

From: James Harris <James.Harris@cityofchicago.org>
Sent: Tuesday, March 22, 2022 2:27 PM
To: Steve Berlin <Steve.Berlin@cityofchicago.org>; Reshma Soni <Reshma.Soni@cityofchicago.org>
Cc: Gerardo Garcia <Gerardo.Garcia@cityofchicago.org>; Cynthia Roubik <Cynthia.Roubik@cityofchicago.org>; Carmen Martinez <Carmen.Martinez@cityofchicago.org>
Subject: DPD - Pro Bono Services

Hi Steve and Reshma,

The Department of Planning and Development will be receiving pro bono services from the Chicago Central Area Committee. The services provided will assist DPD in developing and drafting an RFP for the strategic redevelopment of privately owned land generally located at the northeast corner of Belmont and Pulaski.

The scope of work will include analyzing development feasibility through reviewing current and recommended zoning; identifying demand for housing, retail, and other development; reviewing market capture and retail leakage data to identify resident spending that is being lost to other areas as a guide to retail types that could be supported; mapping proximate real estate assets; developing land use recommendations and site development scenarios, which may include initial plans, elevations, three-dimensional models and sketch renderings, to illustrate feasible mixed-use development based on the market analysis; providing guidance on development typologies and primary design factors such as placement, orientation, massing, and frontages; providing recommendations for strengthening the retail environment along adjacent commercial corridors, including tactical urbanism, programming and streetscape interventions; assisting with the development of the RFP and advising DPD on development terms and incentives; promoting the RFP process to CDCs and small local developers and contractors; building relationships between larger developers and smaller local developers; and providing direct advice and support to CDCs and small local developers and contractors.

Please let me know if there is any additional information required.

Best,

JAMES M. HARRIS, AICP
West Planning Region - Lead Coordinating Planner

City of Chicago - Department of Planning and Development (DPD)