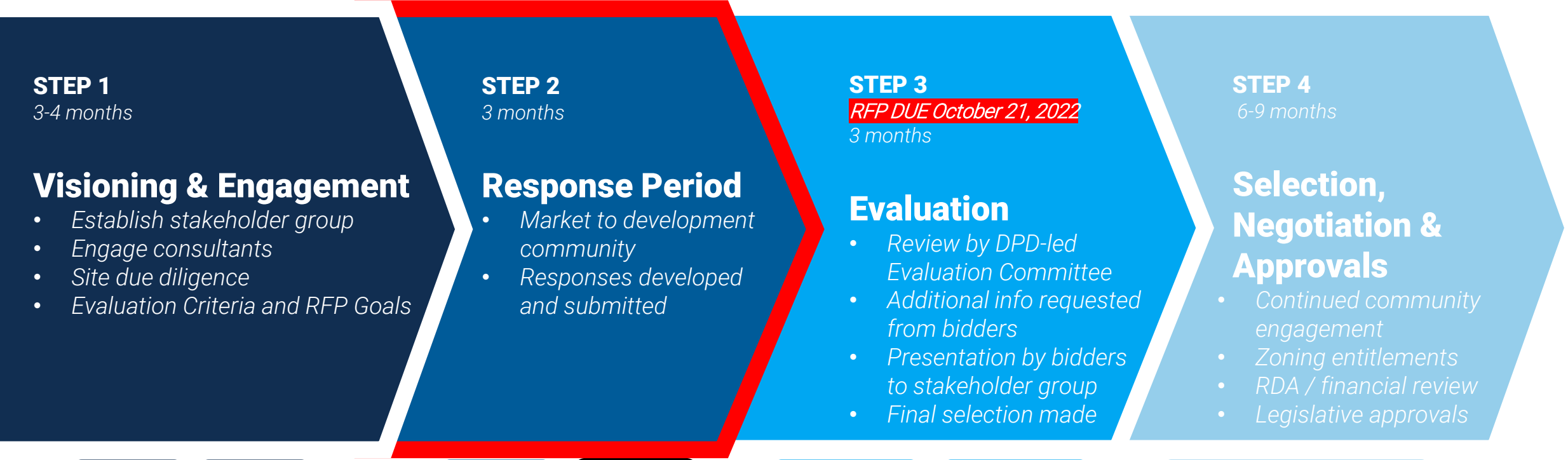


Prioritize inclusive design processes to foster equitable development



RFP + Engagement Timeline

2022 ————— 2023



STAKEHOLDER KICK OFF

VISIONING WORKSHOP VISIONING RESULTS

RFP RELEASED POSTED ONLINE

PRE-SUBMISSION CONFERENCE

DEVELOPER PRESENTATIONS

EVALUATION COMMITTEE

CONTINUED ENGAGEMENT

RFP Q&A

Next steps

FAQ released as an addendum

- Individual RFP questions will not be answered directly, DPD will compile questions and post responses.
- Bidders be mindful of the due date and submit questions by **September 30th** to allow our staff time to respond and post online.

RFP Proposal due October 21, 2022

Stakeholder Meeting

- DPD to facilitate meeting with interested **Developers** and local **Stakeholders** to discuss neighborhood priorities.



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Conclusion

More information is be available at:

www.chicago.gov/rfps

This recording and an FAQ will also be available here within a week.

Thank you!