

# ENGLEWOOD ISW RFP COMMUNITY PRESENTATION – PART II

JANUARY 28, 2021

# Agenda

**1 Welcome & Aldermanic Introduction (4:00 – 4:10)**

**2 Overview & Quick Recap (4:10 – 4:15)**

**3 Respondent Team #1 (4:15 – 5:00)**

Introduction (2 min) | Video Presentation (8 min) | Q&A (35 min)

**4 Respondent Team #2 (5:00 – 5:45)**

Introduction (2 min) | Video Presentation (8 min) | Q&A (35 min)



**5 Next Steps (5:45 – 6:00)**

# Welcome!

Thank you for joining us as we continue the **Englewood Square Phase II Request for Proposals (RFP)** process.


The Englewood Square Phase II RFP, which **reimagines underutilized City-owned land in the heart of Englewood**, 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 proposals you’ll see today to **help us advance to selecting a winning entry**.



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

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# What we hope to accomplish today

**1**

**Meet Respondent Teams**

**2**

**Learn About Proposals**

**3**

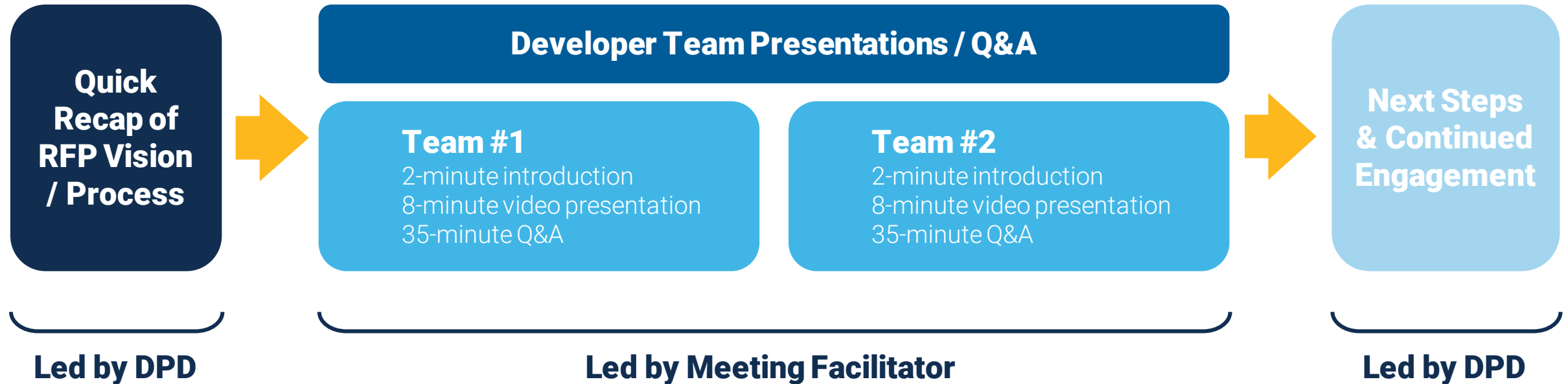
**Ask Questions & Provide Feedback**



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# Today's Process



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# RFP RECAP

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# A Transformative Vision for Englewood Square

## Holistic approach

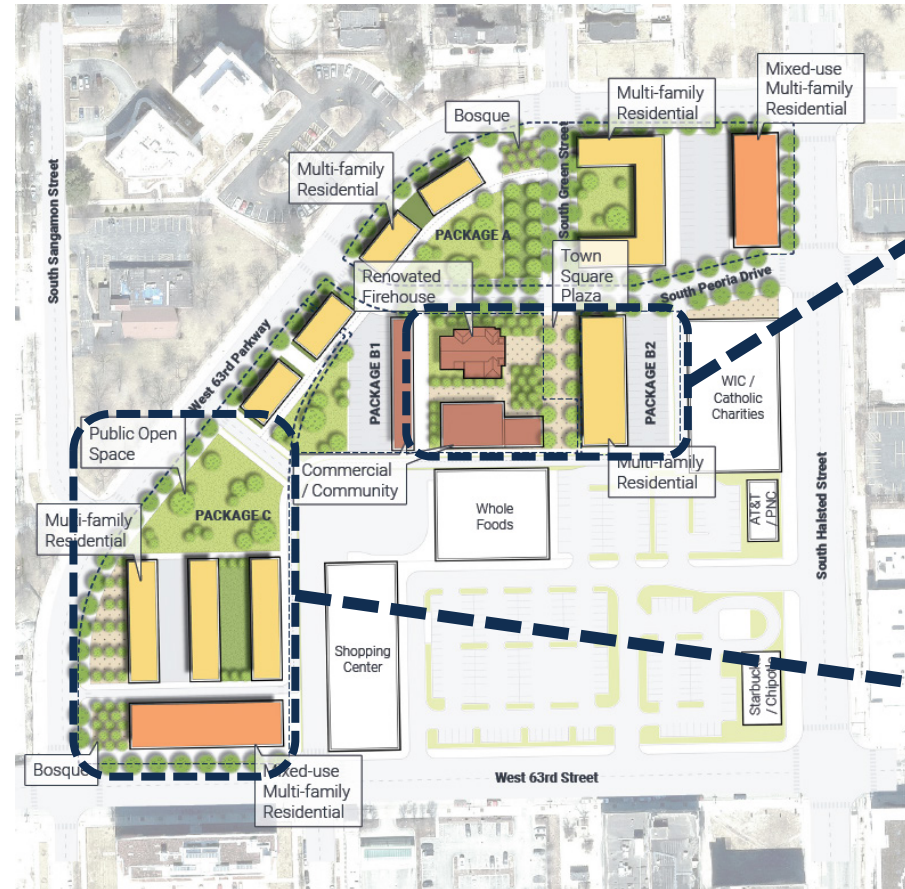
- Comprehensive vision for development across the site
- Two initial packages (Firehouse / 63<sup>rd</sup> Street) considered in this RFP

## Firehouse Site

- Firehouse renovation to support community / commercial uses
- Mixed-use building with housing and retail
- Public plaza / open space

## 63<sup>rd</sup> Street Site

- Mixed-use building with housing and retail
- Streetscape / plaza
- Additional development in future phases



RFP Site Vision – Long-term



Package B1/B2 – Historic Firehouse Site



Package C – 63<sup>rd</sup> Street Site

# RFP Timeline



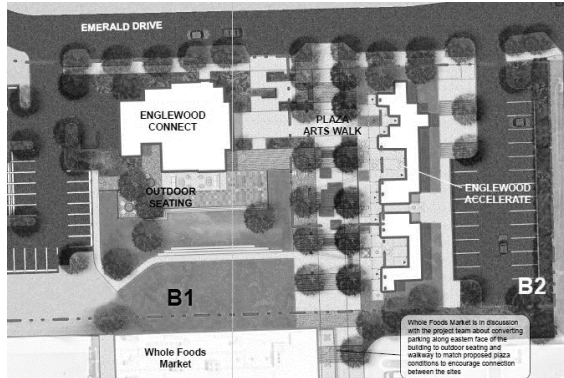
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# Respondent Teams

**Presented Jan 25**



## Englewood Connect

Ignite Technologies & DL3 Realty

*Firehouse Site*



## Imagine Englewood

Imagine Group & East Lake

*Firehouse Site*

**Presenting Today**



## Englewood Connect

McLaurin & Farpoint

*Firehouse Site*



## Avia Parc

DL3 Realty & Mercy Housing  
Lakefront

*63<sup>rd</sup> Street Site*

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# 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 February 4. 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. The summary findings of the evaluation process will be presented at the February Roundtable for discussion.

## 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

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# About the Facilitator – Consuella Brown



- An executive coach and recovering philanthropist who serves as an adjunct faculty member at Loyola and Dominican Universities
- Skilled facilitator in formal and informal settings and with a wide range of stakeholders including grassroots leaders, staff of community-based organizations, elected officials, philanthropic and business leaders, and members of the clergy
- Career has spanned the education, government and nonprofit sectors for more than 35 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



# ENGLEWOOD CONNECT (MCLAURIN)

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# AVIA PARC

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# NEXT STEPS

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# Next Steps

- 1** DPD will synthesize today's comments & online survey responses, share findings with the Roundtable, and incorporate into internal review process
- 2** Summary results of the Evaluation Committee's review will be shared at the February 18 Roundtable for further discussion
- 3** Once all input has been reviewed, a winning team will be selected and announced (targeting end of February)
- 4** Continued negotiation / proposal refinement will be advanced with additional opportunities for engagement

# Online Survey

Microsoft Forms Survey available **until February 4th**:

## Respondent info:

- Name
- Email
- Residency

## Thoughts on each proposal:

- What excites you?
- What concerns you?
- Community Wealth Building
- Competence & Appropriateness
- Additional thoughts

Englewood Square Phase II RFP - Proposal Presentations Part I (Jan 25) - Saved

Questions Responses

### Englewood Square Phase II RFP - Proposal Presentations Part I (Jan 25)

Please provide your feedback on the proposals presented at the January 25th Englewood ISW Roundtable (Englewood Connect [Ignite / DL3] & Imagine Englewood [Imagine / East Lake]).

1

What is your name? \*

Enter your answer

2

What is your email address? \*

Enter your answer

3

Are you an Englewood resident? \*

Enter your answer

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# Next Roundtable

**February 18:**  
4:00 – 5:00pm

**RFP Evaluation Discussion**  
Winning team announced shortly after