

INVEST SOUTH/WEST RFP OVERVIEW

CEMDI + CITY OF CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT (DPD)

August 27, 2020



Today's agenda

Topic	Presenter	Time
Welcome	Gerardo Garcia	5 minutes
Presentation of upcoming RFPs	Gerardo Garcia	10 minutes
Q&A	All	60 minutes
Conclusion & Next Steps	Chris Jang	5 minutes

What are the ISW RFPs?

The INVEST South/West (ISW) Request for Proposals (RFPs) **solicit development proposals** for City-owned land

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

The **INVEST South/West** RFPs go one step further and illustrate the **desired urbanism** of the site as well as a **more robust description of uses** desired by the community

The ISW RFPs are also built on an **understanding of available incentives** and partner those incentives with the proposed development to ensure **high-level financial feasibility**

INVEST South/West RFPs Overview

Informational Presentation



City of Chicago
Lori Lightfoot, Mayor

Request for Proposals

Englewood Square Phase II



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

DRAFT June 2020

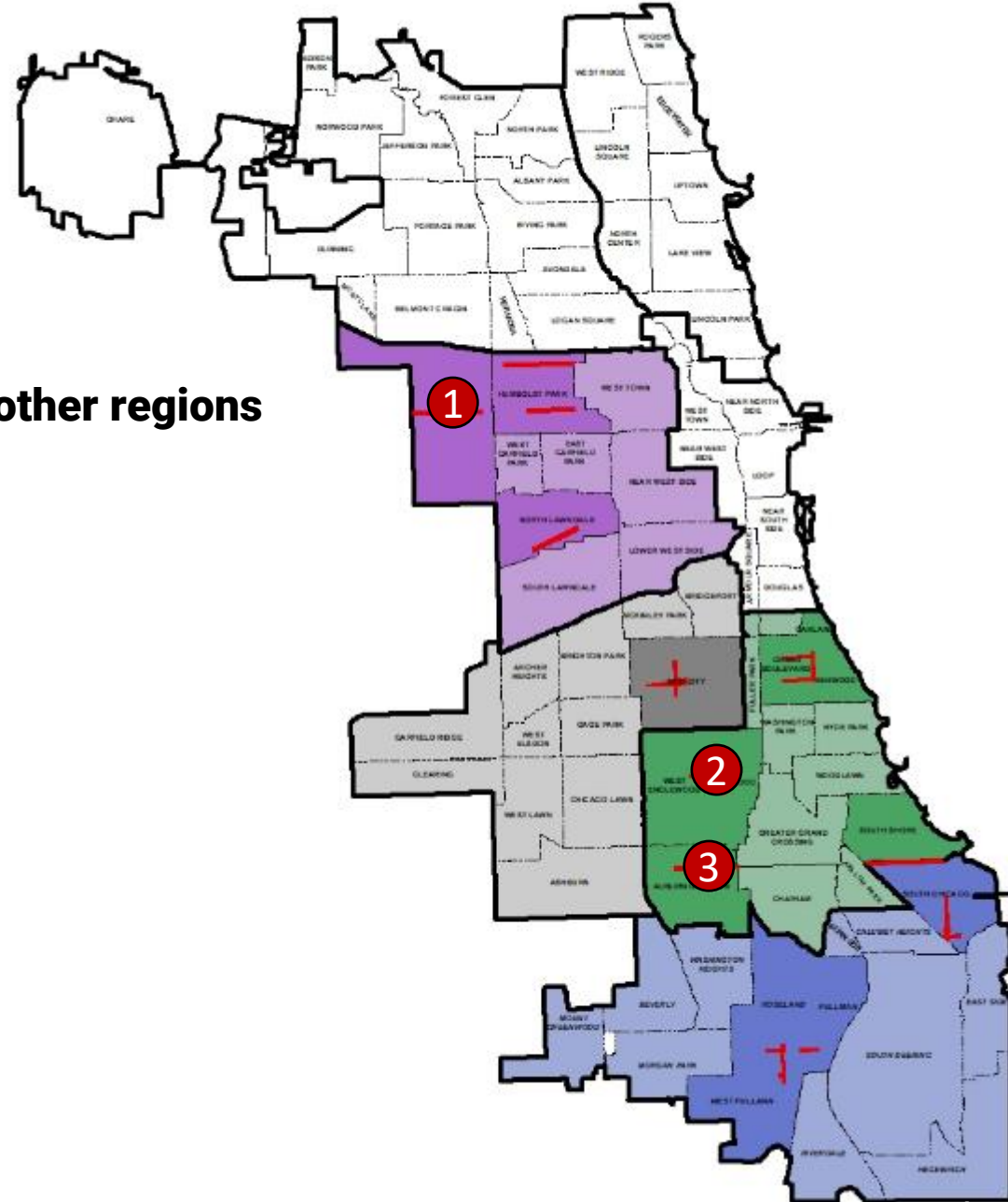
Implementing INVEST South/West

Start with three RFPs in August, which become template for all other regions

Initial RFPs

- | | |
|-------------------|----------------------------|
| 1. Austin | Chicago Ave & Laramie Ave |
| 2. Englewood | 63 rd & Halsted |
| 3. Auburn Gresham | 79 th & Halsted |

Future RFPs released every 3 months starting August 2020



INVEST South/West RFPs Overview

Informational Presentation

Initial three packages of city-owned land in Austin, Englewood, and Auburn Gresham

1



Austin

Chicago and Laramie
(incl. Laramie State Bank building)
34k sq. ft

2



Englewood

63rd and Halsted
(incl. Englewood Firehouse)
260K sq. ft

3



Auburn Gresham

79th and Halsted
28K sq. ft

Further details included on following pages

Auburn Gresham

A walkable and active 79th street

3-5 Minute walk areas



839 WEST 79TH STREET
SITE OF
GREATER AUBURN GRESHAM
DEVELOPMENT CORPORATION

FUTURE HEALTHY LIFESTYLE
HUB



Development Concept



Auburn Gresham – Opportunity Site
SOM

Development Concept

Auburn Gresham – Opportunity Site
SOM



Potential financial incentives overview

Incentive	Type	Description
Adopt a Landmark Fund	City	Allocates funding generated by downtown construction projects to support restoration of buildings that have been individually designated as a Chicago Landmark
Property Tax Incentive Classifications <i>Class 7a, 7b, 7c, and L</i>	County	7a/b/c: Encourage the full utilization and new construction of commercial buildings in areas in need of commercial development L: Encourage the preservation and rehabilitation of historically and architecturally significant buildings
Neighborhood Opportunity Fund (NOF)	City	Grant funding that will pay for the development or rehabilitation of real estate and projects that support new or expanding businesses or cultural assets in many of Chicago's South and West side neighborhoods
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.
Tax Increment Financing (TIF)	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

Full details to be released in RFP package

Evaluation criteria and partnerships overview

(subject to change)

Overview of evaluation criteria

- **Promotion of short- and long-term community wealth building**
 - Bidding teams formed through creative/innovative partnership model(s) that showcase **equitable control, ownership, and/or decision-making authority** of Black and/or Latinx partners (i.e., **not sub-contracts; see partnership model explanation**)
 - Track record of working and making investments in South and West Side communities
 - Collaboration with and support from community-based organizations, community residents, and key stakeholders
 - *Etc.*
- **Professional and technical competence**
 - Professional and technical competence as evidenced by the professional qualifications and specialized experience of development team
 - Commitment to high-quality design and an exhibition of adherence to the recently released Design Excellence Principles (**see next page for overview**)
 - *Etc.*
- **Economic feasibility**
 - Purchase price, financial qualifications, total project cost
 - *Etc.*

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 INVEST South/West, this RFP has dual goals:
 - 1) To **build development sites** in an identified community area
 - 2) To **maximize the participation and ownership of local Black and Latinx 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 to be released in RFP package

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 Kashif Ahmed

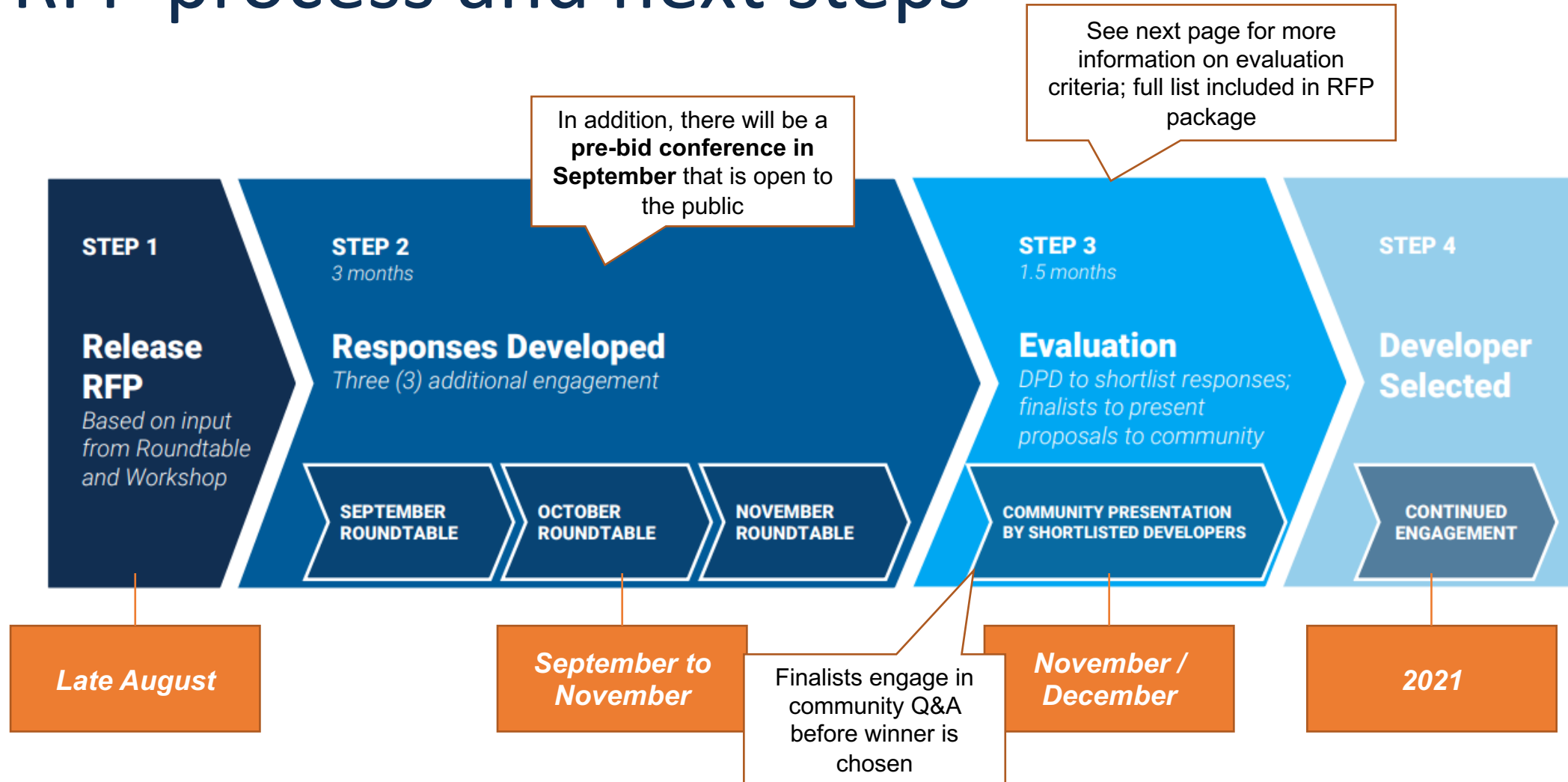
Achieve Design Excellence



**PRIORITIZE INCLUSIVE DESIGN
PROCESSES TO FOSTER
EQUITABLE DEVELOPMENT**



RFP process and next steps



RFP release timeline



RFP Q&A