

AUBURN GRESHAM ISW RFP COMMUNITY PRESENTATION

JANUARY 21, 2021

Agenda

- 1 Welcome & Overview (4:30 – 4:40)**
- 2 Quick Recap (4:40 – 4:45)**
- 3 Introduction of Facilitator and Respondent Team (4:45 – 5:25)**
Claudette Baker - Facilitator
Evergreen Imagine JV, LLC
Introduction (2 min) | Video Presentation (8 min) | Q&A (30 min)
- 4 Next Steps (5:25 – 5:30)**

Welcome!

Thank you for joining us as we continue the **838-58 West 79th Street Request for Proposals (RFP)** process.

The 838-58 West 79th Street RFP, which **reimagines underutilized City-owned land in the heart of Auburn Gresham**, is a key element of the **INVEST South/West initiative** – a groundbreaking effort to coordinate investment on the City’s South and West Sides.

The City needs your feedback on the proposal you’ll see today to **help us advance to selecting a winning entry**.



City of Chicago
Lori Lightfoot, Mayor

Request for Proposals **838-58 West 79th Street**

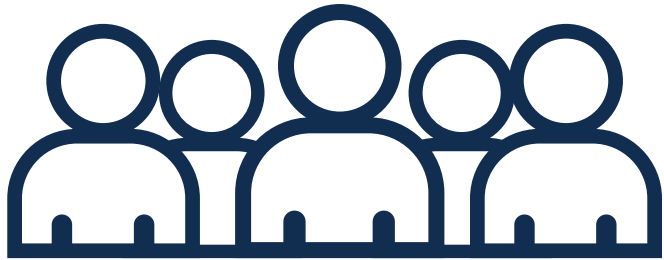
Department of Planning and Development
Maurice Cox, Commissioner
City Hall Room 1000
121 N. LaSalle Street
Chicago, IL 60602

DRAFT June 2020

What we hope to accomplish today

1

Meet Respondent Team



2

Learn About Proposal



3

Ask Questions & Provide Feedback



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Today's Process



RFP Evaluation Committee

DEPARTMENT OF PLANNING AND DEVELOPMENT (DPD)

Planning

Claudia Herasme, *Managing Deputy Commissioner*

James Harbin, *Deputy Commissioner, Neighborhood Development*

Gerardo Garcia, *Deputy Commissioner, Planning & Design*

Christopher Jang, *Assistant Commissioner*

Lisa Washington, *Southeast Region Lead Planner*

Patrick Brutus, *Project Manager*

Economic Development

Chip Hastings, *Managing Deputy Commissioner*

Tim Jeffries, *Deputy Commissioner*

Terrence Johnson, *Assistant Commissioner*

Zoning

Patrick Murphey, *Zoning Administrator*

Steven Valenziano, *Assistant Zoning Administrator*

Sustainability

Michael Berkshire, *Coordinating Planner*

DEPARTMENT OF HOUSING (DOH)

Bryan Esenberg, *Deputy Commissioner*

DEPARTMENT OF TRANSPORTATION (CDOT)

William Higgins, *Public Way Policy Manager*

ASSETS, INFORMATION AND SERVICES (AIS)

Kimberly Worthington, *Deputy Commissioner*

Ram Ramasamy, *Project Manager*

Jaime Blakesley, *Environmental Engineer*

Abigail Mazza, *Environmental Engineer*

Sarah Rubin, *Environmental Engineer*

MAYOR'S OFFICE

Rachel Elman, *Director of Ops, Neighborhood and Economic Development*

Rohan Mascarenhas, *Neighborhood and Economic Development*

Candace Moore, *Chief Equity Officer*

Nneka Onwuzurike, *Community Wealth Building*

RFP RECAP

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RFP Timeline



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SUBJECT SITE:

838-58 WEST 79TH STREET

**between Peoria and Green
Streets**



A Transformative Vision for 79th Street



Holistic approach

- Comprehensive vision for development across the site
- Plan for a new Corridor



A Revitalized 79th Street

- New housing and commercial development
- Catalytic projects designed in sympathetic uses that increase density and create jobs

A Transformative Vision for 79th Street



Existing View from Southwest



RFP Vision from Southwest



Existing Streetscape



RFP Vision Streetscape

Respondent Team

Presenting Today



Auburn Gardens
EVERGREEN IMAGINE JV, LLC

838-58 West 79th Street

What to keep in mind



1. Overall impression of each proposal

2. What excites you? What concerns you?

3. Community Wealth Building

Involvement of minority-owned team members

Promotion of local business development

Local hiring for quality jobs

Prior South Side experience

4. Competence and Appropriateness

Uses and spaces

Reflective of community priorities

High-quality design

Development / design team experience and abilities

How today's feedback will be incorporated

1 Comment Synthesis

DPD will synthesize today's comments / questions and issue a report of findings to the RFP Evaluation Committee and the Roundtable

2 Online Survey

An online survey soliciting more detailed opinions on the presentations will be made available at the end of this meeting. The survey will remain open until **January 28, 2021 (midnight)**. The findings of this survey will also be issued to the Evaluation Committee and the Roundtable.

3 Iterative Evaluation

As the Evaluation Committee continues its review of the proposals, they will incorporate feedback from these sessions into their approach

4 Selection & Negotiation

Once a team is selected, DPD will refer to feedback from these sessions and future engagement opportunities to advance negotiations and amend the winning proposal

DEVELOPER TEAM PRESENTATIONS

Auburn Gresham ISW RFP Community Presentation

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About the Facilitator – Claudette Baker



- Advisor to foundations and nonprofits delivering training and providing technical assistance to organizations and their leaders through a racial equity lens
- Skilled facilitator in group process and has experience working with the public sector and a range of organizations including grassroots and community-based organizations, and faith-based institutions
- Career has spanned the for-profit, government and nonprofit sectors for more than 40 years

Community Agreements



1. Please **mute** yourself during the presentation(s) and when you are not speaking
2. Please state your name when speaking
3. Please use the **Zoom Q&A function** for any questions outside the designated Q&A period with developers
4. When responding verbally, **raise your hand**; respect the stack and then step up and step back
5. All questions and ideas are valid
6. Respond with respect

EVERGREEN IMAGINE JV, LLC

play video

Auburn Gardens

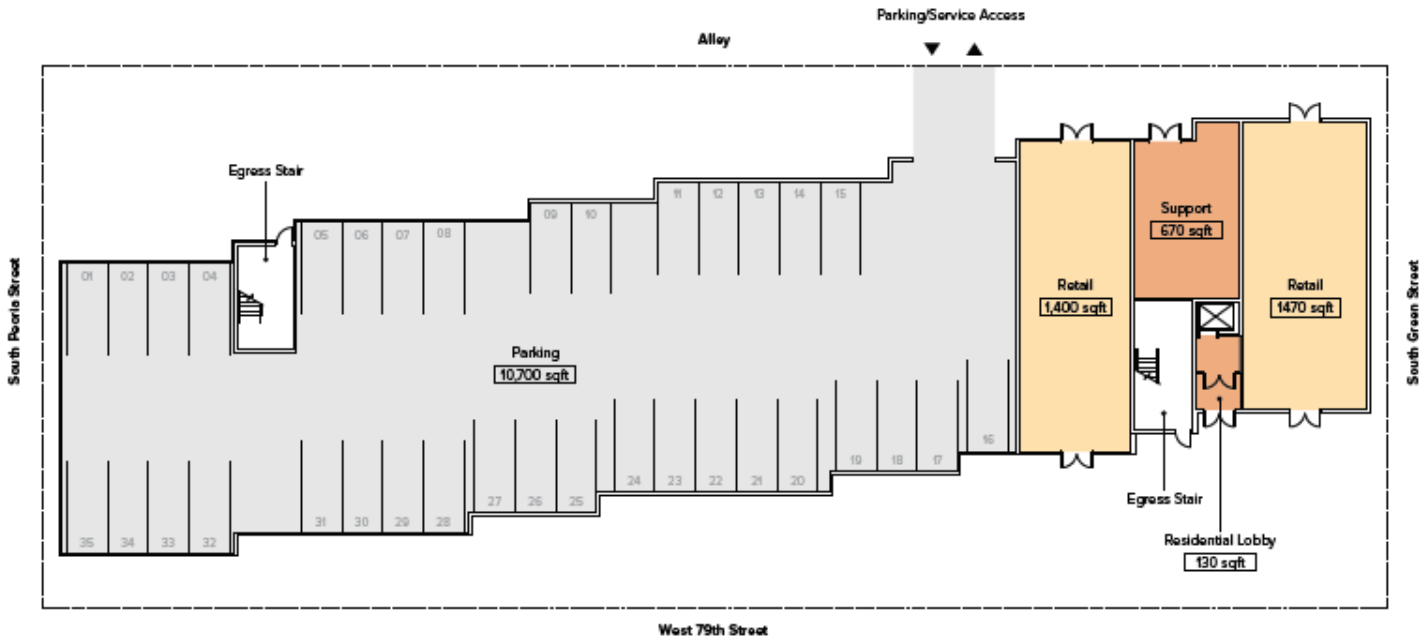


EVERGREEN IMAGINE JV, LLC

Auburn Gresham ISW Community Roundtable

December 15, 2020 |



First Floor Plan




Program	Area (sqft)
Retail	2,870
Support	670
Residential Lobby	130
Parking	670
Total	15,430 sqft

NEXT STEPS

Online Survey



Questions	Responses
<h2>Auburn Gresham INVEST South/West RFP - 838-58 W 79th</h2> <p>Please provide your feedback on the proposal presented at the January 21st Auburn Gresham ISW Roundtable (Auburn Gardens [Evergreen / Imagine]).</p> <div><div>1</div><div>What is your name? *</div><div>Enter your answer</div></div>	



Auburn Gresham INVEST South/West RFP - 838-58 W 79th

Please provide your feedback on the proposal presented at the January 21st Auburn Gresham ISW Roundtable (Auburn Gardens [Evergreen / Imagine]).

* Required

1

What is your name? *

Enter your answer

2

What is your email address? *

Enter your answer

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Next Steps

- 1** **DPD will synthesize today's comments and incorporate into internal review process**
- 2** **Once final materials have been reviewed, a winning team will be selected and announced**
- 3** **Continued negotiation / proposal refinement will be advanced with additional opportunities for engagement**

Upcoming Roundtables

February 25, 2021
Roundtable:

RFP Winner Announced

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