

ROOSEVELT & KOSTNER RFP OVERVIEW

CITY OF CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT (DPD)

October 20, 2020

Agenda

Topic	Presenter	Time
Welcome	Ethan Lassiter	5 minutes
Presentation of RFP	Ethan Lassiter	10 minutes
Q&A	All	60 minutes
Conclusion & Next Steps	DPD	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

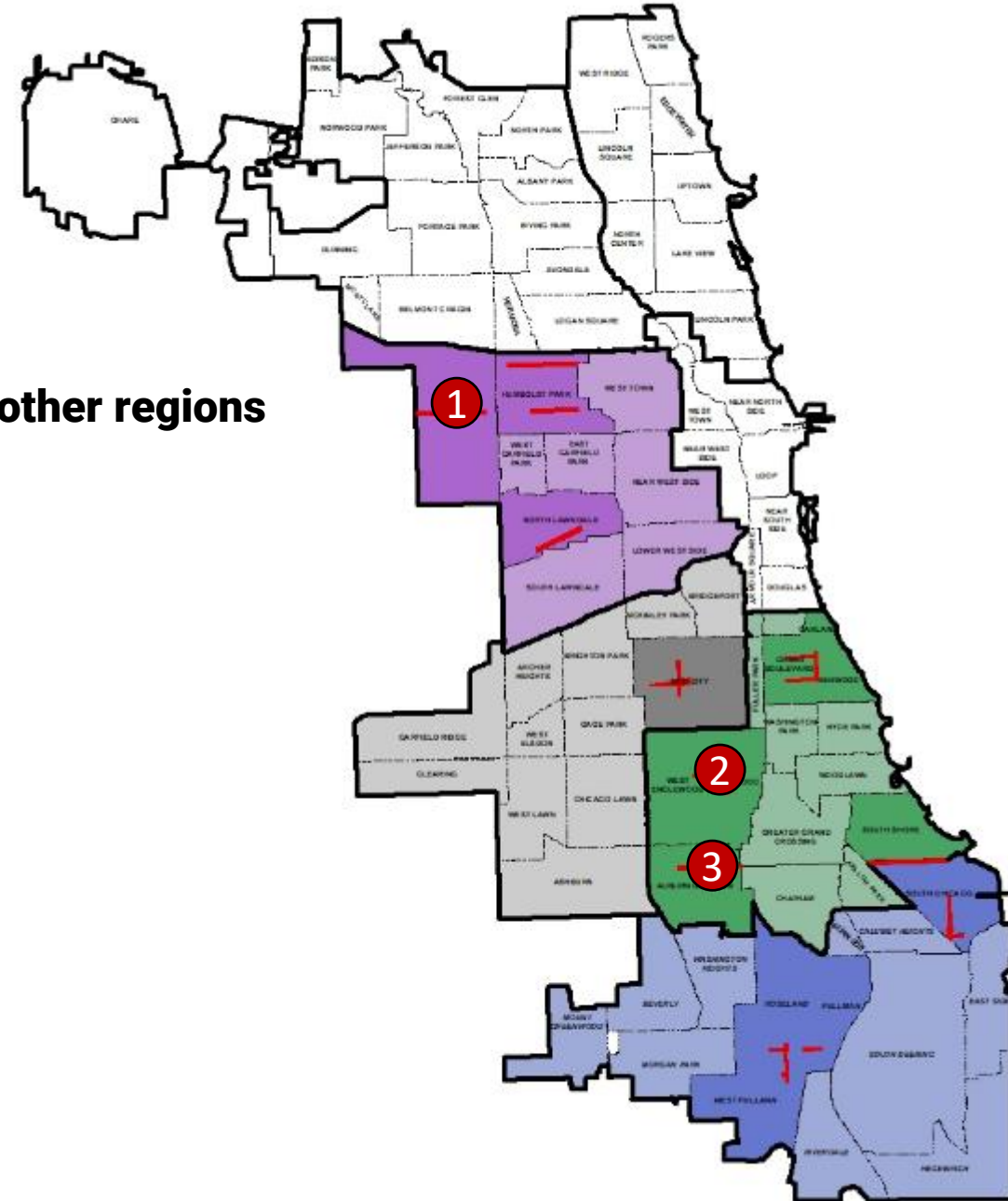
Implementing INVEST South/West

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

Roosevelt & Kostner Site

- Site has been vacant for decades
- Ald. Scott & DPD have received numerous proposals for the Site
- Use the ISW RFP to create competitive, transparent process

RFP Has Two Main Goals:

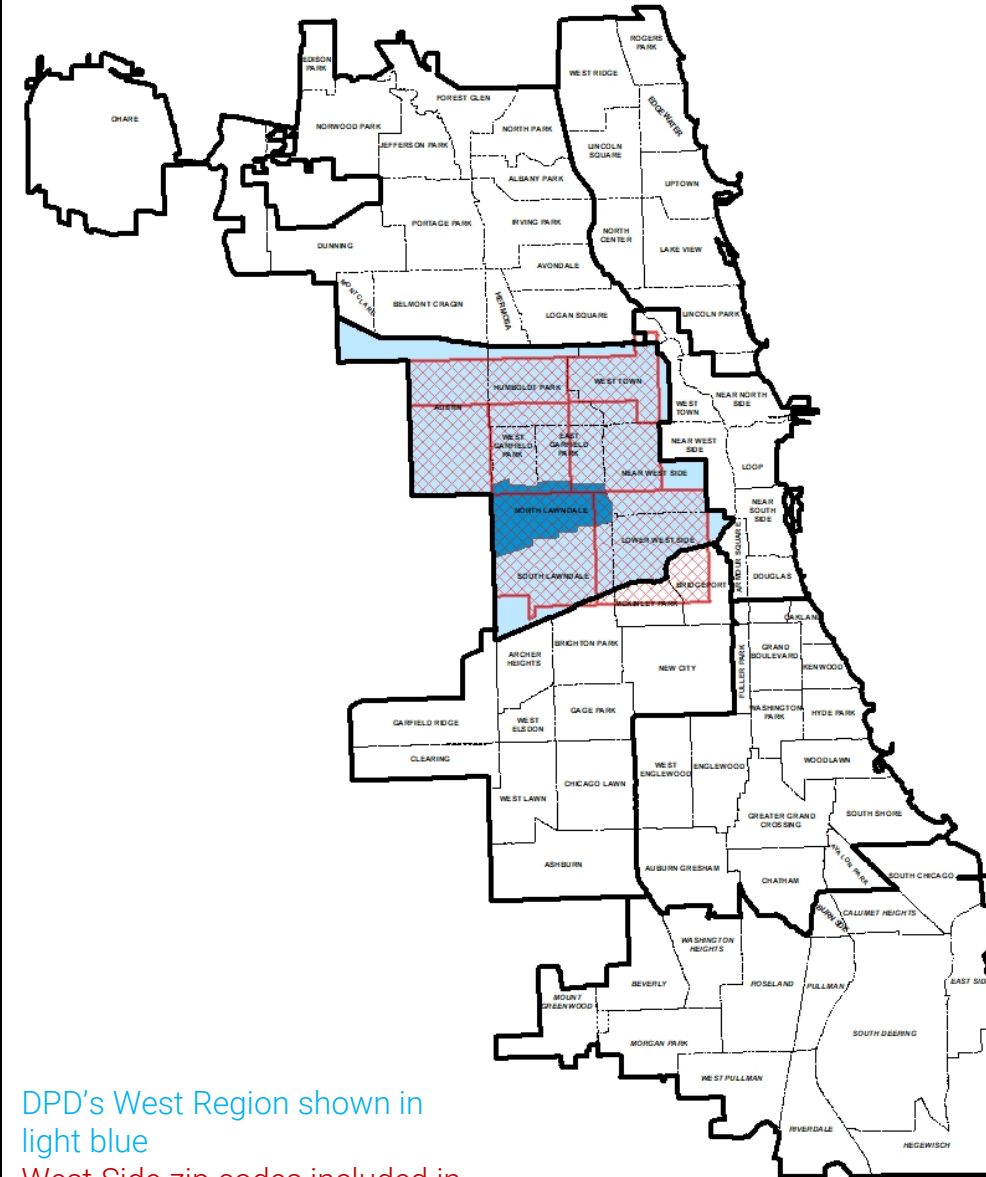
- 1) Job & Wealth Creation
- 2) Be A Good Neighbor

1. Job & Wealth Creation

*Beyond 26/6 MWBE requirements

Local Hiring & Ownership Strategy

- Number of Jobs (FTE)
 - Number of Local Jobs
 - *Job Access for Hard to Employ*
- Wages
- Opportunity for Advancement & Training
 - Labor / Skill / Management
- Local Wealth Building Opportunities
 - *Employee Ownership & Co-Ops*
 - *Business Partnerships*



DPD's West Region shown in light blue

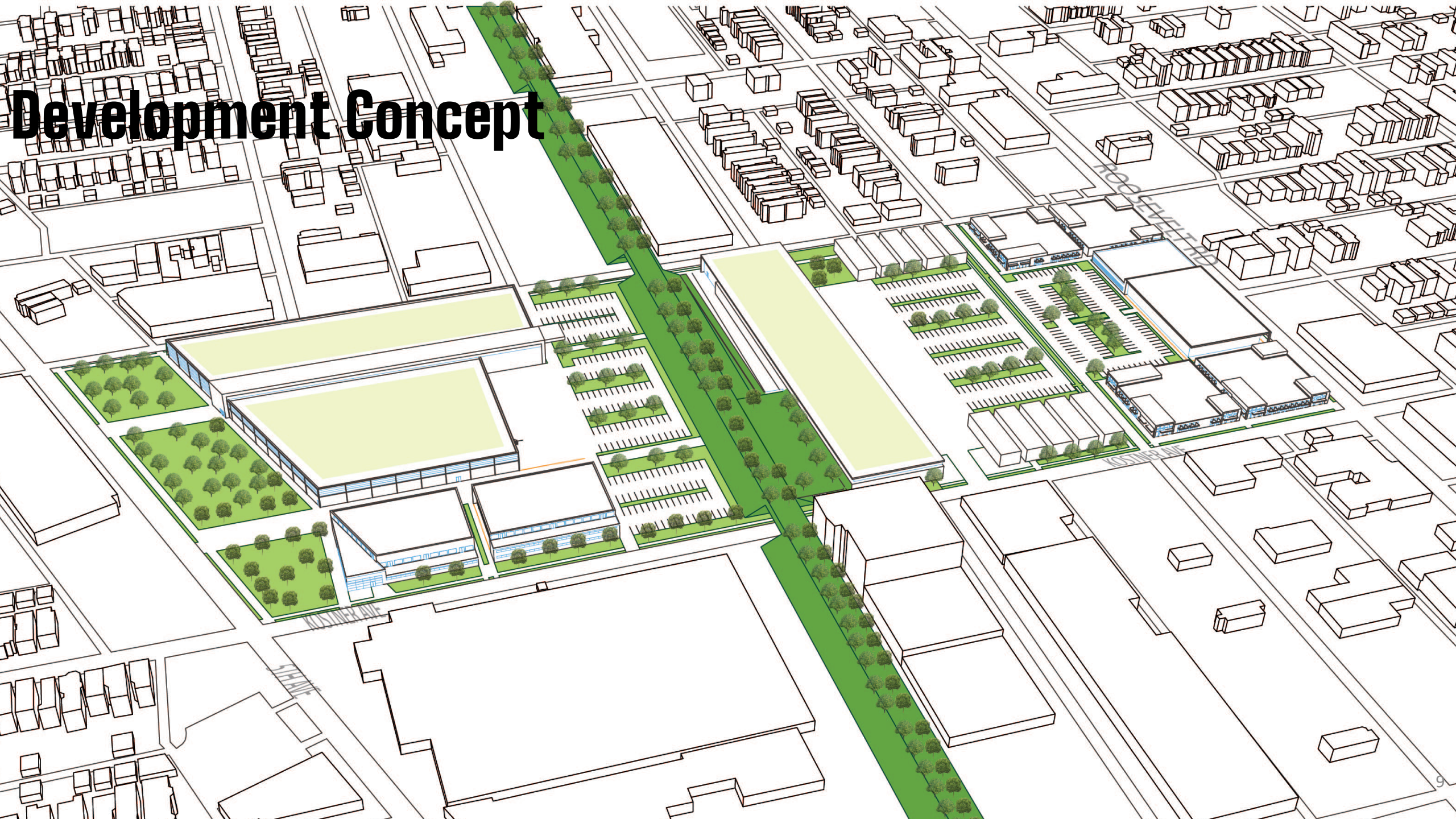
West Side zip codes included in RFP criteria shown in red hatch

2. Be A Good Neighbor

- Meaningful local involvement
 - Partnership with Local Orgs & Biz
 - Development team / tenants / partners
- Environmental / Noise / Truck Concerns
- Promote a high-quality built environment
 - **Commitment to Design Excellence**
 - Connection to “rails with trails”, even if in future

Development Concept





Development Concept

Site Plan Recommendations



SETBACKS

Set buildings back from the street while being mindful of context and preserving existing street walls. Significant setbacks should be provided adjacent to non-industrial uses,

PARKING

Parking areas should be located away from the street and screened by any proposed buildings.

MINIMIZE QUEUING AND IDLING

Provide long drive aisles for freight vehicles and set back access points within the site to eliminate queuing in the public way.

MINIMIZE CURB CUTS

Curb cuts should be kept to a minimum and should always provide a consistent pedestrian travel path. Additionally, they should be located to minimize congestion and designed with the safety of all users of the public way in mind.

Urban Design Suggestions

An aerial perspective diagram of an urban development site. The site is divided into several colored zones: a large yellow rectangular area in the center, a green area along the bottom and right edges, and a blue area along the top edge. The site is surrounded by existing urban infrastructure, including streets, buildings, and parking lots. Four callout boxes with blue borders and lines pointing to specific areas provide design suggestions. The top right box points to a street area, the bottom right box points to a building area, the bottom left box points to a green area, and the top left box points to a yellow area.

TRANSITION FROM INDUSTRIAL TO NEIGHBORING RESIDENTIAL

Use landscaping, fencing, and smaller buildings, to the extent possible, to create. The Site is at the eastern end of the industrial corridor and must be a “good neighbor” for the residential communities to the north, east, and south.

FOCUS COMMUNITY AMENITIES ON ROOSEVELT ROAD

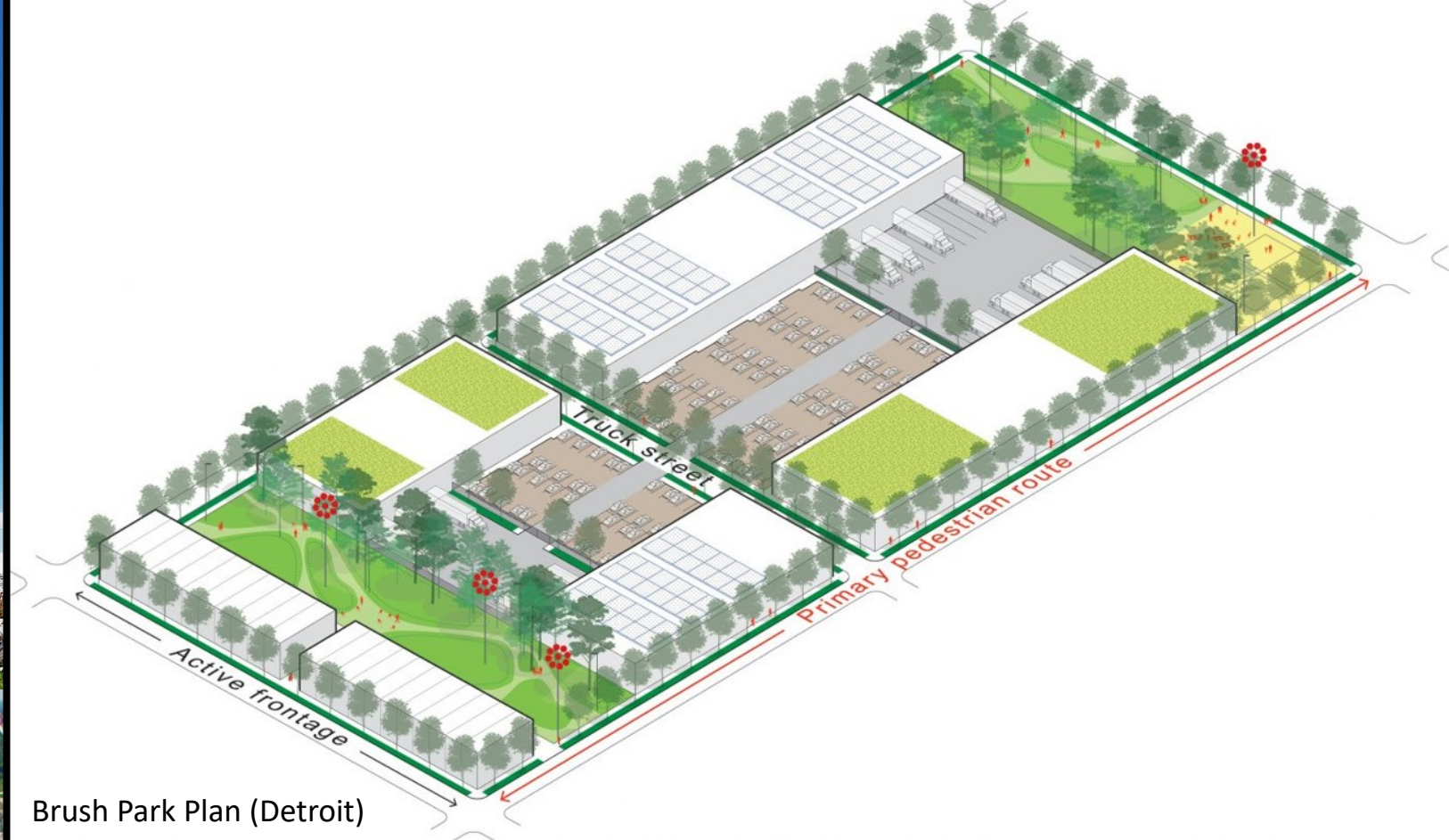
Non-industrial uses can be focused along Roosevelt Road in order to catalyze amenities along the area’s major commercial corridor.

CREATE SPACES FOR MULTIPLE USERS

Use multiple sizes of buildings and multi-tenant spaces in order to support a variety of businesses. Smaller spaces can increase the participation of local entrepreneurs and small businesses in the economic revitalization of the area.

CREATE OPEN SPACE NEAR POTENTIAL GREENWAY

The City and community are beginning initial analysis about the potential of a “rails with trails” greenway along the current CSX Altenheim line rail corridor. As a major potential greenspace and community amenity, the Site should create or reserve open space near the rail line



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



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

Achieve Design Excellence



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



Potential financial incentives overview

Incentive	Type	Description
Property Tax Incentive Classifications <i>Class 66b, 7a, 7b, and 7c</i>	County	6b: Encourage the full utilization and new construction of industrial buildings in areas in need of industrial development 7a/b/c: Encourage the full utilization and new construction of commercial buildings in areas in need of commercial development
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
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
Enterprise Zone	City	Exemptions are available for companies that make minimum statutory investments that either create or retain a certain number of jobs.
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.
Opportunity Zone	Federal	Opportunity zones are designed to spur economic development by providing tax benefits to investors. First, investors can defer tax on any prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026.

Evaluation criteria and partnerships overview

(subject to change)

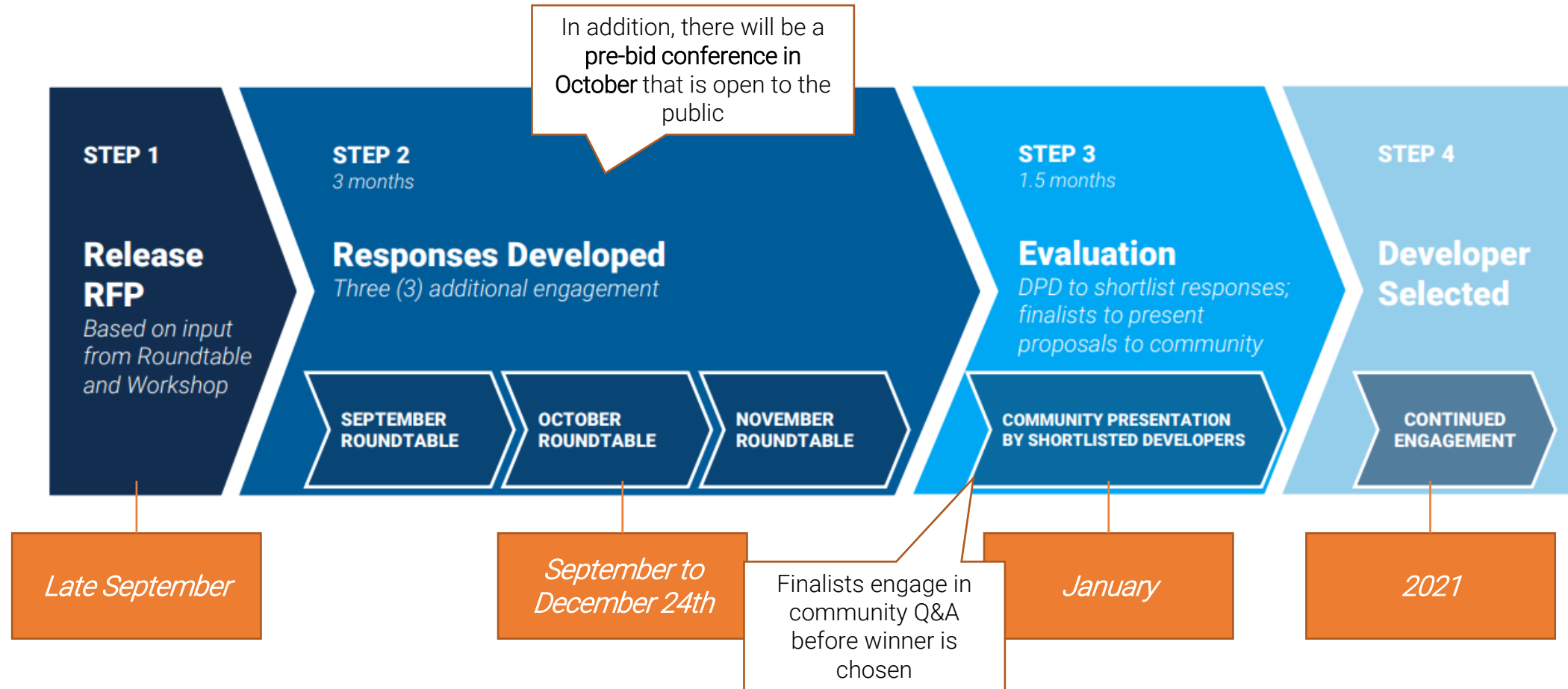
Overview of evaluation criteria

- **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.*

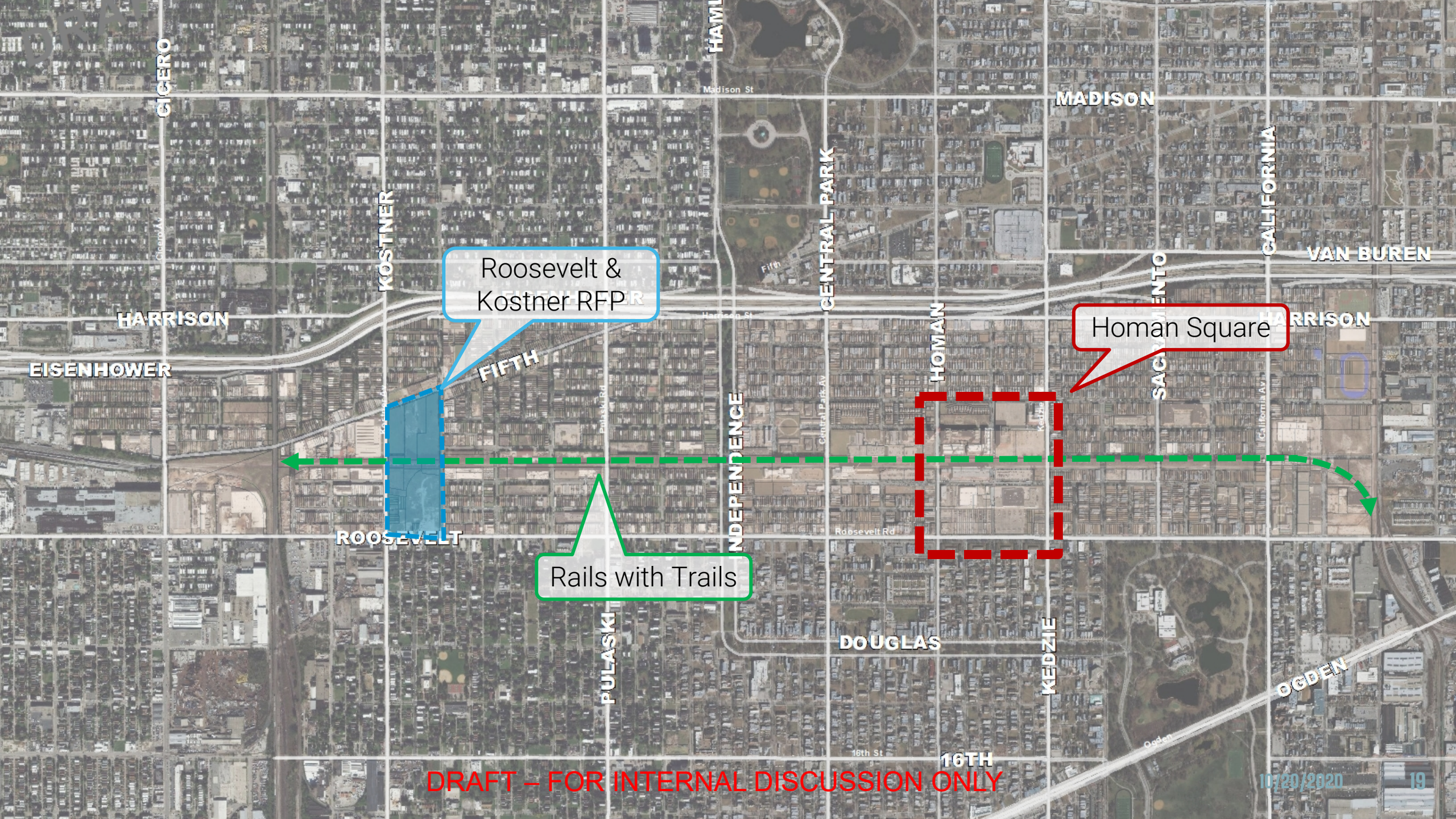
Partnership model explanation

- 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**

RFP process and next steps



RFP Q&A



Roosevelt & Kostner RFP

Homan Square

Rails with Trails

2.5-Mile Unused CSX Rail Corridor



2.5-Mile “Lawndale Line”

